Annual Report 2015~2016

Contents

Organisation Highlights - P.4

It was another year of strong performance across all of Apex's core housing and community investment activities. **View the highlights on page 4**.

Chairman's View - P.6

On Apex's 50th anniversary the Chair pays tribute to the voluntary contribution made by so many over the past 50 years. **Read the Chairman's View on page 6**.

Delivering Great Homes - P.8

The Apex development team continues to deliver more high quality homes for rent. **Read more on page 8**.

Renewal & Upgrading - P.10

£2m programme of remodelling of existing schemes and refurbishment to our older housing stock is creating new living choices. **See page 10**.

Community Investment - P.12

Through our community investment programme we have helped tenants in a whole series of different ways. **Read more on page 12**.

Developing our People - P.14

Professional development news, well-being initiatives and charity fundraising efforts. **Read the HR story on page 14**.

Key Performance Indicators - P.16

This years performance figures show a significant improvement in key areas including rent arrears and voids. **View full details on page 16**.

Financial Highlights - P.19

It was another year of solid financial performance. **View the highlights on page 19**.

Board & Management Team - P.20

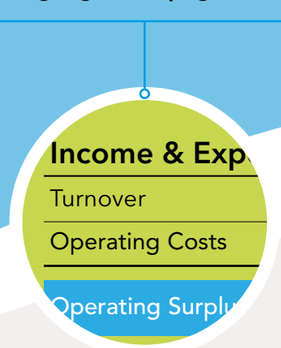
View board attendance and management achievements. **See pages 20~22.**

Accommodation at Apex - P.26

At 31 March 2016 Apex's housing stock comprised 4,992 homes, including general needs and supported living accommodation. **View full details on page 26.**

Addresses & Contacts - P.29

Addresses and contact details for all Apex accommodation.



Cover: Meet the neighbours Sunday lunch on Limestone Road, Belfast on International Peace Day, September 2015

Organisation Highlights

Apex is building great homes and communities

90%+

SATISFACTION WITH **SERVICE**

Tenants scored our staff's **standards of service** across a range of areas from 90% to 99%

87%

SATISFACTION WITH **HOMES**

High percentage of tenants were satisfied with their **Apex home**

ASSISTED 22 TENANTS

INTO TRAINING OR EMPLOYMENT

375 TENANTS

HELPED THROUGH OUR FINANCIAL INCLUSION SERVICE

Apex has continued to grow

4,992 HOMES FOR 12,100 RESIDENTS

achieved through a record-breaking year of development and a targeted stock acquisition programme

186 NEW HOMES STARTED

7 HOMES ACQUIRED BY SITTING TENANTS

232 NEW HOMES HANDED OVER TO TENANTS

10 AFFORDABLE HOMES SOLD OUTRIGHT

Our financial strength gives us a strong foundation

GROUP TURNOVER £43.8m

OPERATING SURPLUS £9.1m

4.69% RENT ARREARS

4.3% Performance Improvement

STRONG PERFORMANCE IN OUR SECTOR

- A+ Standard and Poor's rating
- A1 Highest regulatory judgements

People who come to work at Apex are valued and encouraged

TOP CIH AWARD FOR ARDAVON

CHARTERED INSTITUTE OF HOUSING CHOSE ARDAVON IN DERRY~LONDONDERRY AS 'BEST HOUSING STORY' IN NI.

UK NATIONAL AWARD ST JULIAN'S HOUSE

St Julian's House in Omagh won 'Gold' FOR THE FOURTH YEAR IN A ROW at the UK-wide EAC National Housing for Older People Awards.

Our talented people make a **difference to our tenants lives.** We invest in their development and are committed to providing training opportunities.

38 Staff achieved accredited qualifications

55 Placement opportunities created

INVESTORS IN PEOPLE SILVER STANDARD

Chairman's View

Martin Doherty

With Apex celebrating its 50th birthday during 2015~16, I wish to use this report not simply to outline our achievements over the past year but to pay tribute to the voluntary contribution made by so many over the past 50 years.

Apex held its first formal meeting as a registered company formed under charitable rules in October 1965. Looking back over the period since then there have been huge changes in the way we live, not just in terms of advances in technology but also societal. Technology now greatly influences how we lead our lives, creating distinct generational boundaries every 15 years or so, but separate from that there has been a fundamental shift in values and attitudes held by society as a whole, particularly regarding matters such as marriage, the family, single parents, etc.

For some this is seen as positive and progressive but for others, not so. But, through all this change, there has been one constant – the selfless voluntary commitment that individuals are prepared to make to help others more disadvantaged and vulnerable. Over the past 50 years Apex has been a beneficiary of this.

Back in 1965 a small group of seven people, with no financial backing and offering only their time and expertise, came together to see how they could make a positive contribution to local housing difficulties. This voluntary initiative has created and developed an organisation that today provides homes for 5,000 families and employment for 630 staff.

Today, Apex's Board consists of 15 voluntary members, all highly committed to promoting Apex's charitable aims. Like their predecessors, they bring a wide range of expertise and specialist knowledge and commit a considerable amount of their valuable time and energy, not only to attending and participating in Board and Committee meetings at Apex but also in preparation for them. Over the past 50 years, some 52 individuals have assisted at Board level in developing and growing Apex whilst ensuring quality of service. Having the privilege of being the current Chairman, I am indebted to each and every one for their contribution to where Apex is today. In spite of the continually changing world we live in, there remains the constant - that people are still prepared to come forward without seeking monetary gain and commit themselves to building a better society which supports others less able to look after themselves. This commitment is essential as we look forward to the challenges that lie ahead, particularly coming from the fallout of Brexit and the reclassification of housing associations in Northern Ireland as public bodies by the Office of National Statistics.

EUROPEAN INVESTMENT

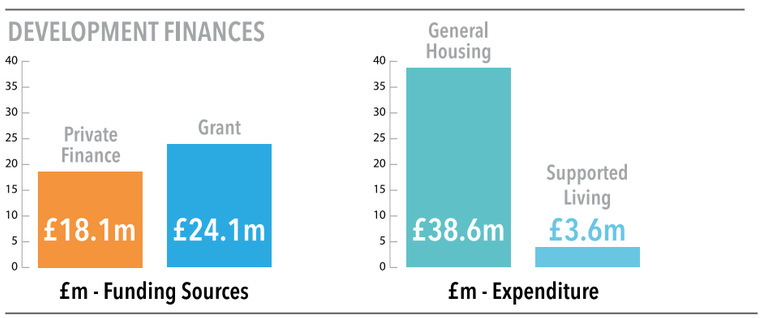
During 2015~16 we progressed our negotiations with the European Investment Bank sufficiently to allow access to £130m of funds during 2017 - Apex's portion of a combined £280m package for Apex and Choice housing associations. This is a huge achievement for Apex and these funds coupled with government grant, will finance the delivery of 2,000 new homes over the next five years.

Delivering Great Homes

Developing high quality new-build for social rent and restoring properties in established communities to provide affordable homes for sale with FairShare

Development

As we continue to roll out an ambitious programme of social housing delivery - the scale of housing shortages is only just beginning to make headline news. These are indisputably challenging times - in terms of flatlining revenue streams and welfare cuts. But with many parts of Northern Ireland in the grip of housing crisis, it is encouraging to see, among other schemes, 200 high-quality homes near readiness in Skeoge, Derry-Londonderry. Skeoge represents the biggest investment in social housing across Northern Ireland in a decade. But it's just one scheme in an extensive strategy to ensure a supply of much needed homes to families struggling to buy or rent in a climate of increasing demand. Delivering a sustainable home-building programme is vital but we are also investing in making life better, safer and more comfortable for our existing residents and their communities. In Tigers Bay, an inner-city Belfast community with an ageing population - genuine community consultation and thoughtful future planning has shaped housing-led regeneration in revitalising a nexus of derelict streets. Today young families are proud to put down roots in this area - a place with good schools, better amenities and a renewed sense of aspiration and achievement.



Apex has refurbished 5 empty homes for sale as affordable, high-quality properties through FairShare the shared ownership scheme. FairShare homebuyers can buy a starter share of between 50% and 90% and pay rent on the rest.

186 NEW HOMES STARTED

232 NEWLY-BUILT HOMES HANDED OVER TO TENANTS

731 HOMES RE-LET TO NEW TENANTS

158 DIASBLED ADAPTATIONS COMPLETED

Handover Days

This year Apex handed over 232 new homes with 'Secure By Design' certification - that are safer, quieter and warmer; encouraging financial security by installing energy efficient heating that will deliver real savings for new tenants.

Handover days are special days when we get to share in the elation of families collecting the keys to their new Apex home - introducing children to what is for many, the first home they can call their own and feel the hope of parents excited for the future.

SHARED HOUSING

Apex is leading the way in community integration with the completion of Ballynafoy Close, Belfast - the first of 10 shared housing projects created under the Government's strategy **Together: Building a United Community** (T:BUC).

Renewal & Upgrading

We invested £2m as part of an on-going programme of refurbishment and upgrade making a real difference to peoples lives

£3.15m
INVESTMENT IN **RESPONSE MAINTENANCE**

Remodelling
Changing our service from residential care to supported living has made this a challenging year. But we are pleased with our achievements as we continue to deliver this strategy via an extensive programme of purpose-built accommodation and 'remodelling' via major works to our supported living stock. Our responsibility - making investments that improve life for residents in our supported living facilities. Mindful of their needs, we are delivering unprecedented choice in how they choose to live.

Upgrade & Refurbishment
Our extensive programme of upgrade and refurbishment is breathing new life into older stock in established residential communities. Some 300 kitchen replacements have transformed tenants' homes, while energy efficient oil and gas upgrades are delivering savings on fuel bills. Our windows and doors replacement scheme is helping to maximise those savings, keeping homes warmer and bolstering security.

159 OIL & GAS BOILER UPGRADES

46 KITCHEN REPLACEMENTS

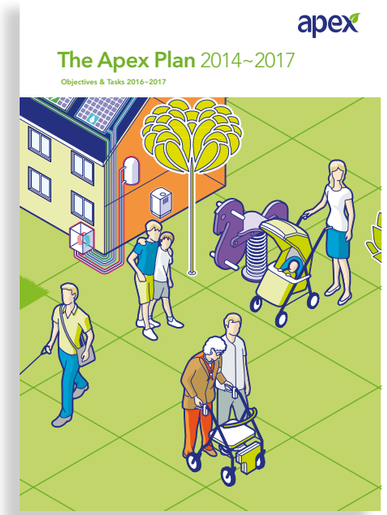
100 ENERGY EFFICIENCY UPGRADES

28 NEW OR REMODELLED SUPPORTED LIVING UNITS

Derry-Londonderry pensioners Pascal and Celine were thrilled with their home makeover: 'We couldn't praise the work-manship highly enough. The difference is incredible.'

Community Investment

Through our community investment programme we are helping people to: fulfil their aspirations; build successful communities; and reduce their impact upon the environment



Community Investment

This year our efforts in the area of 'Financial Inclusion' have begun to pay significant dividends for tenants and residents. The financial impact of those efforts totalled just over £453,000 of savings and additional benefits spread across 375 tenants and residents. Detailed below is a comprehensive breakdown of how our efforts in the area of financial inclusion and community investment activities are making a real difference to the lives of our tenants and residents, and our staff.

Apex Living

Following a comprehensive review of all our community investment activities it was apparent that we could deliver on our commitment more effectively by bringing together the many strands of community investment activity under one umbrella which we decided to call 'Apex Living'. The final year of the Apex Plan 2014~2017 incorporates all of our community investment activities under Apex Living.

Community Engagement

Again and again research reinforces the multiple benefits of creating more socially cohesive neighbourhoods. By that we mean improved connectedness and having your say in the decisions that affect your home and the community you live in. We have established several important forums that facilitate communication - giving us an opportunity to keep tenants/residents informed. And crucially, giving tenants/residents an opportunity to voice their views and determine the allocation of Apex-funded Community Involvement Forum Grants. Our community relations street party on Limestone Road was just one example of the feel-good benefits that grew out of these lively and engaging partnerships.

> "The Community Involvement Forum has empowered Apex tenants to bring about changes for the better. I thoroughly enjoy my role on the Forum.
>
> Talas Miller, Active Tenant

Limestone Road, Belfast

375 TENANTS HELPED THROUGH OUR FINANCIAL INCLUSION SERVICE

£376,300 OF ADDITIONAL SOCIAL SECURITY BENEFITS CLAIMED FOR TENANTS

APEX LIVING SAVINGS SCHEME HELPS TENANTS SAVE £20K

£34K INTEREST SAVED ON £45K LOANS WITH THE AFFORDABLE CREDIT SCHEME

Partnerships with First Trust Bank and HSBC have assisted financially excluded tenants to open bank accounts for the first time

- Oil buying clubs saved members £2,700
- 75 tenants switched to cheaper energy providers
- £20,000 saved by tenants claiming free school meals and uniforms

ASSISTED 22 TENANTS INTO TRAINING OR EMPLOYMENT

• APEX HAS ESTABLISHED 2 ADDITIONAL ON-SCHEME DEBT & BENEFIT PARTNERSHIPS

• 46 TENANTS REFERRED TO DEBT ACTION NI • 25 TENANTS HELPED WITH EMERGENCY FOOD

Developing our People

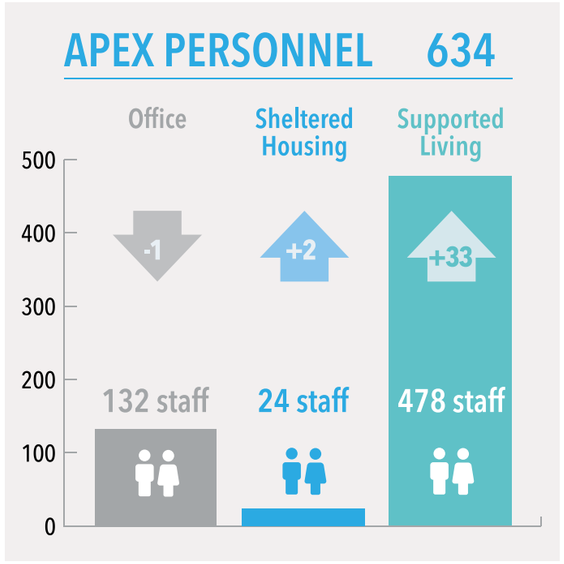
Apex staff have continued to grow and develop their individual and team working skills, delivering a caring service to our customers and to our adopted community in Tanzania

Staff Development

As a learning organisation we continue to engender a strong culture of personal development. Supporting colleagues to achieve their full potential helps improve our services to tenants and residents and each year more and more of our staff are engaging in education, obtaining accredited qualifications that expand their expertise and understanding in specific areas. By investing in our staff working in the care or maintenance sectors for example, we are up-skilling people, who in many cases, have not had access to third level education. This commitment to learning is part of a long term strategy to take on and develop apprentices in housing, maintenance and development as well as supported living services. This year 38 staff obtained accredited qualifications through nationally recognised awarding bodies. While these are heartening achievements, our main focus remains firmly on providing better, more targeted, needs-based delivery to the people we serve.

Apex won the BITCNI Award for Most Engaged Organisation -
Staff lost over 240 lbs in weight in BITCNI '£ for lb Challenge'.

- All outdoor workers trained on 'sun awareness'
- 20 health checks carried out at staff request
- 24 staff undertook Emotional Resilience and Mental Health First Aid Training



In autumn 2015 a group of 14 Apex staff travelled to Tanzania to visit an Apex-built Early Childhood Development Centre in the village of Miwaleni. The facility was funded from £20,000 raised by staff, residents and corporate donors. Since 2000 Apex has raised over £200k for health and education projects in Tanzania and Kenya. Our involvement with such projects stems from our understanding that, wherever you live, security begins with having a home and providing for your family. And the same is true much closer to home. Apex is a founding member of the newly formed Foyle Food Bank which has begun delivery of vital food parcels to a growing number of families in dire financial hardship. Apex is also playing an active part in the conversation around the issue of huge quantities of useable food being destroyed.

£14,000 + RAISED FOR MIWALENI

14 STAFF TRAVELLED TO MIWALENI IN TANZANIA AT THEIR OWN EXPENSE - EACH RAISED £1,000 + TOWARDS A NEW ECD CENTRE

apex with Children in Crossfire

Best Housing Story at the Chartered Institute of Housing Awards

Apex's supported living staff contribute hugely to the lives of our supported living tenants in Derry~Londonderry, Omagh, Strabane and Limavady.
The caring and supportive role that they provide for the tenants of Ardavon in Derry~Londonderry was vital in Ardavon being awarded best housing story at the CIH Awards in January 2016.

£300 raised by staff for Action Cancer in BITCNI lb for £ Challenge

Key Performance Indicators

Rent Receivable and Rent Arrears 2015~2016

Total Rent Collectable

£34.21m

Total Rent Arrears[1]

£1.60m March 2016	**4.69%**
£1.52m March 2015	**4.90%**
Arrears reduction	**0.21%**

Performance +4.3%

Rent payable by Tenants

£6.9m

Tenants' Arrears[2]

£490k March 2016	**7.1%**
£533k March 2015	**11.46%**
Arrears reduction	**4.36%**

Performance +38%

Rent payable by Nursing Residents

£0.7m

Nursing Bed Arrears[3]

£56k March 2016	**8.00%**
£73k March 2015	**14.40%**
Arrears reduction	**6.4%**

Performance +44%

NOTES: 1. Total Rent Arrears includes both non-technical and technical arrears; 2. Tenants' Arrears are non-technical arrears owed directly by tenants and do not include housing benefit arrears or any other kind of technical arrears; 3. Nursing Residents' arrears are non-technical arrears owed directly by residents and do not include benefit payment arrears or any other kind of technical arrears.

Average Weekly Economic Rents Charged in 2015~2016

'Economic Rents' are charged on homes which have been partly funded by the DfC and partly by private finance. Economic rents are charged at £2.0852 per point - based on the Association's actual management and financing costs. For housing stock funded by DfC and allocated prior to 1 April 1993 a 'controlled rent' is applied at £1.8752 per point - based on the Government's rent value per accommodation point. Tenants are provided with details of their individual rent calculations and a breakdown of service charges on request.

Vacant Stock at 31 March 2016

Total Stock Excluding Nursing

Vacant Stock

49 at 31 March 2016	**1.00%**
60 at 31 March 2015	**1.28%**
Voids reduced by	**0.28%**

Performance +22%

General Housing Homes & Apartments

Vacant Stock

19 at 31 March 2016	**0.39%**
20 at 31 March 2015	**0.43%**
Voids reduced by	**0.04%**

Performance +9%

Older People and Supported Living

Vacant Stock

30 at 31 March 2016	**0.61%**
41 at 31 March 2015	**0.85%**
Voids reduced by	**0.24%**

Performance +28%

Repairs Response Targets 2015~2016

Repairs completed within 24 hours

5,672 March 2016	**91.50%**
5,329 March 2015	**93.46%**
Within target time	**- 1.96%**

Performance -2.1%

Repairs completed within 4 working days

5,398 March 2016	**87.59%**
5,045 March 2015	**88.84%**
Within target time	**-1.25%**

Performance -1.4%

Repairs completed within 20 working days

9,461 March 2016	**87.03%**
7,282 March 2015	**87.40%**
Within target time	**- 0.37%**

Performance -0.42%

Financial Highlights

Apex Voluntary Housing Group at 31 March 2016

Balance Sheet	31/03/2016	31/03/2015
Fixed Assets - Housing, Land & Buildings	**488.3m**	417.5m
Net Worth of Company - Housing Debt, Capital & Reserves	**491.3m**	424.0m

Income & Expenditure		
Turnover	**43.8m**	37.2m
Operating Costs	**34.7m**	29.4m
Operating Surplus - before interest and transfers to reserves	**9.1m**	7.8m

Company Information

Internal Auditor: Capita Consulting, Beacon House, 27 Clarendon Road, Belfast, BT1 3PR
External Auditor: PricewaterhouseCoopers, Waterfront Plaza, 8 Laganbank Road, Belfast, BT1 3LR
Solicitors: Arthur Cox, Victoria House, Gloucester Street, Belfast, BT1 4LS
Principal Bankers: First Trust Bank plc, Meadowbank, 141 Strand Road, Derry~Londonderry, BT48 7TN

Community art project at Ballynafoy Close, Belfast

Board of Management

Voluntary board members of Apex Housing Association for 2015~2016

Martin Doherty
Chair
BSc; PG Dip; MSc
Computing & Design

John Meehan
Vice-Chair

Peter Caldwell
Treasurer
BA Degree in Public Policy
Management

Marjorie Keenan OBE
RGN / RMN / RNMH /
CNMH

Mary Hamilton

Mark Gillespie
MSc, BSc Hons, RN Dip

Brian Dougherty MBE
BSc (Hons) Regional
Analysis & Development
Master of Town Planning
(MTPL)

Paddy McGroarty
FCCA

Des McNabb

Alice Diver
LLB, LLM, Solicitor, PHD,
FHEA

Anthony Doyle
BA

Liam McCafferty

Dr Rachel Joan Naylor
MA, PhD

Frank Dunne

Damian McKenna

Board of Management Attendance 2015~2016

Board Member	Date of Membership	Length of Continuous Service	Board Meetings		Committee Meetings	
			Held	Present	Held	Present
Martin Doherty	21/02/1996	4 years, 1 month	8	8	8	7
Peter Caldwell	30/09/2009	6 years, 6 months	8	8	20	20
Brian Dougherty	26/11/2008	7 years, 4 months	8	5	5	3
Des McNabb	20/03/1978	4 years, 6 months	8	6	6	2
Paddy McGroarty	01/12/2012	3 years, 4 months	8	8	6	5
Alice Diver	01/04/2012	4 years	8	2	9	2
Rachel Naylor	01/04/2012	4 years	8	7	4	3
John Meehan	01/04/2012	4 years	8	7	12	12
Damian McKenna	27/11/2003	2 years, 1 month	8	6	9	7
Liam McCafferty	29/05/2013	2 years, 10 months	8	6	4	3
Frank Dunne	29/05/2013	2 years, 10 months	8	6	15	13
Marjorie Keenan*	29/11/2000	1 year, 10 months (retired 27/01/16)	6	2	4	2
Mark Gillespie	30/03/2009	1 year	8	4	-	-
Tony Doyle	17/06/2015	9 months	8	6	0	0
Mary Hamilton*	26/11/2008	Retired from Board on 28/01/15	0	0	4	1
Attendance				**74%**		**75%**

*** Retired from Board but remained as a member of committee**

Committees

Audit & Risk Assurance: A. Diver - Chair; D. McKenna; P. Caldwell; and F. Dunne
Development: D. McKenna - Chair; F. Dunne; B. Dougherty; J. Meehan; A. Diver; and P. Caldwell
Finance: P. Caldwell - Chair; D. McNabb; M. Doherty; F. Dunne; P. McGroarty; and J. Meehan
Housing: M. Keenan - Chair; M. Hamilton; P. Caldwell; L. McCafferty, R. Naylor; and M. Doherty
Remuneration: J. Meehan - Chair; M. Doherty; and P. Caldwell

Management Team

Directors of Apex Housing Association

Gerry Kelly OBE
Chief Executive

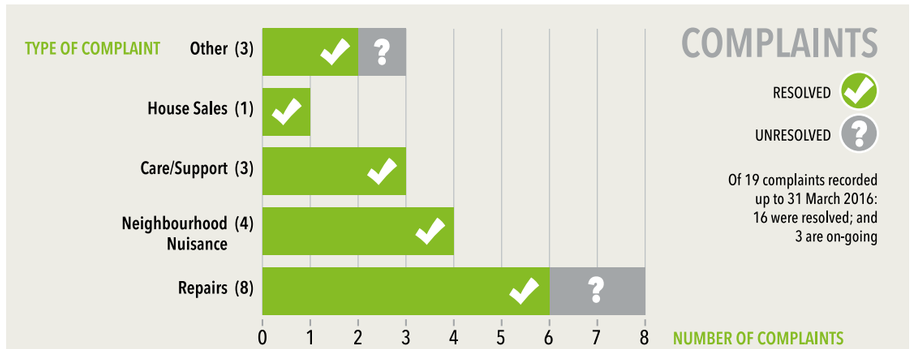
Sheena McCallion
Director of Housing & Care Services

Roderick Canning
Director of Finance

Kevin Butler
Director of Property Services

Elaine Taylor
Director of Personnel & Training

Ray Forbes
Director of Development & Procurement



COMPLAINTS

RESOLVED

UNRESOLVED

Of 19 complaints recorded up to 31 March 2016: 16 were resolved; and 3 are on-going

Business Plan Achievements

In the year ended 31 March 2016, the Association attained 94% achievement of the 2015-2016 Business Plan which contained 67 tasks.

Governance & Management of Risk

Apex's Risk Management process identifies, prioritises, evaluates and manages risk to the achievement of the Association's policies, aims and objectives. The Audit Committee reviews the risk register and analyses key risks to the Association.

1. Handover new homes at Ballymagowan

2. Green Award for homes on Rathlin

3. On-site at Whiterock, Belfast

4. Miwaleni: staff visit in September 2015

5. Miwaleni: Gerry Kelly opens ECD centre

6. Miwaleni: staff visit primary school

The Year in Pictures

7. Harvest at Ballymagowan allotments

8. Happy 50th Birthday party for Apex at Abbey House

Statement of Financial Position

Apex Voluntary Housing Group at 31 March 2016

	31/03/2016	31/03/2015
Tangible Fixed Assets		
Housing, Land & Buildings	488,284,176	417,471,975
Other Fixed Assets & Investments	9,079,825	8,541,815
	497,364,001	426,013,790
Current Assets		
Stock	1,447,360	137,835
Debtors	8,549,940	11,791,974
Cash at Bank & in Hand	8,553,001	5,365,092
	18,550,301	17,294,901
Creditors: Amounts falling due within 1 year	(24,571,761)	(19,310,386)
Net Current (Liabilities)/Assets	(6,021,460)	(2,015,485)
Total Assets less Current Liabilities	491,342,541	423,998,305
Creditors: Amounts falling due after 1 year	462,433,473	405,696,219
Pension Liability	3,335,506	4,483,506
	465,768,979	410,179,725
Capital & Reserves		
Share Capital	27	26
Capital Reserve	6	6
Designated Reserves	18,447,649	9,392,024
Common Fund Reserve	10,000	10,000
Revenue Reserves	7,115,880	4,416,524
Total Funds	25,573,562	13,818,580
	491,342,541	423,998,305

Statement of Comprehensive Income

Apex Voluntary Housing Group at 31 March 2016

	31/03/2016	31/03/2015
Turnover	43,860,035	37,227,262
Less: Operating Costs	(34,734,408)	(29,415,769)
Operating Surplus	9,125,627	7,811,493
Exceptional Item (net worth Newington)	8,541,649	
Surplus on sale of Fixed Assets	(90,391)	182,722
Transfer to Disposal Proceeds Fund	(454,554)	(459,613)
Interest Receivable & Similar Income	45,190	37,394
Interest Payable & Similar Charges	(6,664,145)	(6,252,204)
Other Finance Income/(Costs)	(153,842)	(99,858)
Surplus on Ordinary Activities	10,349,534	1,219,934

All amounts above relate to continuing operations of the Association. There is no material difference between the surplus for the financial year stated above and its historical cost equivalents.

Accommodation at Apex

General Needs Accommodation

Co. Armagh - General Needs

Prospect Way, Lurgan	5

Co. Antrim - General Needs

Beechwood Drive, Rush Park, Newtownabbey	17
Brook Street, Ahoghill	6
Brookfield Gardens, Ahoghill	9
Castle Park, Antrim	6
Darkfort Drive, Portballintrae	20
Dispersed Housing	4
Girona Drive, Portrush	15
Gort Beag, Rathlin Island	10
Gortaheran Crescent, Portglenone	16
Greenwalk, Newtownabbey	22
Old Forge, Dunmurry	27
Rathcoole Gardens, Newtownabbey	28
Tonagh Gardens, Lisburn	26
Total	206

Belfast - General Needs

Annacloy Park	22
Ballynafoy Close	67
Cliftonville Road	10
Cloverfield Street	22
Derryveagh Drive	123
Dispersed Housing	14
Glenluce	14
Jamaica Street	43
Laird Park	28
Lawther Court	1
Lenadoon Avenue	9
Mill Race	21
Mossvale/Lawnbrook	5
Rosapenna Parade	2
Rosehead	75
Rossnareen	18
Slieveban	29
Springfield Crescent	9
Springfield Road	13
Whitewell Road	12
Templemore Avenue	4
Tiger's Bay	10
Total	551

Derry~Londonderry - General Needs

Ashleywood Mews	6
Ballymagowan Park	180
Ballymore Park	18
Beechwood Crescent	10
Brickfield	9
Broomhill Avenue	10
4 Clarendon Street	16
Cecilia's Walk	61
Celtic Court	13
Clondermott Park	44
Clyde Street	6
Cornshell Fields	276
Cornshell Lane	9
Culdaff Gardens	27
Dispersed Housing	492
Dove Gardens	63
Dunvale Close	14
Eglinton Place	5
Fergleen Mews	6
Fernabbey/Ferndale	106
Glendale	104
Glenowen Park	33
Great James Street	9
Kilfennan	7
Knockena	67
Labre Park	10
Leafair	2
Magowan Park	102
Marian Hall	24
Melrose Terrace	18
Northland Road	23
Northland Way	5
Oakland Park	39
Old School Court	12
Racecourse Drive	64
Rathmore	54
Rinmore Drive	2
Rinmore Transfer	38
Rosemount Cottages	17
Sheriffs Glen	23
Springtown Court	15
Swilly Gardens	30
Upper Creggan	11
Total	2,080

General Needs Accommodation

Co. Derry - General Needs

Ard na Smoll, Dungiven	10
Church Way, Swatragh	10
Creggmount, Claudy	12
Dispersed Housing	21
Fairhill Park, Maghera	15
Killowen Court, Coleraine	5
Killowen Street, Coleraine	9
Rural Cottages, Derry	1
Rural Cottages, Limavady	1
St Canice's Mews, Eglinton	4
Swilly Close, Portstewart	23
Scutchers Lane, Draperstown	23
Tamlough Park, Ballykelly	50
Tulach Way, Magherafelt	30
Salter's Bridge, Magherafelt	8
Tullykeeran Gardens, Maghera	20
Total	242

Co. Down - General Needs

Aileen Terrace, Newry	2
Ballycopeland Place, Millisle	10
Blenheim Drive, Newtownards	15
Bull's Hill, Newry	4
Burren Meadow, Newcastle	148
Dispersed Housing	2
Mountainview, Warrenpoint	14
Tarive Lana, Newry	6
The Marshes, Newry	10
Total	211

Co. Fermanagh - General Needs

Aghagay Meadows, Newtownbutler	3
Breesy View, Belleek	1
Cavandale Park, Enniskillen	36
Coolcullen Meadow, Enniskillen	34
Dispersed Housing	3
Elliott Place, Enniskillen	4
Ferdon Glen, Belleek	1
Lisolvan Park, Brookeborough	1
Riverside View, Tempo	4
Rural Cottages	12
Tattygare Heights, Lisbellaw	10
Ringfort Place, Faughard	12
Total	121

Co. Tyrone - General Needs

Ashdene/Shanoch, Dungannon	22
Bramblewood Manor, Dungannon	11
Canal Side, Strabane	26
Cashel Grove, Dungannon	8
Cloneen, Dungannon	48
Dispersed Housing	39
Drumquin, Omagh	1
Dunowen Park, Clady	5
Evish Grove, Strabane	39
Gortview Park, Coalisland	35
Granville Park, Dungannon	8
Lurgaboy Lane, Dungannon	12
Lurganbuoy Park, Castlederg	9
Millview Manor, Dungannon	24
Mullaghmore Cottages, Omagh	9
Orchard Park, Aughnacloy	15
Rural Cottages, Omagh	4
Rural Cottages, Strabane	44
The Mill Race, Dungannon	25
Total	384
Total General Needs	**3,800**

Other

Staff Dwellings

Sheltered Housing Schemes	3

Commercial & Community Units (CU)

Apex Living Centre, Derry~Londonderry (CU)	1
Cornshell Fields, Derry~Londonderry (CU)	2
Emerald Boxing Club, Belfast	1
Fernabbey, Derry~Londonderry (CU)	2
Garages - Glenowen, Derry~Londonderry	51
Glen Parent Youth Club, Belfast	1
Offices	3
Shop Units, Derry~Londonderry	6
Shop Units, Belfast	3
Total Other	**73**

Supported Living Schemes

Sheltered Accommodation for Older People

Abbey House, Derry~Londonderry	18
Alexander House, Derry~Londonderry	24
Beechwood Court, Derry~Londonderry	37
Brickfield, Derry~Londonderry	43
Creggmount, Claudy	17
Culmore Park, Derry~Londonderry	47
Fr Mulvey Park, Derry~Londonderry	29
Glenbrook House, Derry~Londonderry	39
Grafton Street, Derry~Londonderry	11
Mulvey House, Strabane	31
Parkview Court, Castlederg	10
St Canice's Close, Eglinton	23
St Julian's House, Omagh	30
Westland Cottages, Belfast	6
Total	365

Housing with Care Accommodation

Abbey House, Derry~Londonderry	12
Alexander House, Derry~Londonderry	20
Brookhill House, Coleraine	25
Daleview House, Derry~Londonderry	18
Killowen House, Coleraine	43
Parkview House, Castlederg	20
St Julian's House, Omagh	15
Total	153

Residential Care

Bell-Gray House, Newtownstewart	13

Nursing Beds

Bell-Gray House, Newtownstewart	22
Brookmount Nursing Home, Coleraine	48
Daleview House, Derry~Londonderry	25
Parkview House, Castlederg	15
Total	110

Dementia Care

Cuan Court, Newtownards	24
Meadowbank, Omagh	25
Total	49

Mental Health Schemes

Ballyoan House, Derry~Londonderry	16
Clondermott House, Derry~Londonderry	16
Dunvale House, Derry~Londonderry	16
East Bridge Place, Enniskillen	10
Mill Place, Limavady	20
Woodbank House, Omagh	16
Total	94

Schemes for Learning Difficulties

Ardavon House, Derry~Londonderry	12
Beechway House, Derry~Londonderry	16
Belmont Cottages, Derry~Londonderry	16
Cuan Terrace, Newtownards	10
Granville Park, Dungannon	25
Iona House, Strabane	12
Mullagh House, Limavady	22
Railway Court, Omagh	23
Total	136

Foyers

Strand Foyer, Derry~Londonderry	48

Hostels & Refuges

84 Chapel Road, Derry~Londonderry	1
22 Pump Street, Derry~Londonderry	8
Ashleywood House, Derry~Londonderry	9
Foyle Valley House, Derry~Londonderry	14
Methodist City Mission, Derry~Londonderry	47
Northlands Centre, Derry~Londonderry	8
Springwell House, Belfast	27
The House in the Wells, Derry~Londonderry	24
Total	138

Young Adults

Rossorry Grove, Enniskillen	13

Total - Supported Living	**1,119**

TOTAL OVERALL STOCK	**4,992**

Addresses & Contacts

Sheltered Accommodation for Older People

Beechwood Court
Beechwood Avenue, Derry~Londonderry
BT48 9BN
Scheme Manager: Catherine McCallion
Tel: 028 7126 6076

Brickfield Court
Blighs Lane, Derry~Londonderry BT48 9PW
Scheme Manager: Raymond Campbell
Tel: 028 7130 9104

Creggmount
Desmond Avenue, Claudy BT47 4BF
Scheme Manager: Jenny McLean (Part-time)
Tel: 028 7133 7987

Culmore Park
Culmore Road, Derry~Londonderry BT48 7AN
Scheme Manager: Julie Montgomery
Tel: 028 7135 3000

Fr Mulvey Park
Westland Terrace, Derry~Londonderry
BT48 9EE
Scheme Manager: Bredge Shettle
Tel: 028 7126 9064

Glenbrook House
Glenbrook Terrace, Derry~Londonderry
BT48 0JQ
Scheme Manager: Jane Bowman
Tel: 028 7126 3408

Mulvey House
Magirr Park, Strabane BT82 9EN
Scheme Manager: Anne Gillespie
Tel: 028 7138 3217

St Canice's Close
Ballygudden Road, Eglinton BT47 3YP
Scheme Manager: Jenny McLean (Part-time)
Tel: 028 7181 2177

Housing with Care Accommodation

Brookhill House
2 Lower Newmills Road, Coleraine BT52 2JR
Manager: Denise Carson
Tel: 028 7032 7917

Killowen House
20 Killowen Street, Coleraine BT51 3DB
Manager: Brenda Cunningham
Tel: 028 7032 9650

Housing with Care and Sheltered Accommodation

Abbey House
Little Diamond, Derry~Londonderry BT48 9EJ
Manager: Vivienne McGlinchey
Tel: 028 7126 2385

Alexander House
Bishop Street, Derry~Londonderry BT48 6UX
Manager: Janet Deery (Acting)
Tel: 028 7136 3891

St Julian's House
1 St Julian's Road, Omagh BT79 7HQ
Manager: Eilish Morris
Tel: 028 8225 0447

Housing with Care and Nursing Care Accommodation

Daleview House
Shepherds Way, Dungiven Road, Derry~Londonderry
BT47 2AL
Nurse Manager: Marcella McCorkell
Tel: 028 7131 2390

Parkview House
Parkview Road, Castlederg BT81 7XH
Nurse Manager: Davina McAllister
Tel: 028 8167 9192

Addresses & Contacts

Nursing Care Accommodation

Bell-Gray House
48 Dublin Street, Newtownstewart BT78 4AG
Nurse Manager: Eileen Stanford
Tel: 028 8166 2075

Brookmount Nursing Home
4 Lower Newmills Road, Coleraine BT52 2JR
Nurse Manager: Ann Bannister
Tel: 028 7032 9113

Elderly Mentally Infirm Accommodation

Meadowbank (Managed by Age NI)
2 Donaghanie Road, Omagh BT79 0NR
Manager: Shelley Logue
Tel: 028 8224 2868

Mental Health Schemes

Ballyoan House
Gransha Park, Derry~Londonderry BT47 6TG
Manager: Lorraine Harkin
Tel: 028 7186 0566

Clondermott House
17 Clondermott Park, Derry~Londonderry BT47 2LF
Manager: Janice Anderson
Tel: 028 7131 2073

Dunvale House
Duncreggan Road, Derry~Londonderry BT48 0AA
Manager: Marie Casey
Tel: 028 7137 4130

East Bridge Place
Magee Court, Enniskillen BT74 7BG
Move-on Accommodation for Clare House
Officer-in-Charge: Ann Marie Dolan
Clare House 51 Chanterhill Road,
Enniskillen BT74 6DE
Tel: 028 6632 6361

Woodbank House
9 Deverney Road, Omagh BT79 0ND
Manager: Caroline Swift
Tel: 028 8225 1762

Schemes for Learning Difficulties

Ardavon
27 Bonds Hill, Derry~Londonderry BT47 6DW
Manager: Pauline Tierney
Tel: 028 7134 5279

Beechway House
Shepherds Way, Dungiven Road, Derry~Londonderry BT47 5GW
Officer-in-Charge: Delma McCurry
Tel: 028 7131 2627

Belmont Cottages
Racecourse Road, Derry~Londonderry BT48 7RD
Officer-in-Charge: Gail McLean
Tel: 028 7137 2350

Iona House
19 Derry Road, Strabane BT82 8DT
Manager: Dolores Forbes
Tel: 028 7138 3400

Mullagh Houses
5 Roemill Road, Limavady BT49 9DF
Manager: Karen Oldcroft
Tel: 028 7772 2466

Railway Court
O'Kane Park, Dromore Road, Omagh BT78 5AA
Manager: Mairead Brogan/Alison Rafferty (Jobshare)
Tel: 028 8225 2629

Addresses & Contacts

Hostels & Refuges

Foyle Valley House
30 Foyle Road, Derry~Londonderry BT48 6SQ
Manager: Maureen Slater
Tel: 028 7136 2689

Northlands Centre
Shepherds Way, Dungiven Road, Derry~Londonderry BT47 5GW
Managed by: Northlands Centre
Tel: 028 7131 3232

Springwell House
377-381 Springfield Road, Belfast BT12 7DG
Manager: Donal Rogan
Tel: 028 9024 8801

The House in the Wells
130 St Columb's Wells, Derry~Londonderry BT48 6LY
Manager: Andrew Bonner
Tel: 028 7126 7957

Foyers

Strand Foyer
79 Strand Road, Derry~Londonderry BT48 7BW
Foyer Manager: Louise Montgomery
Tel: 028 7128 1155

Apex Housing Association Ltd

REGISTERED OFFICE:
10 Butcher Street
Derry~Londonderry
BT48 6HL

BELFAST OFFICE:
6 Cromac Place
The Gasworks
Belfast
BT7 2JB

DUNGANNON OFFICE:
Unit 3A
Dungannon Enterprise Centre
2 Coalisland Road
Dungannon
BT71 6JT

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Online: www.apex.org.uk

This document is available in alternative formats on request.

The Apex Voluntary Housing Group comprises:

Apex Housing Association Limited
Newington Housing Association Limited
Fairbuild Homes (NI) Limited