

# Mid and East Antrim

Housing Investment Plan  
**Annual Update 2017**



## Geography of Mid and East Antrim



Mid and East Antrim is divided into seven district electoral areas



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**37,611**

applicants were on the housing waiting list at 31 March 2017



**86,069**

homes managed by the Housing Executive



**23,694**

of these classified as being in housing stress



**367,412**

repairs were carried out at a cost of £41.9m, which equates to approximately four repairs per dwelling



**11,488**

housing applicants were deemed to be homeless after investigation



**£511**

the average amount we spent on each dwelling for repairs



**4,740**

approvals were issued to private households to assist with insulation and heating measures through the Affordable Warmth Scheme



**£107.3m**

invested in over 23,000 homes



**1,604**

new homes were started through the Housing Executive's Social Housing Development Programme



**7,970**

social homes were allocated last year



**19,060**

housing support places were provided to assist the most vulnerable citizens in our local community



**£336m**

we collected 99.87% of rent and rates on our properties



**1,070**

Disabled Facilities Grants were approved to the value of approximately £11.3m



**500**

community groups worked in partnership with us through the Housing Community Network



**668**

mandatory Repair Grants were approved



**0.31%**

lettable voids continue to remain low, with only 0.31% of our stock vacant



**£671m**

paid out in Housing Benefit payments



**61,263**

claims for Housing Benefit assessed and 510,831 changes made to existing claims



**£860,000**

awarded through our Social Housing Enterprise (SHE) Strategy, with 99 schemes supported and 25 new initiatives created



**61**

jobs created or supported by SHE initiatives

# Foreword

In 2015 we published our four year Housing Investment Plans (HIP). These plans identified housing-related desired outcomes, and were intended to initiate discussions with councils and other stakeholders in order to develop a shared vision for the future of housing in each council area.

Last year we published our first HIP annual update, and now we are publishing the second annual update. This update reports on the progress of the Housing Executive and other agencies to achieve the intended outcomes, and on how we plan to deliver housing ambitions over the remaining two years of the HIP, and the longer term.

In 2015, new powers were given to local councils, including responsibility for planning and a duty to produce a Community Plan. The Housing Executive, as a statutory partner in planning and Community Planning, has engaged with the new Local Development Plan (LDP) and Community Planning teams, other statutory partners and community representatives.

Joint working throughout the last year has enabled us to develop strong

relationships and also to benefit from collaboration and the sharing of information. The HIP has been instrumental in this process.

Close working with stakeholders, and our role in the Community Plan are key elements in the Housing Executive's 'Journey to Excellence' programme, which aims to deliver top class housing and regeneration solutions that meet the needs of communities and partners, now and in the future.

We look forward in 2017 to developing further our relationships with councils and other stakeholders through the various planning and Community Planning processes to build lasting housing solutions that benefit the whole community.



Professor Peter Roberts  
Interim Chair



# Introduction

In 2015, the Housing Executive published the Mid and East Antrim Housing Investment Plan (HIP) 2015-19, which aims to provide a long term and ambitious vision for the development of housing. This is the second annual update which records progress of actions set out in the HIP for 2015/19, HIP update 2016-17, and details new proposals for 2017-19. The annual update should be read in conjunction with the HIP 2015-19.

This annual update will not only show how the actions contribute to achieving the HIP outcomes but also how they can support the delivery of the emerging Mid and East Antrim Community Plan outcomes.

The HIP sets out a strategic direction for housing across all tenures, both new and existing. Proposals detailed within this annual update seek to achieve this by promoting development, improving health and wellbeing, reducing inequality, and by creating more cohesive, safe, vibrant and successful places for all.

Since the publication of the HIP, the Housing Executive, as a statutory Community Planning and Local Development Plan (LDP) partner, has welcomed the opportunity to work with the council and stakeholders to incorporate and embed the HIP vision and outcomes within Community Planning and LDP processes.

With limited and reduced public resources, the partnership approach, which the Community Plan facilitates, will become increasingly important to deliver good quality services and housing solutions for local communities.

The annual update retains the HIP framework based around five themes and associated outcomes. Detailed information of proposals is set out in the Appendices. All statistics in this document refer to the Mid and East Antrim Borough Council (MEABC) unless otherwise stated.

## Vision

The housing sector throughout Northern Ireland faces a number of challenges in the current economic climate but is committed to working in a way that goes beyond a simple 'bricks and mortar' approach. The housing vision for MEABC is one where:

*"housing plays its part in creating a peaceful, inclusive, prosperous and fair society..."*

This vision for MEABC seeks to deliver sustainable communities, living in dwellings of a decent standard and in sufficient numbers to meet local needs in both urban and rural areas.

## HIP Themes and Outcomes

Success for housing providers necessitates measuring the effect of interventions therefore, under each of the five themes, a number of outcomes have been identified.

## Themes and Outcomes

### THEME ONE

#### Identify and meet housing need and demand

1. Identify new housing requirements.
2. Increase the supply of affordable renting to meet the needs of communities.
3. Assist home ownership.

### THEME TWO

#### Improving people's homes

4. Improve the quality of the housing stock.
5. Develop low carbon homes and reduce fuel poverty.

### THEME THREE

#### Transforming people's lives

6. Provide suitable accommodation and support services for vulnerable residents.
7. Homelessness is prevented or is addressed effectively.

### THEME FOUR

#### Enabling sustainable neighbourhoods

8. Regenerate neighbourhoods.
9. Create safer and cohesive communities.

### THEME FIVE

#### Delivering Quality Services

10. Deliver better services.



Putting People First

### Community Planning Themes

#### Community Planning themes

1. Sustainable jobs and Tourism
2. Good Health and Wellbeing
3. Progress in Education
4. Community Safety and Cohesion
5. Our Environment

### The HIP and the Community Plan

MEABC and their statutory partners have been preparing a Community Plan, which is ambitious and takes an all-inclusive approach to what the council wants to achieve for Mid and East Antrim by 2032. The final plan was published in June 2017. Following extensive consultation with the community and Community Plan partners, actions have been identified under the following adjacent five themes.

Housing has a key role in this process and can contribute to achieving many of these actions. Housing can have a positive effect on health and wellbeing, regeneration and the environment, community cohesion and neighbourhoods, combating fuel poverty and promoting the use of renewable energy and assisting economic growth.

The HIP themes are complementary to many of the Community Planning themes. Each action under the HIP themes can contribute to the achievement of Community Planning actions. In addition, actions contained within the HIP often contribute to more than one Community Plan action. This annual update has aligned our housing outputs against the appropriate Community Planning theme identified by Councils for their Community Plan.

### The HIP and the Local Development Plan

MEABC Local Development Plan (LDP) will replace the Ballymena Area Plan 1986-2001, Larne Area Plan 1984-2010 and the Plan Strategy and Framework of the Belfast Metropolitan Area Plan (BMAP 2015) in so far as it applies to Mid and East Antrim.

The LDP will influence housing development in MEABC for 15 years. It is therefore important that the Community Plan and HIP themes and outcomes are taken into account in the preparation of the LDP.

It is important that the emerging LDP, through engagement with local communities and elected representatives, takes the opportunity to develop a housing strategy for MEABC area.

The plan will address amount of land needed for housing across MEABC and will then be the main statutory document for assessing planning applications for housing.

The amount of land needed for new housing will be determined by:

- Housing Growth Indicators (HGI);
- Allowance of existing commitments;
- Urban capacity studies;
- Housing Needs Assessment;
- Allowance for windfall housing sites; and
- Residual housing need.

The Preferred Options Paper was launched in June 2017.

The LDP will also set out a settlement strategy in relation to new housing across the council area.



## Context

### Strategic Context

The HIP annual update has been developed within the context of the Northern Ireland policy framework.

### The White Paper, 'Fixing Our Broken Housing Market'

The new housing strategy for England was launched for consultation in February 2017. The White Paper unveils plans to change focus from Starter Homes to building a wider range of affordable homes.

The Government will also consult on a standardised calculation of housing demand to force councils to produce 'realistic' local plans. The White Paper outlines plans that will see builders given two years to start developing sites after planning permission is granted, rather than three; a presumption in favour of development on brownfield land and an aspiration for high density housing in areas of limited land availability. All of these issues and the proposed approaches may also shape thinking in Northern Ireland.

### The Draft Programme for Government (PfG)

The draft PfG contains 14 high level outcomes, and 48 indicators. While our work supports many of the outcomes in the draft PfG, there is no specific 'housing outcome' included. Nevertheless, housing and many other elements of the work of the Housing Executive are cross-cutting, especially in relation to place-making and help achieve many of these PfG outcomes. Our investment plans and activities, as set out in this Plan, illustrate how and where our plans can contribute directly and indirectly to the delivery to not only local Councils' Community Plans, but also many of the overall PfG outcomes.

### Welfare Changes

Changes to the benefits system in Northern Ireland for working age claimants came into effect with the introduction of the Welfare Reform Order (NI) 2015 on 10 December 2015.

Each of the changes has had an impact on the Housing Executive with the key changes being Benefit Cap, Social Sector Size Criteria (sometimes referred to as 'Bedroom Tax'), Housing Benefit changes and freezing of the Local Housing Allowance.

The Northern Ireland Executive has put in place arrangements to provide financial support for people impacted by some of the changes to the welfare system.

The Housing Executive is working closely with the Department for Communities (DfC) to provide advice and assistance to tenants and housing applicants who are likely to be impacted by these welfare changes.

### Housing Benefit Changes

A number of changes have impacted Housing Benefit since September 2016:

- Backdating rules have been amended for working aged claimants;
- Family premium has been removed for new claimants or existing claimants who start a family or have a break in claim;
- Temporary absence rules have been introduced from 30 January 2017, reducing the period claimants can be absent from their home;
- Social Sector Size Criteria was introduced on 20 February 2017 for social housing tenants who have more bedrooms than their household requires; and
- From 11 May 2017, restrictions will apply in the assessment of Housing Benefit, limiting dependent premiums to 2 children, unless in exceptional cases.

Universal Credit is due to be introduced in September 2017, with a phased implementation for roll-out across NI by September 2018. Universal Credit will replace a number of working age benefits, including Housing Benefit. A Rates Rebate replacement project will also be effective from September 2017, led by LPS, for those claimants moving to Universal Credit who require assistance with payment of Rates charges as a separate application to LPS will be required.

### The Homelessness Strategy has five objectives



#### Homelessness Strategy

In line with our statutory duty the Housing Executive published a new Homelessness Strategy in April 2017. The Homelessness Strategy 2017-22 has a vision of ‘Ending Homelessness Together’ and this vision is reflective of our engagement with the sector in the development of this Strategy. This engagement and a statutory consultation noted the need for statutory and voluntary agencies to work with the Housing Executive to prevent homelessness and address issues arising from homelessness.

Each objective has associated short, medium and long term key milestones that are outlined in the document. The Homelessness Strategy 2017-22 is on the Housing Executive website at

[http://www.nihe.gov.uk/northern\\_ireland\\_homelessness\\_strategy.pdf](http://www.nihe.gov.uk/northern_ireland_homelessness_strategy.pdf)

It is accepted by government that homelessness is a cross cutting issue and the Strategy will therefore, be supported by a Cross Departmental Action Plan led by the DfC which will outline key actions that will enable collaborative working across government to improve the lives of homeless clients across Northern Ireland.

#### Delivery Strategy

Social Housing Development Programme (SHDP) delivery targets have been consistently met over the past ten years through strong partnership working between DfC, Housing Executive, housing associations and Northern Ireland Federation of Housing Associations (NIFHA). However, there remain a number of significant challenges, and it was recognised that a new strategy was required in order to overcome some of the barriers to successful long-term delivery of new social and affordable housing.

In response, following a process of detailed consultation and engagement, the SHDP Delivery Strategy was produced. The key objectives of the Strategy are:

- More sustainable neighbourhoods through effective place shaping within Community Planning;
- Reformed delivery of social and affordable housing to create a more flexible and responsive system;
- 8,000 new social housing units and at least 2,800 new affordable homes delivered, over a four year period to 2020 (subject to available funding), to meet housing need and demand.

An action plan was developed as part of the Strategy and it will be implemented between 2017 and 2020 in order to bring about an enhanced delivery system for new social and affordable housing.

### House Condition Survey 2016

The House Condition Survey 2016 is progressing. Work has completed on fieldwork, translation, validation and analysis of the data. A preliminary report was published 30 March 2017 and is available on the Housing Executive website. Modelling work has been procured and began in May 2017. The full report is due to be published early 2018.

### HMO Bill

The HMO Bill received Royal Assent in May 2016 and this legislation provides powers for Councils to develop and implement HMO Licensing Schemes. It is anticipated that this area of responsibility will be transferred to Councils by April 2018. The Housing Executive is fully committed to working with the Councils and DfC to ensure this transition is facilitated.

### Housing Strategy 'Facing the Future'

In September 2015 an action plan update was published, setting out progress on 33 actions emanating from the Housing Strategy, the majority of which are on track for delivery by 2017.

The action plan sets out ongoing implementation of the Social Housing Reform Programme and policy proposals to include:

- A social housing rent policy;
- Tenant Participation Strategy;

- Regulatory Framework for Social Housing Providers; and
- Engagement of the housing system with local government.

The Review of the Social Housing Allocation Policy by DfC is underway and any proposals for change will be subject to public consultation. The Housing Executive continues to work closely with DfC to progress this review.

DfC commenced the Review of the Role and Regulation of the Private Rented Sector (PRS) in November 2015. The aim of the review is to consider the current and potential future role of the sector and assess the effectiveness of current regulation, identifying where improvements can be made to help make the PRS a more attractive housing option.

A public consultation was launched in January 2017 with a number of proposals including:

- Restriction of the number of times rent can be increased in a 12 month period;
- Introduce a minimum notice to quit period from four weeks to two months; and
- Introduce a regulatory framework for letting agents.

### Rural

The Housing Executive provides a range of services tailored specifically for those living or wanting to live in rural areas.

In 2016, the Housing Executive launched 'Sustainable Rural Communities' the refreshed Rural Strategy & Action Plan 2016-2020, which is aimed at identifying the housing needs of rural communities and working with housing providers, councils, public bodies and rural stakeholders to ensure that where possible, needs are addressed.



### Facing the Future: The Housing Strategy for Northern Ireland Action Plan Update 2015

In 2017/18, the Housing Executive is committed to carrying out a review of policy and procedure for identifying hidden rural housing need, examining the potential to increase housing association involvement in the process. It is hoped that this partnership approach will encourage more people to come forward and may also broaden the scope to include an examination of the demand for affordable/mixed tenure housing.

### Asset Management Strategy

The Housing Executive's new Asset Management Strategy was approved in early 2016. The Strategy adopts an 'active asset management approach' in which investment decisions are based on the performance of the stock in supporting the Housing Executive's business plan and its landlord objectives.

In the past year, the Housing Executive has been assessing its stock using the work carried out by Savills in the DfC/Housing Executive Joint Asset Commission in 2014/15. The Strategy also includes a new investment standard - the Commonly Adopted Standard - as the basis for investment in the modernisation and maintenance of our housing stock.

The Housing Executive has been carrying out work to develop a new 10 Year Investment Plan based on the principles set out in the Strategy. However, future funding is uncertain and much will depend on the outcome of the Social Housing Reform Programme delivering a way forward that will secure sufficient funding to meet our stock's investment needs.



HECA Report 2016

### **Tower Block Strategy**

The Housing Executive has prepared a strategy for its 32 tower blocks as part of its overarching Asset Management Strategy. This strategy determined that option appraisals should be carried out for each block given the various issues around investment needs, management and maintenance costs and housing demand. A report on these appraisals was presented to the Housing Executive's Board for consideration at its meeting in November 2016.

The Board requested that officers develop a comprehensive action plan for each tower by August 2017. However, following the fire in Grenfell Tower in London, the development of this plan will now be put on hold until the Housing Executive has had the opportunity to consider any preliminary findings from investigations into the fire and any potential implications arising from these.

### **Home Energy Conservation Authority (HECA)**

The Housing Executive has released the 20th progress report which records the key outputs by the organisation, and other agencies, in improving the energy efficiency of housing in Northern Ireland. In the past year the Housing Executive invested over £21m for heating conversions in their homes and invested a further £8m on innovative schemes under the NI Sustainable Energy Programme.

### **Housing Growth Indicators (HGIs)**

HGIs are estimates of new dwelling requirements based on new household projections. In 2016, the Department for Infrastructure (DfI) realigned HGIs for Northern Ireland, based on 2012 household figures. The current

estimate for NI 2012-2025 is 94,000, approximately 7,200 per annum.

### **Together Building United Communities (TBUC)**

The Housing Executive continues to work with housing associations to fulfil the NI Executive ambition to deliver ten new build shared housing schemes as part of the TBUC programme:

- Ravenhill Road, Belfast (Apex) - completed December 2014;



- Ravenhill Avenue, Belfast (Fold) - completed October 2016;
- Crossgar Road, Saintfield (Choice) - completed January 2016;
- Burn Road, Cookstown (Fold) - completed December 2016;
- Felden, Newtownabbey (Clanmil) - completed March 2017;
- Antrim Road, Ballynahinch (Choice) - expected to complete October 2017;
- Market Road, Ballymena (Choice) - expected to complete November 2017;
- Main Street, Dundrum (Clanmil) - expected to complete February 2018;
- Dromore Street, Banbridge (Clanmil) - expected to complete June 2018;
- The Embankment, Belfast (Clanmil) - started January 2017.

## Local Context

MEABC has been in operation for nearly two years. It has brought about new opportunities and a renewed focus on how different communities and environments are connected across the geographical area. The council area extends from the Irish Sea/North Channel in the east to the River Bann in the west covering 104,954 hectares.

The borough is home to over 137,000 residents. Its rural/urban split reflects the NI average; 60% of this population is concentrated in the three main towns and 40% located in small towns, villages, small settlements and open countryside. MEABC is ranked 6th on the Multiple Deprivation Measure 2010 out of the eleven council areas, largely due to lack of access to services in rural areas.

This section summarises the MEABC housing market and issues that have potential to affect its future development.

### Housing Market Update

The borough population is projected to grow by 2.2% from 2015 to 2025. This growth will be concentrated in the 65 plus age group. Children and working age populations are projected to decrease while the older person population will increase by 25%. Whilst the need for small family accommodation remains strong, there will be a requirement to design and construct suitable accommodation for older persons.

MEABC accounts for approximately 6% of Northern Ireland's total economic output. In 2015, 77% of 16-64 year olds were economically active within the area, while the employment rate for the Borough was 74%, which is higher

than the NI average of 68%. Mid and East Antrim's economy has performed well in recent years, experiencing faster annual growth relative to the rest of NI and UK. In 2013, Mid and East Antrim's three largest employment sectors were Manufacturing (21%) almost double that of NI (11%), Wholesale and Retail trade (18%) and Health and Social work (11%). Earnings for those who work within the area are in line with the NI average. Local economic performance affects the capacity for development in the private sector housing market.

### Owner Occupied Sector

The average price of properties sold in Northern Ireland in 2016 was £154,028. This represents an increase of 3.1% on last year's average price. However, since early 2014, house price change has been one of relative stability.

Market opinion is generally positive and reports an under supply as the market recovers from the bottom of the property cycle. The number of enquiries and sales has improved and any anticipated shock wave over the Brexit referendum had been exaggerated in the short term. The wariness of an unpredictable market was expressed by local estate agents.



Private Sector New Build in Cullybackey

In MEABC the average house price was £118,689 in the 4th quarter of 2016; an increase of 7% from the quarter 1 figure of £110,691.

MEABC area has a HGI projected new dwelling requirement for 2012-2025 of 5,400. This data will inform the Mid and East Antrim Borough Council Community and Local Development Plans on the requirement for additional development land.

### Private Rented Sector (PRS)

The PRS continues to play a significant role in the local housing market. Local estate agents report that there is continuing strong demand for private rental accommodation across the borough. High demand areas include Ballymena town, Carrickfergus town and Broughshane. The average monthly rent was £506 over the second half of 2016, an increase from £492 in the second half of 2015. However, average rents remain significantly lower than the Northern Ireland average of £579.

Local estate agents have indicated that key drivers of the PRS in the borough include:

- high demand for private rental;
- flexibility and choice of location;
- no net additional supply;
- high demand and low turnover in the social housing sector;
- job and income uncertainty;
- availability of private Housing Benefit;
- lower numbers of private new build development;
- lending restrictions; and
- negative equity.

The PRS will play an increasingly important role meeting the needs of younger households on lower incomes,

who in previous decades would have become first time buyers. High levels of demand for social housing in some areas will also continue to sustain demand for private rented accommodation.

Housing Benefit continues to play a vital role in supporting low-income tenants in the PRS. At March 2017, 4,704 private tenants in the MEABC area were in receipt of Housing Benefit.

Whilst it is envisaged that the risk of disinvestment in the sector is low, the market is unsure of the effect of the recent tax changes for private landlords. This matter will be closely monitored.

### **Social Housing Sector**

The requirement for new social housing in MEABC has fluctuated slightly since 2012. The five-year assessment for 2016-21 shows a need for 842 units. Need is greatest in locations within Ballymena (434) and Carrickfergus (220) towns, Broughshane (51) and Ahoghill (35).

Single, older persons and small family households comprise 87% of the housing stress waiting list in the council area. Future housing mix in new social housing should cater for these household groups. In recent years social housing need in MEABC has been delivered by housing associations on Housing Executive land.



**Social New Build at Market Road, Ballymena**

Increasingly, areas of housing need are emerging in locations where the Housing Executive does not own land.

Housing associations compete on the open market against the private sector and this can make it difficult to obtain sites in areas of housing need throughout MEABC area. This can be more acute in coastal villages or where land is relatively expensive. To address social need, the Housing Executive's three year SHDP has 347 housing units planned.

The LDP has an important role to fulfil in terms of the allocation of land for new housing across the council area. Delivery of new social housing has proven more difficult in some parts of the borough and this will require particular focus in the LDP with careful assessment using Housing Executive statistical data.

MEABC is a popular location with a growing population. There is a need for additional housing across all tenures.

### **Regeneration**

Regenerating neighbourhoods is vital to increase opportunities that connect local people to create economically viable places that will not only benefit the physical environment they live in, but also improve residents' overall quality of life and wellbeing. An important role for housing providers will be to foster a sense of identity, to encourage investment and to reduce deprivation. A priority is to ensure that communities are welcoming to all people regardless of religion, race or economic background.

Regeneration can be defined as activities that reverse economic, social and physical decline in areas where market forces will not do this without the support of government. To continue to build vibrant and welcoming places within MEABC, it will be important that local

communities are involved in decision making in their neighbourhoods, to identify priorities and plan solutions.

DfC has responsibility for strategic led regeneration of regionally important sites, including those with mixed tenure. The Housing Executive will complement this through the delivery of a 'housing led' approach to physical and social regeneration in local communities. An area which has undergone successful 'housing led' regeneration will be of interest to developers, bring new investment, improve neighbourhoods and public realm and will increase residents' access to work.

However, it is generally recognised that to achieve long-term sustainable renewal, a holistic approach should be taken. In order to best target investment, the Community Plan may seek to tie physical intervention in areas which are characterised by a range of issues, not only environmental dereliction and blight.

The Building Successful Communities (BSC) programme as part of the DfC Housing Strategy for Northern Ireland is proposing to support the development of ten high quality new build social homes at Regents Park, Doury Road, Ballymena. Doury Road estate is one of six communities selected to pilot this new BSC housing led regenerative initiative.



**Doury Road Regeneration Site**

As part of the programme, a regeneration forum has been established to take work forward. An action plan setting out regeneration proposals for the area has now been finalised. The plan sets out a number of short, medium and long term objectives which will help inform future development proposals for the area. In addition to proposed new housing there are a number of smaller complementary projects, some of which are currently completed and/or due to commence shortly.

The Housing Executive is assisting and enabling grass roots community groups and wider stakeholders with building capacity using the proposed Local Area Network in Ballymena as a vehicle to promote opportunities for sharing on the former St Patrick's Barracks site. The Local Area Network will bring together a wide range of groups in Ballymena area to facilitate conversations and enable discussions on the community vision for the practical uses of the site as a shared community space.

The borough has a large rural hinterland that also presents challenges for rural regeneration. Rural areas of the borough have pockets of deprivation and issues around access to services and affordable housing.

For many young rural households, house and land prices, land availability and low rates of development can rule out owner occupation in the short to medium term. The propensity for owner occupation in rural areas will also result in limited opportunity for the private rented sector to offer affordable accommodation.

Whilst the Housing Executive works closely with rural communities to identify housing need, housing association delivery of new social housing schemes is becoming increasingly difficult due to the smaller numbers often required

in rural schemes and the economies of scale associated with delivery and management. In 2016, the Housing Executive launched the Rural Strategy & Action plan 2016-2020. This sets out the Housing Executive's contribution to sustaining our rural communities.

### Update on Resources/Budget

The Housing Executive has not been able to set a budget for the forthcoming year as there has been no functioning government since January 2017. Therefore, no targets have been agreed for 2017-18, generating widespread uncertainty about funding over the coming year. The Housing Executive, along with other public bodies, must adapt with new, more effective and efficient ways of delivering high quality services for citizens in Northern Ireland.

The Community Plan will work alongside the Housing Executive to direct limited

public sector resources more efficiently.

The past year has delivered significant housing investment, for a wide range of services, and the 2016/17 public sector housing investment totalled £40.94m for MEABC area. Housing expenditure and projected housing investment is set out in Table 1.

### Progress Report

The following sections contain progress report tables for each HIP outcome. The tables detail progress of housing proposals set out in the HIP for 2015-19, new plans and schemes for 2017-19 and reaffirm the ten-year vision as well as linking our plans to the local Community Plan.

Where updated or new relevant data is available to that identified in the HIP, this has been incorporated in graphic or tabular form. The updated statistical information is reported by each HIP theme.

Table 1: Mid and East Antrim Actual/Projected Public Sector Housing Spend

Activity areas	Actual spend £m	Projected spend £m
	2016/17	2017/18
Capital improvement work	0.41	1.75
Planned maintenance work*	5.22	5.76
Response maintenance	2.91	3.23
Private Sector Grants	0.69	0.73
Grounds Maintenance	0.76	0.66
Supporting People	5.57	5.55
Community Development	0.25	**
Investment in New Build***	25.13	****
Total	40.94	17.68

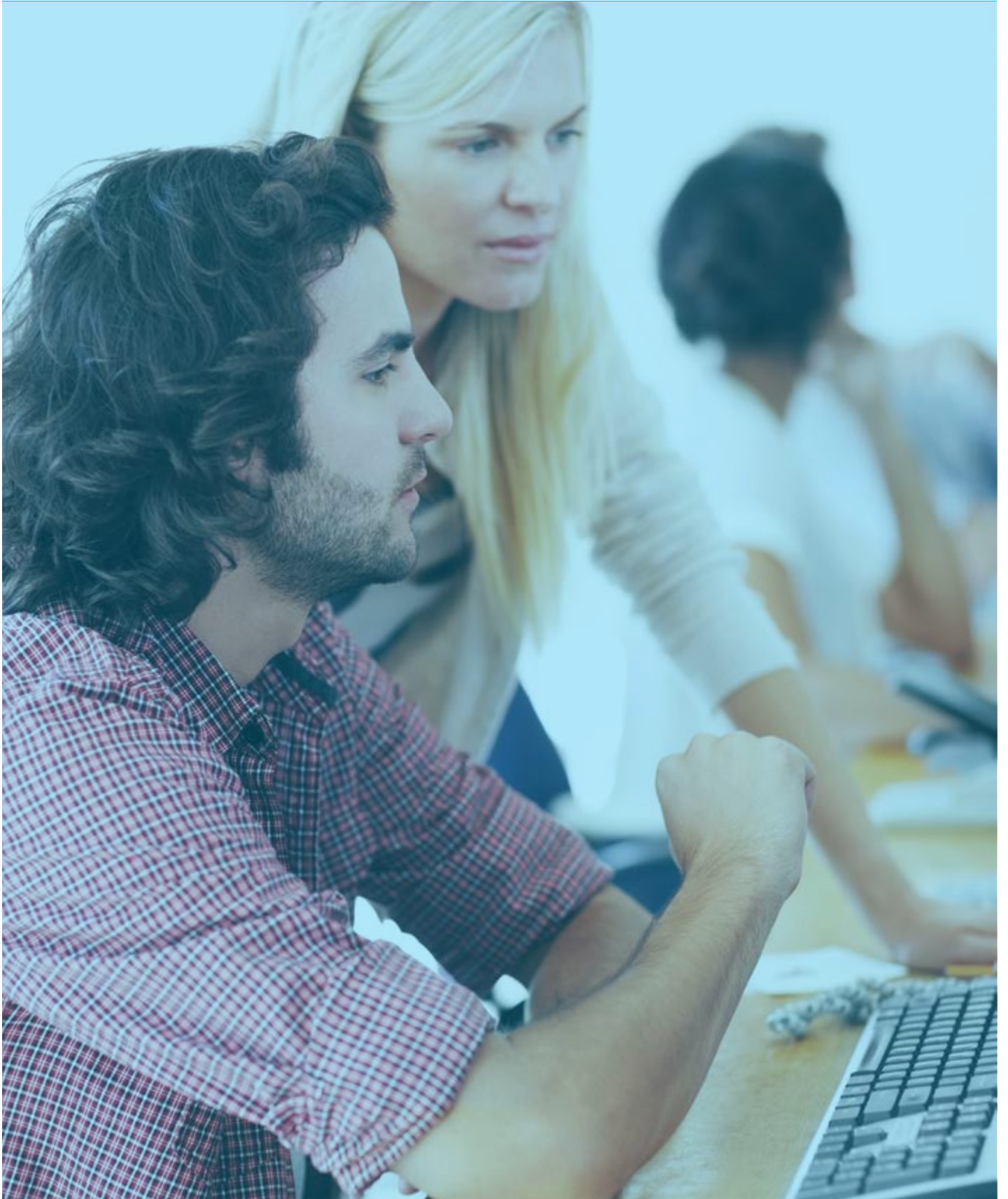
Source: NIHE

\* Includes minor disabled person adaptations, redecoration and displacement grants.

\*\* Community Development projected spend is not available.

\*\*\* Investment in new build is the total cost of schemes starting in the programme year but which may be spent over more than one year. The amount includes Housing Association Grant (HAG) and housing association funding.

\*\*\*\* The total cost of units in the gross SHDP for 2017/18 has not been finalised.





# THEME ONE

## Identify and meet housing need and demand

OUTCOME ONE IDENTIFY NEW HOUSING REQUIREMENTS				
Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
NIHE will update the Net Stock Model (NSM) in 2017 following the 2015 review of household projections.	Ongoing.	The NSM will be updated in 2017 and 2019.	NIHE will deliver updated objective assessments of affordable housing (social and intermediate housing) need by household type.	5A
NIHE will carry out an annual five year projected social housing need assessment for MEABC.	Achieved. The five year social housing need for MEABC is 842.	NIHE will carry out an annual five year projected social housing need assessment for MEABC.	Continuously evaluate and update housing need and demand in line with best practice.	
NIHE will annually assess demand for intermediate housing for MEABC.	Achieved. The ten year intermediate housing need is 430.	NIHE will annually assess demand for intermediate housing for MEABC.		
Latent demand tests will be carried out in agreed areas to establish social housing need.	Achieved. Two locations in the borough are currently being considered for testing; Straid, Ballymena and Glynn, Larne.	NIHE will determine new locations to test after the completion of the Housing Need Assessment process. Any requests from councillors or local representatives for test locations will also be considered.	Identify rural housing need/demand.	5A
NIHE will produce a HIP annual update for 2017/18 monitoring housing market performance across all tenures.	Achieved.	NIHE will produce HIP annual updates for 2018/19, monitoring housing market performance across all tenures.	Determine new housing requirements for local development planning through collaborative working between NIHE, DfC, NISRA and Dfl.	5A
Dfl will review HGIs for LDPs.	Achieved. Revised annual HGI requirement for MEABC is 415 per year from 2012 to 2025.		NIHE will provide evidence based cross tenure analysis of the local housing market to inform local development and Community Planning.	5A 4B
NIHE will annually update councils with affordable housing need reports for the production of local development and Community Plans.	Achieved.	NIHE to deliver annual updates of affordable housing requirement to inform local development and Community Plans.		5A
NIHE will review housing market geographies for NI and deliver Housing Market Assessments across NI.	Housing market geographies research scheduled to commence in 2017/18.	NIHE will commence programme to deliver Housing Market Assessments across NI upon the completion of the housing market geographies research.		5A

## Demographics

	Mid-year estimate 2005	Mid-year estimate 2015	Projected 2025
Children	27,230 (20.8%)	26,224 (19.1%)	25,593 (18.3%)
Working age	84,300 (64.4%)	86,063 (62.8%)	83,418 (59.5%)
Older people	19,450 (14.8%)	24,858 (18.1%)	31,175 (22.2%)
Total Population	130,980	137,145	140,186
Households	-	55,396	57,757
Average Household Size	-	2.45	2.40

Source: NISRA

## Mid and East Antrim Household Composition of Housing Applicants at March 2017

Type	Single Person	Small Adult	Small Family	Large Adult	Large Family	Older Person	Total
Applicant	1,041	136	587	55	171	553	2,543
App (HS)	645	67	344	30	102	375	1,563
Allocation	296	24	120	<10	34	129	607

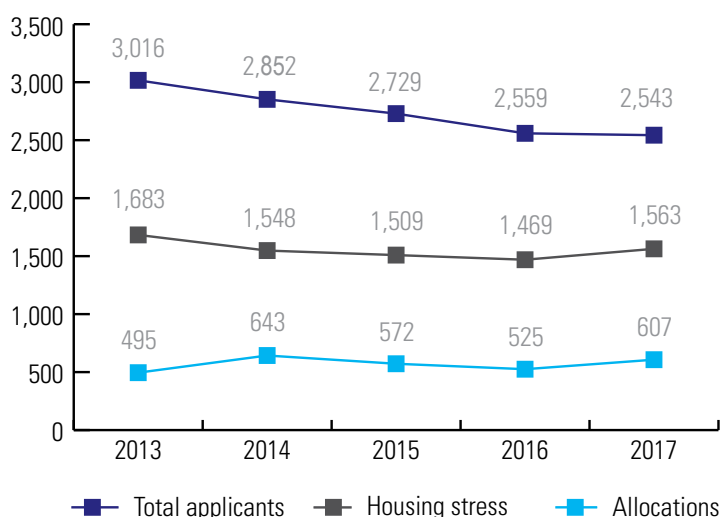
Applicant - Housing applicants at March 2017. App (HS) - Housing stress applicants at March 2017 (i.e. 30 points or more).

Allocation - Annual allocations for year ending March 2017.

## Mid and East Antrim Housing Executive Stock at March 2017

	Bungalow	Flat	House	Maisonette	Cottage	Total	Void
Current Stock	1,248	1,588	2,921	43	<10	5,806	61
Sold Stock	563	566	8,748	16	53	9,946	

## Social Housing Waiting List Trends



Source: NIHE

## Definition of Household Types

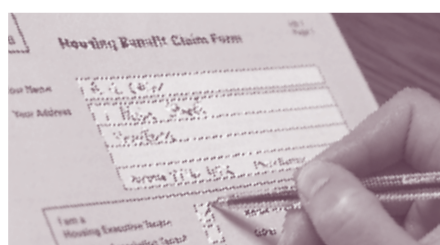
Single person	1 person 16-59 years old
Older person	1 or 2 persons aged 16 or over, at least 1 over 60
Small adult	2 persons 16-59 years old
Small family	1 or 2 persons aged 16 or over, with 1 or 2 children
Large family	1 or 2 persons aged 16 or over, and 3 or more persons 0-15, or 3 or more persons 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

**OUTCOME TWO  
INCREASE THE SUPPLY OF AFFORDABLE RENTING TO MEET THE NEEDS OF COMMUNITIES**

Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
DfC will approve a gross, three year 2016/19 SHDP.	The SHDP delivered new build starts in seven schemes, for 212 units, four 'existing satisfactory properties' (ESP) and one Off the Shelf (OTS) scheme for six units. These schemes included 39 one-bedroom units in 2016/17. There were 44 units completed during 2016/17.	DfC will approve a gross, three year 2017/20 SHDP.	Maximise public funding through the procurement of affordable housing.	4B 5A
NIHE with DfC and housing associations will implement an SHDP Delivery Strategy Action Plan over the period 2017-2020.	The SHDP Delivery Strategy and Action Plan was approved by the NIHE Board in August 2016 and subsequently endorsed by DfC. A Commissioning Prospectus has been produced to support the new approach to commissioning the SHDP. The Commissioning Prospectus will provide a strategic, cross-tenure overview of housing need and demand across NI.	The SHDP Delivery Strategy Action Plan will be implemented over the period 2017-2020. The Commissioning Prospectus will be published in conjunction with the SHDP 2017-2020 in 2017.	The key objectives of the SHDP Delivery Strategy are: <ul style="list-style-type: none"> <li>• More sustainable neighbourhoods through effective place shaping within Community Planning.</li> <li>• Reformed delivery of social and affordable housing to create a more flexible and responsive system.</li> <li>• Deliver 8,000 new social housing units and at least 2,800 new affordable homes over a four year period (subject to available funding).</li> </ul>	
NIHE will carry out site identification studies to examine sites for social housing as necessary.	During 2016/17 site identification studies were carried out in Straid, Ballymena and Glynn, Larne.	NIHE will carry out site identification studies as necessary.		5A
NIHE will work with councils to develop social housing policies for the new LDP.	NIHE has commenced work with councils on LDP's Preferred Options Paper.	NIHE will work with councils to develop social housing policies for the new LDP.		5A
DfC & DfI will engage with key stakeholders on recommendations detailed in the draft PPS 22 Affordable Housing.	Provision of affordable housing will be promoted in the LDP.	NIHE will work with councils to develop an affordable housing policy in the LDP.	Introduce developer contributions for affordable housing.	5A

**OUTCOME TWO CONTINUED**  
**INCREASE THE SUPPLY OF AFFORDABLE RENTING TO MEET THE NEEDS OF COMMUNITIES**

Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
DfC will continue to implement landlord registration and tenancy deposit schemes and analyse the data received.  DfC will complete a fundamental review of the PRS in 2016.	Achieved. There were 8,363 landlord registrations at March 2017.  Public consultation launched in January 2017 with a list of proposals to be discussed.	DfC will continue to implement landlord registration and tenancy deposit schemes and analyse the data received.  Following the consultation period, DfC will set out how the agreed proposals will be implemented.	Monitor and evaluate the performance of the PRS to assess effectiveness in meeting affordable housing need.  Introduce effective regulation for the PRS to maintain physical and management standards.	
NIHE plan to process new public/private HB claims within the 22 day target and HB claim amendment within seven days.	In 2016/17 new claims were processed in an average of 15.8 days. Claim amendments were processed in an average of 3.2 days.	NIHE plan to process new public/private HB claims within the 22-day target and HB claim amendment within seven days.		
NIHE have made £370k available to fund Smartmove private rented access scheme across NI for 2016/17.	NIHE funded Smartmove private rented access scheme to a value of £445k across NI during 2016/17.	NIHE have made £450k available to fund Smartmove private rented access scheme across NI for 2017/18.		

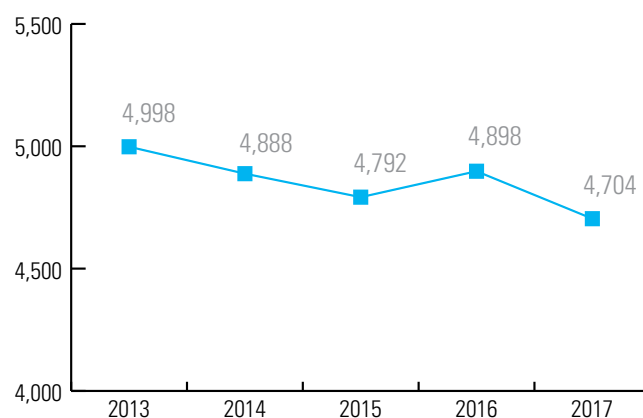


Housing Benefit public claimants at March 2017

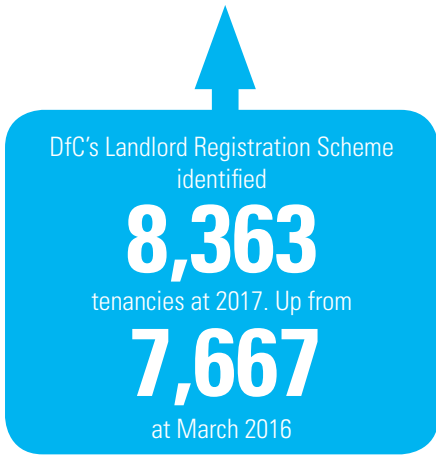
**5,474**

Source: NIHE

**Private Housing Benefit Claimants**

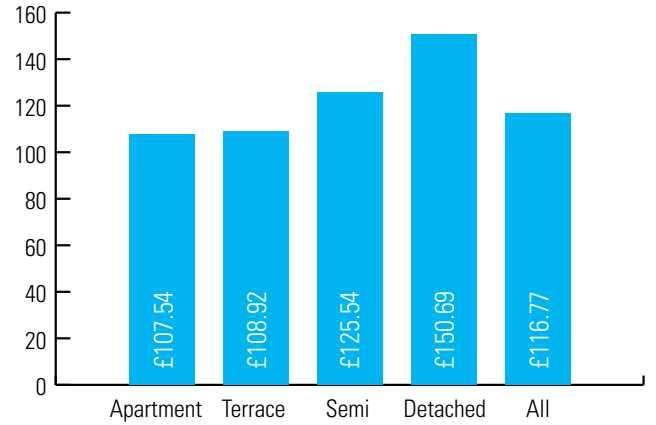


Source: NIHE



Source: DfC

### Average Weekly Rent by House Type



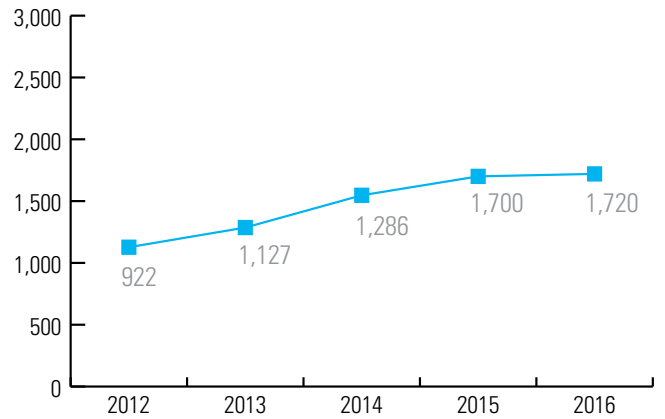
Source: Ulster University

### Ten Year Intermediate Housing Demand 2016-2026



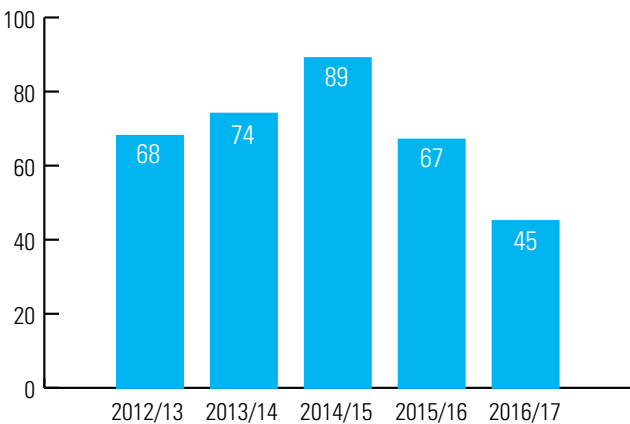
Source: NIHE

### House Sales all Tenures



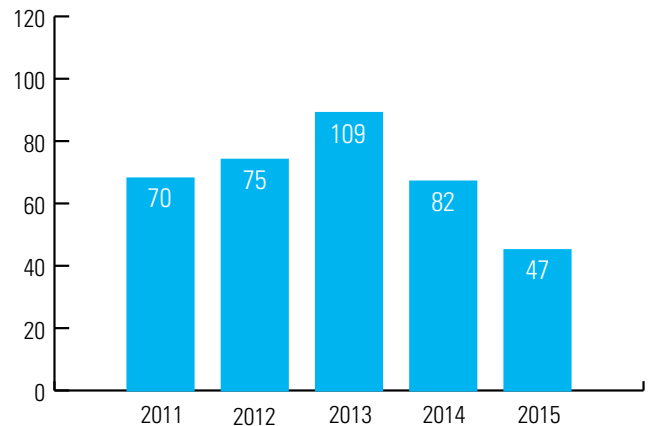
Source: LPS

### Co-Ownership Approvals



Source: Co-Ownership

### Repossessions



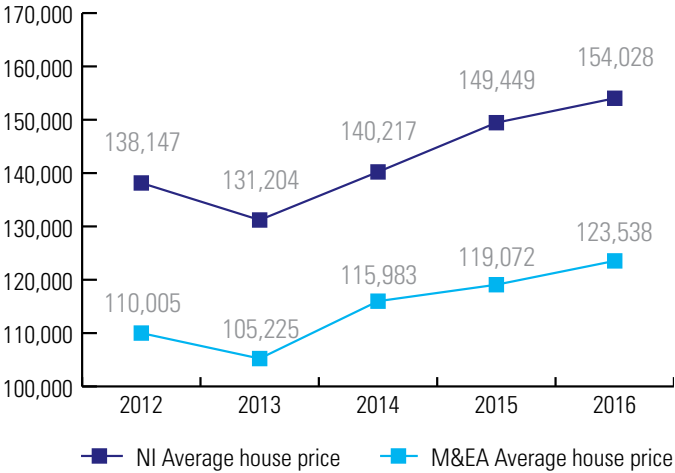
Source: DfC

<b>OUTCOME THREE ASSIST HOME OWNERSHIP</b>				
<b>Plans 2016/17</b>	<b>Progress</b>	<b>Plans 2017/19</b>	<b>Long term objectives</b>	<b>CP Ref</b>
NIHE and housing associations will implement the House Sales and Equity Sharing Scheme.	33 NIHE properties were sold to tenants under the House Sales Scheme during 2016/17.	NIHE and housing associations will implement the House Sales and Equity Sharing Scheme.	Continue to assist home ownership through House Sales and Equity Sharing.	4A 4B
DfC will administer committed funding of £96.3m to Co-Ownership for 2015/16 – 2018/19 with a target of 2,643 affordable homes for NI.	During 2016/17 there were 45 properties purchased through Co-Ownership in MEABC.	DfC has committed funding of £100m to Co-Ownership for four years which along with £65m of private finance will allow for the provision of 2,800 new homes in NI.	Continue to assist households purchase their home through shared ownership.	4A 4B
DfC will pilot a number of initiatives across NI using the Affordable Home Loans Fund (AHLF) to deliver affordable housing. These include: <ol style="list-style-type: none"> <li>1. £19m to provide up to 600 affordable homes;</li> <li>2. £9.2m in Financial Transactions Capital (FTC) funding to an empty homes scheme (being delivered by Clanmil);</li> <li>3. £5m to date in FTC funding for a Rent to Own scheme (being delivered by Co-Ownership); and</li> <li>4. Developing intermediate housing on surplus NIHE land (Clanmil and APEX).</li> </ol>	DfC has awarded £19m FTC under AHLF.  FairShare has been set up by Apex, Clanmil and Choice as a new shared ownership scheme enabling homebuyers who cannot afford to purchase a property outright, to buy a share of a property directly from a housing association and pay rent on the rest.  £12.5m FTC has been awarded to Co-Ownership for the Rent to Own initiative. The Rent to Own scheme is now operational.	Housing associations in NI will continue to offer affordable, high-quality properties for sale through the FairShare shared ownership scheme.  Co-Ownership will continue to promote the Rent to Own scheme.	Introduce a developer contribution to increase the supply of intermediate housing.  Deliver finance models to make better use of funding for intermediate housing.  Deliver a range of intermediate housing products, such as intermediate rent.	4A 4B
NIHE will work with councils to develop intermediate housing policies through the LDP.	Planning has commenced collaborative work with NIHE on LDP's Preferred Options Paper.	NIHE will work with councils to develop intermediate housing policies through the LDP.	Deliver mixed tenure housing schemes in communities through planning.	5A
NIHE will continue to investigate with housing associations, the potential for community self-build products for home ownership.	Work on-site investigation is ongoing with Habitat for Humanity.	NIHE will continue to investigate with housing associations, the potential for community self-build products for home ownership.	Deliver a self-build affordable housing model.	4A 4B 5A



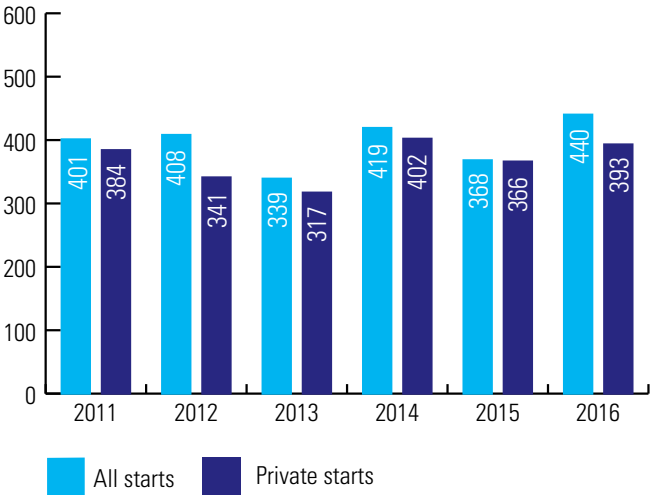
Source: NIHE

**Average Annual House Prices**



Source: Ulster University

**New Build Starts**



Source: LPS





# THEME TWO

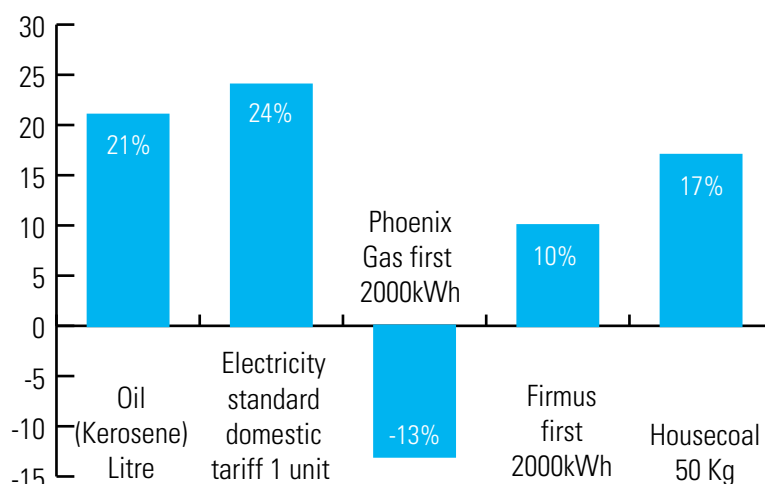
## Improving people's homes

OUTCOME FOUR IMPROVE THE QUALITY OF THE HOUSING STOCK				
Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
<p>Funding of discretionary grants for 2016/17 is £70k.</p> <p>Repair notices issued by councils on private rented landlords can be recovered through a mandatory grant of up to £7,500.</p>	<p>Discretionary grant approval in 2016/17 was £35k.</p> <p>There were 41 mandatory repair grants approved in 2016/17 with an approval value of £66k.</p>	<p>Funding of discretionary grants will continue in 2017/18.</p> <p>NIHE will issue mandatory repair grants as required.</p>	<p>Deliver policies to support sustainable design and improve the fabric of dwellings.</p>	<p>1D 2A 2D 2E</p>
<p>NIHE will register and inspect HMOs for building and management standards.</p>	<p>At March 2017, there were 106 properties registered as HMOs in MEABC. In the past year, a small number of Article 80 Notices (fit for number of occupants) and 16 Article 79 Notices (Management Regulations) were served.</p>	<p>NIHE will register and inspect HMOs for building and management standards.</p>		<p>2A 2E</p>
<p>Funding for NIHE planned maintenance schemes in 2016/17 is estimated at £5.58m.</p>	<p>In 2016/17, the NIHE spent £5.22m on 18 planned maintenance schemes. NIHE completed planned maintenance works to 1,666 properties: 600 properties received replacement smoke alarms, 255 properties received ECM works, 321 kitchens, 134 fire doors and 356 heating.</p>	<p>Funding for NIHE planned maintenance schemes in 2017/18 is estimated at £5.76m for 16 schemes. NIHE will complete works to 2,239 properties: 874 properties will receive replacement smoke alarms, 718 ECM works, 285 kitchen replacements, 145 double-glazing and 217 heating.</p>	<p>In line with the Asset Management Strategy NIHE will aim to bring all of its stock up to and maintain it at modern standards, subject to funding availability.</p>	<p>1A 2A 2E</p>

**OUTCOME FOUR  
IMPROVE THE QUALITY OF THE HOUSING STOCK CONTINUED**

Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
<p>Funding for NIHE capital improvement schemes in 2016/17 is estimated at £1.46m.</p> <p>NIHE will complete response maintenance repairs within the required target time.</p> <p>NIHE will carry out response maintenance repairs to customers' satisfaction.</p> <p>NIHE stock condition survey will inform the Asset Management Strategy.</p>	<p>In 2016/17 NIHE spent £0.41m on capital improvement schemes.</p> <p>New contracts and working arrangements were introduced during 2016/17. The new contracts are progressing well but we are unable to report performance against targets until 2018.</p> <p>NIHE's new Asset Management Strategy was approved in 2016.</p>	<p>Funding for NIHE capital improvement schemes in 2017/18 is £1.75m.</p> <p>NIHE will complete response maintenance repairs within the required target time.</p> <p>NIHE will use the Asset Strategy as the basis for investment in the modernisation and maintenance of our housing stock.</p>	<p>NIHE has been carrying out work to develop a new 10 Year Investment Plan based on principles set out in the Asset Management Strategy.</p>	<p>1A 2A 2E 5A</p>
<p>NIHE will commence work on the 2016 House Condition Survey (HCS).</p>	<p>Work is underway with the first preliminary report published on 30 March 2017.</p>	<p>The 2016 HCS final report will be published early 2018.</p>	<p>Unfitness and decent home standards will be identified through NIHE HCS reports.</p>	<p>2A 2E 5A</p>

**Household fuel cost % change April 2007 to January 2017**



Source: NIHE

**OUTCOME FIVE  
DEVELOP LOW CARBON HOMES AND REDUCE FUEL POVERTY**

Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
Bryson Energy, with funding from NIHE deliver an energy efficiency awareness programme annually to 160 schools across NI and a local and impartial Energy Efficiency Advice Line.	Achieved. There were seven schools visited in MEABC during 2016/17.	Bryson Energy will continue to deliver the Advice Line and Schools awareness programme.	Promote energy efficiency through contracts with social enterprises.	5A 5C
NIHE will implement the Affordable Warmth Scheme. Funding of £15.5m is available for 2016/17 across NI.  NIHE will continue to administer the Boiler Replacement Scheme on behalf of DfC for the period 2016-19 with a budget of £3m for 2016/17 across NI.  NIHE's 2016/19 energy efficiency programme includes four schemes at a cost of £1.57m.	In MEABC, 714 measures were carried out to private properties under the Affordable Warmth Scheme in 2016/17.  In MEABC, 301 properties had boilers replaced at cost of £211k.  In 2016/17 the energy efficiency programme included four completed schemes for 356 properties, spending £1.95m.	NIHE will implement the Affordable Warmth Scheme with anticipated funding of £16m for 2017/18 across NI.  NIHE will implement the Boiler Replacement Scheme 2016-19 with anticipated funding of £700k for 2017/18 across NI.  NIHE's 2017/20 energy efficiency programme includes 6 schemes at an estimated cost of £2.9m.	Reduce fuel poverty.  Develop and promote alternative natural energies to improve environmental wellbeing and combat fuel poverty in the home.  Deliver zero carbon dwellings within the SHDP.	1A 2A 2E 5A
Bryson Energy aim to increase membership of the 27 established oil buying clubs across NI.	Almost 5,000 households have become members of oil buying clubs across NI.  Bannvale oil buying club is currently established in Ahoghill and Portglenone.	NIHE aims to increase membership of established oil buying clubs.		
NIHE aims to complete a further 111 planned PV panel installations across NI.	A total of 1,000 PV panels have been installed across NI since 2015/16. NIHE will ensure that tenants in these properties will utilise the potential of cheaper electric bills.	Seek innovative renewable options that can be used in public and private sector homes to reduce energy demand and household electric bills.	Seek value for money options for reducing energy demand, to promote across all residential sectors.	1A 2A 5A



# THEME THREE

## Transforming people's lives

OUTCOME SIX PROVIDE SUITABLE ACCOMMODATION AND SUPPORT SERVICES FOR VULNERABLE RESIDENTS				
Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
The gross, three year (2016/19) SHDP contains two supported housing schemes for 29 units which are programmed to commence construction in 2016/17.	At March 2017, there were three supported housing schemes on-site to provide 76 units in MEABC area.	The gross 2017/19 SHDP contains one supported housing scheme, for eight units, which is programmed to commence construction in 2017/18.	Maintain collaborative working practices between NIHE, Health Trusts and Probation Service to deliver innovation, capacity and housing care and support services.	2A 2D 2E
£5.57m has been approved to deliver the Supporting People programme for 2016/17.	£5.57m was spent delivering the Supporting People programme for 2016/17. 67 accommodation based services for 1,121 service users. Four floating support schemes for 947 service users.	£5.55m has been approved to deliver the Supporting People programme for 2017/18.		2A 2D 2E
2016/19 SHDP incorporates support for 11 wheelchair units.	Nine wheelchair units were on-site at March 2017. Three wheelchair units started in 2016/17.	2017/19 SHDP incorporates support for 11 wheelchair units.		2A 2D 2E
NIHE will monitor and review Supporting People services through the contract management framework and take actions to remodel/realigned services as needed.	Activity plan for 2016/17 underway.	Activity Plan in place for 2017/18.		2A 2D 2E 4A
NIHE will assess need for social housing wheelchair housing.	Achieved.	DfC have agreed an initial Wheelchair Standard Accommodation target of 6% of general needs new build for 2017/18 which will rise to 7% for 2018/19.		2A 2D 2E 4A
NIHE have funding of approximately £590k for Disabled Facilities Grants (DFGs) for the private sector in 2016/17.	NIHE approved 68 DFGs spending £621k in MEABC.	NIHE has funding of approximately £9,504k for DFGs for the private sector in 2017/18 across NI.	Promote independent living through DFG adaptations.	2A 2D 2E 4A
NIHE will provide adaptations to their properties as required.	NIHE spent £460k on adaptations in 2016/17.	NIHE will provide adaptations to their properties as required.		2A 2D 2E 4A
Identify and meet Travellers accommodation needs within communities.	The 2013/18 Traveller need assessment did not identify a requirement for MEABC.		Identify and meet Travellers accommodation needs within communities.	4A 5A

<b>OUTCOME SEVEN HOMELESSNESS IS PREVENTED OR IS ADDRESSED EFFECTIVELY</b>				
Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
Roll in of the Housing Solutions and Support Approach will continue across NI.	This approach has developed to focus on tenancy sustainment, homeless prevention and exploring housing and support options for customers who contact the NIHE with a housing issue.  Housing Solutions and Support teams have been established in 3 Housing Executive Offices, covering 5 outlets.	Roll in of the Housing Solutions and Support Approach will continue across NI.	Deliver a framework and model for a fully operational housing options service.	4A 4B
NIHE have made £370k available to fund the Smartmove private rented access scheme across NI for 2016/17.	NIHE funded Smartmove private rented access scheme to a value of £445k across NI during 2016/17.	NIHE have made £450k available to fund Smartmove private rented access scheme across NI for 2017/18.	Ensure information is readily available across all tenures to meet the needs of a housing options service.  Deliver an adequate supply of permanent accommodation to prevent homelessness and repeat homelessness.	2E
NIHE will work with organisations to deliver homeless services, in line with Homelessness Strategy 2012-17.	NIHE confirmed 1,559 homeless applications were received and 995 applicants were awarded Full Duty Applicant status.	NIHE will work with organisations to deliver homeless services, in line with Homelessness Strategy 2017-22.	Maintain and improve collaborative working arrangements to provide services to homeless people.	2E
Homeless applications to be processed within 33 working day target.	100% of homeless applications were processed within 33 working days.	Homeless applications to be processed within 33 working day target.	Maximise return on funding for temporary homeless accommodation.	
NIHE will review the Homelessness Strategy in 2017.	The Homelessness Strategy 2017-22 'Ending Homelessness Together' was published in April 2017.			

### Homeless Figures

Year	No. of homeless presenters	No. of homeless acceptances	Households placed in temporary accommodation
2012/13	1,465	779	170
2013/14	1,417	724	155
2014/15	1,489	814	133
2015/16	1,345	773	129
2016/17	1,559	995	125

Source: NIHE

### Older persons seeking sheltered accommodation

Year	March 2016	March 2017
Total applicants	278	279
Applicants in housing stress	198	208

Source: NIHE

### Disabled Facilities Grants (DFGs)

Year	2012/13	2013/14	2014/15	2015/16	2016/17
Approved	85	63	66	67	68
Funding £k	759	600	545	588	621

Source: NIHE

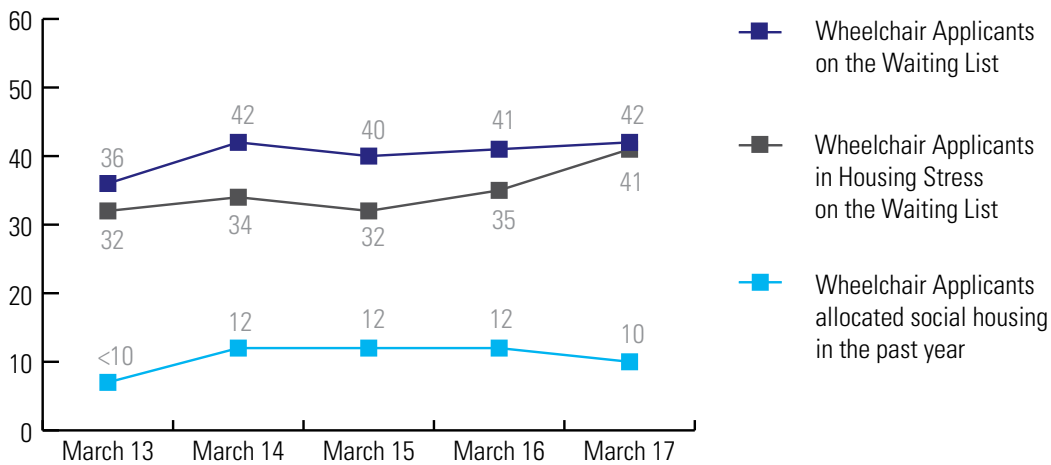
## Supporting People

Type of Service	Client Group	No. of schemes	No. of providers	Actual payments 2016-17 (£k)	Budget 2017-18 (£k)	Max. no of services users
Accommodation Based Services	Older People	40	6	487	690	821
	Homelessness	9	6	1,652	1,564	102
	Learning Disability	10	5	1,233	1,169	131
	Physical Disability	0	0	0	0	0
	Mental Health	6	4	614	578	59
	Young People	2	2	111	106	8
	Sub Total	67	*	4,097	4,107	1,121
Floating Support Services	Older People	2	2	379	379	582
	Homelessness	2	2	1,092	1,062	365
	Learning Disability	0	0	0	0	0
	Physical Disability	0	0	0	0	0
	Mental Health	0	0	0	0	0
	Young People	0	0	0	0	0
	Sub Total	4	*	1,471	1,441	947
<b>Grand Total</b>		<b>71</b>	<b>*</b>	<b>5,568</b>	<b>5,548</b>	<b>2,068</b>

\*Some providers supply both accommodation based and floating support services

Source: NIHE

## Social Housing Wheelchair Statistics



Source: NIHE



NIHE spent  
**£460k**  
on  
adaptations  
to its properties





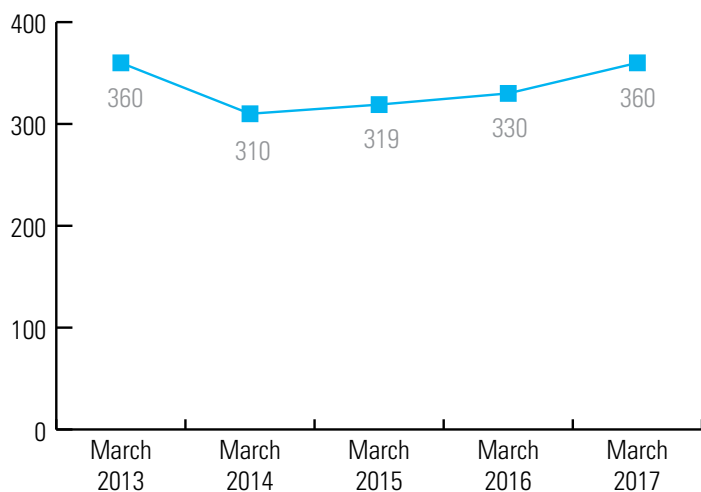
# THEME FOUR

## Enabling sustainable neighbourhoods

OUTCOME EIGHT REGENERATE NEIGHBOURHOODS				
Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
DfC will fund £366k for Areas at Risk, SPOD and Neighbourhood Renewal programmes for 2016/17.	DfC have funded £159k for Areas at Risk, SPOD and Neighbourhood Renewal programmes for 2016/17.	DfC will continue to fund Areas at Risk, SPOD and Neighbourhood Renewal programmes for 2017/18.	Develop collaborative working arrangements between DfC, NIHE and councils to deliver housing led regeneration in partnership with communities.	4A 4B 5A
NIHE will capture details of empty homes as they are identified and reported and share with DoF and DfC in line with the Housing (Amendment) Act 2016.	103 cases reported within MEABC. There were 24 closed, 25 deferred and 54 open cases.	The Empty Homes strategy is currently under review with DfC.		5A
NIHE will implement the Heritage in Housing scheme throughout NI to bring empty town centre properties back into use, addressing blight and providing accommodation for affordable rent.	The target for NIHE's three year Heritage in Housing scheme is to support Townscape Heritage Initiatives to bring 15 properties back into residential use. At the end of Year two, seven empty properties have been refurbished and let for affordable rent and a further five are nearing completion.	Applications are currently being assessed for Year three of the programme for which a budget of £110k is available.	Improve the quality of urban and rural design and townscape quality in local communities.	5A
Promote housing led regeneration through master planning proposals in urban and village centres.	NIHE will continue to work with the Council through the Community Planning process.	Promote housing led regeneration through master planning proposals in urban and village centres.		5A
NIHE will implement the Rural Strategy and Action Plan 2016-20.	On target to deliver 42 of the 43 actions included in the Rural Strategy & Action Plan.	NIHE will implement the Rural Strategy and Action Plan 2016-20.	To contribute to our vision for rural communities, 'Vibrant, shared, healthy and sustainable rural communities where everyone has access to decent and affordable housing'.	2A 4B 5A
DfC will continue to invest in social enterprise growth to increase sustainability in the broad community sector.	DfC is supporting Social Economy Enterprise growth in NI through Community Asset Transfer (CAT), Pilot Social Economy Projects, Social Enterprise Hubs and Social Innovation.	DfC will continue to invest in social enterprise growth to increase sustainability in the broad community sector.	Support local businesses and job creation through social enterprise.	1B 1D

<b>OUTCOME EIGHT REGENERATE NEIGHBOURHOODS CONTINUED</b>				
Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
NIHE's Social Housing Enterprise Strategy (SHE) will invest £0.5m in NI annually to support social housing enterprise developments.	In 2016, the SHE Strategy made four awards totalling £72k to a range of social economy/social housing enterprise initiatives in MEABC.	NIHE's SHE Strategy will continue to invest in local communities to support SHE developments.		1B 1D
NIHE will transfer assets under the CAT framework to deliver community regeneration.	NIHE are currently developing the policy to implement this framework.	NIHE will transfer assets under the CAT framework to deliver community regeneration.		1B 1D 5A

**Rural Applicants In Housing Stress**



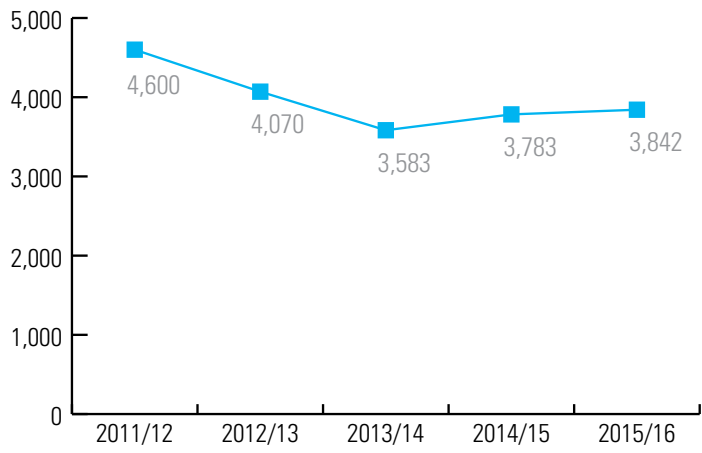
Source: NIHE

**OUTCOME NINE  
CREATE SAFER AND COHESIVE COMMUNITIES**

Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
Implement NIHE's Community Safety Strategy 2014-17. Update the Strategy in 2017/18.	NIHE actively deals with ASB in our estates.	Develop new Community Safety Strategy 2017/20.	Develop community confidence and continue working with our communities and partners to address Community Safety issues and tackle ASB effectively. Reduce ASB.	4A 4B 4C
NIHE will work to prevent hate crimes.	A hate harassment tool kit launched in 2016, Hate Incident Practical Action (HIPA) continues to be available to address damage to properties. During 2016/17 seven HIPA incidents were responded to in MEABC.	Continue to work to prevent hate harassment.	Continue to work to prevent hate harassment.	
NIHE will continue to be a designated agency in the PCSPs.	NIHE Area Managers and Senior Staff continue to attend their respective PCSP meetings and working groups.	NIHE will continue to be a designated agency in the PCSPs.		
NIHE will assess funding bids from Community Groups and PCSPs for community safety projects.	During 2016/17, £38,451 was awarded in MEABC for two community safety projects. The NIHE and PCSP jointly funded the Community Safety Warden Scheme which is now operating across all three areas. NIHE contributed £20k towards the Community Safety Warden Scheme. Funding of £18,451 was also made to PCSP to gap fund the BYTES Detached Development Work Project.	NIHE will continue to assess funding applications and fund appropriate projects that address community safety issues in NIHE estates where money is available.		
NIHE will continue to partner on Anti-Social Behaviour (ASB) Forum.	Local office staff, continue to work with statutory partners and Community Safety Wardens in addressing ASB issues.	NIHE will continue to partner on ASB Forum.		4A 4B 4C
NIHE will deal with reported cases of ASB in its estates.	During 2016/17 NIHE dealt with 260 cases of ASB which is a considerable reduction on the previous year.	NIHE will deal with reported cases of ASB in its estates.		4A 4B 4C

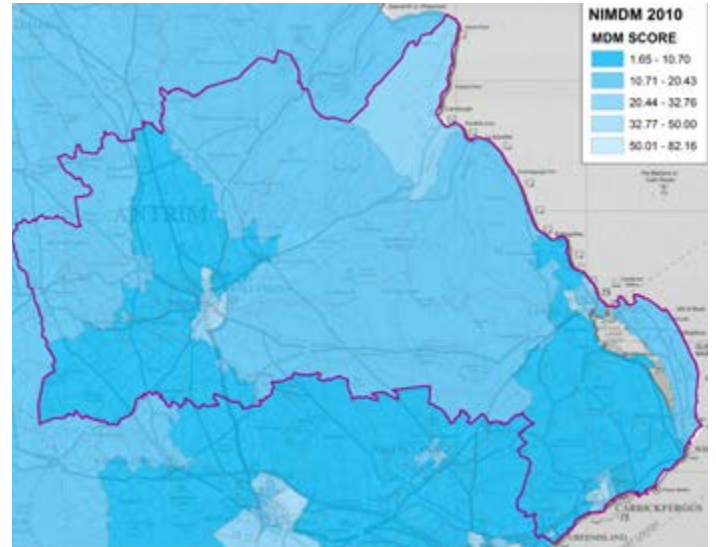
<b>OUTCOME NINE CREATE SAFER AND COHESIVE COMMUNITIES CONTINUED</b>				
<b>Plans 2016/17</b>	<b>Progress</b>	<b>Plans 2017/19</b>	<b>Long term objectives</b>	<b>CP Ref</b>
<p>NIHE will work to raise awareness and promote integration through its Good Relations Strategy and Race Relations Policy.</p> <p>NIHE will implement BRIC 2. NIHE will promote the good neighbour charter and the five cohesion themes of Race Relations, Communities in Transition, Interfaces, Flags, Emblems &amp; Sectional Symbols.</p>	<p>NIHE has provided Hate Crime Training to more than 70 staff across the organisation.</p> <p>NIHE has completed phase one of the BRIC 2 programme with 26 estates involved across NI. Some phase 2 areas have been identified and are currently being invited onto the programme. The two areas identified in MEABC are Dunclug in Ballymena and Ferris Park in Larne.</p>	<p>NIHE will implement bespoke training in good relations for staff and community groups.</p> <p>NIHE will identify another 26 groups to be involved in phase 2 of the BRIC2 across NI.</p>	<p>Promote the shared ethos and development of shared communities through education programmes and shared new build developments.</p>	<p>4A 4B 4C</p>
<p>NIHE will continue to fund Supporting Communities NI (SCNI) in their work with communities.</p>	<p>SCNI continues to be highly active in MEABC, supporting community groups. There is a dedicated Supporting Communities worker for MEABC which allows NIHE to encourage the formation of new groups. To date staff engage with 25 groups and eight Community Champions across the three areas.</p>	<p>Update the Community Involvement Strategy in 2017/18.</p>	<p>Increase tenant involvement in the management and future development of their communities.</p>	<p>4A 4B 4C</p>
<p>NIHE will implement the Community Involvement Strategy 2014/17.</p> <p>Funding of almost £19k for 2016/17 for Community Grants and Scrutiny Panels/Resident and Interagency expenses is available in MEABC.</p>	<p>Achieved. Consultation on 2017/20 Strategy commenced January 2017.</p> <p>£12,727 was spent in 2016/17 on seven Community Grants and a further £3,376 on Scrutiny Panels and Inter Agency expenses.</p>	<p>NIHE will implement the Community Involvement Strategy and update for 2017/20.</p> <p>Funding of £19k for 2017/18 for Community Grants and Scrutiny Panels/Resident and Inter Agency will be made available by NIHE.</p>	<p>Establish strong, collaborative working arrangements between government agencies, voluntary organisations and local community groups to support community regeneration.</p>	<p>4A 4B 4C</p>

### Anti Social Behaviour Incidents



Source: NINIS/NISRA

### Multiple Deprivation Measure 2010

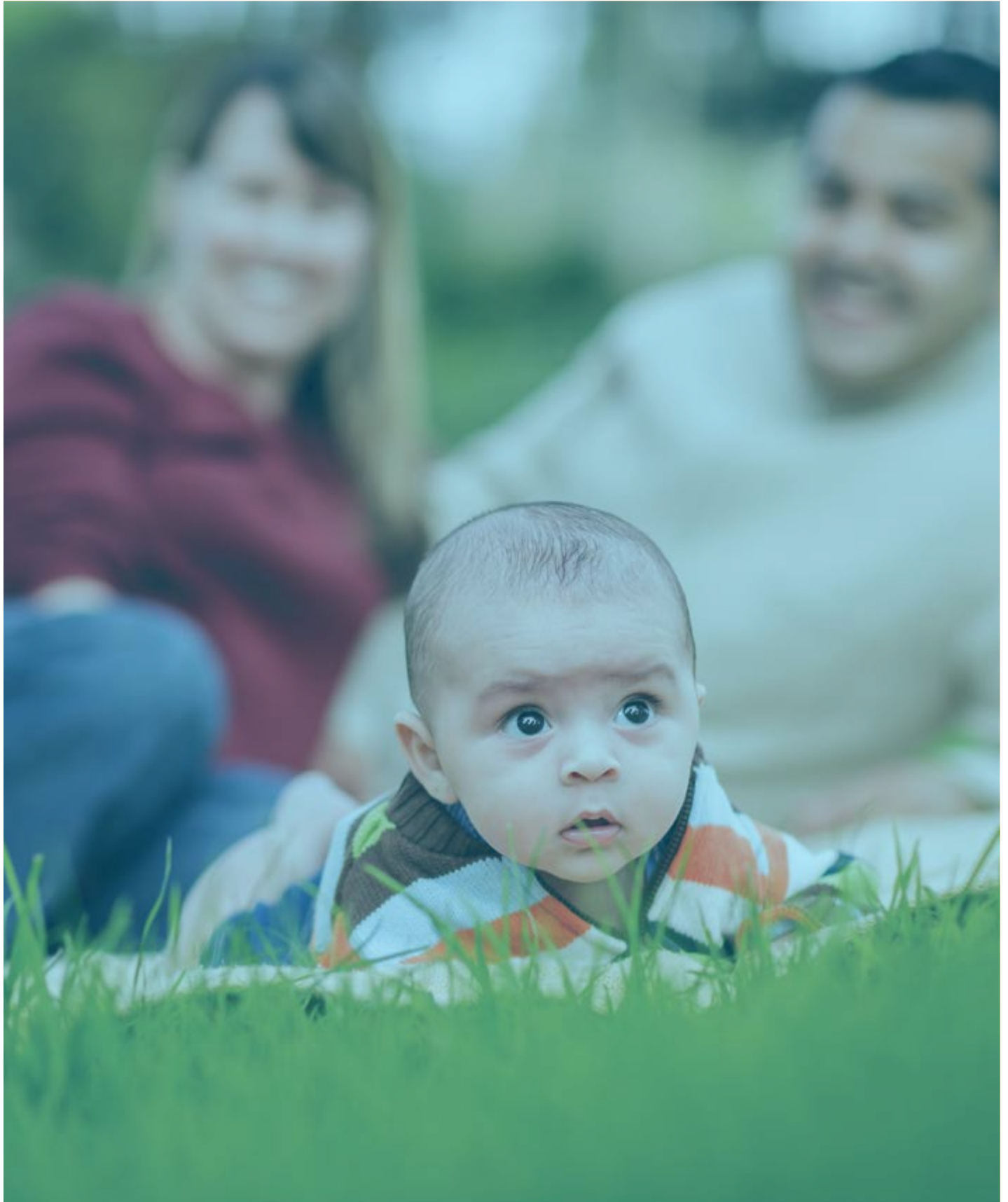




# THEME FIVE

## Delivering quality services

OUTCOME TEN DELIVER BETTER SERVICES				
Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
Increase rent collection to reinvest to improve services.	NIHE collected 99.77% of rent during 2016/17.	Increase rent collection to reinvest to improve services.	Maximise income to deliver better services and improve stock.	
Reduce arrears to maximise income. Implement the Tenancy Fraud Action Plan.	Arrears increased by £19k during 2016/17. Action Plan in place and statistics reported quarterly to DfC.	Reduce arrears to maximise income. Continue to report Tenancy Fraud statistics to DfC.	Monitor and reduce tenancy fraud.	
Maintain voids below 1% of total stock to make best use of housing stock and increase revenue from rents.	NIHE voids at April 17 were 0.71% of total stock.	Maintain voids below 1% of total stock to make best use of housing stock and increase revenue from rents.	Make best use of stock.	
Implement the welfare reform project plan as required.	NIHE have established a project team and project plan to investigate all welfare changes; identify the impact on our customers and business, and to develop appropriate responses. We are working very closely with DfC on the reforms and associated mitigations.	NIHE will continue to communicate with tenants and applicants, provide advice and assistance on the impacts of welfare changes and the mitigations available, as well as assisting DfC deliver the reforms and associated mitigations where appropriate.	Make best use of stock, minimise arrears and help sustain tenancies.	
Contribute to and support the DfC Fundamental Review of Social Housing Allocations.	Ongoing. NIHE continues to work closely with DfC to progress this review.	Continue to contribute to the DfC Fundamental Review of Social Housing Allocations.	To improve the process for housing assessment and allocation of social housing.	
Implement the Sustaining Tenancy Strategy locally and incorporate the approach in the 'Build Yes' revised ways of working.	The approach outlined in the strategy has now been mainstreamed into the 'Build Yes' new ways of working.	We will be rolling out the new ways of working across the organisation.	Reduce tenancy failure and help tenants stay in their own home.	
Continue to monitor tenants' satisfaction through the CTOS.	Ongoing.	Continue to monitor tenants' satisfaction through the CTOS.		





# Appendices

## Appendix 1 Community Planning Themes and Outcomes

Theme	Outcome	Ref
Sustainable Jobs and Tourism <i>A Proud, vibrant and ambitious place, which collaborates, encourages and supports economic and tourism growth and prosperity.</i>	Mid and East Antrim is a leading and competitive place to start and grow business.	1A
	Our Borough has a culture of entrepreneurship, skills development and vocational training.	1B
	Our Borough is the place to do business, developing transport, energy and superfast broadband.	1C
	Our Borough provides opportunities for all to enable and support people to reach their full potential.	1D
	Mid and East Antrim is a destination of choice with increased visitor numbers and spend on first-class facilities and attractions.	1E
Good Health And Wellbeing <i>Improving health, including the wider factors and causes of ill health.</i>	Our people are able to enjoy longer and healthier lives.	2A
	Our workplaces are for health as well as wealth.	2B
	Our people will be physically active more often.	2C
	Our older people are active, respected and supported in their community.	2D
	Our Borough has health equality for all.	2E
Progress in Education <i>Developing educational achievement and aspirations.</i>	In our Borough there are no barriers to stop anyone achieving their educational potential.	3A
	Our people and wider communities place value on life-long learning.	3B
	We have a skilled workforce able to adapt to the changing economy.	3C
Community Safety and Cohesion <i>Reducing crime and creating good relations between people and communities.</i>	Our people feel safe in their community and have a sense of belonging to the area.	4A
	Our Borough has vibrant, shared and cohesive communities.	4B
	Our Borough provides strong support networks to those most at risk of creating crime.	4C
Our Environment <i>Increasing awareness, positive attitudes and action for a clean, safe, protected, vibrant environment.</i>	The natural environment of our Borough is protected and sustainably managed.	5A
	People enjoy easy access to our Borough's Natural environment.	5B
	People value our Borough's natural environment and behave responsibly towards it.	5C

**Appendix 2**  
**Social Housing Need by settlement 2016/21**

Settlement	Social Housing Need 2016-21
Ballymena Town	434
Carrickfergus Town	220
Larne Town	10
Whitehead	16
Ahoghill	35
Broughshane	51
Kells	10
Carnlough	15
Portglenone	10
Cullybackey	20
Greenisland	15
<b>*Remaining settlements &lt;10</b>	<10
<b>Total Social New Build Requirement for Mid and East Antrim</b>	<b>842</b>

*\* Remaining settlements include: Straid, Glynn, Ballycarry where need in each settlement is less than 10.*

**New Intermediate Housing Demand for Mid and East Antrim 2016/26**

Council	Intermediate housing demand 2016/26
Mid and East Antrim Borough Council	430

### Appendix 3

#### Social Housing Development Programme: Schemes completed April 2016 - March 2017

Scheme	No of units	Client group	Housing association	Policy theme
Ballymena ESP	1	General Needs	Radius	Urban Need
1-6 Rockfield Row, Cargan	6	General Needs	Triangle	Rural Need
Scotch Quarter, Carrickfergus	24	General Needs, older persons	Habinteg	Urban Need
Sunnylands Ave/Sunnylands Grove, Carrickfergus	12	General Needs, older persons	Choice	Urban Need
Larne ESP*	1	General Needs	Apex	Rural Need
<b>Total</b>	<b>44</b>			

\* Existing Satisfactory Purchase

#### Social Housing Development Programme: Schemes on site at March 2017

Scheme	No of units	Client group	Housing association	Policy theme
Garvaghy Avenue, Portglenone Phase 2	10	General Needs	Apex	Rural Need
St Mary's PS, Larne Road, Ballymena	74	General Needs	Choice	Urban Need
43-83 Larne Road (Former Harryville Church), Ballymena	48	General Needs	Clanmil	Urban Need
19-21 Royal Court, Ballymena	20	General Needs	Radius	Urban Need
Ballymena Showgrounds Social Club	20	General Needs	Radius	Urban Need
Ballymena ESP*	1	General Needs	Triangle	Urban Need
Cullybackey ESPs *	2	General Needs	Rural/Triangle	Rural Need
Ahoghill ESP*	1	General Needs	Triangle	Rural Need
Carnlough ESPs*	2	General Needs	Triangle	Rural Need
Millhouse Reprovision, Trostan Ave, Ballymena	21	Single Homeless	Triangle	Supported
Templemoyle, Kells	9	General Needs	Ark	Rural Need
Carniny Court, Ballymena	23	Supported	Choice	Supported
61 Market Road, Ballymena	36	General Needs	Choice	Urban Need
19-21 Pottinger Street, Cullybackey	24	General Needs	Radius	Rural Need
Ballycarry ESP*	1	General Needs	Rural	Rural Need
Carrickfergus ESP*	1	General Needs	North Belfast	Urban Need
106-108 Larne Road, Carrickfergus	19	General Needs	Clanmil	Urban Need
Greenisland Frail Elderly, Replacement (91 Shore Road)	32	Housing with Care	Choice	Supported
4-6 Cheston Street, Carrickfergus	7	General Needs	Choice	Urban Need
15-18 Essex Street, Carrickfergus	11	General Needs	Choice	Urban Need
<b>Total</b>	<b>362</b>			

\* Existing Satisfactory Purchase

**Appendix 3 continued**

**Social Housing Development Programme:** Schemes programmed 2017-19

Scheme	No of units	Client group	Date	Housing association	Policy theme
Kilpatrick House, Ballymena	40	General Needs	2017/18	Choice	Urban
Irish Quarter West, Carrickfergus	24	General Needs	2017/18	Choice	Urban
Kilcreggan Homes, Elizabeth Ave, Carrickfergus	8	Learning Disabilities	2017/18	Choice	Supported
8-10 Main Street, Kells	7	General Needs	2017/18	Choice	Rural
Waveney Road, Ballymena	14	General Needs	2017/18	Choice	Urban
Dunluce Street/Point Street, Larne	12	General Needs, older persons	2017/18	Choice	Urban
Sallagh Park, Larne	2	General Needs	2017/18	Choice	Urban
30 Joymount, Carrickfergus	40	General Needs	2017/18	Clanmil	Urban
39,45-51 Castle Street, Ballymena	19	General Needs	2017/18	Radius	Urban
Broughshane Street, Ballymena	11	General Needs	2017/18	Triangle	Urban
PSNI Site, Broughshane	8	General Needs, older persons	2017/18	Triangle	Rural
Straid Road, Ahoghill	9	General Needs, older persons	2018/19	Habinteg	Rural
Fry's Road, Ballymena	23	General Needs	2018/19	Radius	Urban
St Patrick's Barracks, Ballymena	100	General Needs	2018/19	TBC	Urban
Doury Road, Ballymena	10	General Needs	2018/19	TBC	Urban
Main Street, Broughshane	20	General Needs	2018/19	Triangle	Rural
<b>Total</b>	<b>347</b>				

## Appendix 4

**Maintenance and Grants programme:** Schemes completed at March 2017

Work Category	Scheme	Units
Smoke Alarm Replacement	Larne S.A. Replacement	116
	Ballymena S.A. Replacement	236
	Carrickfergus S.A Replacement	248
External Cyclic Maintenance	Ballymena Fairgreen	210
	Ballymena North & Rurals	45
Revenue Replacement	Linn Road Kitchens	46
	Ahoghill/Broughshane	71
	Cullybackey/Portglenone Kitchens	71
	Greenisland Kitchens	3
	Central Carrick Kitchens	67
	Lower Woodburn Kitchens	63
Heating Installation	Larne Heating	38
	Ballymena Heating	261
	Carrickfergus Heating	53
	NE Emergency One Offs	4
Demolition	Camberwell Way Demolitions	5
Fire Doors	Larne Low Rise Flats	109
	Carrickfergus Low Rise Flats	25

**Appendix 4 continued**

**Maintenance and Grants programme:** Scheme activity and expected completions up to March 2018

Work Category	Scheme	Units
External Cyclical Maintenance	Ballymena Fairgreen	124
	Ballymena North & Rurals	198
	Antiville/Sallagh	198
	Sunnylands	198
Heating Installation	Larne Heating	42
	Ballymena Heating	100
	Carrickfergus Heating	69
	NE Emergency One Offs	6
Double Glazing	Carrick RDG	145
Revenue Repair/Replacement	Carnlough/Islandmagee Kitchens	75
	Crosshill View/Doury Rd Kitchens	90
	Lower Woodburn Kitchens	34
	Maple Gardens/Pinewood Avenue Kitchens	86
Health & Safety	22 & 24 Seacliff Road	2
Roof Repairs	Fairway Larne Roof Repairs/Replacement	60
	Roof Replacement at Chichester Park	30
	Roof Repairs at Barra Drive	20
Smoke Alarm Replacement	Larne S.A Replacement	235
	Ballymena S.A Replacement	406
	Carrickfergus S.A Replacement	233
Special Schemes	Kintyre Park Void Reinstatement	6
Demolitions	Sandown Park Demolition	6

*Note: Some schemes may start and complete in year.*

### Definition of Work Categories

External Cyclical Maintenance	Work to the external fabric of a dwelling and its immediate surrounding area.
Revenue Repair/ Replacement	Repair or replacement of obsolete internal elements, e.g. sanitary ware and kitchen units.
Smoke Alarm Installation/Replacement	Installation/replacement of hard wire smoke alarms (replacement after 10 years).
Heating Installation	Replacement of solid fuel or electric heating.
Health and Safety	Specific works where health and safety issues have been identified.
Double Glazing	Replacement of single glazed with double glazed units.
Fire Doors	Replacement of fire doors to flats with communal access.
Demolition	Removal of dwellings.
Special Schemes	Improvement works to dwellings outside the Improvement to Purpose Built Stock programme.
Roof Repairs	Repairs to existing roof structure

### Adaptations to Housing Executive stock in 2016/17

Type of Adaptation	Adaptations commenced April 2016 to March 2017	Adaptations spend April 2016 to March 2017 £k
Extension to dwelling	<10	170
Lifts	30	120
Showers	102	170
Total		460

### Grants Performance 2016/17

Grant Type	Approved	Approval Value £k	Completed
Mandatory Grants	- Disabled Facilities Grant	68	62
	- Repairs Grant	41	41
Discretionary Grants	- Renovation Grant	<10	<10
	- Home Repair Assistance Grant	<10	<10
<b>Total</b>		<b>722</b>	

**Appendix 5**  
**Management Team contact details**

Housing Services		All enquiries 03448 920 900
Office	Contact	Contact Information
Ballymena Office Twickenham House Mount Street Ballymena BT43 6BP		ballymenadistrict@nihe.gov.uk
Carrickfergus Office 19 High Street Carrickfergus BT38 7AN		carrick@nihe.gov.uk
Larne Office Sir Thomas Dixon Building Victoria Road Larne BT40 1RT		larne@nihe.gov.uk
North Regional Manager	Frank O'Connor	frank.oconnor@nihe.gov.uk
Area Manager	Mairead Myles-Davey	mairead.myles-davey@nihe.gov.uk
Assistant Area Manager Ballymena	Breige Mullaghan	breige.mullaghan@nihe.gov.uk
Housing Manager Carrickfergus	Roy McClean	roy.mcclean@nihe.gov.uk
Housing Manager Larne	Philip Wightman	philip.wightman@nihe.gov.uk
Housing Solutions Manager	Nichola McMullan	nichola.mcmullan@nihe.gov.uk
Lettings Manager	Lorraine Wilson	lorraine.wilson@nihe.gov.uk
Lettings Manager	Anne Glenn	anne.glenn@nihe.gov.uk
Area Maintenance Manager	Kevin McErlane	kevin.mcerlane@nihe.gov.uk

Regional Services		All enquiries 03448 920 900
Office	Contact	Contact Information
Land and Regeneration Services 2 Adelaide Street, Belfast BT2 8PB	Elma Newberry Assistant Director	elma.newberry@nihe.gov.uk
Central Grants 2 Adelaide Street, Belfast BT2 8PB	Danny O'Reilly Senior Principal Officer	daniel.o'reilly@nihe.gov.uk
Head of Placeshaping North Twickenham House, Mount Street, Ballymena BT43 6PB	Fiona McGrath Head of Place Shaping	fiona.mcgrath@nihe.gov.uk
Development Programme Group 2 Adelaide Street, Belfast BT2 8PB	Roy Baillie Head of Development Programme Group	robert.baillie@nihe.gov.uk
Supporting People 2 Adelaide Street, Belfast BT2 8PB	Anne Sweeney Assistant Director	anne.sweeney@nihe.gov.uk



## Appendix 6 Glossary

Affordable Housing	Affordable housing is defined as social rented housing and intermediate housing for eligible households.
Affordable Housing Fund	Administered by DfC, this finances an interest-free loan to housing associations, to fund the provision of new affordable homes and the refurbishment of empty homes.
Areas at Risk	This programme aims to intervene in areas at risk of slipping into social or environmental decline by working with residents.
Building Relations in Communities (BRIC)	Provides training on good relations and funding for good relations plans.
Building Successful Communities (BSC)	Carried out in a number of pilot areas; this uses housing intervention to regenerate areas and reverse community decline.
CAT	Community Asset Transfer provides for a change in management and/or ownership of land or buildings, from public bodies to communities.
Community Cohesion	Cohesive communities are communities where there is a sense of belonging, and there are positive relationships within the community, regardless of background.
CTOS	Continuous Tenant Omnibus Survey, is an assessment of the attitudes of Housing Executive tenants.
Decent Home	A decent home is one which is wind and watertight, warm and has modern facilities and is a minimum standard that all social housing should have met through time.
Department for Communities (DfC)	New government department in Northern Ireland which came into effect in May 2016 and replaces the Department for Social Development (DSD).
Disabled Facility Grant (DFG)	A grant to help improve the home of a person with a disability who lives in the private sector to enable them to continue to live in their own home.
Department for Infrastructure (DfI)	New government department in Northern Ireland which came into effect in May 2016 and replaces the Department for Regional Development (DRD).
Equity Sharing	Equity sharing allows social housing tenants to buy part of their dwelling (starting at 25%). The remaining portion is rented from the Housing Executive or registered housing association.
Floating Support	This enables users to maintain or regain independence in their own homes. Floating support is not tied to the accommodation but is delivered to individual users.
Fuel Poverty	A household is in fuel poverty if, in order to maintain an acceptable temperature throughout the home, it would have to spend more than 10% of its income on all household fuel.
Full Duty Applicant (FDA)	A Full Duty Applicant is a person to whom the Housing Executive owes a duty under Article 10 (2) of the Housing (NI) Order, 1988 to “ensure that accommodation becomes available for his/her occupation”.
HECA	Home Energy Conservation Authority, the Housing Executive is the HECA for Northern Ireland.
HMO	A House of Multiple Occupation means a house occupied by more than two people who are not members of the same family.

House Sales Scheme	The House Sales Scheme gives eligible tenants of the Housing Executive or registered housing associations the right to buy their property from their landlord at a discount.
Housing Growth Indicators (HGI)	Figures contained in the Regional Development Strategy to estimate the new dwelling requirement for council areas and the Belfast Metropolitan Urban Area for 2012-25.
Housing Market Area	A housing market area is the geographic area within which the majority of households move, work and live.
Housing Market Analysis (HMA)	This is an evidence base for housing and planning policies, which examines the operation of Housing Market Areas, including the characteristics of the housing market, how key factors work together and the potential housing need and demand on a cross tenure basis.
Housing Needs Assessment	This is an assessment of local housing needs primarily in relation to general needs social housing, supported housing, travellers and affordable housing.
Housing Stress	Applicants on the waiting list who have a points total 30 points or above are considered to be in housing stress, or housing need.
Intermediate Housing	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 that are not able to 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.
Latent demand test	Housing needs survey carried out in a rural area to assess any potential hidden need.
Mandatory repair grant	This is a grant made available by the Housing Executive to landlords who have been served a repair notice by the council.
Neighbourhood Renewal	Government departments and agencies working in partnership to tackle disadvantage and deprivation.
Net Stock Model	An assessment of housing need at a Northern Ireland level, using net household projections.
NIFHA	Northern Ireland Federation of Housing Associations.
NISRA	Northern Ireland Statistics and Research Agency.
Oil buying clubs	Oil buying clubs are designed to help consumers reduce their costs by purchasing oil orders in bulk as part of a group.
PCSPs	Policing and Community Safety Partnerships.
PPS	Planning Policy Statement.
SCNI	Supporting Communities Northern Ireland provides training and funding for community groups.
Shared Housing	These are communities where people choose to live with others regardless of their religion or race, in a neighbourhood that is safe and welcoming to all.
SHDP	Social Housing Development Programme, the SHDP provides grant to housing associations to build social housing. The programme is managed by the Housing Executive on a three-year rolling basis.
Smartmove Housing	This is a charitable organisation offering advice; support and accommodation to people that are homeless and in acute housing need.

Social Enterprise	Social enterprises are businesses with primarily social objectives whose profits are reinvested to achieve these objectives in a community.
Social Rented Housing	Social Rented 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 as a social housing provider. Social rented accommodation is offered in accordance with the Common Selection Scheme, administered by the Housing Executive, which prioritises households who are living in unsuitable or insecure accommodation.
SPOD	Small Pockets of Deprivation is a delivery vehicle for neighbourhood renewal.
Stock Transfer Programme	The aim of the Stock Transfer Programme is to deliver major refurbishment works to social homes through transfer of stock from the Housing Executive to housing associations.
Supported Housing	A term used to describe a range of both long and short-term accommodation provided for people who need an additional level of housing related support to help them lead an independent life.
Supporting People Programme	The Supporting People Programme is designed to provide housing related support to prevent difficulties that can typically lead to hospitalisation, homelessness or institutional care and can aid a smooth transition to independent living for those leaving an institutionalised environment.
TBUC	The Northern Ireland Executive Together Building a United Community Strategy containing objectives for a united and shared community and improved community relations.

**Housing**  
Executive

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