DELIVERING OUR COMMUNITY PLAN

ENHANCED & REVITALISED PLACE
INDICATOR BASELINES
AND SUPPORTING INFORMATION

<u>Enhanced Place</u>

Long-term outcome: Our rich and varied built heritage and natural assets are protected, enhanced and expanded for current and future generations to enjoy.

Two indicators are being used to monitor progress towards the enhanced place long-term outcome for the borough:

- Number of buildings at risk saved. Source: Heritage at Risk Register, Department for Communities
- Number of high quality parks/green spaces (those holding Green Flag Award® status). Source: Keep Northern Ireland Beautiful

Indicator: Number of buildings at risk saved.

The Heritage at Risk register for Northern Ireland highlights properties of architectural or historic merit that are considered to be at risk or under threat, and aims to act as a catalyst for their restoration and reuse. The register is funded and managed by Historic Environment Division of Department for Communities in partnership with Ulster Architectural Heritage.

As of December 2018 there were 87 properties in the borough on the Heritage at Risk register. From 2007 to 2018, 21 buildings at risk in the borough included on the register were saved, while 3 were demolished.
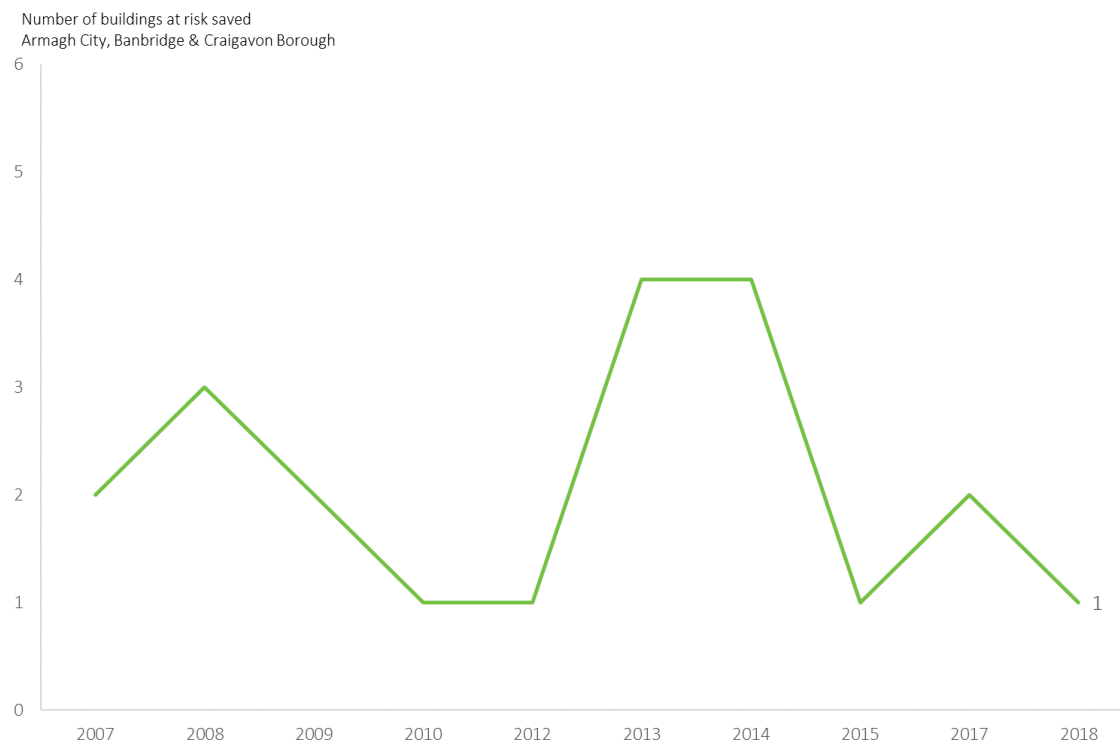

Figure 1. Number of buildings at risk saved, 2007-2018, Armagh City, Banbridge and Craigavon Borough. Source: Heritage at risk register, Ulster Architectural Heritage and Department for Communities.

HB Reference	Address	Year removed from at risk list
HB14-01-033	57 Derrycarne Road (aka Robbs Ferry House), Portadown, Craigavon, Co Armagh BT62 1PT	2007
HB15-17-033 A	10 Russell Street, Armagh	2007
HB17	Dromore Castle	2008
HB17-02-003 C	170 Huntly Road Milltown Banbridge County Down BT32 3BJ	2008
HB17-02-003 D	172 Huntly Road Milltown Banbridge County Down BT32 3BJ	2008
HB15-11-018	The Old Court House, Main Street, Tynan	2009
HB17-15-036 A	40 Meeting Street, Dromore	2009
HB17-12-017	Balloley Cottage, Castlevennon Road , Balloolymore Garvaghy , Banbridge Co.Down	2010
HB15-04-013	180 Mullalelish Road, Derryhale, Portadown, Co Armagh BT62 3TQ	2012
HB15-08-002	Mill View House, Dundrum Road, Tassagh	2013
HB15-13-011 A	36 Main Street, Richhill	2013
HB15-14-012	Former Maddan County Primary School, Madden	2013
HB17-07-043	Original building, Lotus Ltd., 184 Newry Road, Banbridge	2013
HB14-01-020	Laurel Cottage, 34 Clantilew Road, Tartaraghan	2014
HB15-12-020 B	41 Knappagh Road, Killylea	2014
HB17-02-016A	Watch tower, Tullylish	2014
HB17-02-016B	Watch tower Tullylish (second watch tower)	2014
HB15-15-004	Former Drumbee National School, Drumbeebeg Road, Armagh	2015
HB15-16-005 F	55 Upper English Street, Armagh	2017
HB15-16-005E	No. 6 Seven houses, 53 Upper English St, Armagh	2017
HB15-02-071	Frizzell's Cottage Ardress Co. Armagh	2018
	Total	**21**

Table 1. Buildings at risk saved, 2007-2018, Armagh City, Banbridge and Craigavon Borough. Source: Heritage at risk register, Ulster Architectural Heritage and Department for Communities.

The three buildings lost were:

- Outbuildings, Roselands, 36 Banbridge Road, Waringstown
- 3, 5 Market Square/2 Gallows Street, Dromore, County Down
- 19 Old Lurgan Road Bocombra, Portadown Co. Armagh BT63 5SG

Notes on indicator data

The Heritage at Risk register has been compiled by Ulster Architectural Heritage as part of an agreement with Department for Communities. The register highlights buildings and monuments of architectural and historic interest whose future seems threatened but may be suitable for restoration and repair.

The Heritage at Risk register can be viewed here: https://apps.communities-ni.gov.uk/Barni/

Buildings and structures are identified at risk through several means e.g. brought forward by the Heritage at Risk Officer, Area Architects in the Department for Communities: Historic Environment Division (DfC:HED), the public, as well as through threat from planning applications, demolition and fire damage. All proposed additions are considered and reviewed by the Heritage at Risk Officer and Senior Architect in DfC:HED where a recent site visit will have been carried out for analysis of the building condition. The building is tested against a risk priority grading system before being added to the Heritage at Risk register which allows the progress of the building to be monitored over time.

A saved building will have been brought back to a state of good repair and occupied with a sustainable use for the future. A structure or monument will have been appropriately conserved with a conservation management plan in place to ensure the continuous preservation of its structure.

There are currently 513 buildings and structures at risk on the register in NI and 87 (or 17%) of these are located in Armagh City, Banbridge and Craigavon Borough, the second largest number after Newry Mourne and Down (89).
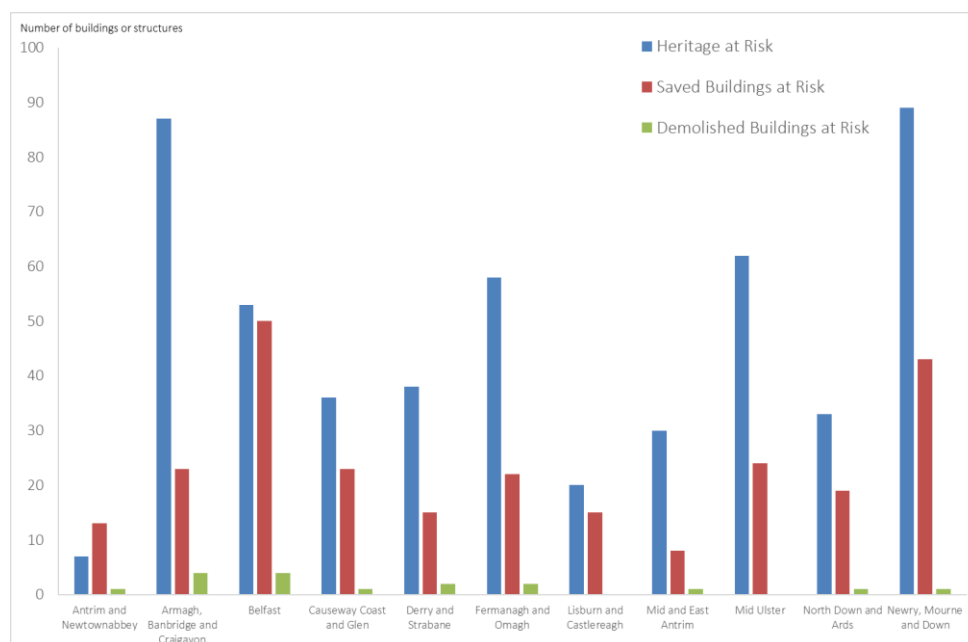

Figure 2. Number of heritage at risk as at end of December 2018, saved (2004-2018) and demolished (2006-2018). Figures are as accurate as possible at this time and changes may occur due to the ongoing reviews, Second Listed Building Survey and references between DfC:HED and UAHS.

The table below shows the 87 buildings at risk in the borough as of December 2018.

Of the 87 buildings, almost all are listed 80 out of 87, or 92%. Four are not listed, but are included on the listed building files for record and 3 are scheduled monuments. The buildings range from houses, former mills, gate lodges to schools.

HB Reference	Address	HB Reference	Address
HB14-02-010	Mahon House, Mahon Road, Portadown	HB15-12-003	Corn and Flax Mills, Carrickaness, Benburb, Co. Armagh
HB14-03-015	Turmoyra Farm , Boconnell Lane, Craigavon , BT66 6NE	HB15-12-007	159 Tullysaran Road Laraghshankill Benburb (Not listed)
HB14-04-013	Flatfield Hall, 70 Sugar Island Road, Craigavon	HB15-12-011	Orr/Sinton's mill, Benburb
HB14-05-005	Hollymount House, 15 Ballydugan Road, Bleary	HB15-12-011 A	Thomas Telford lock house, Tullymore Etra, Milltown
HB14-05-009	138 Gilford Road, Breagh, Portadown	HB15-12-013	Maydown House, Maydown, Benburb
HB14-06-036	17 Valley Lane, Holdens Valley, Waringstown	HB15-12-017	Knappa Vale, 36 Knappagh Road, Knockaneagh
HB14-13-002B	Westlawn' 38 Killycomaine Road, Portadown	HB15-12-020A	Elm Park, Gate Lodge, Killylea
HB14-14-010	Old Methodist Church, 26 Thomas Street, Portadown	HB15-13-001	The Castle (Aka Richhill House), Richhill
HB14-14-011	Old Methodist Manse, 28 Thomas Street, Portadown	HB15-13-011 B	38 Main Street, Richhill, Co Armagh BT61 9PW (Not listed)
HB14-17-004	Demesne House, Kilmore Road/ Antrim Road, Lurgan	HB15-13-016	The Pallisading, 21-23 Irish Street, Richhill, Co. Armagh
HB14-18-003	Grainoge, 10 Bowens Lane, Tirsogue, Craigavon (Not listed)	HB15-13-037	151 Hamilton's Bawn Road, Drumennis, Richhill
HB14-23-032 A	45 High St., Lurgan, Co. Armagh	HB15-14-006	Manor House Special Care Hospital, Milford
HB15-01-024	Gateway to Charlemont Fort, Charlemont	HB15-14-007	Fountain, Manor House Special Care Hospital, Milford
HB15-01-032	C of I Church, Corr-Dunavally, Charlemont	HB15-14-023	McCrum Institute (Ballroom& rear block), Hill Street, Milford, Co. Armagh
HB15-01-039	Bridge House, 127 Lislasly Road, Aghinlig, Moy, Dungannon, Co Armagh BT71 6TB	HB15-14-051	151 The Rock Road Ballynahone Beg Armagh BT60 3NR
HB15-02-031	Laurel Hill, Ballynagerny, Loughgall	HB15-15-032	Llimah, Killycopple Road , Killeen, Co. Armagh
HB15-02-039	Windmill stump, Drumanphy	HB15-16-005C	49 Upper English St. (Aka 4 Seven Houses), Armagh
HB15-02-062	28 Cushenny Road, Grange, Portadown	HB15-17-016	Armagh Gaol, Gaol Square, Armagh
HB15-03-001	Castle Dillon House, Turcarragh, Armagh	HB15-17-055F	24 Victoria Street, Armagh
HB15-03-006	66 Kilmore Road, Kilmore, Richhill, Co. Armagh BT61 8NR	HB15-17-060	Adjacent outbuildings at 102 Drummanmore Road, Armagh
HB15-03-009 A	Gate lodge at Hockley Lodge, 7A Drumilly Road, Richhill	HB15-18-011	23 Dobbin St. Armagh
HB15-03-010	Stables Castle Dillon, Portadown Road, Armagh	HB17/01/013A	51 Dunbarton Street Gilford CRAIGAVON Co Down BT63 6HJ
HB15-04-025	Former Cabra Primary School, Tandragee	HB17-01-013 B	53 Dunbarton Street, Gilford, CRAIGAVON, Co Down, BT63 6HJ
HB15-05-007	Tandragee Castle, Tandragee	HB17-01-013 C	55 Dunbarton Street, Gilford, CRAIGAVON, Co Down, BT63 6HJ
HB15-05-030	Sinton's Mill, Glebe Hill Road, Derryallen, Tandragee, Co Armagh BT62 2EW	HB17-01-018	Dunbarton, 59 Dunbarton Street, Gilford
HB15-06-001	Accommodation Bridge over Newry Canal, Poyntzpass , Co.Armagh	HB17-01-020	Gilford Mill, High Street, Gilford, County Down
HB15-06-048	Former Poyntzpass Primary School Railway Street Poyntzpass Co Armagh BT35 6SN	HB17-01-031 B	11 Moyallan Road, Gilford
HB15-07-001	Gosford Castle, Gosford Demesne, Markethill	HB17-01-034B	Lodge at Elmfield, 21 Moyallan Road Gilford
HB15-07-012 A	54 Main Street, Markethill	HB17-02-003 F	1 Dandy Row, Lenaderg (Not listed)
HB15-07-012 B	56 Main Street, Markethill	HB17-03-019	14 Main Street, Scarva
HB15-07-012 C	58 Main Street, Markethill	HB17-03-022	20 Main Street, Scarva
HB15-07-020	25 Main Street, Markethill	HB17-03-032	42 Main St, Scarva, Craigavon, Co Down, BT63 6LS
HB15-07-027	29 Gosford Road, Markethill	HB17-03-049	28 Ballymore Road, Fourtowns, Poyntzpass
HB15-07-055	Lisnagat House, 14 Lisnagat Road, Markethill	HB17-04-003	Former RUC Station, Church Square, Banbridge
HB15-07-084	Gate lodge, Glenanne House, Orange Road, Glenanne	HB17-05-004 A	Brookfield House, Scarva Road, Banbridge
HB15-08-020	Former Beetling Mill, Dundrum Road, Tassagh	HB17-05-004 B	Gate lodges to Brookfield, 65A & B Scarva Road, Banbridge
HB15-08-043	62-68 Dundrum Road, Tassagh, Keady, Co. Armagh, BT60	HB17-07-029	Gate lodge, Belmont Hotel, Rathfriland Road, Banbridge
HB15-10-014	121 Drumhillery Road, Cargalisgorran, Keady	HB17-08-037	31 Ballynafoy Road, Annaclone, Banbridge, Co Down, BT32 5BA
HB15-11-002	Ballindarrang Lodge, Tynan Abbey, Corfehan	HB17-09-027	87 Lackan Road, Banbridge
HB15-11-020	former Tynan Railway Station, Coolkill Road, Tynan	HB17-15-033 A	24 Meeting Street, Dromore
HB15-11-022	The White House, 38 Main Street, Middletown	HB15 (ARM 009:004)	Castleraw Castle (Scheduled historic monument)
HB15-11-030	North gate lodge, Tynan Abbey	HB15 (ARM 015:026)	Creevekeeran Tower-House (Scheduled historic monument)
HB15-11-031	North Gates, Tynan Abbey	HB17 (DOW 035:032)	Seafin Castle (Scheduled historic monument)
HB15-11-033	Former Lock House, Monaghan Road, Middletown		

Table 2. Heritage at risk in Armagh City, Banbridge and Craigavon Borough (on heritage at risk register as of December 2018), Source: Ulster Architectural Heritage and Department for Communities. Note – buildings listed unless otherwise labelled as Not listed (4) or Scheduled historic monument (3).

Listed Buildings are buildings of special architectural or historic interest. The term 'building' is defined broadly and can include, for example, walls and bridges as well as structures falling in the more usual understanding of the term. Protection also extends to the interior of listed buildings and to most buildings within the curtilage of the listed structure. Once listed, a building is, given legal protection to ensure that its special interest is considered in decisions to do with its future.

Scheduled Historic Monuments - Monuments may also be scheduled for protection under Article 3 of The Historic Monuments and Archaeological Objects (Northern Ireland) Order 1995. It is an offence to carry out changes to such structures without consent from the Department for Communities.

Former use	Number of heritage at risk
Bridge	1
Church	1
Country House	2
Factory	1
Fountain	1
Gates/ Screens/ Lodges	5
Hall	3
Hospital Building	1
Hotel	1
House	37
House - Thatched	5
House - Terrace	7
Lodge	5
Mill	4
Outbuildings	1
Police Station	3
Prison	1
Railway Station Structures	1
School	3
Windmill	1
Scheduled Monument	3
Total	87

Table 3. Heritage at risk by former use, Armagh City, Banbridge and Craigavon Borough (on heritage at risk register as of December 2018). Source: Ulster Architectural Heritage and Department for Communities. Former use taken from Listed Building file Department for Communities.

The 87 buildings at risk are located throughout the borough. Eight are located in conservation areas - areas designated to be of special architectural or historic interest, the character or appearance of which it is desirable to preserve and enhance:

- 45 High Street, Lurgan
- The Castle (Richhill House); 38 Main Street and The Pallisading, 21-23 Irish Street, Richhill
- 49 Upper English Street; 24 Victoria Street and 23 Dobbin Street, Armagh
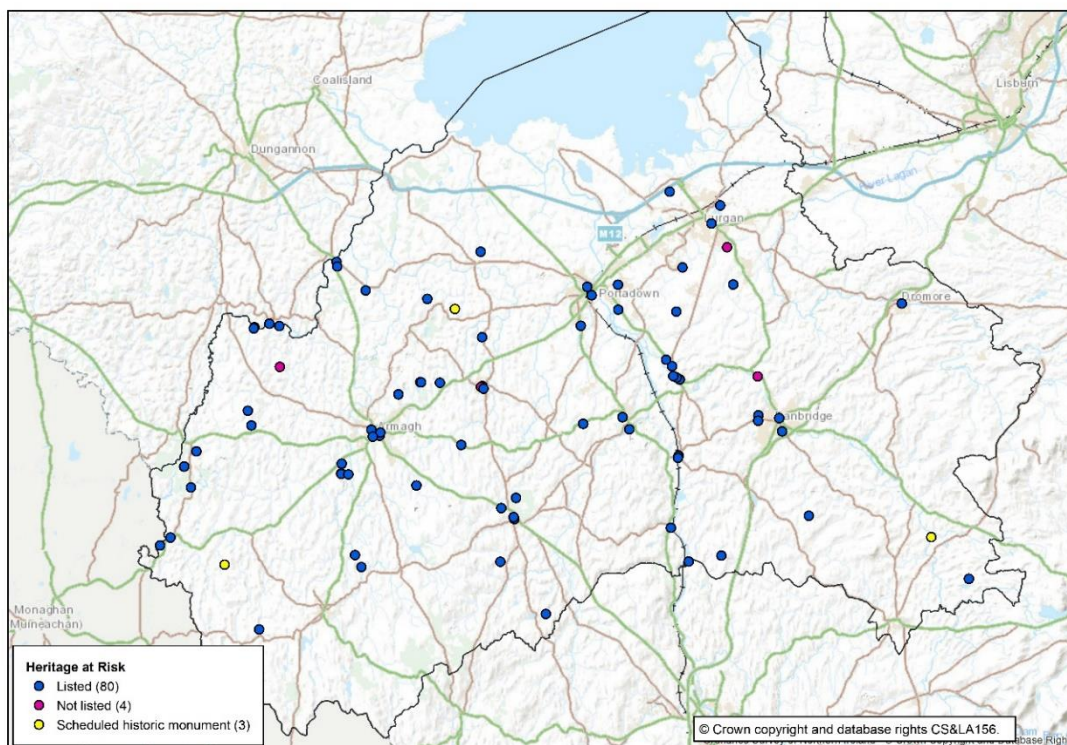- 24 Meeting Street, Dromore

Figure 3. Heritage at risk in Armagh City, Banbridge and Craigavon Borough (on heritage at risk register as of December 2018), Source: Ulster Architectural Heritage and Department for Communities.

Examples of buildings at risk saved

Frizzell's Cottage Ardress Co. Armagh

Exterior before

Exterior after

Frizzell's Cottage[1] lay uninhabited for approximately 30 years, to all intents an apparently unremarkable pebbledash cottage, with corrugated iron roof covering and a 1950s flat roof rear extension. However, concealed underneath this bland exterior is a rare mud-walled construction and original thatched roof. The Cottage faces onto an old road outside the walled demesne of Ardress House and within grounds now managed by the National Trust and along the circular walk known as 'My Lady's Mile.' The building was listed Grade B2 in 2009. Frizzell's Cottage has now benefitted

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[1] https://www.ulsterarchitecturalheritage.org.uk/case-studies/frizzells-cottage/

from a significant £334,000, 18 month restoration project funded by a legacy gift to the National Trust. The cottage was brought back to life using traditional techniques and materials, with hand made mud brick and thatch. Careful consideration of the building has been carried out by the Trust to ensure that for modern living the Cottage provides ample space as a two bedroom dwelling. Such intervention has been carried out to ensure the sustainability and occupation of the cottage for continued use.

36 Main Street, Richhill

Before
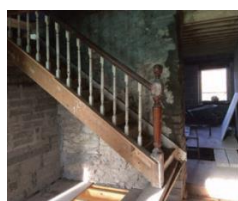
After

36 Main Street Richhill was one of the properties renovated as part of Richhill Townscape Heritage Initiative funded by the National Heritage Lottery Fund. Nos 36 (grade B listed) and No 38 are two of the properties in this modified late-18th century terrace, which climbs the sloping main street in the centre of Richhill conservation area. A large three-storey house occupying the space of the present nos. 36 and 38 is shown on the valuation map of c. 1837- 38 and is stated as being a 'former inn'. By 1860 the building had been divided into the two properties we have today. For many years no. 36 served as the police sergeant's house and no 38 as the police station. Both properties have accommodated a number of uses over the past decades. Further details of the internal and external renovations are available in 'Richhill apple of my eye – Townscape Heritage Initiative' report.

Markethill Court House

Exterior before

Exterior after

The Court House in Markethill, built in 1842 to the designs of Thomas Duff, was one of the first buildings at risk to be featured on the buildings at risk register in 1993[2]. Last used as a factory, vandalism and water penetration from a leaking roof had ravaged the building prior to it being taken over by Markethill District Enterprises, a local community group. An extensive restoration scheme was undertaken, reversing unsympathetic alterations and exploiting internal courtyards to provide additional accommodation. It was sensitively converted into a multi–purpose hall with facilities for community groups, a restaurant and a pre–school/daycare facility. Funding: Environment and Heritage Service; Heritage Lottery Fund; National Lottery Charities Board; International Fund for Ireland; Central Community Relations Unit; Armagh City and District Council; Armagh and District Peace and Reconciliation Partnership Board.

Magherally Cottage, Kilmacrew Road, Banbridge

Exterior before

Exterior after

This listed former dwelling was uninhabited for 50 years but has recently been successfully converted to self–catering holiday accommodation[3]. A long single–storey, one room deep structure, it has a typical hearth–lobby plan form, complete with jamb wall and spy–hole. Built into a hill, with the gable end facing towards the road, it has been extended longitudinally over its lifetime, hence the stone–built outbuildings stepping down the slope. As part of the reuse scheme, the ground level around the cottage has been lowered and the external walls underpinned. The roof over the original

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[2] https://www.ulsterarchitecturalheritage.org.uk/case-studies/markethill-court-house/
[3] https://www.ulsterarchitecturalheritage.org.uk/case-studies/magherally-cottage/

living accommodation has been re–thatched, while the outbuildings are slated with Bangor Blues. Internally, the accommodation comprises: three en suite bedrooms, including one on the first floor; a living room; kitchen; and storage space. Funding: Environment and Heritage Service; Invest Northern Ireland under the Single Rural Self–Catering Scheme; and the owners' own resources.

Wider Built Heritage

The Preferred Options Paper published in March 2018[4] as part of the preparation of the new Local Development Plan summarises the wider built heritage in the borough. Built heritage and archaeological assets include ring forts; tombs; historic, vernacular and listed buildings; industrial and defence heritage; as well as planned parklands. These assets are important sources of information about our past and can represent significant landmarks within our countryside and townscape.

Our built heritage and archaeology is an irreplaceable record which contributes to our understanding of both our past and present. It is also an important economic resource which, if sustainably managed, can be a key recreational and tourism asset. These built heritage and archaeological assets add significantly to the quality of our lives, as well as contributing to a sense of local distinctiveness in our settlements and countryside.

The key built heritage and archaeological sites within the borough are shown in the table and map below.

5 Conservation Areas (Armagh, Loughgall, Richhill, Dromore and Lurgan).
1,052 Listed Buildings / Structures.
1 Candidate UNESCO World Heritage Site – Navan Fort Complex.
1 Area of Significant Archaeological Interest (ASAI) - Navan Fort Complex. This comprises Navan Fort, Loughnashade, Haughey's Fort, The King's Stables and a group of megalithic tombs.
14 Monuments in State Care
16 Areas of Townscape Character (ATC)
37 Historic Parks, Gardens and Demesnes (18 registered sites and 19 supplementary sites).
1,293 Unscheduled Sites and Monuments.
21 Areas of Archaeological Potential (AAP)
31 Suggested new Areas of Archaeological Potential (AAP) – Boundaries to be confirmed by HED and shown 'for information only' in the LDP.
160 Scheduled Monuments.

Table 4. Key Built Heritage and Archaeological Assets, Source: Local Development Plan Preferred Options Paper, March 2018. Armagh City, Banbridge and Craigavon Council via Historic Environment Division (HED), Department for Communities.

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[4] Local Development Plan Preferred Options Paper, Armagh City, Banbridge and Craigavon Borough Council: https://www.armaghbanbridgecraigavon.gov.uk/download/5657/preferred-options-paper/20702/preferred-options-paper-published-28-march-2018.pdf
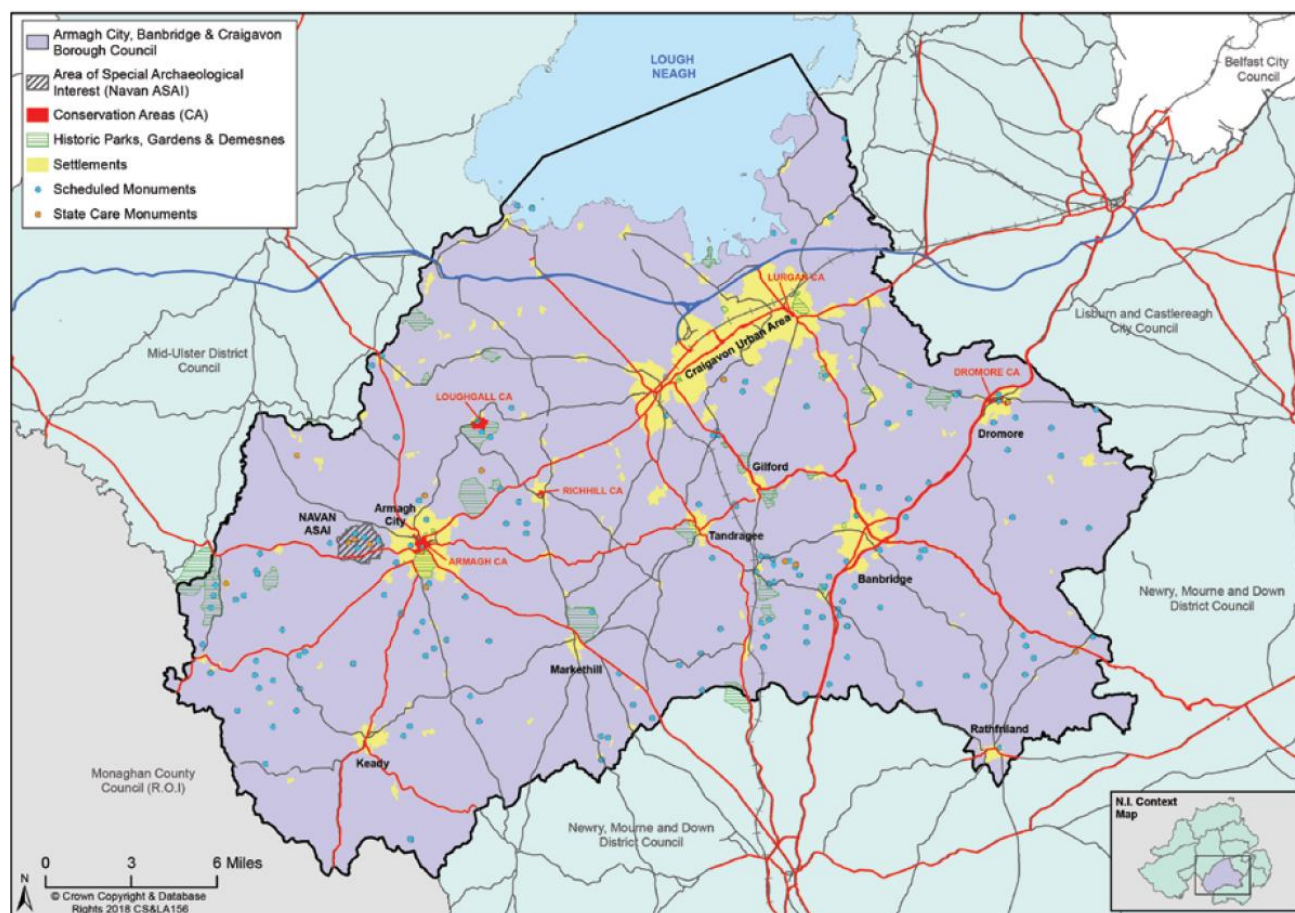
Figure 4. Key Built Heritage and Archaeological Assets, Armagh City, Banbridge and Craigavon Borough. Source: Local Development Plan Preferred Options Paper, March 2018. Armagh City, Banbridge and Craigavon Council via Historic Environment Division (HED), Department for Communities.

Benefits of Heritage

'Treasure the Past; Enrich the Future' (2018)[5] produced by Department for Communities on behalf of an alliance of heritage organisations aims to briefly set out the opportunities which our heritage presents. The report includes case studies and examples of benefits of how heritage:

- supports our prosperity
- promotes tourism
- facilitates new uses
- is authentic in an increasingly homogenised world
- can attract investment
- strengthens society by promoting social cohesion and public health
- can help solve housing problems and
- can shape our character and help us stand out as a good place to invest in.

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[5] Treasure the Past; Enrich the Future (2018), Heritage Delivers: http://niheritagedelivers.org/

Indicator: Number of high quality parks/green spaces (those holding Green Flag Award® status).

In 2018, 11 parks and open spaces in Armagh City, Banbridge and Craigavon Borough were awarded the Green Flag Award.

The Green Flag Award® scheme, run by Keep Northern Ireland Beautiful recognises and rewards well managed parks and green spaces, setting the benchmark standard for the management of recreational outdoor spaces across the United Kingdom and around the world.
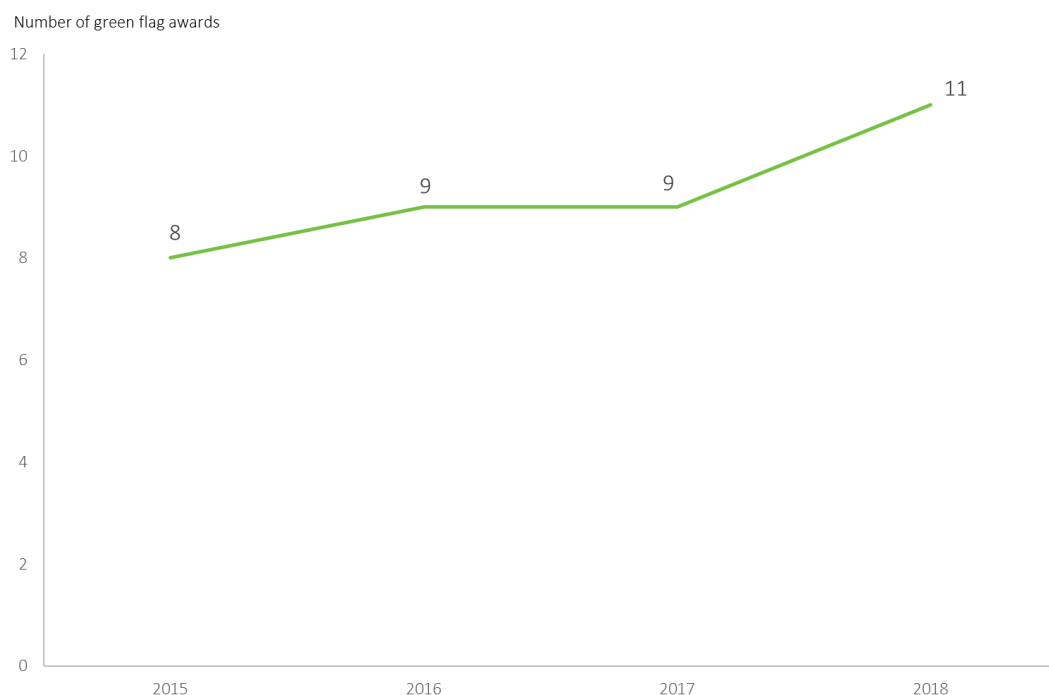

Figure 5. Number of green flag awards, 2015 to 2018, Armagh City, Banbridge and Craigavon Borough. Source: Keep Northern Ireland Beautiful.

Over the four years 2015-2018, 15 parks or open spaces in total in the borough were awarded the Green Flag Award.

Park or Open Space	2015	2016	2017	2018
ABC Canal Greenway	-	-	Green flag	Green flag
Bann Boulevard	Green flag	-	-	-
Clare Glen	-	Green flag	-	-
Dromore Park	Green flag	Green flag	Green flag	Green flag
Edenvilla Park	Green flag	Green flag	Green flag	Green flag
Loughbrickland Park	Green flag	Green flag	-	-
Lurgan Park	Green flag	Green flag	Green flag	Green flag
Loughgall Country Park	-	-	-	Green flag
Oxford Island (Lough Neagh Conservation Area)	-	-	Green flag	Green flag
Palace Demesne	-	Green flag	Green flag	-
Portadown People's Park	-	-	-	Green flag
Scarva Park	Green flag	Green flag	-	Green flag
Solitude Park	Green flag	Green flag	Green flag	Green flag
Tannaghmore Gardens	Green flag	Green flag	Green flag	Green flag
The Mall Armagh City	-	-	Green flag	Green flag
Total	**8**	**9**	**9**	**11**

Table 5. Green flag awards, 2015 to 2018, Armagh City, Banbridge and Craigavon Borough. Source: Keep Northern Ireland Beautiful. Note - In Armagh both Palace Demesne in 2017 and The Mall in 2018 also held Green Heritage Awards (number not counted in indicator total)
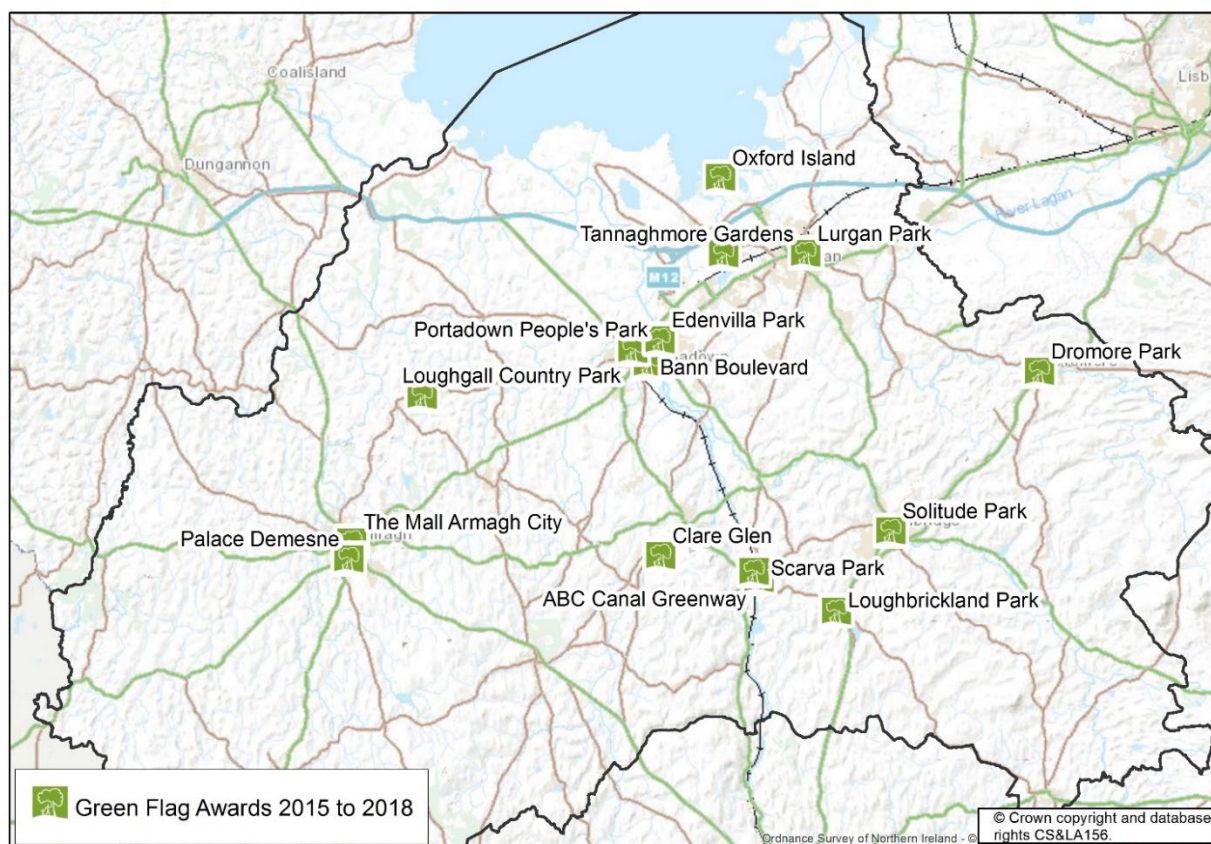

Figure 6. Location of green flag awards, 2015 to 2018, Armagh City, Banbridge and Craigavon Borough. Source: Keep Northern Ireland Beautiful.

Notes on indicator data

The Green Flag Award® scheme, run by Keep Northern Ireland Beautiful, recognises and rewards well managed parks and green spaces, setting the benchmark standard for the management of recreational outdoor spaces across the United Kingdom and around the world.

The awards aim to:
- ensure that everybody has access to quality green and other open spaces, irrespective of where they live.
- ensure that these spaces are appropriately managed and meet the needs of the communities that they serve.
- establish standards of good management.
- promote and share good practice amongst the green space sector.
- recognise and reward the hard work of managers, staff and volunteers.

Parks are assessed on eight main criteria by judges with a nature conservation, ecology, parks management or environmental background.
1. A Welcoming Place
2. Healthy, Safe and Secure
3. Well Maintained and Clean
4. Environmental Management
5. Conservation and Heritage
6. Community Involvement
7. Marketing and Communication
8. Management

Any green space that is freely accessible to the public and has a site specific management plan is eligible to apply for a Green Flag Award.

The Green Flag Award scheme was launched in Northern Ireland in 2008; Keep Northern Ireland Beautiful has locally managed the scheme since 2012. In 2018, there were 71 Green Flag Award sites in Northern Ireland.

Natural Heritage

Natural Heritage assets are described in the Preferred Options Paper for the Local Development Plan[6]. The Borough is home to a wealth of natural assets, as listed in the table below.

From our diverse landscapes and earth science features to Lough Neagh and its shores, wetlands, woodlands, rivers and meadows, there is a wealth of natural assets to be sustained, enhanced and enjoyed by our residents and visitors.

The value and importance of many of these natural heritage assets are recognised and afforded protection through international, national and local environmental designations. The existing international and national nature conservation designations within the Borough are shown on the map below.

Lough Neagh is identified as a Strategic Natural Resource in the Regional Development Strategy. The significance of the Lough and its Shores is acknowledged through the international environmental designations of Ramsar and Special Protection Area (SPA), as well as the national Area of Special Scientific Interest (ASSI) designation. The southern shore of this important and strategic asset lies within our Borough.

The Lough Neagh Ramsar wetland designation recognises the number and diversity of both flora and fauna which are supported in and around the Lough.

The Lough Neagh SPA designation, which includes Lough Beg and Portmore Lough and surrounding swamp, fen and wet grassland regularly supports internationally important numbers of breeding wintering Bewick and Whooper Swans and nationally important numbers of breeding Common Tern.

The two Special Areas of Conservation (SAC) within the Borough, Montiaghs Moss and Peatlands Park, support active raised bogs (a priority habitat which is rare or threatened within the European context).

Sites of International Importance	Site of National Importance	Site of Local Importance
1 Ramsar Area*	1 National Nature Reserve	3 Local Nature Reserves
2 Special Areas of Conservation (SAC)	21 Areas of Special Scientific Interest (ASSI)	77 Sites of Local Nature Conservation Importance (SLNCI)
1 Special Protection Areas (SPA)	4 Nature Reserves	

*Table 6. Natural assets in Armagh City, Banbridge and Craigavon Borough. Source: Local Development Plan Preferred Options Paper, 2018. Armagh City, Banbridge and Craigavon Council. * Ramsar Area, on the list of Wetlands of International Importance (known as the Ramsar List).*

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[6] Local Development Plan, Preferred Options Paper, March 2018. Armagh City, Banbridge and Craigavon Council. https://www.armaghbanbridgecraigavon.gov.uk/download/5657/preferred-options-paper/20702/preferred-options-paper-published-28-march-2018.pdf
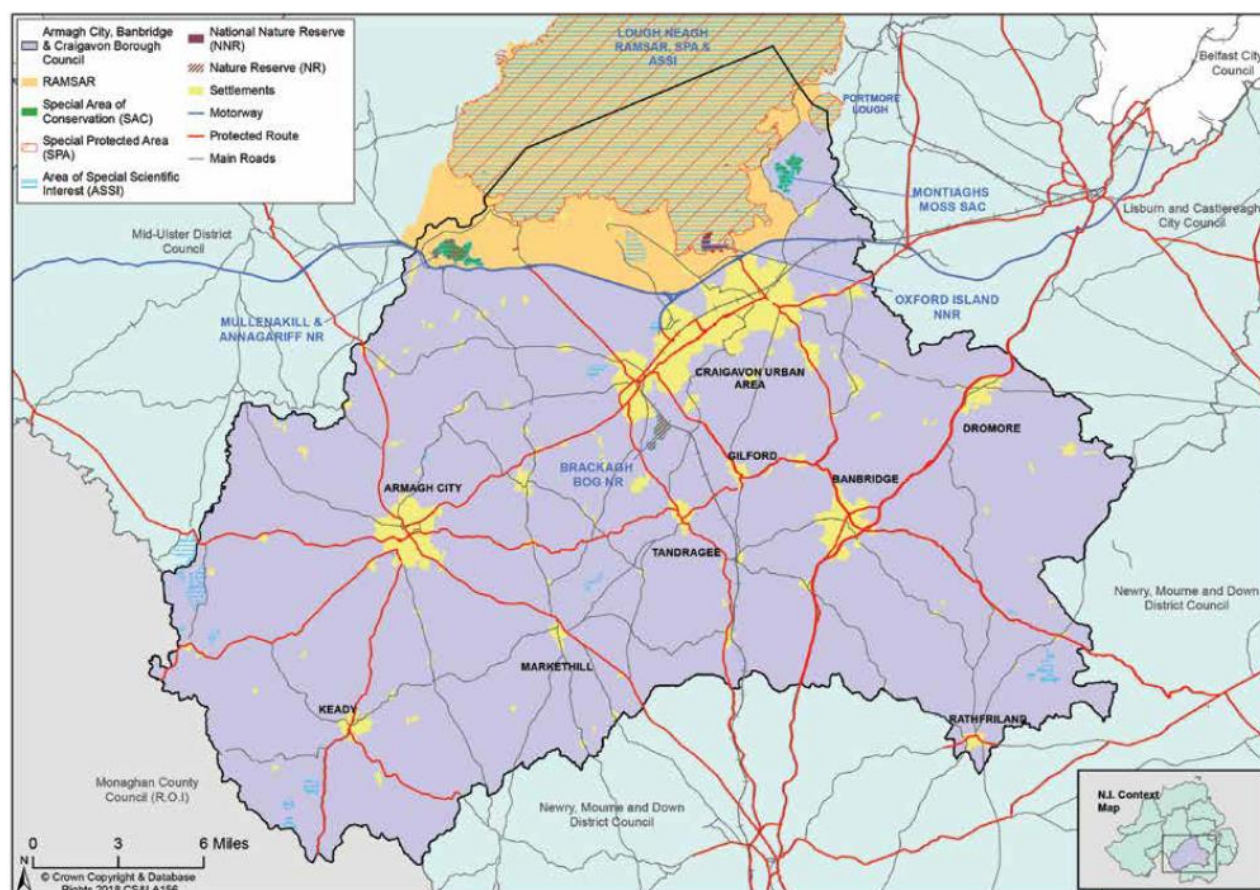
Figure 7. Existing International and National Nature Conservation Designation, Armagh City, Banbridge and Craigavon Borough. Source: Local Development Plan Preferred Options Paper, 2018. Armagh City, Banbridge and Craigavon Council.

Other Existing Open Space

This includes an extensive range of formal and informal open space of amenity and recreational value, across the Borough, including:

- a large number of urban parks, including those with national 'Green Flag Award' Status described previously eg. Lurgan Park (the largest urban park in Northern Ireland) and Dromore Town Park in addition to country parks, woodlands and other locations open to the public, such as Oxford Island Nature Reserve, Loughgall Country Park, Navan Fort and Clare Glen;
- general amenity areas including riverside walks and outdoor areas allowing sitting, walking, picnics and general leisure use, as well as other landscaped areas;
- a large part of Lough Neagh, including Kinnego Marina, as well as significant waterways including the River Bann, Blackwater and Lagan;
- 5 DAERA forests with public access (Drumbanagher, Fews, Gosford, Loughgall, Seagahan);
- 3 DAERA Nature Reserves with public access (Peatlands Park NR, Lough Neagh Islands NNR and Brackagh Bog (Moss) NR);
- RSPB Portmore Lough Nature Reserve;
- 3 National Trust properties with high quality parkland / landscape (The Argory, Ardress House and Coney Island);

- Ulster Way Network, Walking Route (part of);
- National Cycle Network (3 routes – Newry Canal, Loughshore Trail and Ulster Canal);
- Craigavon Black Path Network, linking Central Craigavon, Lurgan and Portadown

Revitalised Place

Long-term outcome: Our distinctive and vibrant urban and rural areas are at the heart of community and economic life.

Two indicators are being used to monitor progress towards the revitalised place long-term outcome for the borough:

- City and town centre vacancy rates. Source: Vacancy rates for non-domestic properties, Town Centre Database (using data from Land and Property Services), NISRA, Department for Communities.
- Level of social housing need. Source: Northern Ireland Housing Executive.

Indicator: City and town centre vacancy rates.

Vacancy rates are considered as an important indicator of how healthy a town centre is. Vacancy rates for non-domestic properties are available from the Town Centre Database produced by the Department for Communities (using data from Land and Property Services). The database contains details of 41 urban towns and cities shown across Northern Ireland. An urban town or city is defined as one located within a settlement with a population of 5,000 or more based on the 2011 census (default NISRA classification of urban rural).

In October 2018, non-domestic vacancy rates in town and city centres in the borough varied from 8.4% in Craigavon to 28.0% in Dromore. This compares to a Northern Ireland average vacancy level of 24.9%. The vacancy levels in the towns/cities in the borough have been similar, with some fluctuations, over the last four years. Craigavon has consistently seen the lowest levels across the time period.
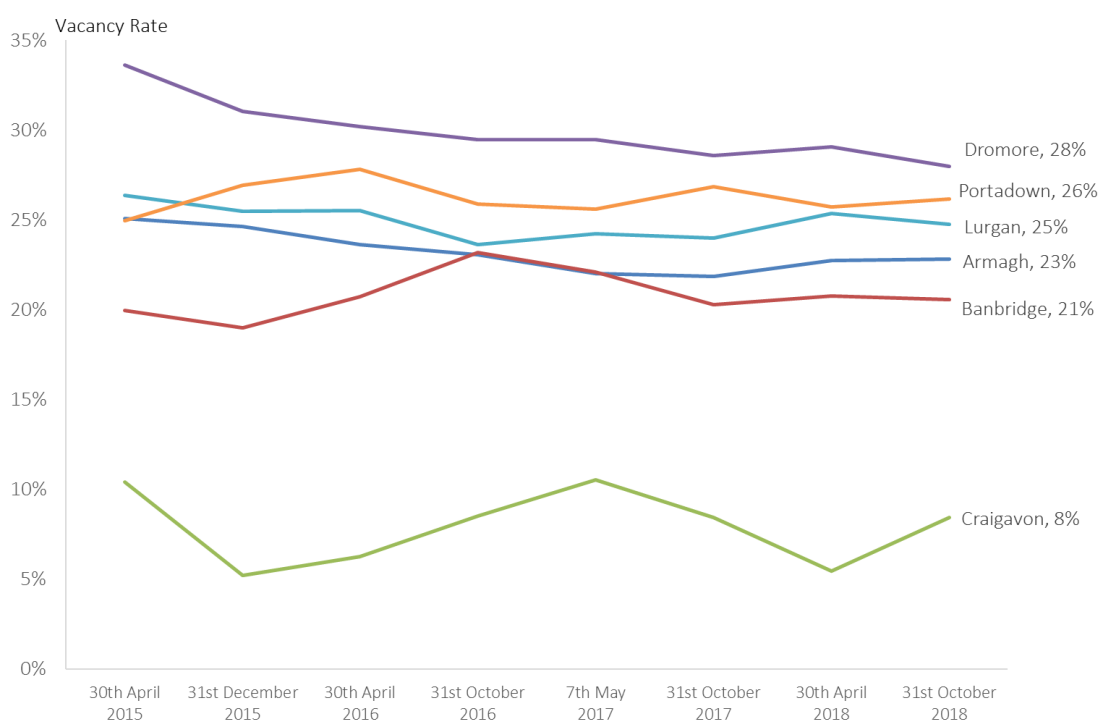

Figure 8. City/town centre non-domestic property vacancy rates, April 2015 to October 2018. Source: Land & Property Services via Town Centre Database, NISRA, Department for Communities.

City/Town Centre	31st October 2018		
	No. of Properties	No. of Vacant Properties	% of Vacant Properties
Armagh	741	169	22.8%
Banbridge	418	86	20.6%
Craigavon	95	8	8.4%
Dromore	118	33	28.0%
Lurgan	505	125	24.8%
Portadown	696	182	26.1%
Northern Ireland	21,623	5,385	24.9%

Table 7. City/town centre non-domestic property vacancy rates as of 31ˢᵗ October 2018. Source: Land & Property Services via Town Centre Database, NISRA, Department for Communities.

Town Centre	30th April 2015	31st December 2015	30th April 2016	31st October 2016	7th May 2017	31st October 2017	30th April 2018	31st October 2018
Armagh	25.1%	24.6%	23.6%	23.1%	22.0%	21.9%	22.8%	22.8%
Banbridge	19.9%	19.0%	20.7%	23.2%	22.1%	20.3%	20.8%	20.6%
Craigavon	10.4%	5.2%	6.3%	8.5%	10.5%	8.4%	5.4%	8.4%
Dromore	33.6%	31.0%	30.2%	29.5%	29.5%	28.6%	29.1%	28.0%
Lurgan	26.3%	25.5%	25.5%	23.6%	24.2%	24.0%	25.3%	24.8%
Portadown	25.0%	26.9%	27.8%	25.9%	25.6%	26.9%	25.7%	26.1%
Northern Ireland	24.8%	24.7%	24.8%	23.9%	24.2%	24.0%	25.3%	24.9%

Table 8. City/town centre non-domestic property vacancy rates, April 2015 to October 2018. Source: Land & Property Services via Town Centre Database, NISRA, Department for Communities.

Vacancy rates for 41 urban towns and cities in NI are shown below, the rates range from 35% in Belfast to 8% in Craigavon.
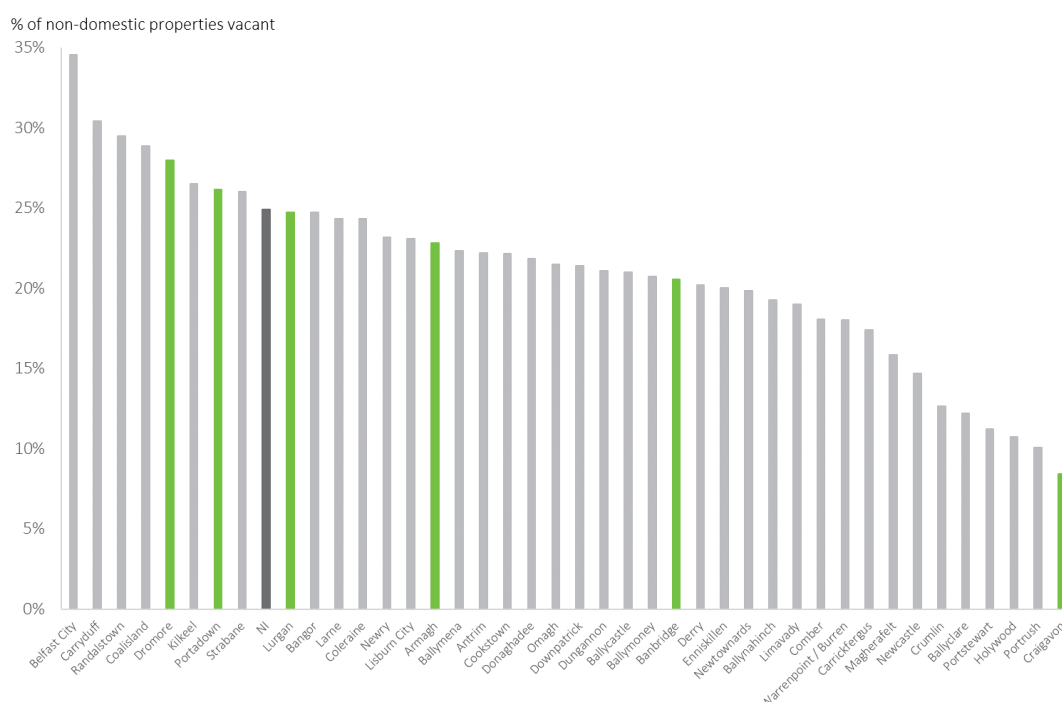
% of non-domestic properties vacant

Figure 9. City/town centre non-domestic property vacancy rates, October 2018. Source: Land & Property Services via Town Centre Database, NISRA, Department for Communities.

Notes on indicator data

The Town Centre Database is produced by Analytical Services Unit within the Department for Communities (DfC). The Database aims to provide a clear, consistent set of statistics relating to the 41 urban towns and cities in Northern Ireland. Statistics include demography, crime, business data and information relating to non-domestic properties.

In the database an urban town or city is defined as one located within a settlement with a population of 5,000 or more based on the 2011 census (default NISRA classification of urban rural).

Vacancy rates for non-domestic properties in the Database use data from Land and Property Services (LPS). LPS collect, process and manage land and property information, which underpins the collection of rates. The breakdown of non-domestic properties and vacancy rates are based on Property IDs identified through Pointer on ArcGIS from the Town Centre Maps provided by DfC. The data includes all non-domestic properties which were in the Valuation List and liable for rates at the point the data was extracted e.g. at 31st October 2018.

Number of Non-domestic Properties

Armagh has the most non-domestic properties at 741, followed by Portadown (696), Lurgan (505), and Banbridge (418). Craigavon has the least number of non-domestic properties (95).

Size of Town Centres

The town centres also vary in geographical size, with Portadown the largest (56 ha), followed by Armagh (52 ha), Craigavon (47 ha), Lurgan (36 ha) and Banbridge (32 ha), the smallest in area.

Non-domestic Property Floor Space

Craigavon has the largest average internal shop/showroom/supermarket size (865.6 m^2). While Armagh, Banbridge, Lurgan and Portadown have similar average sizes of around 180m^2 to 225m^2.

City/Town Centre	Offices (Includes Banks and Post Offices)		Shops, Showrooms, Supermarkets etc.		Warehouses, Stores, Workshops, (Non-IND) Garages		Manufactories	
	Average Internal Size (m²)	No. of Properties	Average Internal Size (m²)	No. of Properties	Average Internal Size (m²)	No. of Properties	Average Internal Size (m²)	No. of Properties
Armagh	149.3	252	195.5	320	217.7	57	770.1	12
Banbridge	123.1	122	183.0	223	123.8	32	2,019.0	3
Craigavon	889.4	17	865.6	68	423.6	3	-	0
Dromore	74.3	33	94.5	58	71.9	14	-	1
Lurgan	97.1	122	180.7	270	129.7	60	383.7	11
Portadown	133.9	199	224.1	364	355.1	53	434.8	8
Northern Ireland	**235.1**	**6765**	**216.4**	**9355**	**252.7**	**1353**	**617.9**	**133**

Table 9. City/town centre non-domestic floor space as at October 2018. Source: Land & Property Services via Town Centre Database, Department for Communities.

Note - The number of properties in the floor space data will not match the number of properties in the vacancy data as floor space is not a value significant characteristic for all non-domestic properties and so is only collected for properties where it is essential to the valuation process. The bulk of non-domestic properties, defined as shops, offices, warehouses and factories, will have a floor space recorded, however other categories of properties e.g. hotels will be valued on turnover or utility properties such as wind turbines etc are valued via specific schemes. The properties are valued for rating based on the physical characteristics of the property e.g. size, location etc. The tenure/ownership type is not required to assess the valuation and so is not collected on the valuation database.

Purple Flag

Armagh City centre has official 'purple flag' status, recognising it as a vibrant, well-managed, welcoming and diverse city to visit during the evening.

Purple Flag is recognised across the UK and Ireland as the 'gold standard' accreditation scheme for raising city and town centre standards and is widely sought after. To win Purple Flag status, towns and cities must provide a clean welcoming and safe environment, with a good mix of venues and attractions which are appealing to visitors – not just at night but also during the day.

Armagh is one of five locations in Northern Ireland to hold this prestigious accreditation. Derry-Londonderry, Enniskillen, Omagh and Newry are also Purple Flag holders. There are over 70 towns and cities across the UK and Ireland as official Purple Flag holders.

In the UK, The High Street Report (2018)[7] contained recommendations to tackle issues facing high streets from the Town Centres Expert Panel. The panel were asked to diagnose the issues facing our high streets and town centres. They were then asked to advise on the best practical measures that central government can take to help. The panel's recommendations included creation of a Task Force, which should:

1. Be a single voice for town centres
2. Provide places with access to the data to help them improve their town centres
3. Facilitate cross-sector networking and skills building
4. Share information and best practice stories
5. Provide access to expert help and support
6. Help to enable local 'champions' in driving forward their plans
7. Help to streamline the planning process.

Sharing data - The Task Force should set out a package of data protocols for places to use to assess their performance, the impact of their solutions and compare to other similar places. Places need to be able to define 'what good looks like' for their projects, they suggest this could be a mixture of satisfaction scores (for residents and business) and hard economic KPIs (e.g. footfall and vacancy rates for retail). They talk of the importance of getting the right data, to the right people, in a way they can understand and for them to have the right skills to be able to use it.

Sharing information and stories - The Task Force plans to build information bank of case studies to save local Town Centre teams the trouble of looking for facts that already exist. There is already a range of information on high streets and town centres, but it exists in different places.

A £675 million Future High Street Fund was announced by the Chancellor in the budget in 2018. This was an interim recommendation from The High Street Report in recognition of the fact that local authorities require financial assistance to produce and finance comprehensive plans to achieve change and future-proof their town centres. The task force has identified the following pre-requisites for successful projects:

1. **Vision** – local vision to change the situation
2. **Community involvement** in articulating the shared vision, particularly younger people. Shift away from culture of getting community buy-in for placemaking to empowering local people, organisations, businesses and institutions to be active contributors and partners.
3. **Inspirational leadership** - the drive from cross-sectoral leadership and recognition of the need to involve the wider community are required.

In the shorter-term, the importance of housekeeping (addressing litter and graffiti), creative uses for empty shops and parking is acknowledged.

In Scotland, Understanding Scottish Places (USP)[8] was developed by a consortium of organisations commissioned by the Scottish Government and led by the Carnegie UK Trust. The first version of USP

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[7] The High Street Report (December 2018) https://www.gov.uk/government/publications/the-high-street-report

[8] Understanding Scottish Places http://www.usp.scot/

was launched online in April 2015, it is now in its third iteration. The primary aims of the USP data platform is to enable people to:

- Understand their town within a Scottish typology
- Understand their town's function, particularly in relation to the interrelationships and flows between towns.
- Be equipped to explore locally available data to complement the findings displayed on the data platform.

The online toolkit aims to provide accessible visual information which will help practitioners, decision makers and stakeholders work together to understand towns, and plan and evaluate strategies to deliver improvements in what are often challenging times for our towns.

Carnegie UK Trust has undertaken a number of research projects on towns:

- Carnegie UK Trust also recognises the importance of documenting stories of successful towns and the lack of accessible information on case studies. Their Turnaround Towns project[9] examined international examples of towns that have successfully gone through a transformation process, and considered what learning can be drawn for towns in the UK and Ireland. Their research has identified the following themes from successful turnaround towns:

  1. Having a story that residents – and others know
  2. Addressing economic challenges
  3. Local leaders driving change
  4. Cross-sector collaboration
  5. Being flexible and finding the right path to success
  6. Committing to the long-term

- Their Searching for Space: What place for towns in public policy?[10] report examines the main policies and initiatives designed to improve outcomes in places across the UK and Ireland. The report finds that while there are well-developed policies designed to progress cities and rural hinterlands, and often powerful groups working on their behalf, towns are a neglected area of public policy.

In the Republic of Ireland, a Framework for Town Centre Renewal (2017)[11] was prepared by a Working Group within the Retail Consultation Forum. The Framework sets out the key characteristics of a successful town centre and identifies both existing supports and best practice examples from around the country. The Framework includes an Action Plan for Town Centre Renewal which is intended to be a blueprint for towns and villages, guiding them through the three stages of town centre renewal: stakeholder engagement, carrying out a town centre health check and preparing a

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[9] Carnegie UK Trust Turnaround Towns: International evidence (2016) https://www.carnegieuktrust.org.uk/publications/turnaround-towns-international-evidence/
[10] Carnegie UK Trust Searching for Space: What place for towns in public policy?
https://www.carnegieuktrust.org.uk/publications/searching-for-space/
[11] Framework for Town centre Renewal (2017) https://dbei.gov.ie/en/Publications/A-Framework-for-Town-Centre-Renewal.html

Town Centre Plan. The Framework includes a number of case studies which provide practical examples of best practice from a number of towns and villages around the country.

Many of the themes expressed in the research and findings above reflect the principles outlined in the World Town Framework[12] agreed by the World Towns Leadership Summit in 2016

Principle 1: The Unique Identities of Place

1.1 Uniqueness of Place

1.2 Place Plans

1.3 Plurality and Participation

1.4 Multiple Pathways

Principle 2: Local Economies

2.1 Support local economic development.

2.2. Local Data

2.3 Open Sharing of Knowledge

2.4 Sustainability

2.5 Smart Specialisation

Principle 3: Governance and Citizenship

3.1 Great Relationships with Blurred Boundaries

3.2 Hubs to Integrate New Cultures and Citizens

3.3 Modern Governance Structures.

3.4 Leadership

Principle 4: Environments

4.1 Reducing the Environmental Footprint

4.2 Nurture Assets

4.3 Quality of experience

4.4 Adaptation to Climate Change

4.5 The Social Value of Place

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[12] World Towns Framework (2016), http://placemanagement.org/news/world-towns-framework-agreed/

Indicator: Level of social housing need.

The levels of social housing need are assessed and monitored by the Northern Ireland Housing Executive (NIHE). Social Housing is housing provided at an affordable rent by the Housing Executive and registered housing associations; that is, housing associations, which are registered and regulated by the Department for Communities (DfC) as a social housing provider. Social rented accommodation is offered in accordance with the Common Selection Scheme, administered by the Housing Executive, prioritising households who are in insecure or unsuitable accommodation. Applicants are assessed and points awarded based on their assessments. Applicants in excess of 30 points are deemed to be in 'housing stress'.

The five-year assessment for 2018-23 shows a need for an additional 360 units over this period. Armagh City, North Lurgan, and Banbridge Town exhibit the highest levels of housing need in the borough. There is a large rural hinterland in the borough a detailed breakdown of projected housing need for these locations is set in the table below.
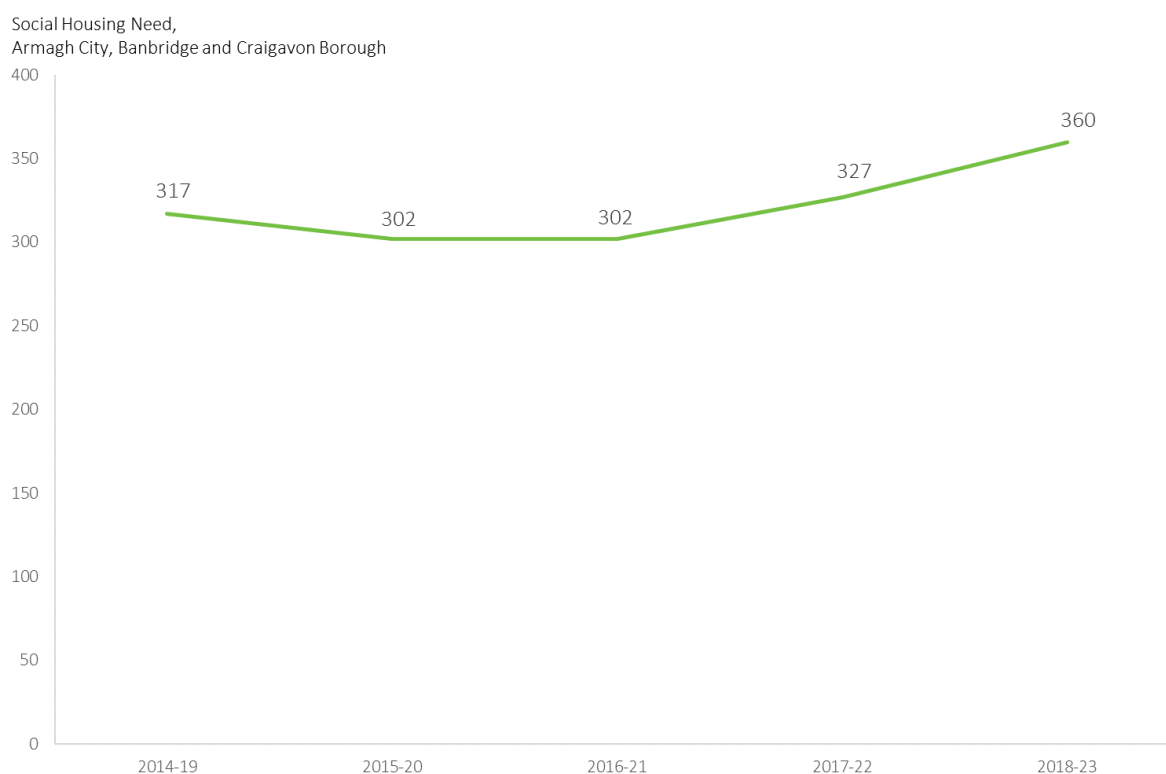

Social Housing Need,
Armagh City, Banbridge and Craigavon Borough

Figure 10. Social Housing Need Armagh City, Banbridge and Craigavon Borough 2014-19 to 2018-23. Source: NIHE Place Shaping South.

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Settlement	Social Housing Need 2018-2023
Armagh 1	81
Banbridge Town	71
Central Craigavon	5
North Lurgan	80
Portadown 1	34
Portadown 2	20
Aghagallon	6
Annaghmore/Eglish	3
Bleary	3
Charlemont/Blackwatertown/Carrickaness/Donnelly Hill	4
Derrymacash/Derrytrasna/Kinnego	17
Dromore	11
Loughbrickland	5
Middletown	4
Portadown Rural	3
Poyntzpass	6
Rathfriland	7
Total	360

Table 10. Social Housing Need by Settlement 2018-23. Source: NIHE Place Shaping South.

The NIHE waiting list can be used to determine the pressure for social housing in an area. NIHE holds data on all housing applications and allocations ('the waiting list') made through the Common Selection Scheme in their Housing Management System.

As at March 2018, there were 2,937 applicants on the waiting list (with no existing NIHE/Housing Association tenancy) in Armagh City, Banbridge and Craigavon Borough.

Of these applicants, 1,382 (or 47%) were in 'housing stress' where they have 30 or more points under the Common Selection Scheme. The number of applicants in housing stress declined from 1,381 applicants in 2013, to a low of 1,142 in 2016, but has since retuned to a similar level of 1,382 as at end of March 2018.

556 applicants were allocated social housing in year ending March 2018. The number of allocations has decreased from 776 in 2013.
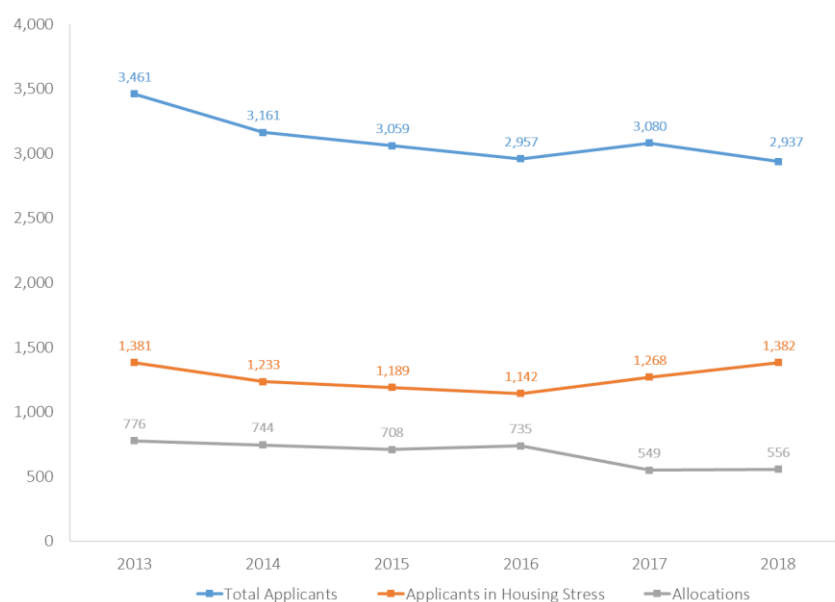
Figure 11. Social Housing Waiting List trends, Armagh City, Banbridge and Craigavon Borough 2013-2018. Source: NIHE Housing Investment Plan annual update 2018.

The waiting list is an important source when the planning for future housing need. The types of households making up the waiting list e.g. single, small family, large family, elderly and their needs all need to be considered.

The household breakdown of the 1,382 applicants in housing stress shows 566 (41%) were single person households, 309 (22%) small family households and 256 (19%) older person households.

Type	Single Person	Small Adult	Small Family	Large Adult	Large Family	Older Person	Total
Applicant	1,198	238	696	120	219	466	2,937
Applicant in Housing Stress	566	101	309	46	104	256	1,382
Allocation	215	36	155	11	46	93	556

Table 11. Waiting List March 2018, Armagh City, Banbridge and Craigavon Borough. Source: NIHE Housing Investment Plan annual update 2018. Applicant – Housing applicants at March 2018; Applicant in Housing Stress – Housing stress applicants at March 2018 (i.e. 30 points or more); Allocation – Annual allocations for year ending March 2018.
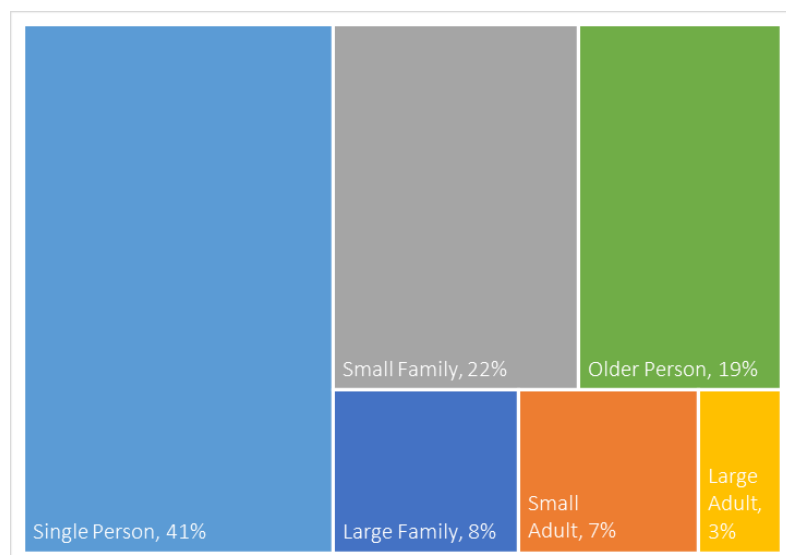
Figure 12. Composition of housing stress applicants at March 2018 (i.e. 30 points or more), Armagh City, Banbridge and Craigavon Borough. Source: NIHE Housing Investment Plan annual update 2018.

Household Types	Definition
Single person	1 person 16-59 years old
Older person	1 or 2 persons aged 16 or over, at least 1 over 60
Small adult	2 persons 16-59 years old
Small family	1 or 2 persons aged 16 or over, with 1 or 2 children
Large family	1 or 2 persons aged 16 or over, and 3 or more persons 0-15, or 3 or more persons 16 or over and 2 or more persons aged 0-15
Large adult	3 or more persons aged 16 or over with or without 1 person aged 0-15

Looking at the 1,382 applicants in housing stress by urban and rural locations, 84% (1,159) were from urban areas and 16% (223) were from rural areas.

	Urban	Rural	Total
Applicants	2,477	460	2,937
HS applicants	1,159	223	1,382
Allocations	442	114	556

Table 12. Waiting List March 2018 by urban and rural areas, Armagh City, Banbridge and Craigavon Borough. Source: NIHE. Note – NISRA default classification of settlements used, urban is settlements of 5,000 or more.

The Housing Executive provides a range of services tailored specifically for those living or wanting to live in rural areas. Their Rural Strategy and Action Plan 2016-2020 ' Sustainable Rural Communities' is aimed at identifying the housing neds of rural communities and working with housing providers, councils, public bodies and stakeholders to ensure that here possible rural area receive an equitable proportion of investment and needs are addressed. The NIHE Rural Unit works with rural communities to identify hidden or 'latent' housing need. These rural locations are determined through the annual review of the Housing Need Assessment and also through their work with communities and local representatives in rural areas to identify hidden need through latent demand testing.

Wheelchair Housing Need

The wheelchair housing need in the borough is for 35 units projected for 5 years 2018-23. The 35 units are included in the overall additional 360 units referred to previously.

There were 32 applicants in housing stress in the borough with wheelchair housing need (2.3% out of the total 1,382 applicants in housing stress) and 12 allocations were made in one year to the end of March 2018.

Notes on indicator data

The indicator is for general housing need, this covers general needs and complex/accessible housing requirements. In addition, NIHE also assesses other types of social housing need including Supported Housing Need and Travellers' Accommodation.

The level of social housing need is available in NIHE Housing Investment Plans (HIP) and the annual updates: https://www.nihe.gov.uk/district_housing_plans

Further detail on the housing need assessment process is available in the research section of NIHE website:
https://www.nihe.gov.uk/index/corporate/housing_research/completed/housing_need_research.htm

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The indicator above uses general housing need. In addition, NIHE also assesses other types of social housing need including Supported Housing Need and Travellers' Accommodation.

Supported Housing Need

The Housing Executive's Supporting People Unit works in partnership with the Health and Social Care Board and the Probation Board to commission and deliver high quality, cost effective and reliable housing support services.

Supported housing services meet the needs of a wide range of vulnerable people including elderly people (sheltered and housing with care provision), clients with learning disabilities, clients with mental health issues, clients with physical disabilities, vulnerable women, clients with drug/alcohol issues and young people leaving care.

NIHE assists vulnerable people through its Supporting People programme offering long term support (sheltered accommodation and homes for life) and short term support (temporary accommodation).

Travellers' Accommodation

The fieldwork and analysis of the third Comprehensive Traveller Accommodation Needs Assessment was published in February 2015. The 3-year Traveller Accommodation Programme (2015-2018) has been formulated to reflect the findings of the needs assessment.

Work on the fourth Comprehensive Traveller Accommodation Needs Assessment is currently underway with workshops held during September- November 2018. Fieldwork will commence during January 2019.

The Northern Ireland programme includes the following types of scheme:

- Group Housing - Residential housing development with additional facilities and amenities specifically designed to accommodate extended families on a permanent basis.
- Serviced Site - A range of managed accommodation where Traveller families have a permanent base to park caravans or erect timber framed sectional buildings; electricity, water and sewerage disposal are provided together with other facilities such as communal or individual amenity units.
- Transit Site - A basic facility where Travellers may park caravans on a temporary basis and where electricity, water and sewerage disposal are provided.

Intermediate Housing

1,890 intermediate housing units are needed for the period 2017-2027.

Intermediate housing consists of shared ownership housing provided through a registered housing association (e.g. the Co-Ownership Housing Association) and helps eligible households who can afford a small mortgage, but cannot afford to buy a property outright. The property is split between part ownership by the householder and part social renting from the registered housing association.

Housing Tenure

The 2011 Census showed the majority of properties in the council area were owner occupied (70%), followed by private renting (14%) and social rented (11%). Compared to 2001, the social rented sector has decreased from 19% to 11% of households, while the private rented sector has increased from 6% to 14% of households.
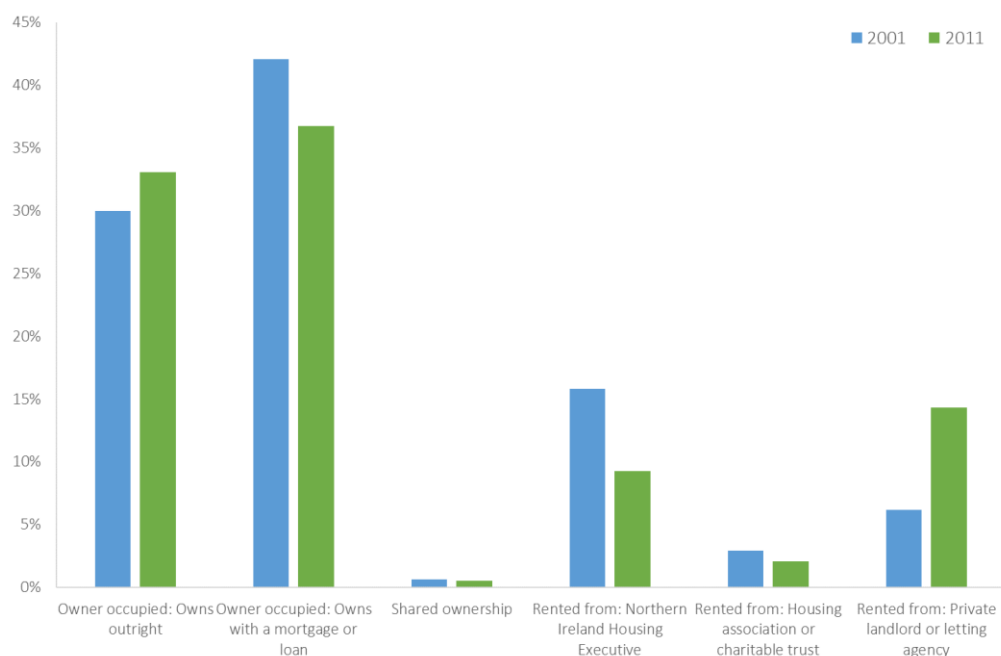

Figure 13. Household tenure 2001 and 2011, Armagh City, Banbridge and Craigavon Borough. Source: Census 2001 and 2011, NISRA.

	2001		2011	
	Number	%	Number	%
Owner occupied: Owns outright	19,059	30%	24,958	33%
Owner occupied: Owns with a mortgage or loan	26,727	42%	27,737	37%
Shared ownership	411	1%	413	1%
Rented from: Northern Ireland Housing Executive	10,036	16%	6,999	9%
Rented from: Housing association or charitable trust	1,851	3%	1,553	2%
Rented from: Private landlord or letting agency	3,920	6%	10,800	14%
Rented from: Other	1,567	2%	1,061	1%
Lives rent free	-	-	1,985	3%
All households	63,571	100%	75,506	100%

Table 13. Household tenure 2001 and 2011, Armagh City, Banbridge and Craigavon Borough. Source: Census 2001 and 2011, NISRA. Note – in 2001 'Households rented' includes living in the household rent free and is not shown as separate category.

This trend is also shown in Northern Ireland overall and has continued. Results from the Family Resources Survey showed in 2006/07 there was a higher proportion of households in the social rented sector (15%) than in the private rented sector (13%) in NI. However, by 2016/17 the percentage of households in the private rented sector had risen to 21% whereas the percentage of households in the social rented sector had fallen slightly to 13%.

The proportion of households owned outright has increased from 32% in 2006/07 to 39% in 2016/17. In contrast, the proportion buying with a mortgage declined by 15 percentage points between 2006/07 and 2016/17 (41% to 26%).
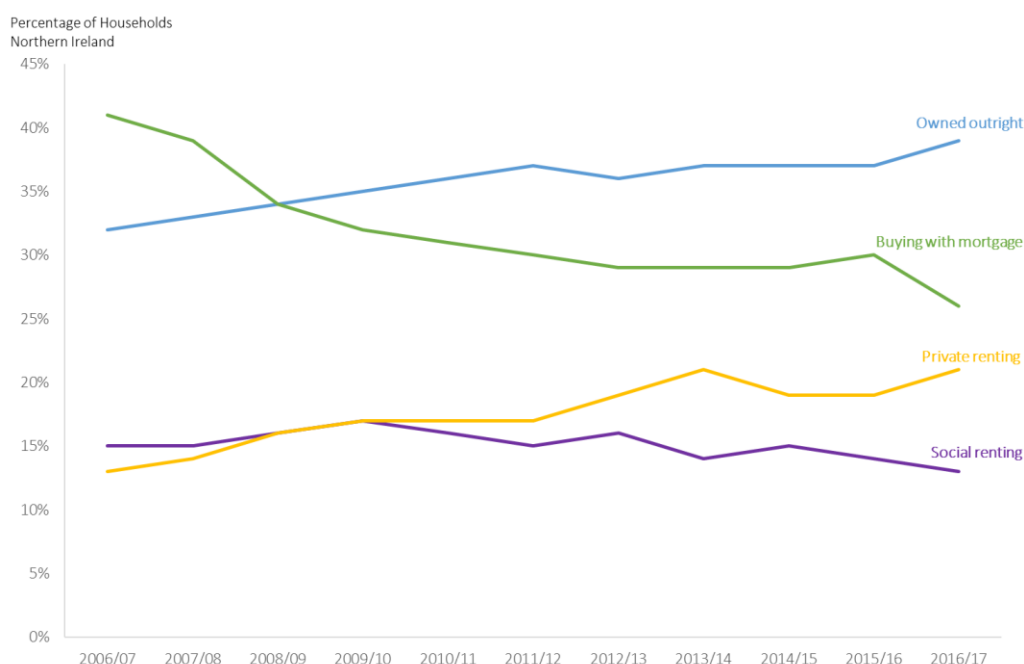

Figure 14. Tenure composition of households, Northern Ireland, 2006/07 to 2016/17. Source: NI Family Resources Survey, NISRA, Department for Communities.

The results also show a pattern for many younger households of increases in private renting and decreases in home ownership.

The reduction in the percentage of households buying with a mortgage is most pronounced in the younger age groups.

Similarly, the growth in the percentage renting privately is concentrated in the younger age groups. For example, the percentage of households headed by someone aged 25-34 years that are in the privately rented sector has increased from 23% in 2006/07 to 47% in 2016/17, an increase of 24 percentage points.

Over the same period, the percentage buying with a mortgage in this category has decreased from 64% to 37%, a reduction of 27 percentage points.
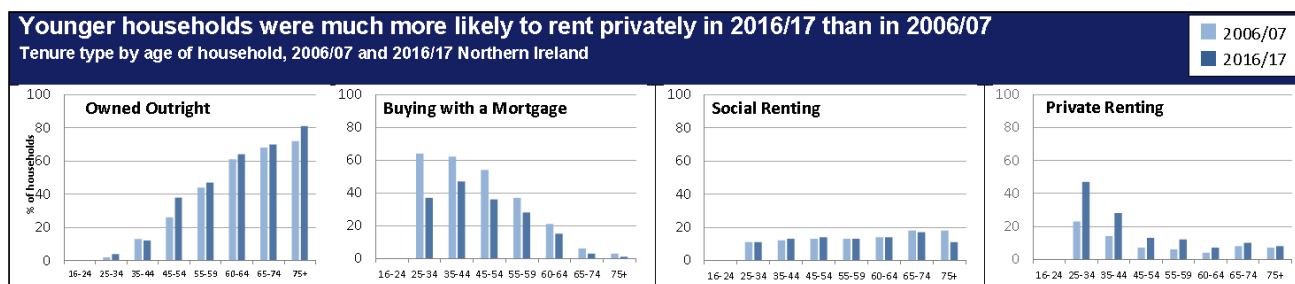

Figure 15. Tenure type by age of the head of the household, Northern Ireland, 2006/07 and 2016/17. Source: NI Family Resources Survey, NISRA, Department for Communities. Note - the 16-24 category has been suppressed due to small sample size.

<u>Contextual Information</u>

<u>Population</u>

With a population of 211,900 in 2017, the borough is the second largest Local Government District (LGD) in terms of population size after Belfast, making up 11% of Northern Ireland's population.

The population of the borough is projected to continue to grow by 18,600 people or 9% - to around 230,500 - by 2027. This rate of growth is more than double that projected for Northern Ireland as a whole (4%). This is the largest population increase of the 11 LGDs in the ten years to 2027, both in terms of the number of people and percentage increase.
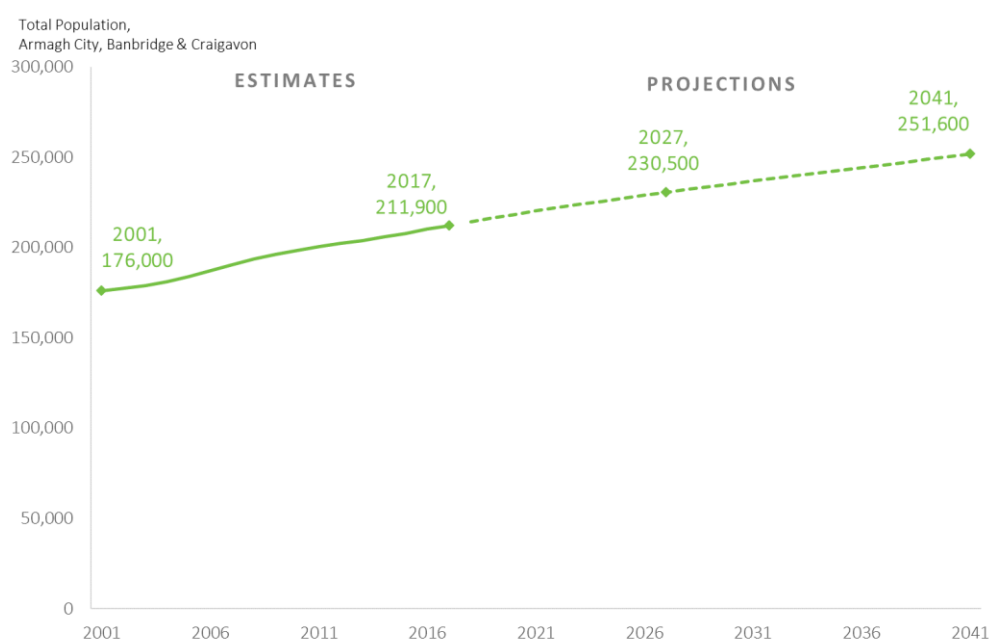
Figure 16. Total population, 2001 to 2041, Armagh City, Banbridge and Craigavon Borough. Source: 2017 mid-year population estimates and population projections (2016 based), NISRA.

The numbers in each of the three broad age groups - children, working age and older people are set to increase over the ten-year period to 2027.

- Ageing of the population is set to continue, with the borough population aged 65 and over projected to increase by 29% (i.e. 9,300 people).
- The number of children is projected to rise by 3% (1,500 children). The largest increase (both number and percentage) of the 11 LGDs. In contrast, the number of pre-school children (i.e. those aged 0-3) in the borough is projected to fall by 4% (500 children) over the decade.
- Growth of 6% is projected among the working age population (i.e. those aged 16-64).

The proportion of the population aged 65 and over in the borough is projected to overtake that of children by 2033 (20.4% and 20.1% respectively).

	2017 estimate		2027 projection		Change 2017 to 2027	
	People	%	People	%	People	% change
0-15 years	47,400	22.4%	48,900	21.2%	1,500	3.2%
16-64 years	132,300	62.4%	140,100	60.8%	7,800	5.9%
65+ years	32,300	15.2%	41,600	18.0%	9,300	28.8%
All Ages	211,900	100.0%	230,500	100.0%	18,600	8.8%

Table 14. Projected population change by age groups mid 2017 to mid 2027, Armagh City, Banbridge and Craigavon Borough. Source: 2017 mid-year population estimates and 2027 population projections (2016 based), NISRA. Note – Figures may not sum due to rounding.
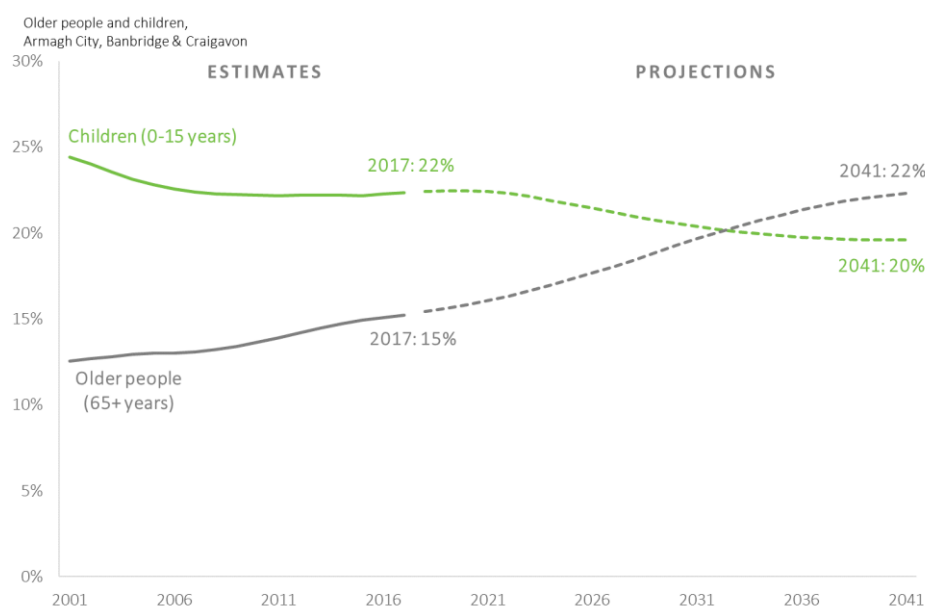

Figure 17. Percentages of older people (aged 65 and over) and children (0-15 years), Armagh City, Banbridge and Craigavon Borough. Source: 2017 mid-year population estimates and population projections (2016 based), NISRA.

Household Projections

The total number of households in the borough is projected to increase by 8,100, or 10.2%, over the ten year period between 2016 (79,200 households) and 2026 (87,300 households). The main driver of this growth is the increase in the number of two adult households without children, accounting for 44.9% of the total projected growth in the number of households between 2016 and 2026.

In the longer term, the number of households is projected to increase by 18,400 households or 23.2% over the 25 year period, reaching 97,600 households in 2041. This is the greatest growth in terms of the number of households (i.e. 18,400 households) of the 11 Local Government Districts, accounting for 20.7% of the total growth across Northern Ireland during the period 2016-2041.

The largest growth is projected for one adult (21.8%) and two adult (45.0%) households without children over this 25 year period.

Over the period 2016 to 2041, the average household size is projected to fall from 2.63 in 2016 to 2.55 in 2041.

		Projections		Projected Change			
				2016-2026		2016-2041	
	2016	2026	2041	Number	%	Number	%
Population by age							
0-15	46,800	49,100	49,300	2,300	4.9	2,500	5.4
16-64	131,800	139,400	146,200	7,600	5.8	14,400	11.0
65 and over	31,700	40,400	56,100	8,700	27.5	24,400	77.1
Total Population	**210,300**	**228,900**	**251,600**	**18,600**	**8.9**	**41,400**	**19.7**
Households by household type							
One adult without children	20,000	22,300	24,400	2,200	11.0	4,400	21.8
Two adults without children	21,200	24,900	30,800	3,600	17.1	9,500	45.0
Other households without children	12,300	13,400	15,400	1,100	9.0	3,100	25.2
One adult with children	4,800	5,000	5,100	200	4.2	300	5.7
Other households with children	20,900	21,900	22,000	1,000	4.5	1,100	5.3
All Households	**79,200**	**87,300**	**97,600**	**8,100**	**10.2**	**18,400**	**23.2**
Households by household size							
1 person	20,000	22,300	24,400	2,200	11.0	4,400	21.8
2 person	23,900	27,600	33,600	3,700	15.6	9,700	40.6
3 person	13,600	14,400	15,500	800	6.2	2,000	14.6
4 person	12,500	13,300	13,900	700	5.8	1,400	11.0
5+ person	9,200	9,800	10,200	600	6.5	1,000	10.4
Average household size	**2.63**	**2.60**	**2.55**	**-0.03**	**-1.3**	**-0.08**	**-3.1**

Table 15. Household projections for Armagh City, Banbridge and Craigavon Borough, 2016-2041. Source: Household Projections (2016 based), NISRA. Note - Figures may not add up due to rounding.

Projected number of households
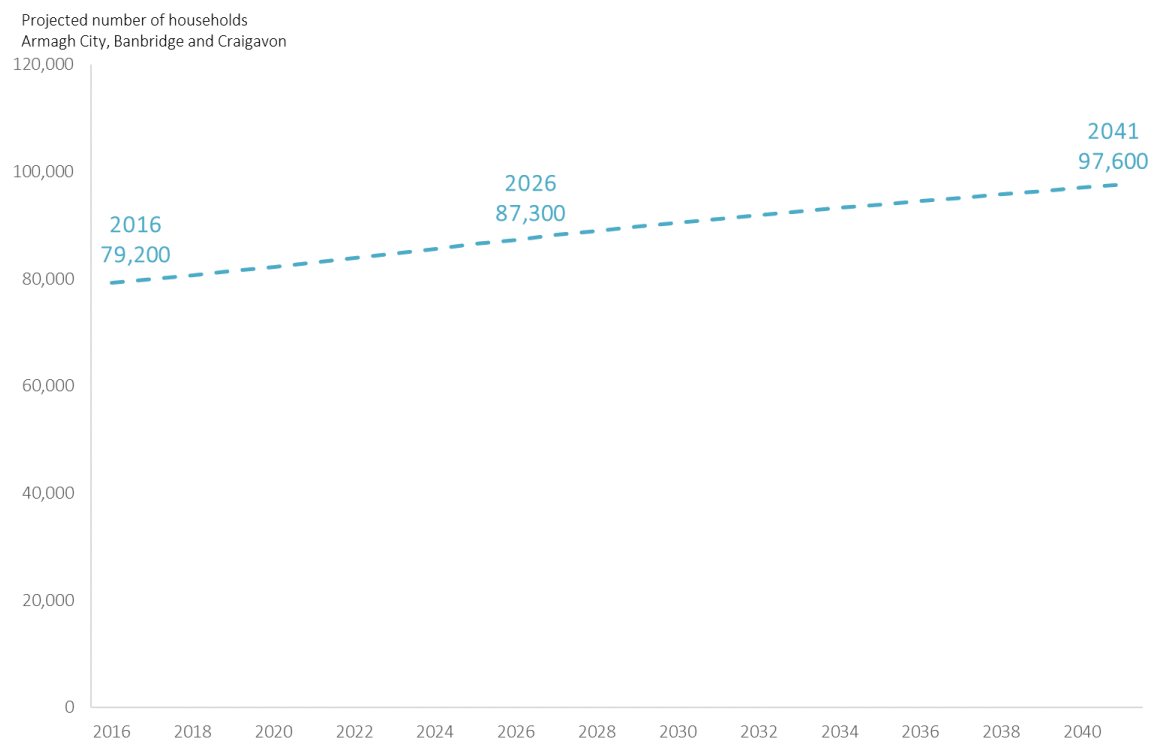Armagh City, Banbridge and Craigavon

Figure 18. Projected number of households Armagh City, Banbridge and Craigavon Borough, 2016-2041. Source: Household Projections (2016 based), NISRA.
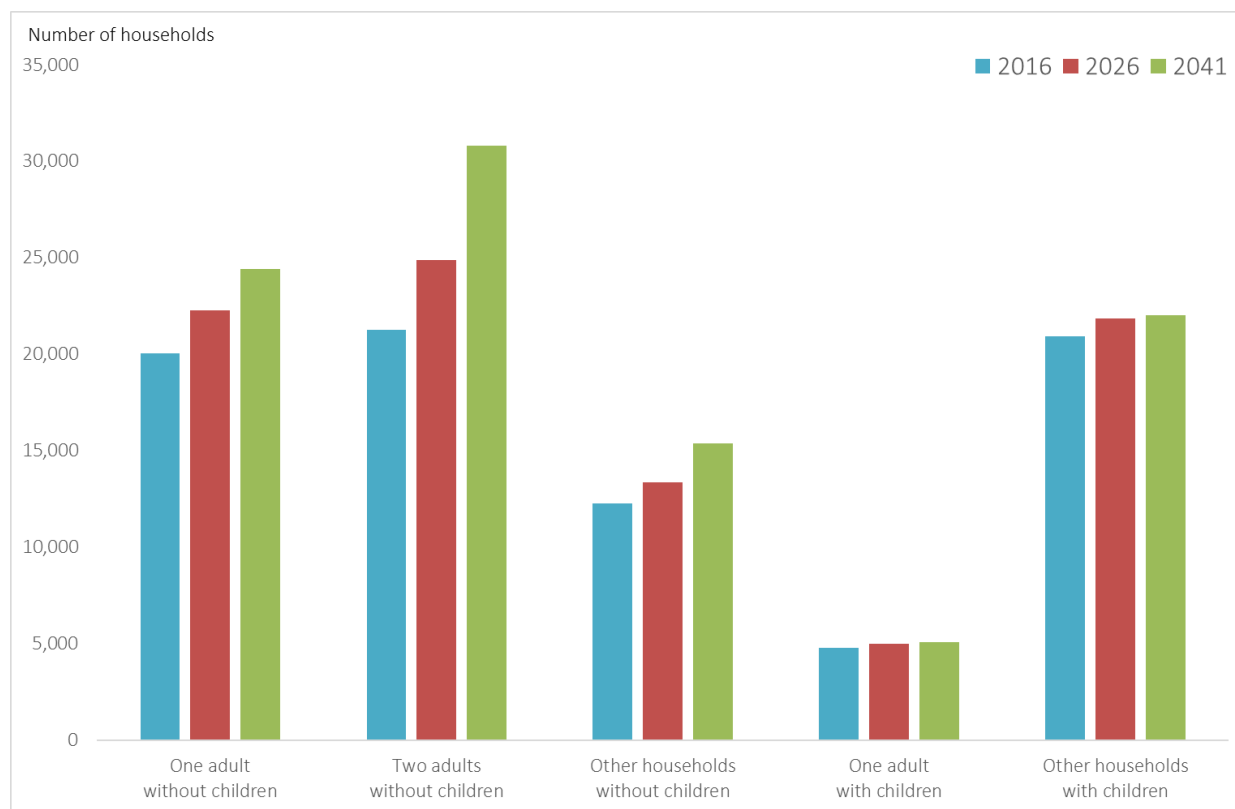
Figure 19. Projected number of households by household type, Armagh City, Banbridge and Craigavon Borough, 2016, 2026 and 2041. Source: Household Projections (2016 based), NISRA.

Settlements

The existing Area Plans which cover the Borough recognise a settlement hierarchy which places the hubs of Armagh City, Craigavon Urban Area (Portadown, Central Craigavon and Lurgan) and Banbridge as the main settlements.

Within this hierarchy, the Borough also has six smaller local towns (Keady, Markethill, Tandragee, Dromore, Rathfriland and Gilford), 29 villages and 66 small settlements. This settlement hierarchy will be replaced with a new one in the Council's Local Development Plan (LDP). The Council in its Preferred Options Paper (March 2018) set out its preferred Settlement Hierarchy which will be considered further as the new LDP progresses.

The 2011 population of the largest Borough settlements are shown below. Both the Planning and the NISRA settlement classification used Settlement Development Limits (SDLs) to define the spatial extent of settlements; the Settlement Development Limit of the Craigavon Urban Area includes the three elements of Portadown, Central Craigavon and Lurgan. Populations for these three individual elements are not currently available.

Settlement	NISRA Classification	ACBCBC Planning Classification	Population 2011 Census
Craigavon Urban Area (includes the three elements of Portadown, Central Craigavon and Lurgan)	Large Town (population 18,000+)	Urban Area and Hub	64,193
Banbridge	Medium Town (population 10,000 – 17,999	Main Town	16,653
Armagh		City and Hub	14,749
Dromore	Small Town (population 5,000 – 9,999)	Local Town	6,011
Waringstown	Intermediate Settlement (population 2,500 – 4,999)	Village	3,647
Tandragee		Local Town	3,486
Keady		Local Town	3,036
Richhill		Village	2,821
Rathfriland	Village (population 1,000 – 2,499)	Local Town	2,472
Dollingstown		Village	2,126
Gilford		Local Town	1,927
Donaghcloney		Village	1,701
Markethill		Local Town	1,652
Magheralin		Village	1,337
Laurelvale / Mullavilly		Village	1,284
Aghagallon		Village	1,056
Bleary		Village	1,011
	Settlements with populations of less than 1,000 or open countryside		

Table 16. NISRA Settlement Classification 2015, Armagh City, Banbridge and Craigavon Borough Council Planning Classification, Census 2011 population.

In the NISRA settlement classification a prescriptive urban-rural classification is not produced, but a default urban-rural classification is provided; where settlements with a population of over 5,000 being classified as urban. Note this differs from the Council Planning Department classification of

settlements which considers issues such as the population, location and settlement role, including facilities provided and rural catchment.

Looking at 2011 Census results just over half of the Borough's population (51%) lived in urban areas based on the NISRA default urban / rural classification, while just under half (49%) lived in rural areas (compared to 63% urban and 37% rural for Northern Ireland overall using the NISRA classification). The Borough had a higher proportion of its population living in rural areas than NI overall. These estimates differ from the estimates using Planning Department's classification of urban and rural which estimates that approximately 72% of the Borough households live within the urban area (hubs, local towns and villages); a higher percentage than when using the NISRA classification.
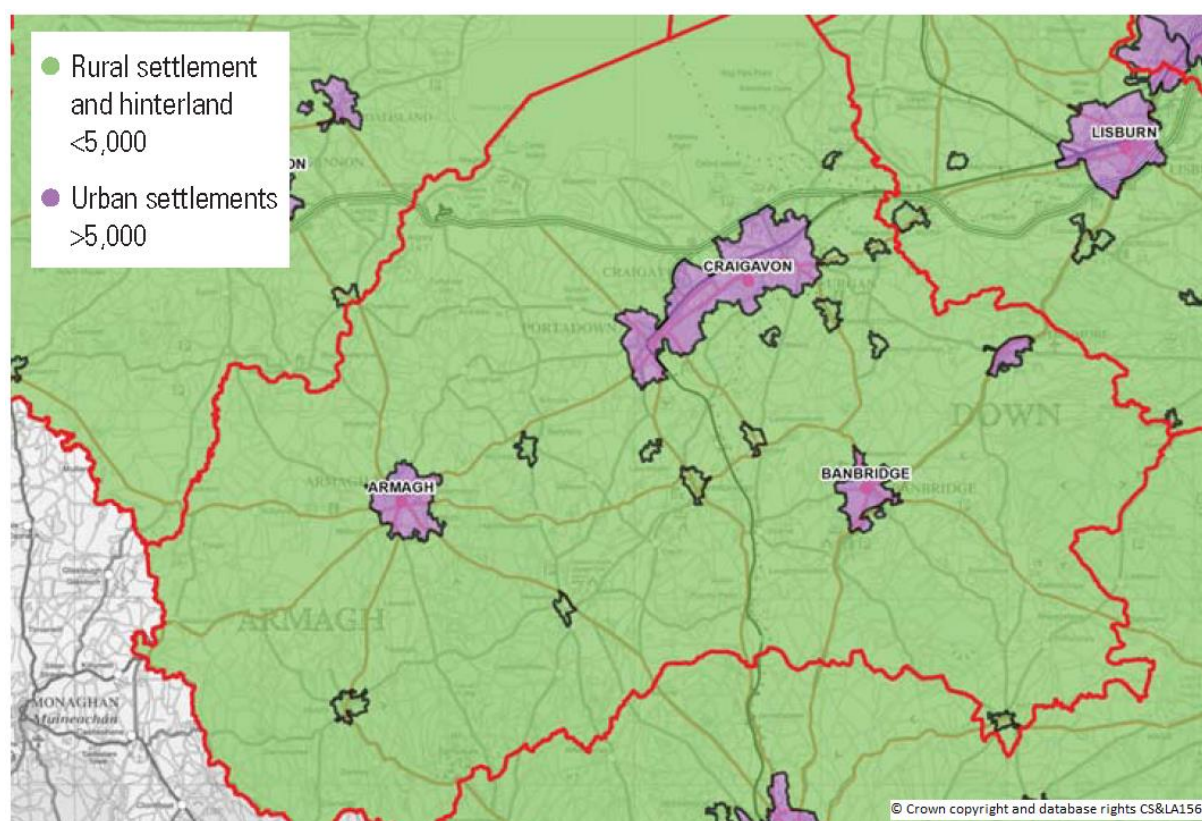
Figure 20. Urban / Rural Geographies. NISRA Settlement Classification 2015. Source: NIHE Housing Investment Plan 2015-2019. Note - The Settlement Development Limit of the Craigavon Urban Area (labelled Craigavon) shown on the map includes the three elements of Portadown, Central Craigavon and Lurgan.

Development Plan - Local Development Plan (LDP)

The Regional Development Strategy (RDS) 2035 is the spatial strategy of the NI Executive and identifies Armagh, Banbridge and Craigavon as main hubs within the Spatial Framework for Northern Ireland. It states that they have the potential to form a cluster and both Craigavon and Banbridge are well positioned on Key Transport Corridors with Armagh positioned on a Link Corridor. The RDS states that the Craigavon Urban Area is the third largest centre of population in Northern Ireland and performs a strong subregional function offering a wide range of services and facilities. It refers to Banbridge's strategic location on the Belfast Dublin

Corridor and quality environment. In relation to Armagh City, it refers to the heritage and tourism destination in terms of cultural product and ecclesiastical, architectural and heritage resource.

The extant Area Plans (Armagh Area Plan 2004, Craigavon Area Plan 2010, Banbridge/Newry and Mourne Area Plan 2015 and the Dungannon and South Tyrone Area Plan 2010) are the statutory plans for the Borough and provide the policy framework alongside prevailing regional planning policy against which to assess development proposals.

The Council is currently preparing a new Local Development Plan (LDP) for the Borough which will bring forward a spatial planning framework which will guide sustainable development, support inward investment and protect and enhance our environment. The first formal stage in the preparation of the new LDP, the Preferred Options Paper (POP) was published in March 2018. It set out the key plan issues and the options available to address them, along with the Council's preferred options and was designed to promote focused debate on key issues of strategic significance which are likely to influence the direction of future development within the Borough until 2030. Work has now commenced on the next stage of the LDP, the draft Plan Strategy which will be informed by the responses to the POP and set the strategic policies to guide future development within the Borough.

<u>Deprivation</u>

The [Northern Ireland Multiple Deprivation Measure (NIMDM) 2017](#) provides information for seven distinct types of deprivation, known as domains, along with an overall multiple deprivation measure (MDM). The NIMDM 2017 comprises of 38 indicators in total.

The NIMDM 2017 provides a mechanism for ranking areas within Northern Ireland in the order of the most deprived to the least deprived. However, they do not quantify the extent to which one area is more or less deprived than another.

The majority of results are presented at the Super Output Area (SOA) level. With each SOA in Northern Ireland being ranked, giving a relative measure of deprivation. The SOA ranked 1 is the most deprived while the SOA ranked 890 is the least deprived. SOAs have an average population size of around 2,100 and range from around 400 to 6,000 (2017 mid-year estimates).

Super Output Areas (SOAs) were a new geography that were developed by NISRA, for the 2005 deprivation measures, to improve the reporting of small area statistics. Former electoral wards have an average population of around 3,200; their population varies in population size (ranging from less than 800 to over 10,000 (2017 mid-year estimates). When creating SOAs, wards either remained as was, were split or were combined to form SOAs. For example, the former Dromore South Ward in the borough was split into two SOAs, Dromore South 1 and Dromore South 2, whereas Dromore North ward remained as is to form Dromore North SOA. No former wards in the borough were combined. There were 65 former wards in the three former council areas of Armagh, Banbridge and Craigavon and there are 87 SOAs in the borough.
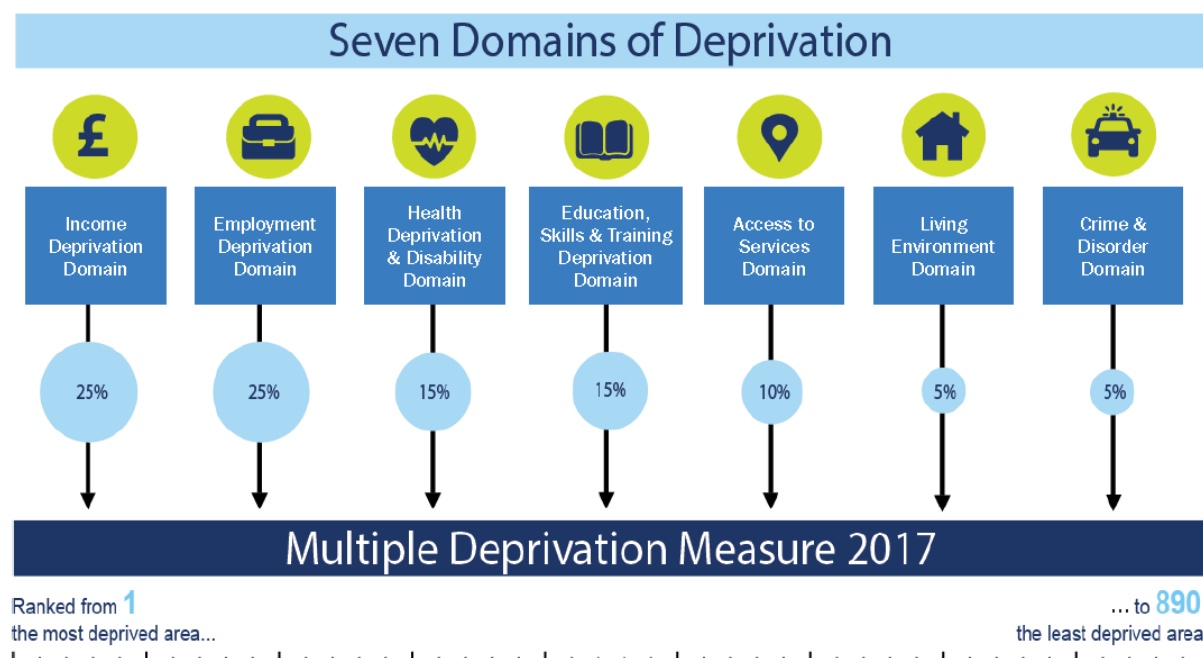

Figure 21. Seven domains of deprivation (including weights) that make up the multiple deprivation measure. Source: Northern Ireland Multiple Deprivation Measure 2017, NISRA.

When the 100 most deprived SOAs within NI are selected, 8 of these SOAs can be found in the borough, or 9% of our total 87 SOAs.
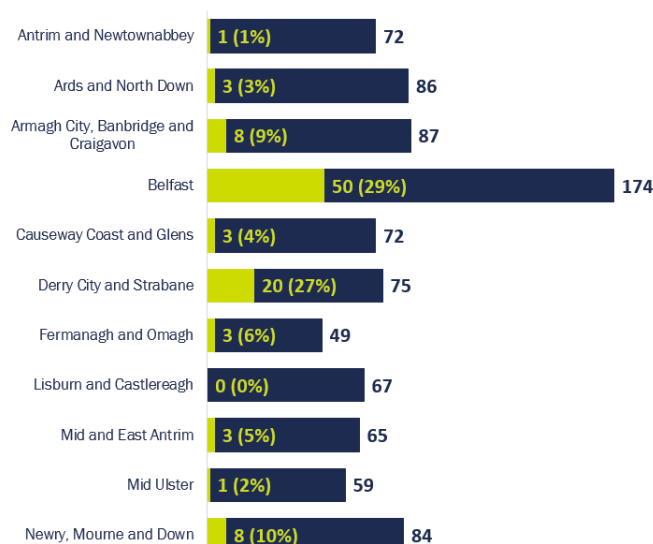
Figure 22. The 100 most deprived SOAs by LGD. Source: Northern Ireland Multiple Deprivation Measure 2017, NISRA.

The ten most deprived SOAs in the borough are shown below. The first eight (with ranks below 100) are in the top 100 most deprived in NI. While the top 10 are all urban areas, rural areas in the borough experience deprivation. For example, Keady SOA in Armagh (rank 125), just outside the top 10 in the borough (11th), is the 9th most deprived rural SOA in Northern Ireland on the multiple deprivation measure.

MDM	SOA	Location
14	Woodville 1	Lurgan
52	Drumgask 2	Craigavon
54	Court 1	Lurgan
61	Callan Bridge	Armagh
62	Church	Lurgan
73	Annagh 2	Portadown
81	Drumgor 2	Craigavon
83	Drumnamoe 1	Lurgan
108	Corcrain 2	Portadown
120	The Cut	Banbridge

Table 17. Top 10 most deprived SOAs in Armagh City, Banbridge and Craigavon on the Multiple Deprivation Measure. Source: Northern Ireland Multiple Deprivation Measure 2017, NISRA.

Most of the top 10 deprived areas in the borough in 2017 were also in the top 10 in 2010 and 2005. Three areas were new to the top 10 in 2017 – Church (Lurgan), Annagh 2 (Portadown) and The Cut (Banbridge). If an area has moved in or out of the top 10, this does not necessarily mean that the area is more or less deprived in absolute terms than they were in 2010 or 2005. The deprivation ranks provide relative spatial measures at a point in time.

2017		2010		2005	
MDM	**SOA**	**MDM**	**SOA**	**MDM**	**SOA**
14	Woodville 1	31	Drumnamoe 1	41	Drumgask 2
52	Drumgask 2	34	Drumgask 2	63	Drumnamoe 1
54	Court 1	55	Drumgor 2	65	Corcrain 2
61	Callan Bridge	92	Woodville 1	74	Drumgor 2
62	Church	99	Court 1	87	Court 1
73	Annagh 2	106	Callan Bridge	118	Woodville 1
81	Drumgor 2	119	Corcrain 1	119	Drumgask 1
83	Drumnamoe 1	129	Drumgask 1	124	Corcrain 1
108	Corcrain 2	144	Court 2	128	Callan Bridge
120	The Cut	152	Corcrain 2	130	Court 2

Table 18. Deprivation ranks for the 10 most deprived SOAs in Armagh City, Banbridge & Craigavon Borough in 2017, 2010 and 2005. SOAs new to top 10 in 2017 shaded in dark blue, SOAs in top 10 in all three time periods shaded in light blue. Source: Northern Ireland Multiple Deprivation Measure 2017, NISRA. Note 2010 ranks = 155 The Cut, 194 Church, 213 Annagh 2. 2005 ranks = 131 Church, 138 Annagh 2, 271 The Cut.
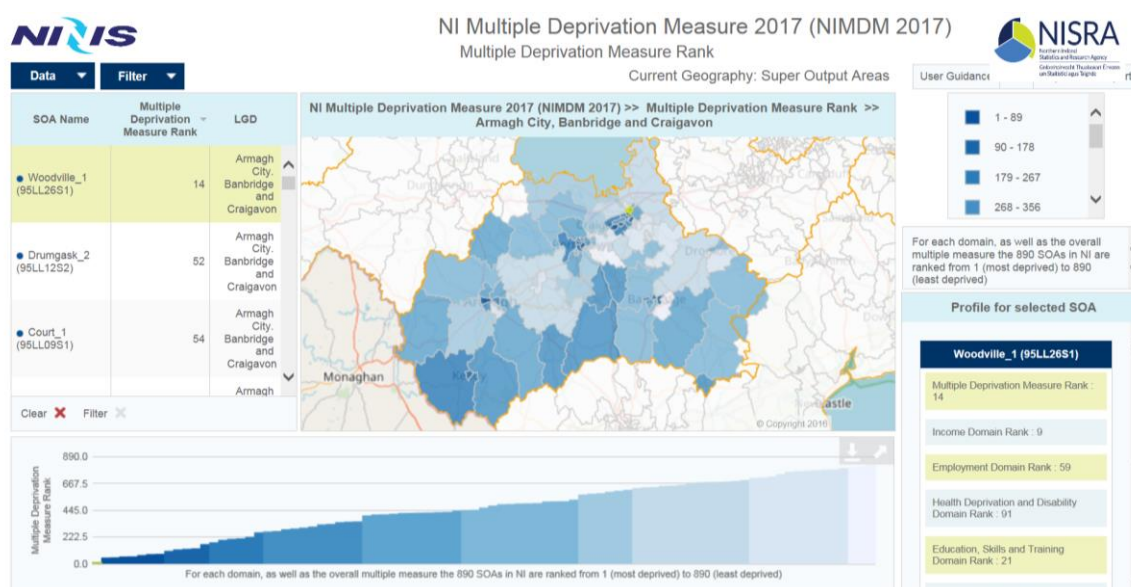

Figure 23. Multiple Deprivation in Armagh City, Banbridge and Craigavon Borough. Most deprived is shaded dark blue, least deprived is shaded light blue. Source: Northern Ireland Multiple Deprivation Measure 2017, NISRA.

MDM compared with individual domains

The 7 individual deprivation domains contribute to the MDM according to their weights. While the MDM provides an overall measure, it may mask some interesting and important variation in the domains. NISRA encourages users to consider both the Multiple Deprivation Measure and individual domains, especially when targeting specific types of deprivation, or choosing the tools to improve overall deprivation.

The circles below represent the 100 most deprived areas in Northern Ireland on the overall MDM and each of the 7 domains, and show the extent to which they overlap. The overlap of two circles represents the number of areas that are in the 100 most deprived areas according to the MDM, as well as in a domain-specific 100 most deprived areas. For example:

- The overlap is greatest for the Employment Deprivation Domain, sharing 83 areas with the MDM
- The Income Deprivation Domain shares 61 areas with the MDM
- The overlap is smallest for the Access to Services Domain, which shares 4 areas with the MDM
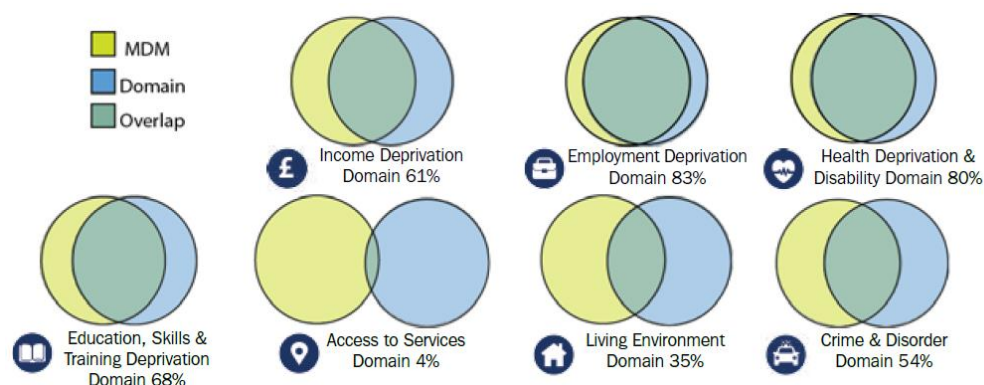

Figure 24. MDM compared with individual domains, Northern Ireland. Source: Northern Ireland Multiple Deprivation Measure 2017, NISRA.

The most deprived SOAs within the borough on each of the seven domains and the overall multiple deprivation measure are shown below.

Northern Ireland Multiple Deprivation Measures 2017

Most deprived SOAs within ARMAGH CITY, BANBRIDGE AND CRAIGAVON LGD

INCOME

Rank	
9	Woodville 1
17	Church
19	Annagh 2
22	Keady
38	Callan Bridge
46	Derrynoose
86	Corcrain 2
93	Carrigatuke
100	Corcrain 1
105	Court 1

EMPLOYMENT

Rank	
42	Drumnamoe 1
59	Woodville 1
67	Drumgask 2
69	Court 1
92	Court 2
98	Callan Bridge
107	Drumgor 2
119	The Cut
147	Corcrain 1
170	Edenderry

HEALTH AND DISABILITY

Rank	
31	Drumnamoe 1
42	Drumgask 2
64	Drumgor 2
67	Court 1
91	Woodville 1
100	Court 2
121	Callan Bridge
124	Drumgask 1
130	The Cut
145	Edenderry

EDUCATION, SKILLS AND TRAINING

Rank	
21	Woodville 1
24	Drumgask 2
33	Church
37	Drumgor 2
62	Drumnamoe 1
68	Court 1
81	Corcrain 2
82	Ballybay
93	Tavanagh
97	Callan Bridge

ACCESS TO SERVICES

Rank	
18	Bannside
33	Katesbridge
54	Derrynoose
64	Gransha
73	Derrytrasna 2
89	Killylea
96	The Birches 2
98	Quilly
100	Carrigatuke
101	Poyntz Pass

LIVING ENVIRONMENT

Rank	
10	Woodville 1
15	Annagh 2
58	Court 1
69	The Cut
70	Corcrain 2
83	The Mall
92	Callan Bridge
146	Drumnamoe 1
151	Carrigatuke
163	Milford

CRIME AND DISORDER

Rank	
7	Court 1
15	The Cut
26	Drumgor 2
27	Woodville 1
42	Annagh 2
69	Callan Bridge
97	Court 2
104	Church
125	Drumgor 1
132	Edenderry

MULTIPLE DEPRIVATION

Rank	
14	Woodville 1
52	Drumgask 2
54	Court 1
61	Callan Bridge
62	Church
73	Annagh 2
81	Drumgor 2
83	Drumnamoe 1
108	Corcrain 2
120	The Cut

For each domain, as well as the overall multiple measure the 890 SOAs in NI are ranked from 1 (most deprived) to 890 (least deprived).

Figure 25. Deprivation ranks for the most deprived SOAs in Armagh City, Banbridge & Craigavon Borough on 7 domains and multiple deprivation measure. Source: Northern Ireland Multiple Deprivation Measure 2017, NISRA.

Living Environment Deprivation

The Living Environment Domain identifies the prevalence of shortcomings in the quality of housing, access to suitable housing, and the outdoor physical environment.

When the 100 most deprived SOAs within NI in terms of living environment deprivation are selected, 7 of these SOAs can be found in the borough. The 10 most deprived in the borough are shown on the map below, 8 are urban areas and 2 are rural areas.

The type of deprivation can differ across the areas, for example The Mall in Armagh is deprived in terms of housing quality (rank 2), but rank 354 for outdoor physical environment, whereas Court 1 in Lurgan is rank 487 on housing quality, but rank 3 outdoor physical environment.
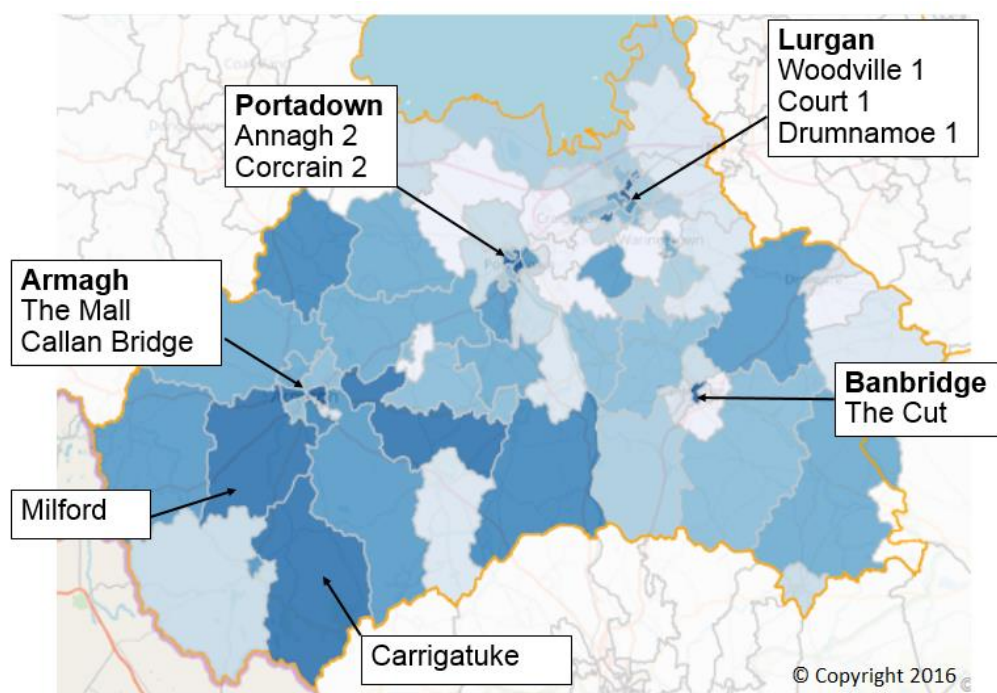

Figure 26. Living Environment Deprivation in Armagh City, Banbridge and Craigavon Borough. Most deprived is shaded dark blue, least deprived is shaded light blue. The top 10 most deprived SOAs on this domain labelled. Source: Northern Ireland Multiple Deprivation Measure 2017, NISRA.

Access to Services Deprivation

The Access to Services Domain measures the extent to which people have poor physical and online access to key services. 9 of the 100 most deprived SOAs across Northern Ireland in relation to access to services deprivation are located in the borough. These 9 SOAs are all classified by NISRA as rural, in the more remote and peripheral parts of the borough. Their ranking in terms of access to key services however does not clearly translate into other areas of deprivation (such as employment or health) and the overall combined Multiple Deprivation Measure.
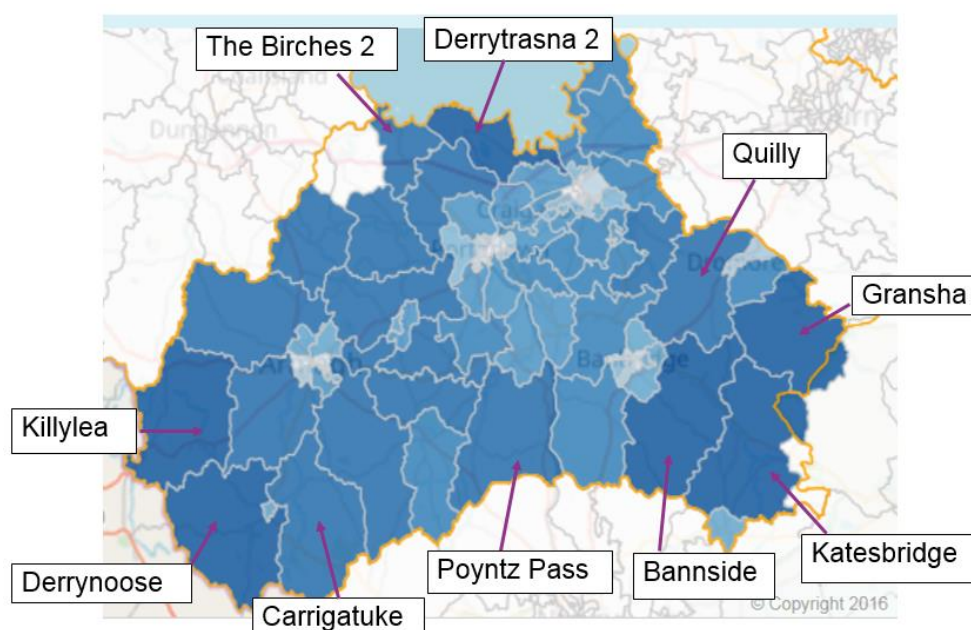
Figure 27. Access to Services Deprivation in Armagh City, Banbridge and Craigavon Borough. Most deprived is shaded dark blue, least deprived is shaded light blue. The top 10 most deprived SOAs on this domain labelled. Source: Northern Ireland Multiple Deprivation Measure 2017, NISRA.

As well as the overall Access to Services deprivation, results are available for its three sub domains:

- Service-weighted fastest travel time by private transport (rank)
- Service-weighted fastest travel time by public transport (rank)
- Proportion of properties with broadband speed below 10Mb/s (rank)

For example Bannside (to the east and south of Banbridge) is ranked 411 out of 890 on the multiple deprivation measure, it is ranked eightteenth on access to services and is the second most deprived area in Northern Ireland in terms of proportion of properties with a broadband speed below 10 Mbs per second.

Super Output Area	Multiple Deprivation Measure	Access to Services	Access to Services Sub domains		
			Service-weighted fastest travel time by private transport	Service-weighted fastest travel time by public transport	Proportion of properties with broadband speed below 10Mb/s
Bannside	411	18	100	57	2
Katesbridge	449	33	43	53	33
Derrynoose	212	54	67	41	72
Gransha	520	64	42	32	178
Derrytrasna 2	608	73	56	187	30
Killylea	432	89	38	86	143
The Birches 2	577	96	19	133	202
Quilly	639	98	199	34	99
Carrigatuke	273	100	96	84	94
Poyntz Pass	294	101	129	116	51

Table 19. Top 10 most deprived SOAs in Armagh City, Banbridge and Craigavon in terms of Access to Services Deprivation Measure. Overall Multiple Deprivation Measure and the three access to services sub domains also shown. Source: Northern Ireland Multiple Deprivation Measure 2017, NISRA.

Further details and results from the deprivation measures are available on the NISRA website: https://www.nisra.gov.uk/statistics/deprivation/northern-ireland-multiple-deprivation-measure-2017-nimdm2017.

<u>Equality</u>

An Equality Impact Assessment (EQIA) was completed on the community plan with the aim of ensuring that, in identifying and taking forward projects under the community plan, the council and its partners give due regard to the need to promote equal opportunity by addressing the inequalities within and between section 75 groups.

Feedback from stakeholder engagement, along with baseline data and other research reports were analysed to provide an insight into the potential impacts of the three strategic themes in the plan on people in the various section 75 groups. The EQIA highlighted some inequalities the community plan may help to address, those related to the enhanced and revitalised place outcomes are outlined below. Results are for Northern Ireland unless otherwise stated.

Racial Group – Findings from the Equality Commission draft statement on Key Inequalities in Housing and Communities (2016) highlight that Northern Ireland migrant workers are often subject to tied accommodation (accommodation that is provided as a part of a person's continued employment) with poor conditions and overcrowding.

Age - Findings from the Continuous Household Survey 2015/16 show that in Northern Ireland 80% of households had access to the internet at home and 77% of households had home broadband access. Analysis of 2014/15 data showed while 80% of all individuals aged 16 and over in Northern Ireland had access to the internet, the level of access varies markedly by age. For those aged under 40, access to the internet was almost universal. The figure drops to 92% among 40-49 year olds and decreases further among the older age groups. Sixty-nine per cent of those in the 60-69 age group had access to the internet, and this dropped to 40% for those aged 70 and over.

Sexual Orientation - It was noted on the whole there is a lack of statistical data available on sexual orientation in Northern Ireland and within our borough.

Disability – The 'Internet Access Quarterly Update: Q1 2014' report published by ONS (since discontinued) shows those who are less likely to have used the internet include both the elderly and disabled adults. The proportion of those who had never used the internet was higher for disabled adults (30%) compared to those adults who reported no disability (7%).

The Northern Ireland Travel Survey results show in 2012-2014, almost a fifth (18%) of persons aged 16 and over, who were surveyed, reported having a mobility difficulty. On average those with a mobility difficulty made 589 journeys per year in 2012-2014, 41% less than those without a mobility difficulty (992 journeys per year).

The Northern Ireland Travel Survey results show in 2012-2014, the majority of journeys were made by car for both those with a mobility difficulty and those without a mobility difficulty. However, car journeys accounted for a higher proportion of the journeys made by those with a mobility difficulty (82% of all journeys made) than those without a mobility difficulty (72% of all journeys made). Walks accounted for 7% of all journeys for those with a mobility difficulty, lower than the proportion of walking journeys made by those without a mobility difficulty (18%).

It was recognised in the EQIA that none of the section 75 groups operates as a silo and that people have multiple identities.