Annual Report 2016~2017

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

323 NEW HOMES STARTED

167 NEW HOMES HANDED OVER TO TENANTS

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The Chair reflects on Apex's continuing growth and the difficulties presented by Welfare Reform. **Read the Chairman's View on page 6**.

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

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£3.6m programme of planned and cyclical and refurbishment to our older housing stock is creating new living choices. **See page 10**.

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

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

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

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At 31 March 2017 Apex's housing stock comprised 5,057 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.

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 42 TENANTS

INTO TRAINING OR EMPLOYMENT

618 TENANTS

HELPED THROUGH OUR FINANCIAL INCLUSION SERVICE

Our financial strength gives us a strong foundation

GROUP TURNOVER **£45.5m**

OPERATING SURPLUS **£9.4m**

4.69% RENT ARREARS

Performance level maintained

STRONG PERFORMANCE IN OUR SECTOR

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

Apex has continued to grow

5,057 HOMES FOR **12,662** RESIDENTS

323 NEW HOMES STARTED

10 HOMES ACQUIRED BY SITTING TENANTS

167 NEW HOMES HANDED OVER TO TENANTS

17 AFFORDABLE HOMES SOLD OUTRIGHT

In 2016~2017 our on-going development programme delivered 167 new homes for tenants to move into with another 323 homes commencing construction on sites across Northern Ireland.

People who come to work at Apex are valued and encouraged

CIH 'SUSTAINABLE DEVELOPMENT AWARD'

Apex received Chartered Institute of Housing's 'Sustainable Development Award' in recognition of its work across Northern Ireland in developing bespoke homes for families with complex needs.

CIH 'WORKING TOGETHER AWARD'

Apex received Chartered Institute of Housing's 'Working Together Award' for its work as a founding partner of the Foyle Foodbank located within the Apex Living Centre in Springtown, Derry~Londonderry.

EAC AWARDS FOR FOR KILLOWEN HOUSE & BROOKHILL HOUSE

At the Elderly Accommodation Counsel Awards in Birmingham, two of Apex's homes for older people, Killowen House and Brookhill House in Coleraine won 'Gold' and 'Silver' coming out on top of 31 entries from across the UK.

TRAINING & DEVELOPMENT

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

47 Staff achieved accredited qualifications

78 Placement opportunities created

Chairman's View

Martin Doherty

After 50 years of business, Apex is now considered a major company within the Northern Ireland context - perhaps better described as a large social enterprise. With an annual turnover nearing £40m and employing almost 650 staff, we make a significant contribution to the local economy. During the seven year period from 2007 to 2014 following the downturn, Apex was the largest developer of residential accommodation in Northern Ireland building over 2,000 homes. It is estimated that every £1m spent on construction sustains 12 jobs, and with an annual development budget of between £30m - £40m we have added considerably to the opportunities at home for construction employees without the need to work away.

But, like all companies - big and small, we need certainty to plan ahead to ensure the efficient use of our resources in delivering top quality services, and it could be argued by some that this is in place. The current Programme for Government is demanding, with public funding allocated for the delivery of some 7,000 new homes by 2020. Apex has in turn secured a £130m loan facility with the European Investment Bank for the requisite private finance.

But unfortunately social housing providers are affected by huge uncertainty coming from Welfare Reform. As the new measures take hold, tenants are beginning to see the real impact that it will have for them. The changes are coming about through a whole host of different measures affecting Child Tax Credit, Employment Support Allowance, Housing Benefit, Personal Independence Payment, the introduction of Universal Credit, etc., but the two big ones affecting housing benefit payments so far are the benefit cap and the 'bedroom tax'.

Tenants will be protected from both until March 2020 under the mitigation measures introduced in Northern Ireland except in certain circumstances; for example moving house without management transfer status. In most cases the status quo will continue for now but we estimate that after 2020, the 1,200 Apex tenants who currently under-occupy their homes will have to pay an additional £935,000 directly from their benefit income.

The impact of these measures on already hard pressed communities will be huge. With less disposable income, everyday living will be a struggle. Already we are seeing the tell-tale signs. For example, the Foyle Foodbank in the Apex Living Centre provided emergency food for 4,381 adults and children between April 2016 and March 2017.

Apex is offering help through our financial inclusion programme. Our benefit advice service has increased tenants incomes by more than £500,000 over the past 18 months. Our 'Affordable Credit Project' with various credit unions has enabled over 100 tenants to avail of low interest loans amounting to some £80,000 in total. Through our texting service, we continually highlight the services of our financial inclusion officer or sign-post tenants to external agencies providing budgeting advice and financial guidance.

Needless to say my fellow Board members are extremely concerned about the impact that any increase in rent arrears will have on our future ability to build new homes and properly maintain existing ones.

It is clear that a crisis is looming. It is imperative that key stakeholders are aware of what lies ahead - tenants, housing providers, politicians alike - and take whatever measures are available to them to help ameliorate the impact of what could be devastating personal income cuts after 2020. The era of austerity may be here but the era of hardship is still to come!

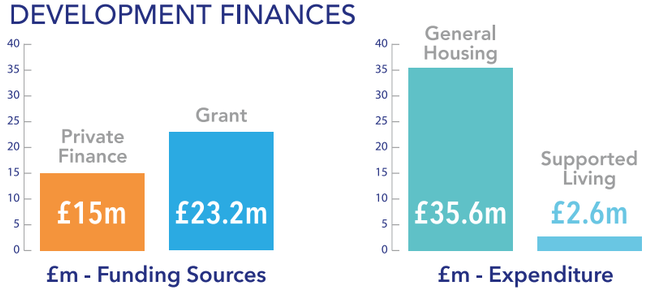
Delivering Great Homes

Developing high quality, energy efficient new-build homes for social rent and affordable shared ownership homes for first-time buyers with FairShare

Development

We continue to successfully roll out our ambitious programme for new-build social housing with over 400 dwellings currently under construction and a further 600 units at design stage. Although we have delivered over 20% of the total of new-build social housing under construction in Northern Ireland over the last 12 months, these are indisputably challenging times with demand for new social housing continuing to outstrip supply. To meet these challenges, we continue to look for innovative ways of delivering more new-build social homes. Our new design and build procurement model will deliver 128 dwellings in Derry~Londonderry and Bessbrook, Co. Armagh. We have also procured a new framework agreement for developers that will facilitate the quick delivery of new-build opportunities over the next four years. We place great importance on delivering high quality, well designed and constructed homes. This was recognised by the Chartered Institute of Housing who independently judged our new bungalows for families with complex needs in Dungiven, Co. Derry and Brookeborough, Co. Fermanagh, as the 2017 winner of the 'Sustainable Development of the Year Award'.

DEVELOPMENT FINANCES



£m - Funding Sources

£m - Expenditure

323 NEW HOMES STARTED

167 NEWLY-BUILT HOMES HANDED OVER TO TENANTS

683 HOMES RE-LET TO NEW TENANTS

168 DIASBLED ADAPTATIONS COMPLETED

FairShare

Shared ownership with FairShare is now supported by Halifax, Santander and Nationwide. The three lenders are providing mortgages to FairShare applicants across Northern Ireland. Five properties have completed through FairShare enabling families to part-own their home with reduced outgoings when compared to their previous private rental. A further 20 FairShare applications for properties across Northern Ireland are currently under consideration.

Awareness of the FairShare shared ownership scheme continues to build with a growing number of homebuyers across Northern Ireland applying to FairShare as a way to access affordable home ownership.

COMPLEX NEEDS

Apex received Chartered Institute of Housing's 'Sustainable Development of the Year Award' in recognition of its work across Northern Ireland in developing bespoke homes for families with complex needs.

Renewal & Upgrading

Apex strives to make a real difference to the lives of all our tenants. This year we invested £3.6m as part of our on-going programme of remodelling, refurbishment and upgrade.

IN 2016-2017 WE INVESTED £3.6m IN OUR PLANNED & CYCLICAL MAINTENANCE PROGRAMME

Remodelling

Apex completed its remodelling strategy within learning disability schemes. Services were changed from residential care to supported living with the extensive renovation of Beechway House. We are extremely grateful for the commitment and cooperation of residents and staff in seeing these major refurbishment plans through to completion.
The redesign has created internal and external spaces which are inviting, safe and pleasant for tenants to enjoy.

Upgrade & Refurbishment

We invested £3.6m in our planned and cyclical maintenance programme, targeted mainly at replacing kitchens and oil-fired heating systems. In Derry~Londonderry a total of 111 kitchens were replaced in Fernabbey, Crawford Square and Northland Way. Modern vibrant finishes, chosen by the tenants transformed kitchen/dining areas. New highly efficient gas boilers were installed and integrated within the kitchen units to help reduce heating bills. Where tenants opted to retain oil-fired heating, their old boilers were replaced with energy efficient condensing boilers. Increased levels of loft insulation in a number of schemes has improved thermal performance, helping to maximise energy savings by keeping homes warmer for longer.

197 OIL & GAS BOILER UPGRADES

111 KITCHEN REPLACEMENTS

100 ENERGY EFFICIENCY UPGRADES

50 NEW OR REMODELLED SUPPORTED LIVING UNITS

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 Engagement

From our engagement with various tenant and community forums, we have an understanding of the challenges that tenants are facing.

During the year, our community planning process has allowed us to develop specific partnerships and services aligned to local community needs and aspirations.

The continued financial pressure that our tenants report they are under is the key driver behind the increasing number of innovative partnerships that we have developed within our local communities.

> *Innovative partnerships have targeted food poverty and promoted healthy eating.*
>
> Gerry Kelly - CEO of Apex

Food Poverty

During the year we continued to develop our food poverty projects. As a founder member of Foyle Foodbank, we delivered training and support for the foodbank volunteers who provided 1,336 food parcels - feeding 2,429 adults and 1,952 local children during the year. We collected 1.6 tonnes of food per week in Belfast, otherwise destined for landfill, and delivered it to a range of housing and community projects in the North West. The food poverty projects work alongside our financial inclusion projects and we plan to develop this further in 2017~2018 with the introduction of a social supermarket pilot at the Apex Living Centre in Derry~Londonderry.

Healthy Eating

Whilst this short-term support is vital, we are determined to build on this work to provide longer term support for users to help in their journey out of financial stress. Following on from the success of our fun and interactive cooking sessions, tenants are reporting that they spend less on take-away food and instead are now enjoying cooking healthy and nutritious food on a budget. The social interaction aspect of the project has had many health benefits and has led to some tenants volunteering to assist us at the Foodbank.

Through our support of the Bogside & Brandywell Health Initiative, we were able to encourage healthy eating on a budget by supporting users of our inner city allotments to grow their own nutritious fruit and vegetables.

> *My daughter and I really enjoyed working together to learn how to eat healthily on a budget; we laughed together, ate together and shared stories together. It was a great bonding experience for us both!*
>
> Roisin McGlinchey
> Rathmore Park

Our work in Africa

During the year we continued to work with our partners in Miwaleni, Tanzania. Our 'Early Childhood Development Centre' was officially opened in January 2017, complementing the health, education and income generation projects already completed within the village in recent years. We look forward to 2017~2018 and to moving on to develop other regions in Tanzania.

618 TENANTS HELPED THROUGH OUR FINANCIAL INCLUSION SERVICE

£243,701 OF ADDITIONAL SOCIAL SECURITY BENEFITS CLAIMED FOR TENANTS

APEX LIVING SAVINGS SCHEME HELPS TENANTS SAVE £9K

£25K INTEREST SAVED ON £33K 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 up to 10%
- 115 tenants switched to cheaper energy providers
- £19,600 saved by tenants claiming free school meals and uniforms

ASSISTED 42 TENANTS INTO TRAINING OR EMPLOYMENT

- APEX HAS ESTABLISHED 7 EMPLOYMENT & TRAINING PARTNERSHIPS
- 25 TENANTS HELPED WITH EMERGENCY FOOD

Developing Our People

The staff at Apex have continued to grow and develop their individual and team working skills, delivering a caring service to our customers

Staff Development

Apex encourages constant learning for all our employees and offers development opportunities at all stages of their careers. As well as day-to-day and self-learning, we work to provide best-in-class training programmes for all our staff to ensure that they are motivated and delivering great results for our tenants and residents.

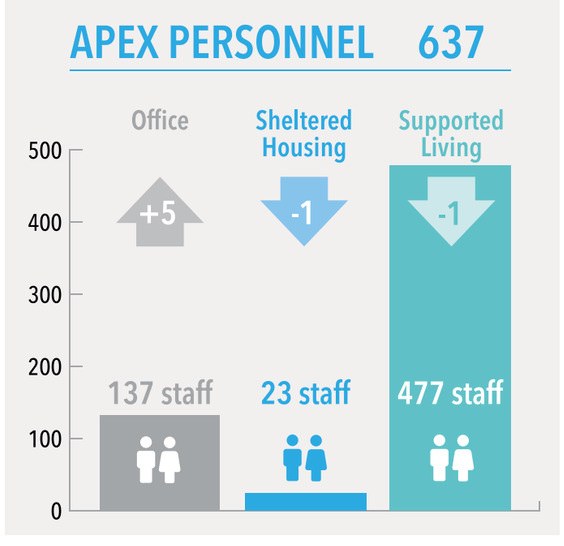
This year, 47 staff achieved accredited qualifications in a wide range of subject areas including: health and social care; alcohol and drug misuse; housing maintenance; nutrition; drugs and alcohol interventions; leadership; and business improvement.

Apex won BITCNI Award for 'Most Engaged Organisation'

- 36 staff lost 244 lb in BITCNI '£ for lb Challenge'
- 60 staff completed Mental Health First Aid training conducted by Aware NI
- Staff raised £14,950 for the charity Apex with Children in Crossfire dedicated to improving the lives of villagers in Miwaleni, Tanzania

Well-Being Initiatives

There has been a strong focus this year on promoting the health and well-being of our staff, with a particular emphasis being placed on mental well-being. A total of 60 staff completed the accredited 'Mental Health First Aid' training programme conducted by Aware NI and all staff attended the alcohol awareness programme



'Drink, Work & Me'. Staff also had the opportunity to avail of health screening services and participate in physical well-being challenges such as the 'Take the Next Step' 12-week challenge.

We believe that continuing to invest in our staff both through staff development and well-being initiatives has a direct positive impact on our services to tenants and residents.

Partnership with Schools & Colleges

During the year partnerships were strengthened with a number of schools and colleges. The 'Making Connections' project with Lisneal College and Oakgrove College in Derry~Londonderry allowed 20 students to experience at first-hand the type of services which Apex provides through a year-long programme which included developmental workshops, work taster sessions and site visits.

Apex volunteers continued to work each week with children from the Model Primary school through the 'Time to Read' programme - designed to increase literacy, foster a love of reading and build confidence and social skills in Key Stage 2 children.

EAC Gold & Silver Awards for Coleraine homes

Apex's homes for older people, Killowen House and Brookhill House in Coleraine, won gold and silver at the prestigious Elderly Accommodation Counsel 'National Housing for Older People Awards'. The Coleraine homes were up against 31 nominees from across the UK. Following the success of St Julian's House, Omagh who won a 'Gold Award' for three years running, the awards are testimony to our caring and committed staff, as it is the residents' votes and views which influence the judges' decision.

125 VISIT 'BIG BUS'

125 staff attended the Action Cancer 'Big Bus' in Coleraine, Derry~Londonderry & Belfast for MOT checks or breast screening

Key Performance Indicators

Income Receivable and Arrears 2016~2017

Total Income Collectable

£35.7m

Total Arrears[1]

£1.67m March 2017	**4.69%**
£1.60m March 2016	**4.69%**
Arrears reduction	**0.00%**

Performance maintained

Income due from Tenants

£7.89m

Tenants' Arrears[2]

£463k March 2017	**5.86%**
£490k March 2016	**7.1%**
Arrears reduction	**1.24%**

Performance +17%

NOTES: 1. Total 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.

Typical weekly rents charged for new properties in 2016~2017 ('Decontrolled Rents')

1 bedroom (26pts)	2 bedroom (38pts)	3 bedroom (45pts)	4 bedroom (47pts)	5 bedroom (51pts)
£55.30	**£80.82**	**£95.71**	**£99.96**	**£108.47**

'Decontrolled Rents' are charged on homes which have been partly funded by the DfC and partly by private finance. Decontrolled rents are charged at £2.1269 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 2017

Total Stock Excluding Nursing

Vacant Stock

35 at 31 March 2017	**0.70%**
49 at 31 March 2016	**1.00%**
Voids decreased by	**0.30%**

Performance +30%

Self-Contained Accommodation

Vacant Stock

17 at 31 March 2017	**0.34%**
22 at 31 March 2016	**0.45%**
Voids decreased by	**0.11%**

Performance +24%

Shared Accommodation

Vacant Stock

18 at 31 March 2017	**0.36%**
27 at 31 March 2016	**0.55%**
Voids decreased by	**0.19%**

Performance +34.5%

Repairs Response Targets 2016~2017

Repairs completed within 24 hours

EMERGENCY 24 HOURS

7,146 March 2017	**92.18%**
5,672 March 2016	**91.50%**
Within target time	**+ 0.68%**

Performance +2.1%

Repairs completed within 4 working days

URGENT 4 DAYS

5,457 March 2017	**87.65%**
5,398 March 2016	**87.59%**
Within target time	**+ 0.06%**

Performance +1.4%

Repairs completed within 20 working days

ROUTINE 20 DAYS

8,365 March 2017	**86.26%**
9,461 March 2016	**87.03%**
Within target time	**- 0.77%**

Performance -0.88%

Financial Highlights

Apex Voluntary Housing Group at 31 March 2017

Balance Sheet	31/03/2017	31/03/2016
Fixed Assets - Housing, Land & Buildings	**525.1m**	488.3m
Net Worth of Company - Housing Debt, Capital & Reserves	**529.4m**	491.3m

Income & Expenditure		
Turnover	**45.5m**	43.8m
Operating Costs	**36.2m**	34.7m
Operating Surplus - before interest and transfers to reserves	**9.3m**	9.1m

Company Information

Internal Auditor: RSM, 1 Lanyon Quay, Belfast, BT1 3LG
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

Board of Management

Voluntary board members of Apex Housing Association 2016~2017

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 2016~2017

Board Member	Date of Membership	Length of Continuous Service	Board Meetings		Committee Meetings	
			Held	Attended	Held	Attended
Martin Doherty	21/02/1996	5 years, 1 month	12	11	11	10
John Meehan	01/04/2012	5 years	12	12	12	9
Peter Caldwell	30/09/2009	7 years, 6 months	12	11	20	19
Des McNabb	20/03/1978	5 years, 6 months	12	11	7	3
Paddy McGroarty	01/12/2012	4 years, 4 months	12	11	7	7
Alice Diver	01/04/2012	5 years	12	5	9	2
Rachel Naylor	01/04/2012	5 years	12	6	4	3
Damian McKenna	27/11/2003	3 years, 1 month	12	9	9	9
Liam McCafferty	29/05/2013	3 years, 10 months	12	12	4	3
Frank Dunne	29/05/2013	3 years, 10 months	12	12	16	13
Mark Gillespie	30/03/2009	2 years	12	6	-	-
Tony Doyle	17/06/2015	1 year, 9 months	12	11	-	-
Brian Dougherty**	26/11/2008	8 years, 4 months	8	0	3	0
Marjorie Keenan*	29/11/2000	Retired from Board on 27/01/2016	-	-	4	0
Mary Hamilton*	26/11/2008	Retired from Board on 28/01/2015	-	-	4	4
Attendance				**77%**		**75%**

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

**** Resigned from Board on 30/11/2016**

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: L. McCafferty - Chair; M. Keenan; M. Hamilton; P. Caldwell; 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

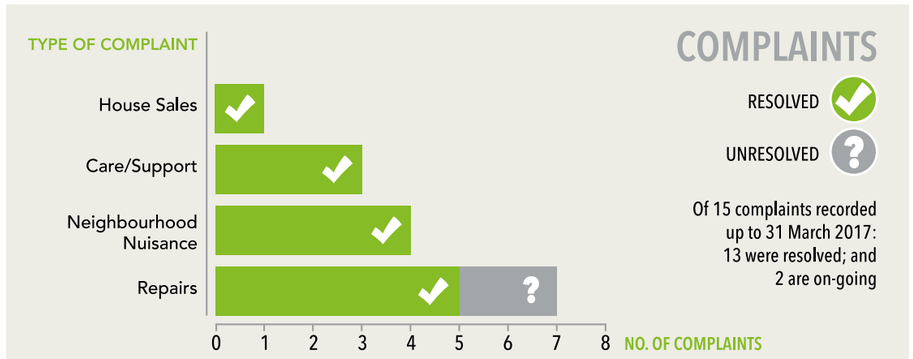
Sheena McCallion
Director of Housing & Care Services

Roderick Canning
Director of Finance

Kevin Butler
Director of Property Services

Elaine Taylor
Director of Personnel & Training

Ray Forbes
Director of Development & Procurement



Business Plan Achievements

In the year ended 31 March 2017, the Association attained 89% achievement of the 2016~2017 Business Plan which contained 63 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. EAC Silver Award for Brookhill House

2. New energy efficient homes at Clon Elagh

3. Convent to family justice centre

The Year in Pictures

4. Fun-day at Ballymagowan

5. Winner of 'Best Overall Garden'

6. Ballynafoy Community Fun-day

7. 'Time to Read' at Model Primary School

8. Intergenerational cooking day at the Apex Living Centre, Derry~Londonderry

Statement of Financial Position

Apex Voluntary Housing Group at 31 March 2017

	31/03/2017	31/03/2016
Tangible Fixed Assets		
Housing, Land & Buildings	525,105,553	488,284,176
Other Fixed Assets & Investments	8,934,265	9,079,825
	534,039,818	497,364,001
Current Assets		
Stock	1,079,099	1,447,360
Debtors	18,153,259	8,549,940
Cash at Bank & in Hand	4,469,181	8,553,001
	23,701,539	18,550,301
Creditors: Amounts falling due within 1 year	28,382,876	(24,571,761)
Net Current (Liabilities)/Assets	4,681,337	(6,021,460)
Total Assets less Current Liabilities	529,358,481	491,342,541
Creditors: Amounts falling due after 1 year	497,501,414	462,433,473
Pension Liability	6,572,507	3,335,506
	504,073,921	465,768,979
Capital & Reserves		
Share Capital	53	27
Capital Reserve	68	6
Designated Reserves	18,983,470	18,447,649
Common Fund Reserve	10,000	10,000
Revenue Reserves	6,290,969	7,115,880
Total Funds	25,284,560	25,573,562
	529,358,481	491,342,541

Statement of Comprehensive Income

Apex Voluntary Housing Group at 31 March 2017

	31/03/2017	31/03/2016
Turnover	45,538,360	43,860,035
Less: Operating Costs	(36,181,539)	(34,734,408)
Operating Surplus	9,356,821	9,125,627
Exceptional Item (net worth Newington)	-	8,541,649
Surplus on sale of Fixed Assets	358,392	(90,391)
Transfer to Disposal Proceeds Fund	(515,500)	(454,554)
Interest Receivable & Similar Income	233,917	45,190
Interest Payable & Similar Charges	(6,162,180)	(6,664,145)
Other Finance Income/(Costs)	(148,540)	(153,842)
Surplus on Ordinary Activities	3,122,910	10,349,534

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	16
Brook Street, Ahoghill	6
Brookfield Gardens, Ahoghill	9
Castle Park, Antrim	6
Darkfort Drive, Portballintrae	20
Dispersed Housing	4
Girona Drive, Portrush	14
Gort Beag, Rathlin Island	10
Gortaheran Crescent, Portglenone	16
Grand Street, Lisburn	1
Greenwalk, Newtownabbey	22
Old Forge, Dunmurry	27
Rathcoole Gardens, Newtownabbey	28
Tonagh Gardens, Lisburn	26
Total	205

Belfast - General Needs	
Annacloy Park	22
Ballynafoy Close	67
Cliftonville Road	10
Cloverfield Street	22
Derryveagh Drive	123
Dispersed Housing	16
Glenluce	14
Jamaica Street	43
Laird Park	28
Lawther Court	1
Lenadoon Avenue	9
Loughview Terrace	1
Mill Race	21
Mossvale/Lawnbrook	5
Rosapenna Parade	2
Rosehead	75
Rossnareen	18
Roslyn Street	1
Slieveban	29
Springfield Crescent	9
Springfield Road	13
Whitewell Road	12
Templemore Avenue	4
Tiger's Bay	10
Total	555

Derry~Londonderry - General Needs	
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
Clon Elagh	88
Clyde Street	6
Cornshell Fields	274
Cornshell Lane	9
Culdaff Gardens	27
Dispersed Housing	493
Dove Gardens	63
Dunvale Close	14
Eglinton Place	5
Fergleen Mews	6
Fernabbey/Ferndale	105
Glendale	104
Glenowen Park	33
Great James Street	9
Kilfennan	7
Knockena	67
Labre Park	10
Leafair	2
Magowan Park	127
Marian Hall	24
Northland Road	23
Northland Way	5
Oakland Park	39
Old School Court	12
Racecourse Drive	64
Rathmore	53
Rinmore Drive	2
Rinmore Transfer	38
Rosemount Cottages	17
Sheriffs Glen	23
Springtown Court	15
Swilly Gardens	30
Upper Creggan	11
Total	2,166

General Needs Accommodation

Co. Derry - General Needs	
Ard na Smoll, Dungiven	29
Church Way, Swatragh	10
Creggmount, Claudy	12
Dispersed Housing	21
Fairhill Park, Maghera	15
Killowen Court, Coleraine	5
Killowen Street, Coleraine	9
Rural Cottages, Limavady	1
Salter's Bridge, Magherafelt	8
Scutchers Lane, Draperstown	23
St Canice's Mews, Eglinton	4
Swilly Close, Portstewart	23
Tamlough Park, Ballykelly	50
Temple Park, Castlerock	6
Tulach Way, Magherafelt	30
Tullykeeran Gardens, Maghera	20
Total	266

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	1
Mountainview, Warrenpoint	14
Tarive Lana, Newry	6
The Marshes, Newry	10
Total	210

Co. Fermanagh - General Needs	
Aghagay Meadows, Newtownbutler	3
Cavandale Park, Enniskillen	36
Coolcullen Meadow, Enniskillen	34
Dispersed Housing	3
Elliott Place, Enniskillen	4
Ferdon Glen, Belleek	1
Lisolvan Park, Brookeborough	2
Riverside View, Tempo	4
Rural Cottages	8
Tattygare Heights, Lisbellaw	10
Ringfort Place, Faughard	12
Total	117

Co. Tyrone - General Needs	
Ashdene/Shanoch, Dungannon	21
Bramblewood Manor, Dungannon	11
Canal Side, Strabane	26
Cashel Grove, Dungannon	8
Cloneen, Dungannon	48
Dispersed Housing	38
Drumquin, Omagh	1
Dunowen Park, Clady	5
Evish Grove, Strabane	40
Gortview Park, Coalisland	35
Granville Park, Dungannon	8
Kilmerron Grove, Dungannon	6
Lurgaboy Lane, Dungannon	12
Lurganbuoy Park, Castlederg	9
Millview Manor, Dungannon	24
Mullaghmore Cottages, Omagh	9
Orchard Park, Aughnacloy	15
Pinebank Gardens, Coalisland	16
Rural Cottages, Omagh	4
Rural Cottages, Strabane	45
The Mill Race, Dungannon	25
Total	406

Staff Dwellings	
Total	3

Total General Needs	**3,933**

Other Property

Commercial & Community Units (CU)	
Apex Living Centre, Derry~Londonderry (CU)	1
Cornshell Fields, Derry~Londonderry (CU)	1
Emerald Boxing Club, Belfast	1
Fernabbey, Derry~Londonderry (CU)	1
Garages - Glenowen, Derry~Londonderry	51
Glen Community Complex, Belfast (CU)	1
Apex's Offices	3
Shop Units, Belfast	3
Shop Units, Derry~Londonderry	8
Total	70

Total Other Property	**70**

Supported Living Accommodation

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	8
St Julian's House, Omagh	15
Total	141

Mental Health Schemes

Ballyoan House, Derry~Londonderry	16
Clondermott House, Derry~Londonderry	16
Dunvale House, Derry~Londonderry	16
East Bridge Place, Enniskillen	10
Holly Lane, Derry~Londonderry	16
Ballyclose House, Mill Place, Limavady	20
Woodbank House, Omagh	16
Total	110

Nursing Beds

Brookmount Nursing Home, Coleraine	48
Daleview House, Derry~Londonderry	25
Parkview House, Castlederg	27
Total	100

Dementia Care

Cuan Court, Newtownards	24
Meadowbank, Omagh	25
Total	49

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

Hostels & Refuges

Ashleywood Mews, Derry~Londonderry	15
Foyle Valley House, Derry~Londonderry	14
Melrose Terrace, Derry~Londonderry	18
Methodist City Mission, Derry~Londonderry	47
Northlands Centre, Derry~Londonderry	8
Rose House, 22 Pump Street, Derry~Londonderry	8
Springwell House, Belfast	27
The House in the Wells, Derry~Londonderry	24
Total	161

Young Adults

84 Chapel Road, Derry~Londonderry	1
Rossorry Grove, Enniskillen	13
Strand Foyer, Derry~Londonderry	48
Total	62

Total - Supported Living	**1,124**
Total - General Needs	**3,933**
Total - Other Property	**70**
TOTAL OVERALL STOCK	**5,127**

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: Marion Tasker-Lynch (Acting)
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
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

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

Elderly Mentally Infirm Accommodation

Cuan Court
Dakota Avenue, Newtownards BT23 4XN
Manager: Rhonda Robinson
Tel: 028 9181 9286

Meadowbank
2 Donaghanie Road, Omagh BT79 0NR
Manager: Shelley Logue
Tel: 028 8224 2868

Mental Health Schemes

Ballyclose House
11 Mill Place, Limavady BT49 0BJ
Manager: Christine Ward
Tel: 028 7776 4564

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

Mental Health Schemes *- continued*

East Bridge Place
Magee Court, Enniskillen BT74 7BG
Move-on Accommodation for Clare House
Officer-in-Charge: Orla McConkey
Tel: 028 6632 6361

Holly Lane
1 Holly Lane, Gransha Park, Derry~Londonderry
BT47 6ZP
Manager: George Walker
Tel: 028 7186 0261

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

Schemes for Learning Disability

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

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

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

Cuan Terrace
Dakota Avenue, Newtownards BT23 4XF
Manager: Heather Cruise
Tel: 028 9127 1497

Granville
9 Granville Park, Dungannon BT70 1JT
Manager: Gemma Cunningham
Tel: 028 8772 7137

Addresses & Contacts

Schemes for Learning Disability *- continued*

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

Hostels & Refuges

Ashleywood Mews
15 Ardmore Road, Derry-Londonderry BT47 3QP
Manager: Jo Corcorcan
Tel: 028 7134 4499

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

Melrose Terrace
14-16 Melrose Terrace, Derry-Londonderry
BT47 6DS
Manager: Liadhan McCourt
Tel: 028 7131 1461

Methodist City Mission
19a Crawford Square, Derry-Londonderry BT48 7HR
Manager: Briedge O'Donnell
Tel: 028 7137 0090 or 028 7130 9388

Northlands Centre
Shepherds Way, Dungiven Road, Derry~Londonderry
BT47 5GW
Manager: Nuala Tracey
Tel: 028 7131 3232

Hostels & Refuges *- continued*

Rose House
22 Pump Street, Derry-Londonderry
BT48 6JG
Manager: Jo Corcorcan
Tel: 028 7141 6800

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

Young Adults

Rossorry Grove
53-79 Rossorry Church Road, Enniskillen
BT74 7BB
Manager: Karen McElhill
Tel: 028 6632 2890

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

Telephone: 028 7130 4800
Email: info@apex.org.uk
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

View detailed information about ***Apex's services*** *on www.apex.org.uk*

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