

# Causeway Coast & Glens

Housing Investment Plan  
**Annual Update 2017**



## Geography of Causeway Coast & Glens



Causeway Coast & Glens is divided into seven district electoral areas



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## Causeway Coast & Glens

Housing Investment Plan

Annual Update 2017



**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 Causeway Coast and Glens 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 in the past year, and details new proposals for 2017-19. This annual update should be read in conjunction with the HIP 2015-19.

This update will not only show how the actions contribute to achieving the HIP outcomes, but also how they can support the delivery of the Causeway Coast and Glens Community Plan outcomes.

Proposals detailed within this annual update seek to promote development, improve health and wellbeing, reduce inequality, and create 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, this partnership approach 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 Causeway Coast and Glens Borough Council (CCGBC) 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 the Borough is one where:

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

This vision for the Borough is 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

The success of the HIP will be measured against the progress of achieving a series of listed outcomes. These outcomes are listed under the five themes of the HIP.

## 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.



A Better Future Together

### Community Planning Themes

1. A Sustainable Accessible Environment
2. A Thriving Economy
3. A Healthy Safe Community

### The HIP and the Community Plan

The Borough Council and its statutory partners have recently prepared a Community Plan in consultation with the public. The plan is an over-arching framework for various partners and service providers to work together, with a number of outcomes to be achieved by 2030. The final plan was launched in June 2017 and will be followed by a detailed action plan.

Following extensive consultation with the community and Community Plan partners, outcomes have been identified under environment, economy, and community themes.

Housing has a key role in this process and can contribute to achieving many of these actions. It can have a positive effect on health and wellbeing, regeneration and the environment, community cohesion and neighbourhoods, combating fuel poverty, 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 therefore help to fulfil one or more Community Planning actions. This annual update has therefore aligned our housing outputs against the appropriate themes of the Community Plan.

### The HIP and the Local Development Plan

The Council's Local Development Plan (LDP) will replace the Northern Area Plan 2016 which is the current development plan for the Borough. The LDP is currently under preparation, and a Preferred Options Paper is expected to be available in late 2017 or early 2018.

The LDP will influence housing development in the Borough 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.

The LDP will address the amount of land needed for housing across the Borough, in addition to setting out housing policy and objectives. Once ratified, the LDP will then be the statutory document for assessing future planning applications for housing.

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

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

The LDP will also set out a settlement strategy in relation to housing.

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



## 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.

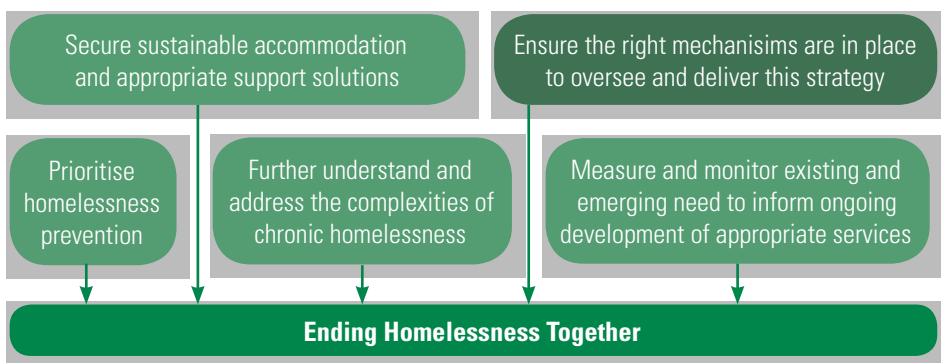
### Housing Benefit Changes

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.

## Causeway Coast & Glens

Housing Investment Plan

### Annual Update 2017

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

The new amalgamated Borough is now almost two years in operation. It has brought new opportunities for organisation and delivery, and a renewed focus on how different communities and environments are connected across this geographical area.

The Borough is home to over 143,000 people living in its many towns and villages, and in the open countryside. The Borough also has Northern Ireland's only inhabited offshore island. The extent of the Borough's rural hinterland, and its relative accessibility and tourist appeal, has brought both benefits and challenges. Many coastal locations attract a premium on house prices, for example, which impacts on local communities.

The Borough is widely acclaimed as a high quality environment and an attractive place to live and visit. This is also reflected by the range of statutory designations covering 55% of its land area, including a UNESCO World Heritage Site.

Stimulating growth, managing change, and protecting its best assets, are some of the challenges for the Borough in the years ahead.

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

### Housing Market Update

There is now evidence of a sustained growth across the market, and the beginning of price inflation as the market recovers from the bottom of the property cycle.

The underlying demographics are also favourable. The Borough population is projected to grow by 1.6% in the ten years up to 2025. However, the structure of the population will continue to change.

The working age population is projected to decline, and the older population to increase. In the ten years up to 2025, the numerical increase in older people is set to jump by over a quarter (27%). Whilst the need for small family accommodation remains strong, there will be a requirement to design and construct suitable accommodation for older persons.

The Borough accounts for approximately 12% of Northern Ireland's total economic output. However, earnings for those who work within the area are lower than the NI average. About 84% of the workforce is employed in services (with the greatest economic output in public administration, education and health), 9.5% in manufacturing, 5.6% in construction and 1% in other sectors. 40% of the workforce is part-time.

Local economic performance and individual economic circumstances affect the demand for housing and the housing choices that people make.

### Owner Occupied Sector

Statistics show that the average annual price of homes sold in the Borough in 2016 plateaued at the previous year's figure of £145.5k. This contrasts with the 3.1% annual increase for Northern Ireland to just over £154k.

Market opinion is locally positive, and is now reporting under-supply as the market recovers from the bottom of the property cycle. Statistics from Land & Property Services show a continued growth in house values in the Borough since the start of 2015.

There is no perceivable impact of the Brexit referendum on the local property market, notwithstanding the devaluation of Sterling and a more uncertain economic outlook. Continued inflation may, in fact, encourage more investment in property, although this could be offset by reduced disposable incomes, particularly for first-time buyers. Later figures for 2017 may give a better indication of the market direction.

The majority of local estate agents find that the number of enquiries and sales has increased from the previous year, and because of this they are confident of a sustained growth now taking place. This is especially the case for the low price range up to £150k.

Estate agents also report that many local first-time buyers are seeking houses rather than apartments, and have a preference for new-build.

The Borough has a HGI projected new dwelling requirement for 2012-2025 of 6,700. This data will inform the Borough's LDP 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. The average monthly rent for the second half of 2016 was £499 (a 2.8% increase on the same period last year). This is the second lowest average rent of all 11 Council areas in Northern Ireland, although rents did increase across all local authority areas.

In particular, rental values for detached and semi-detached properties in the

Borough were significantly lower (by 14% and 9.1%, respectively) than the average rents attracted for those dwelling types in the ten local authority areas outside Belfast. Rental values for apartments and townhouses were also lower than the average outside Belfast, but to a lesser degree (4% and 4.6%, respectively).

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

- job and income uncertainty;
- difficulty in saving for a deposit to buy a home;
- lending restrictions on purchasing;
- more flexibility and choice of location in the PRS;
- availability of private Housing Benefit;
- high demand and low turnover in the social housing sector; and
- negative equity forcing owners to let rather than sell.

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 sustain the demand for private rented accommodation.

Housing Benefit continues to play a vital role in supporting low-income tenants in the PRS. At March 2017, 5,910 private tenants in the Borough area were in receipt of Housing Benefit. As it becomes more of a landlord's market, some local estate agents are reporting that it may get more difficult for private Housing Benefit tenants to get housed.

The 'bedroom tax' is having some impact on the private rented sector, with housing not always matching household needs. There are reported shortages of accommodation for singles and couples, and also for larger families requiring four bedroom accommodation.

Recent tax changes and regulatory requirements for private landlords have increased the obligations of private landlords. However, there is also scope, as reported by local estate agents, for any additional landlord costs to be offset by rising rents. These impacts will be monitored closely.

### Social Housing Sector

The requirement for new social housing in the Borough has fluctuated annually. The five-year assessment for 2016-21 shows a need for 501 units. Need is greatest in Coleraine, Portrush and Portstewart. Need is also present in 26 other local housing areas as set out in Appendix 2.

Single, older persons and other small sized households comprise 92% of the Borough's waiting list in housing stress. Housing mix in new social housing should cater for these household groups. Historically social housing need in the Borough has been delivered on Housing Executive land. Increasingly, areas of housing need are emerging in locations where the Housing Executive does not own suitable land.

Housing associations have to compete in the open market against the private sector, and this can make it difficult to obtain sites in areas of housing need. This can be more acute in the Borough's coastal towns and villages or where land is relatively expensive. To address social need the Housing Executive's three year SHDP has 468 housing units planned.



New social housing apartments on Hazelbank Road, Coleraine

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 certain parts of the Borough, and this will require particular focus.

### Regeneration

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, it will be important that local communities are involved in decision making in their neighbourhoods, to identify priorities and plan solutions.

A priority is also to ensure that communities are welcoming to all people, regardless of religion, race or economic background.

DfC has responsibility for strategic led regeneration of regionally important sites, including those with mixed tenure. The Housing Executive will complement this by the delivery of a 'housing led' approach to physical and social regeneration in local communities.

It is generally recognised that to achieve sustainable renewal, a holistic approach is needed, and not just interventions in the physical environment. The Community Plan may be best placed to address some of the cross-cutting issues that contribute to deprivation and disadvantage in our communities.

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

For many young rural households, rural housing choices can be limited. House and land prices, land availability and low rates of development can rule out owner occupation in the short to medium term. The prevalence of owner occupation in rural areas also limits opportunities in the private rented sector to offer affordable accommodation.

While the Housing Executive works closely with rural communities to identify housing need, housing association delivery of new social housing schemes is more 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 uncertainty

about funding over the coming year. Nonetheless, the Housing Executive will continue to adapt with new, more effective ways to deliver its services for citizens across Northern Ireland. Locally, we will also work alongside the Community Plan 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 £26.68m for the Borough (CCGBC) 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



Social housing in Coleraine that adds to the streetscape and makes use of underused land

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: Causeway Coast & Glens Actual/Projected Public Sector Housing Spend

Activity areas	Actual spend £m	Projected spend £m
	2016/17	2017/18
Capital Improvement Work	0.74	1.68
Planned Maintenance Work*	6.59	9.56
Response Maintenance	3.62	3.77
Private Sector Grants	0.87	0.93
Grounds Maintenance	0.84	0.69
Supporting People	4.16	4.10
Community Development	1.11	**
Investment in New Build***	8.75	****
Total	26.68	20.73

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
<p>NIHE will update the Net Stock Model (NSM) in 2017 following the 2015 review of household projections.</p> <p>NIHE will carry out an annual five year projected social housing need assessment for the Borough.</p> <p>NIHE will annually assess demand for intermediate housing for the Borough.</p>	<p>Ongoing.</p> <p>Achieved. The five year social housing need for the Borough is 501.</p> <p>Achieved. The ten year intermediate housing need is 480.</p>	<p>The NSM will be updated in 2017 and 2019.</p> <p>NIHE will carry out an annual five year projected social housing need assessment for the Borough.</p> <p>NIHE will annually assess demand for intermediate housing for the Borough.</p>	<p>NIHE will deliver updated objective assessments of affordable housing (social and intermediate housing) need by household type.</p> <p>Continuously evaluate and update housing need and demand in line with best practice.</p>	2B
Latent demand tests will be carried out in agreed areas to establish social housing need.	<p>Achieved. NIHE concluded a latent demand test on Rathlin Island during 2016/17, confirming a need for additional social housing.</p> <p>Feeny, Magilligan, Aghadowey and Corkey are currently being considered for testing.</p>	NIHE will determine further 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.	2B
NIHE will produce a HIP annual update for 2017/18, monitoring housing market performance across all tenures.	Achieved.	NIHE will produce HIP annual update 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.	2B
Dfl will review HGIs for LDPs.	Achieved. Revised HGI requirement for the Borough is 515 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.	2B
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.		2B
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.		2B

## Causeway Coast & Glens

Housing Investment Plan

Annual Update 2017

### Demographics

	Mid-year estimate 2005	Mid-year estimate 2015	Projected 2025
Children	29,330 (21.5%)	28,506 (19.9%)	27,838 (19.1%)
Working age	88,289 (64.8%)	90,210 (63.0%)	86,554 (59.5%)
Older people	18,721 (13.7%)	24,432 (17.1%)	31,058 (21.4%)
Total population	136,340	143,148	145,450
Households	-	54,970	57,327
Average Household Size	-	2.55	2.49

Source: NISRA

### Causeway Coast & Glens Household Composition of Housing Applicants at March 2017

Type	Single person	Small Adult	Small Family	Large Adult	Large Family	Older Person	Total
Applicant	938	109	456	66	128	371	2,068
App (HS)	636	62	247	38	73	236	1,292
Allocation	181	20	127	10	49	81	468

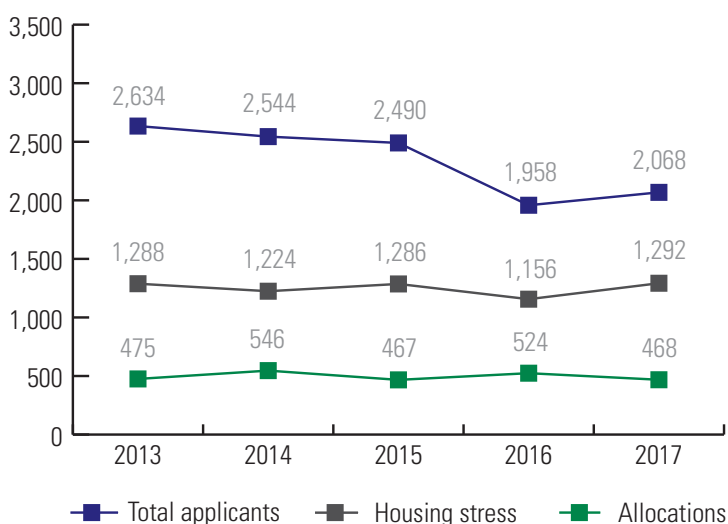
Applicant - Housing applicants at March 2017. App (HS) - Housing stress applicants at March 2017 (i.e. 30 points or more).

Allocation - Annual allocations for year ending March 2017.

### Causeway Coast & Glens Housing Executive Stock at March 2017

	Bungalow	Flat	House	Maisonette	Cottage	Total	Void
Current Stock	1,782	762	3,730	83	291	6,648	39
Sold Stock	1,755	234	6,229	39	1,093	9,350	

### Social Housing Waiting List Trends



Source: NIHE

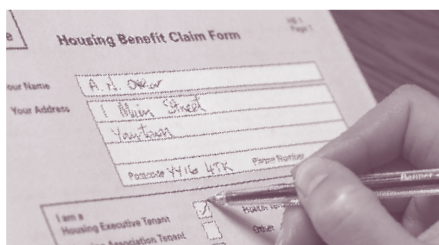
### Definition of Household Types

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
<p>DfC will approve a gross, three year 2016/19 SHDP.</p> <p>NIHE with DfC and housing associations will implement an SHDP Delivery Strategy Action Plan over the period 2017-2020.</p>	<p>The SHDP delivered 89 housing starts including 21 one-bed units in 2016/17. (This includes new-build, rehabilitation, existing satisfactory, and off-the-shelf schemes). An additional 125 were on site. A further 55 units were completed.</p> <p>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.</p>	<p>DfC will approve a gross, three year 2017/20 SHDP.</p> <p>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.</p>	<p>Maximise public funding through the procurement of affordable housing.</p> <p>The key objectives of the SHDP Delivery Strategy are:</p> <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>	2B
NIHE will carry out site identification studies to examine sites for social housing as necessary.	During 2016/17, site identification studies were carried out at Feeny, Aghadowey and Magilligan.	NIHE will carry out site identification studies as necessary.		2B
NIHE will work with councils to develop social housing policies for the new LDP.	NIHE has commenced work with councils on LDP Preferred Options Papers.	NIHE will work with councils to develop social housing policies for the new LDP.		2B
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.	2B

<b>OUTCOME TWO INCREASE THE SUPPLY OF AFFORDABLE RENTING TO MEET THE NEEDS OF COMMUNITIES CONTINUED</b>				
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.	Achieved. There were 8,654 landlord registrations at March 2017.	DfC will continue to implement landlord registration and tenancy deposit schemes and analyse the data received.	Monitor and evaluate the performance of the PRS to assess effectiveness in meeting affordable housing need.	2B
DfC will complete a fundamental review of the PRS in 2016.	Public consultation launched in January 2017 with a list of proposals to be discussed.	Following the consultation period, DfC will set out how the agreed proposals will be implemented.	Introduce effective regulation for the PRS to maintain physical and management standards.	2B
NIHE plans to process new public/private HB claims within the 22 day target and HB claim amendments within seven days.	In 2016/17, new claims were processed in an average of 15.2 days. Claim amendments were processed in an average of 3.3 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.		

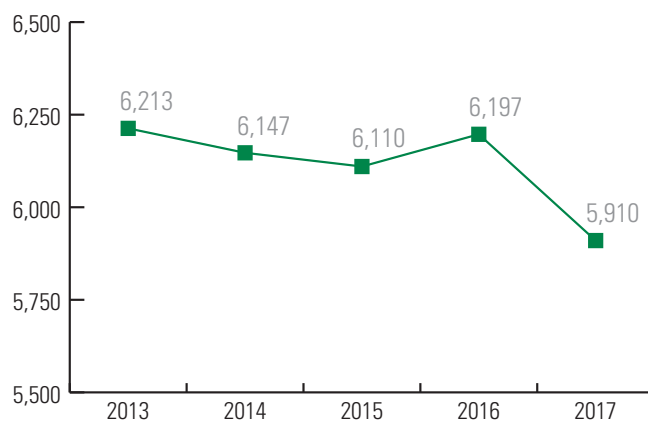


Housing Benefit public claimants at March 2017

**6,530**

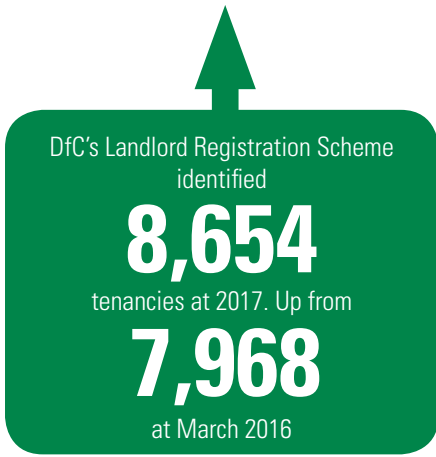
Source: NIHE

**Private Housing Benefit Claimants**



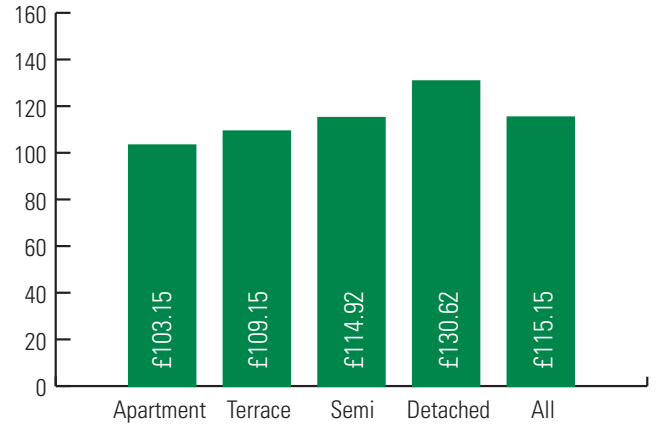
Source: NIHE





Source: DfC

### Average Weekly Private Sector Rent



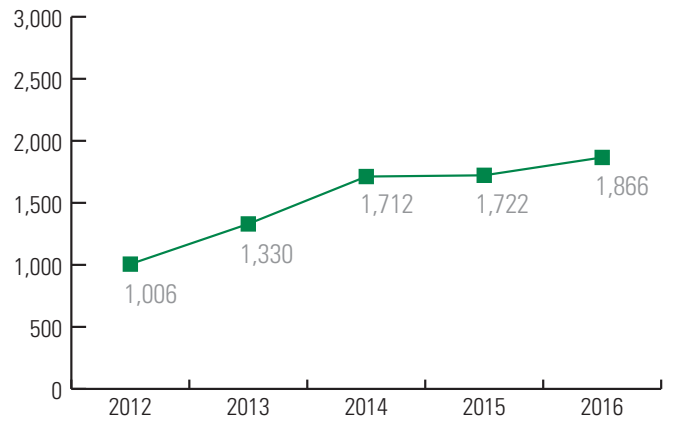
Source: Ulster University

### Ten Year Intermediate Housing Demand 2016-26



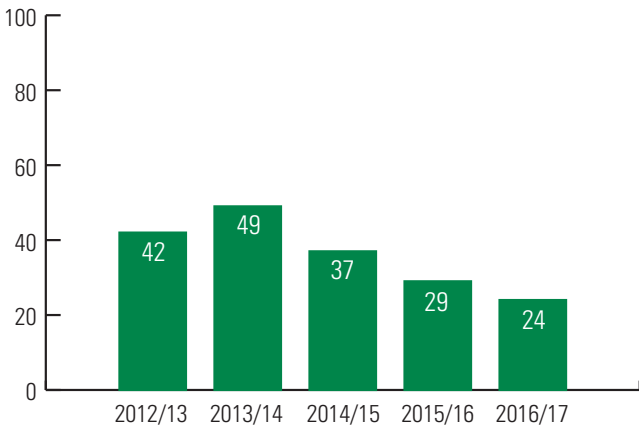
Source: NIHE

### House Sales All Tenures



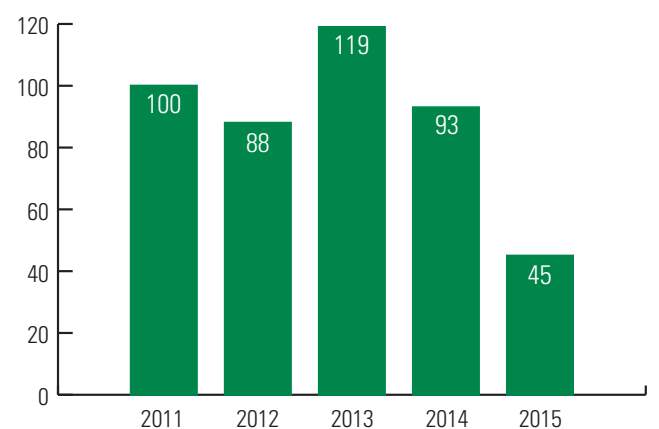
Source: LPS

### Co-Ownership Approvals



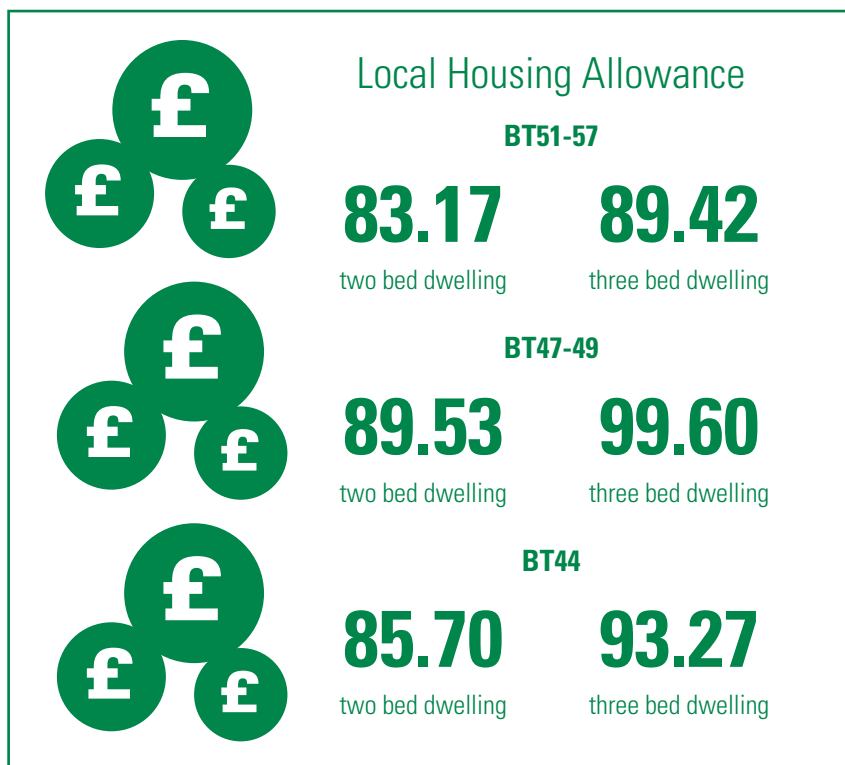
Source: Co-Ownership

### Repossessions



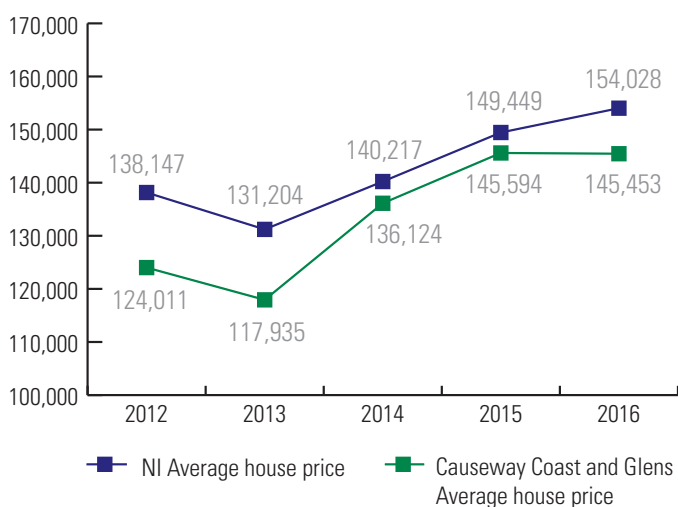
Source: DfC

<b>OUTCOME THREE ASSIST HOME OWNERSHIP</b>				
Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
NIHE and housing associations will implement the House Sales and Equity Sharing Scheme.	38 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.	
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 24 properties purchased through Co-Ownership in the Borough.	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.	2B
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. NIHE continues to investigate a site in the Borough as a potential pilot project for intermediate housing.	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.	2B
NIHE will work with councils to develop intermediate housing policies through the LDP.	NIHE has made a submission to Council Planning to inform the 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.	2B
NIHE will continue to investigate with housing associations, the potential for community self-build products for home ownership.	Site investigations are 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.	



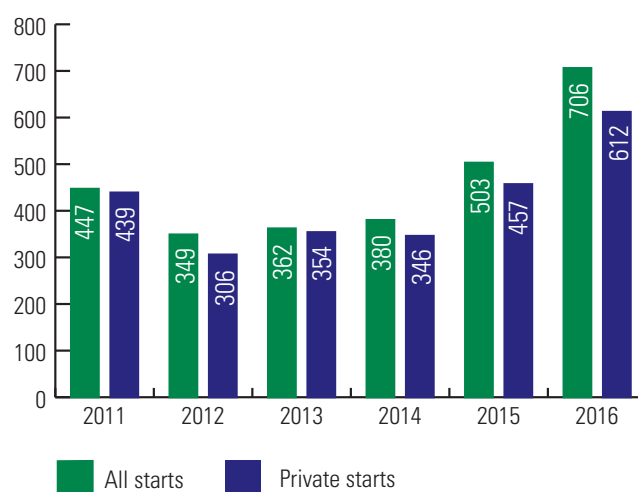
Source: NIHE

### Average Annual House Prices



Source: Ulster University

### New Build Starts



Source: LPS





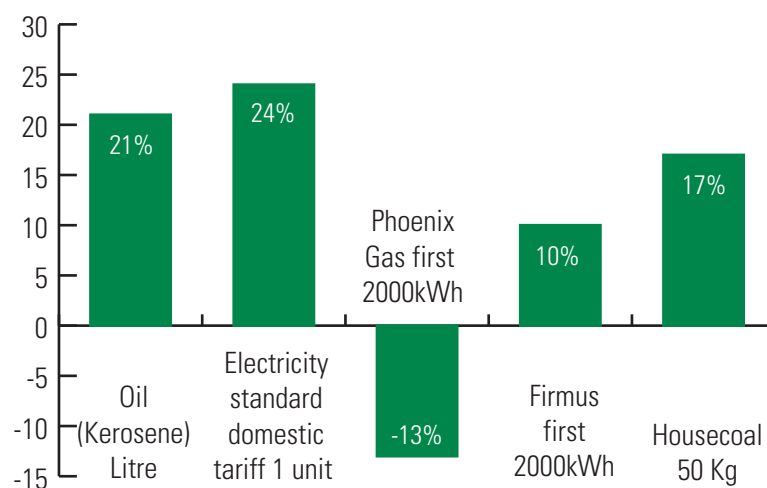
# THEME TWO

## 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 £42k.</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 £91.56k.</p> <p>There were a small number of mandatory repair grants approved in 2016/17 with an approval value of £10.78k.</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>1A 1C</p>
<p>NIHE will register and inspect HMOs for building and management standards.</p>	<p>At March 2017, there were 685 properties registered as HMOs in the Borough. In the past year, a small number of Article 80 Notices (fit for number of occupants) and 23 Article 79 Notices (Management Regulations) were served.</p>	<p>NIHE will register and inspect HMOs for building and management standards.</p>		<p>1A</p>
<p>Funding for NIHE planned maintenance schemes in 2016/17 is estimated at £7.47m.</p>	<p>In 2016/17, the NIHE spent £6.59m on 25 planned maintenance schemes. NIHE completed planned maintenance works to 1,740 properties: 1,219 properties received ECM works, 285 revenue replacement, 167 heating, 65 double glazing &amp; 4 smoke alarm replacements.</p>	<p>Funding for NIHE planned maintenance schemes in 2017/18 is estimated at £9.56m for 22 schemes. NIHE will complete works to 2,358 properties: 612 properties will receive smoke alarm replacements, 597 ECM works, 413 heating installations, 396 revenue replacements and 340 double glazing.</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</p>

<b>OUTCOME FOUR IMPROVE THE QUALITY OF THE HOUSING STOCK CONTINUED</b>				
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 £1.73m.</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 complete in 2015 and inform the Asset Management Strategy.</p>	<p>In 2016/17, NIHE spent £0.74m 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 £1.68m.</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 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 the principles set out in the Asset Management Strategy.</p>	1A
<p>NIHE will commence work on the 2016 House Condition Survey.</p>	<p>Work is underway with the first preliminary report published on 30 March 2017.</p>	<p>The 2016 House Condition Survey final report will be published early 2018.</p>	<p>Unfitness and decent home standards will be identified through NIHE House Condition Survey reports.</p>	1A

**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 six schools visited in the Borough during 2016/17.	Bryson Energy will continue to deliver the Advice Line and Schools awareness programme.	Promote energy efficiency through contracts with social enterprises.	2C
<p>NIHE will implement the Affordable Warmth Scheme. Funding of £15.5m is available for 2016/17 across NI.</p> <p>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.</p> <p>NIHE's 2016/19 energy efficiency programme includes 11 schemes at a cost of £8m.</p>	<p>956 measures were carried out to private properties in the Borough under the Affordable Warmth Scheme in 2016/17.</p> <p>In the Borough, 239 properties had boilers replaced at a cost of £167k.</p> <p>NIHE spent £1.05m on energy efficiency measures to 232 of its homes locally during 2016/17.</p>	<p>NIHE will implement the Affordable Warmth Scheme with anticipated funding of £16m for 2017/18 across NI.</p> <p>NIHE will implement the Boiler Replacement Scheme 2016-19 with anticipated funding of £700k for 2017/18 across NI.</p> <p>NIHE's 2017/20 energy efficiency programme includes nine local schemes to cost £4.9m.</p>	<p>Reduce fuel poverty</p> <p>Develop and promote alternative natural energies to improve environmental wellbeing and combat fuel poverty in the home.</p> <p>Deliver zero carbon dwellings within the SHDP.</p>	1A 2C
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. One is based locally, in the Ballykelly/Greysteel area.	NIHE aims to increase membership of the 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.	2C





# 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 37 units, all programmed to commence construction in 2016/17.	Both schemes have now attained planning permission.  28 units have slipped into 2017/18. The remaining 9 units are no longer programmed.	The gross three year (2017/20) SHDP contains a supported housing scheme for 28 units (see Progress column) now programmed to commence in 2017/18.	Maintain collaborative working practices between NIHE, Health Trusts and Probation Service to deliver innovation, capacity and housing care and support services.	2B
£4.61m has been approved to deliver the Supporting People programme for 2016/17.	£4.16m was spent delivering the Supporting People programme for 2016/17.  59 accommodation based services for 928 service users.  5 floating support schemes for 132 service users.	£4.1m has been approved to deliver the Supporting People programme for 2017/18.		1A 1C
2016/19 SHDP confirms support for two wheelchair units, but this will be increased in response to demand.	Four wheelchair units were completed in 2016/17. A further two are on-site.	2017/20 SHDP will incorporate support for additional wheelchair units as required.		1C
NIHE will monitor and review Supporting People services through the contract management framework and take actions to remodel/realign services as needed.	Activity plan for 2016/17 underway.	Activity Plan in place for 2017/18.		1C
NIHE will assess need for social housing wheelchair housing.	Achieved.	DfC has 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.		1C
NIHE has funding of approximately £567k for Disabled Facilities Grants (DFGs) for the private sector in 2016/17.	NIHE approved 113 DFGs spending £1.17m.	NIHE has funding of approximately £9.5m for DFGs for the private sector across NI in 2017/18.	Promote independent living through DFG adaptations.	1C
NIHE will provide adaptations to their properties as required.	NIHE spent £0.66m on adaptations in 2016/17.	NIHE will provide adaptations to their properties as required.		1C
No Traveller units in the Borough are programmed in the SHDP for 2016/17.	The Traveller Accommodation Needs Assessment did not identify any local housing need.	We will continue to monitor Traveller housing need.	Identify and meet Traveller accommodation needs within communities.	2B

<b>OUTCOME SEVEN HOMELESSNESS IS PREVENTED OR IS ADDRESSED EFFECTIVELY</b>				
Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
<p>Roll in of the Housing Solutions and Support Approach will continue across NI.</p> <p>NIHE have made £370k available to fund the Smartmove private rented access scheme across NI for 2016/17.</p>	<p>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 three housing Executive Offices, covering five outlets.</p> <p>NIHE funded Smartmove private rented access scheme to a value of £445k across NI during 2016/17.</p>	<p>Roll in of the Housing Solutions and Support Approach will continue across NI.</p> <p>NIHE have made £450k available to fund Smartmove private rented access scheme across NI for 2017/18.</p>	<p>Deliver a framework and model for a fully operational housing options service.</p> <p>Ensure information is readily available across all tenures to meet the needs of a housing options service.</p> <p>Deliver an adequate supply of permanent accommodation to prevent homelessness and repeat homelessness.</p>	1C
<p>NIHE will work with organisations to deliver homeless services, in line with Homelessness Strategy 2012-17.</p> <p>Homeless applications to be processed within 33 working day target.</p> <p>NIHE will review the Homelessness Strategy in 2017.</p>	<p>NIHE confirmed 1,050 homeless applications were received and 795 applicants were awarded Full Duty Applicant status.</p> <p>100% of homeless applications were processed within 33 working days.</p> <p>The Homelessness Strategy 2017-22 'Ending Homelessness Together' was published in April 2017.</p>	<p>NIHE will work with organisations to deliver homeless services, in line with Homelessness Strategy 2017-22.</p> <p>Homeless applications to be processed within 33 working day target.</p>	<p>Maintain and improve collaborative working arrangements to provide services to homeless people.</p> <p>Maximise return on funding for temporary homeless accommodation.</p>	1C

**Homeless Figures**

Year	No. of homeless presenters	No. of homeless acceptances	Households placed in temporary accommodation
2012/13	1,130	645	156
2013/14	1,084	655	98
2014/15	1,124	736	139
2015/16	1,020	811	142
2016/17	1,050	795	156

Source: NIHE

**Older Persons Seeking Sheltered Accommodation**

Year	March 2016	March 2017
Total applicants	179	197
Applicants in housing stress	120	131

Source: NIHE

**Disabled Facilities Grants (DFGs)**

Year	2012/13	2013/14	2014/15	2015/16	2016/17
Approved	92	99	100	110	113
Funding £k	916	850	878	886	1,171

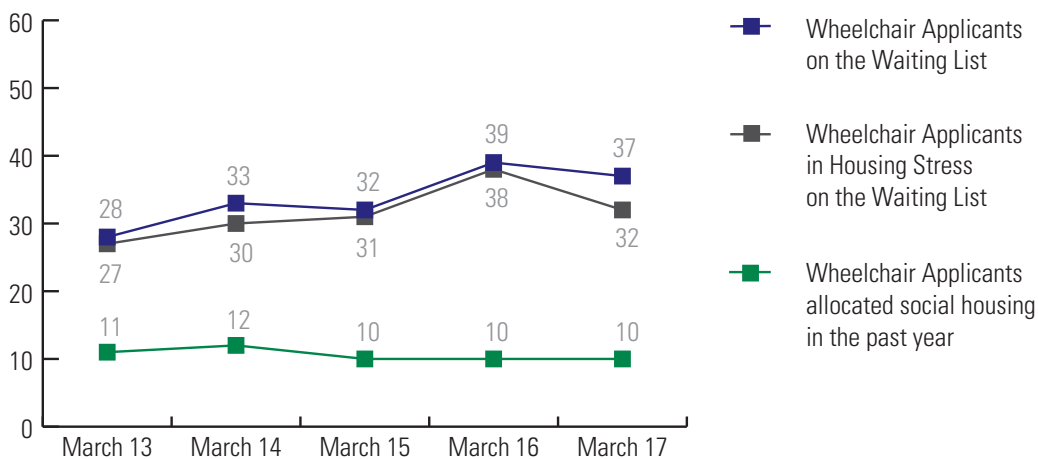
Source: NIHE

## 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	33	8	1,233	1,196	726
	Homelessness	4	3	811	770	45
	Learning Disability	16	3	1,291	1,284	105
	Physical Disability	1	1	7	8	3
	Mental Health	4	3	471	500	46
	Young People	1	1	25	24	3
	Sub Total		59	*	3,838	3,782
Floating Support Services	Older People	2	2	57	57	25
	Homelessness	1	1	111	111	58
	Mental Health	2	2	154	154	49
	Sub Total		5	*	322	322
<b>Grand Total</b>		<b>64</b>	<b>*</b>	<b>4,160</b>	<b>4,104</b>	<b>1,060</b>

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

## Social Housing Wheelchair Statistics



Source: NIHE



NIHE spent

**£660k**

on

**121**

adaptations  
to its properties





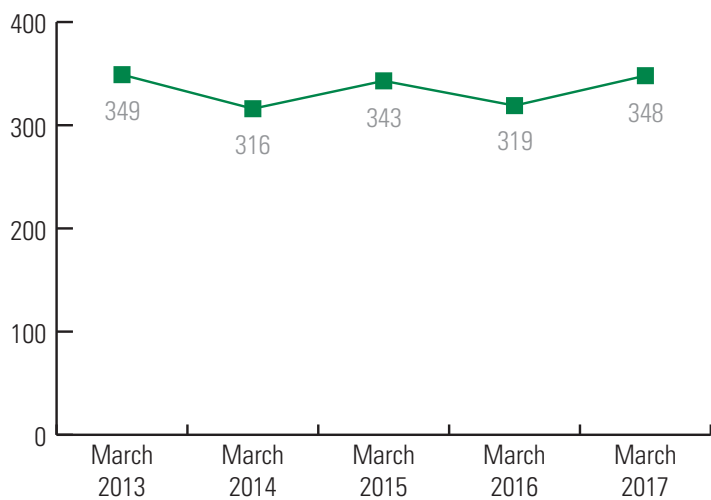
# THEME FOUR

## Enabling sustainable neighbourhoods

OUTCOME EIGHT REGENERATE NEIGHBOURHOODS				
Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
DfC will fund £770k for Areas at Risk, SPOD and Neighbourhood Renewal programmes for 2016/17.	DfC has funded £1.05m for Areas at Risk, SPOD and Neighbourhood Renewal programmes for 2016/17.	DfC will continue to fund the 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.	1A
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.	61 cases reported within the Borough. There were 25 closed, 18 deferred and 18 open cases.	The Empty Homes strategy is currently under review with DfC.		2B
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 NI target for the three year programme (2015-18) is to bring 15 empty properties back into use (of which four are in the Borough). To date, seven properties have been completed and a further five are underway.	NIHE will examine a further year of the Heritage in Housing scheme in 2017/18.	Improve the quality of urban and rural design and townscape quality in local communities.	2A
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.		2B
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'.	1A-1E 2B-3A
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.	3A 3C 3D

<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.	During 2016, the SHE Strategy made three awards totalling £31,000 to a range of social economy/social housing enterprise initiatives in the Borough.	NIHE's SHE Strategy will continue to invest in local communities to support social housing enterprise developments.		3A
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.		3A

**Rural Applicants in Housing Stress**



Source: NIHE



Cushendun Harbour

**OUTCOME NINE  
CREATE SAFER AND COHESIVE COMMUNITIES**

Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
<p>Implement NIHE's Community Safety Strategy 2014-17. Update the Strategy in 2017/18.</p> <p>NIHE will work to prevent hate crimes.</p> <p>NIHE will continue to be a designated agency in the PCSPs.</p> <p>NIHE will assess funding bids from Community Groups and PCSPs for community safety projects.</p> <p>NIHE will continue to partner on Anti-Social Behaviour (ASB) Forums</p> <p>NIHE will deal with reported cases of ASB in its estates.</p>	<p>NIHE actively deals with ASB in our estates.</p> <p>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, five HIPA incidents were responded to in the Borough.</p> <p>NIHE Area Managers continue to attend their respective PCSP meetings.</p> <p>We continue to provide active support to all previous recipients of our funding, and encourage new bids.</p> <p>Local Office staff continue to work with statutory partners in addressing ASB issues.</p> <p>During 2016/17, NIHE dealt with 225 cases of ASB.</p>	<p>Develop new Community Safety Strategy 2017/20.</p> <p>Continue to work to prevent hate harassment.</p> <p>NIHE will continue to be a designated agency in the PCSPs.</p> <p>NIHE will continue to assess funding applications and fund appropriate projects that address community safety issues in NIHE estates where money is available.</p> <p>NIHE will continue to partner on ASB Forums.</p> <p>NIHE will deal with reported cases of ASB in its estates.</p>	<p>Develop community confidence and continue working with our communities and partners to address Community Safety issues and tackle ASB effectively. Reduce ASB crime.</p> <p>Continue to work to prevent hate harassment.</p>	<p>1D</p>

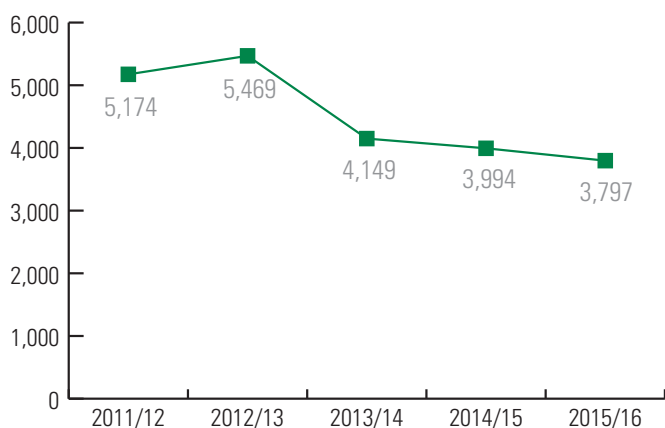
<b>OUTCOME NINE CREATE SAFER AND COHESIVE COMMUNITIES CONTINUED</b>				
<b>Plans 2016/17</b>	<b>Progress</b>	<b>Plans 2017/19</b>	<b>Long term objectives</b>	<b>CP Ref</b>
<p>NIHE will work to raise awareness and promote integration through its Good Relations Strategy and Race Relations Policy.</p> <p>NIHE will implement BRIC2. 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>Funding of £31k was secured during 2016/17 for various cohesion, integration and race relations projects across the Borough involving communities, residents and schools.</p> <p>NIHE has completed phase 1 of the BRIC2 programme with 26 estates involved across NI. Some phase 2 areas have been identified and are currently being invited onto the programme.</p> <p>Locally, Dervock and Armoy have completed their Good Relations Plans.</p> <p>The Cross Glebe/Harpurs Hill and the Glens/Bovally Limavady communities are currently in the final phase of their BRIC2 projects and both are also engaging with NIHE for a Bonfire Management Protocol in their areas.</p> <p>Six communities in the Borough have so far signed up to the NIHE Bonfire Management Protocol 2017/18.</p> <p>NIHE is also funding rural communities in Garvagh and Dervock in transition projects to develop good relations within and across their communities.</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. This includes two additional BRIC2 projects in the Borough to be submitted for the financial year 2017/18.</p> <p>NIHE continues to work with the Council, PSNI and NI Fire &amp; Rescue Service on the Bonfire Management Programme.</p>	<p>Promote the shared ethos and development of shared communities through education programmes and shared new build developments.</p>	<p>1E</p>



## OUTCOME NINE CREATE SAFER AND COHESIVE COMMUNITIES CONTINUED

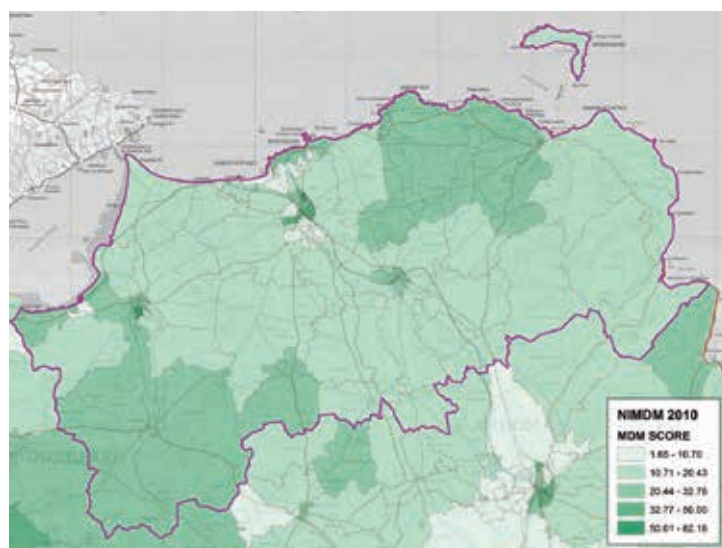
Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
NIHE will continue to fund Supporting Communities Northern Ireland (SCNI) in their work with communities.	SCNI continues to be highly active in the Borough, supporting 60 community groups. NIHE has a dedicated Supporting Communities worker in the area to support communities and new groups.	Update the Community Involvement Strategy in 2017/18.	Increase tenant involvement in the management and future development of their communities.	1E
NIHE will implement the Community Involvement Strategy 2014/17.  Funding of £16,154 for Community Grants and Scrutiny Panels is available in the Borough for 2016/17.	Achieved. Consultation on 2017/20 Strategy commenced January 2017.  £29,320 was spent locally in 2016/17 on Community Grants and Scrutiny Panels.	NIHE will implement the Community Involvement Strategy and update for 2017/20.  Funding of £15k for 2017/18 for Community Grants and Scrutiny Panels will be made available by NIHE.	Establish strong, collaborative working arrangements between government agencies, voluntary organisations and local community groups to support community regeneration.	1E

### 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 99.62% 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 reduced 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 0.29% 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
A Healthy Safe Community	All people of the Causeway Coast and Glens will benefit from improved physical health and mental wellbeing.	1A
	Our children and young people will have the very best start in life.	1B
	All people of the Causeway Coast and Glens can live independently as far as possible and access support services when they need it.	1C
	The Causeway Coast & Glens feels safe.	1D
	The Causeway Coast & Glens area promotes and supports positive relationships.	1E
A Sustainable and Accessible Environment	The Causeway Coast and Glens area is widely recognised and celebrated for its unique natural and built landscapes.	2A
	The Causeway Coast and Glens has physical structures and facilities that further growth, access and connections.	2B
	The Causeway Coast and Glens has a sustainably managed natural and built environment.	2C
A Thriving Economy	The Causeway Coast and Glens area provides opportunities for all to contribute to and engage in a more prosperous and fair economy.	3A
	The Causeway Coast and Glens area attracts and grows more profitable businesses.	3B
	The Causeway Coast and Glens area drives entrepreneurship and fosters innovation.	3C
	All people of the Causeway Coast and Glens will be knowledgeable and skilled.	3D

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

Settlement	Social Housing Need 2016-21
Coleraine Town	100
Portrush	94
Portstewart	77
Ballycastle Town	44
Ballymoney Town	40
Cushendall	23
Dungiven	15
Ballykelly	11
Dunloy	10
Remaining settlements * (need <10)	87
Total social new-build requirement for Causeway Coast and Glens Borough	501

*\* Remaining settlements are Armoy, Artikelly, Ballintoy, Ballybogey, Ballyvoy, Balnamore, Bellarena, Ballyrashane, Bendooragh, Cushendun, Castlerock, Cloughmills, Feeny, Foreglen, Greysteel, Glenullin Limavady, Rathlin, Stranocum and Waterfoot where need in each settlement is less than 10.*

**New Intermediate Housing Demand for CCGBC 2016/26**

Council	Intermediate housing demand 2016/26
CCGBC	480

### Appendix 3

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

Scheme	No of units	Client group	Housing association	Policy theme
Hass Road, Dungiven	19	General Needs	Apex	Rural Need
Temple Park, Castlerock	6	General Needs	Apex	Rural Need
Society Street, Coleraine	22	General Needs	Radius	Urban Need
Coleraine Road, Portrush (Rehabilitation)	1	General Needs	Habinteg	Urban Need
Coleraine ESPs*	2	General Needs	Habinteg	Urban Need
Causeway OTS**, Limavady	5	General Needs	Triangle	Urban Need
Total	55			

\* Existing Satisfactory Purchase

\*\* Off-the-shelf

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

Scheme	No of units	Client group	Housing association	Policy theme
Laurelhill, Coleraine (Phase 2)	30	General Needs	Radius	Urban Need
Laurelhill, Coleraine	28	General Needs	Radius	Urban Need
Mark Street / Eglinton Street / Ramore Court, Portrush (Re-Improvements)	26	General Needs	Choice	Urban Need
31e Hazelbank Road, Coleraine	24	General Needs	Radius	Urban Need
2-6 Captain Street Upper, Coleraine	15	General Needs	Radius	Urban Need
Coleraine ESPs*	4	General Needs	Triangle	Urban Need
The Crescent, Coleraine (OTS)**	3	General Needs	Triangle	Urban Need
Portstewart ESPs*	3	General Needs	Triangle	Urban Need
Coleraine ESPs*	1	General Needs	Apex	Urban Need
Leyland Heights, Ballycastle	30	General Needs	Radius	Urban Need
Ballycastle ESPs*	2	General Needs	Triangle	Urban Need
Ballyvoy ESPs*	2	General Needs	Triangle	Rural Need
Station Road, Dunloy	10	General Needs	Clanmil	Urban Need
Ballymoney ESPs*	4	General Needs	Triangle	Urban Need
Stranocum ESPs*	2	General Needs	Triangle	Rural Need
Bendooragh ESPs*	2	General Needs	Triangle	Urban Need
Cloughmills ESP*	1	General Needs	Triangle	Rural Need
Balnamore ESP*	1	General Needs	Triangle	Rural Need
Mullagh House, Limavady (Re-Improvement)	15	Learning Disabilities	Apex	Urban Need
Limavady ESPs*	9	General Needs	Triangle	Urban Need
Greysteel ESPs*	2	General Needs	Triangle	Urban Need
Total	214			

\* Existing Satisfactory Purchase

\*\* Off-the-shelf

## Causeway Coast & Glens

Housing Investment Plan

Annual Update 2017

### Appendix 3 continued

**Social Housing Development Programme:** Schemes programmed 2017/18-2019/20

Scheme	No of units	Client group	Year	Housing association	Policy theme
Leyland Road, Ballycastle	41	General Needs	2017/18	Radius	Urban Need
Rathmoyle, Ballycastle	28	Frail Elderly	2017/18	Apex Housing	Supported
Parkview, Ballymoney	21	General Needs	2017/18	Radius	Urban Need
13 Union Street, Coleraine	18	Active Elderly	2017/18	Clanmil	Urban Need
The Hill, Portstewart	10	Active Elderly	2017/18	Choice	Urban need
Girona Avenue, Portrush	10	General Needs	2017/18	Habinteg	Urban Need
ESPs* Portrush/Portstewart	10	General Needs	2017/18	Triangle	Urban Need
John Street, Ballymoney	10	General Needs	2017/18	Triangle	Urban Need
PSNI, Charlotte Street, Ballymoney	8	Active Elderly	2017/18	Clanmil	Urban Need
21 Charles Street, Ballymoney	7	General Needs	2017/18	Radius	Urban Need
Rathlin Island	6	General Needs	2017/18	Rural	Rural Need
ESPs* Cushendall, Cushendun Waterfoot, Stranocum	5	General Needs	2017/18	Rural	Rural Need
ESPs* Coleraine	5	General Needs	2017/18	Triangle	Urban Need
Coleraine Road, Portstewart	75	General Needs	2018/19	Radius	Urban Need
58-62 Portstewart Road, Coleraine	49	General Needs	2018/19	Clanmil	Urban Need
Abbey Street, Coleraine	19	Active Elderly	2018/19	Choice	Urban Need
Chapelfield, Laurehill Road, Coleraine	18	General Needs	2018/19	Apex	Urban Need
Railway Road, Coleraine	15	General Needs	2018/19	Choice	Urban Need
Hass Road Phase 3, Dungiven	15	General Needs	2018/19	TBC	Rural Need
Edward Street, Ballymoney	12	General Needs	2018/19	Triangle	Urban Need
Waterfoot	10	General Needs	2018/19	Triangle	Rural Need
Portrush/Portstewart ESPs*	10	General Needs	2018/19	Triangle	Urban Need
Harpurs Hill Phase 2, Coleraine	9	General Needs	2018/19	Triangle	Urban Need
Artikelly, Limavady	6	General Needs	2018/19	Triangle	Rural Need
Cregagh View, Knocknacarry	14	General Needs	2019/20	Triangle	Rural Need
Coleraine/Portstewart ESPs*	10	General Needs	2019/20	Triangle	Urban Need
2A Garryduff Road, Ballymoney	10	Active Elderly	2019/20	Triangle	Urban Need
New Street, Armoy	9	General Needs	2019/20	Triangle	Rural Need
Irish Green Street, Limavady	8	General Needs	2019/20	Triangle	Urban Need
Total	468				

\* Existing Satisfactory Purchase



## Appendix 4

### Maintenance and Grants programme: Schemes complete at 31 March 2017

Work Category	Scheme	Units
Smoke Alarm Replacement	Limavady Smoke Alarm Replacement	4
Double Glazing	Limavady Replacement of Double Glazing	65
External Cyclical Maintenance	Kings Lane, Ballykelly	235
	Roemill Gardens, Limavady	141
	Ballysally Phase 2, Coleraine	39
	Coleraine/Portstewart	281
	Portrush ECM	79
	Balnamore/Bendooragh	1
	Townparks/Westgate, Ballymoney	143
	Carnany ECM	100
	Ballycastle & Glens	69
	Ballycastle ECM	131
Fire Doors	Coleraine Low Rise Flats	57
Revenue Replacement	Dungiven/Feeny	2
	Limavady/Roemill/Coolessan	108
	Garvagh/Kilrea/Castleroe	1
	The Heights Phase 2, Coleraine	61
	Dunloy Kitchens	61
	Ballymoney Rurals	12
	Ballycastle Kitchens	40
Heating Installation	Limavady Heating	18
	Coleraine Heating	105
	Ballycastle Heating	3
	Ballycastle	20
	West One-Off Heating	2
	North East One-Off Heating	19
Capital Schemes	Fort View Kitchens, Coleraine	11
	Ballintoy/Liscolman Kitchens	14
Electrical Inspections	Limavady 10 year Electrical Inspection	270

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

**Appendix 4 continued**

**Maintenance and Grants programme:** Scheme Activity and Expected Completions up to 31 March 2018

Work Category	Scheme	Units
Heating installation	Limavady Heating	67
	West Bann/Portrush/Portstewart	96
	Portstewart Economy 7 Flats	45
	Ballymoney Heating	108
	Ballycastle	93
	North East One-Off Heating	4
External Cyclical Maintenance	Roemill Gardens/Drumachose Park, Limavady	100
	Drumavalley/Coolessan, Limavady	36
	Coleraine/Portstewart ECM	8
	Portrush ECM	198
	Macosquin/Garvagh/Kilrea	170
	Carnany ECM, Ballymoney	85
Double Glazing	Limavady RDG Phase 2	340
Electrical Inspections	Limavady 10 year Electrical Inspection	1,152
	Coleraine 10 year Electrical Inspection	496
	Coleraine 10 year Electrical Inspection	552
	Ballycastle 10 year Electrical Inspection	803
Capital Scheme	Windsor Avenue Insulation	10
	Causeway Aluminium Bungalows	29
Revenue Replacement	Bushmills Kitchens	85
	Buskin Way/Curraghmore, Coleraine	75
	Castlerock/Portrush Kitchens	45
	Ballymoney Rurals	36
	Carnany/Cloughmills Kitchens	110
	Ballycastle Kitchens	45
Composite Doors	Causeway Doors	135
Fire Doors	Coleraine Low Rise Flats	54
Smoke Alarm Replacement	Limavady Smoke Alarm Replacement	162
	Ballymoney Smoke Alarm Replacement	272
	Ballycastle Smoke Alarm Replacement	178

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

## Definition of Work Categories

Capital Scheme	Works required to address substantive structural deficits including rewiring.
Composite Door	Composite doors are made up from a variety of materials, including PVC, wood, insulating foam and GRP (glass reinforced plastic). The combination of materials provides additional strength of security.
Double Glazing	Replacement of single glazed with double glazed units.
Electrical Inspection	An inspection to determine that all electrical systems and wires in a building meet legal safety standards.
External Cyclical Maintenance	Work to the external fabric of a dwelling and its immediate surrounding area.
Fire Door	Replacement of fire doors to flats with communal access. A fire resistant door prevents the spread of fire.
Heating Installation	Replacement of solid fuel or electric heating.
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).

## 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	15	330
Lifts	38	170
Showers	68	160
Total	121	660

## Grants Performance 2016/17

Grant Type	Approved	Approval Value £k	Completed
Mandatory Grants	- Disabled Facilities Grant	113	78
	- Repairs Grant	<10	<10
Discretionary Grants	- Renovation Grant	<10	<10
	- Replacement Grant	<10	0
	- Home Repairs Assistance Grant	<10	<10
<b>Total</b>	<b>126</b>	<b>1,273.47</b>	<b>89</b>

**Appendix 5**

**Management Team contact details**

Housing Services		All enquiries 03448 920 900
Office	Contact	Contact Information
Ballycastle Office Fleming House Coleraine Road, Ballycastle BT54 6EY		ballycastle@nihe.gov.uk 03448 920 900
Ballymoney Office 50-54 Main Street, Ballymoney BT53 6AL		ballymoney@nihe.gov.uk 03448 920 900
Coleraine Office 19 Abbey Street, Coleraine BT52 1DU		colerainedistrict@nihe.gov.uk 03448 920 900
Limavady Office Unit A, 2 Fleming Way 57-59 Main Street, Limavady BT49 0FB (off Connell Street car park)		limavady@nihe.gov.uk 03448 920 900
North Region Manager	Frank O'Connor	frank.oconnor@nihe.gov.uk
Causeway Area Manager	Mark Alexander	mark.alexander@nihe.gov.uk
Assistant Area Manager	Mary O'Neill	mary.oneill@nihe.gov.uk
Housing Solutions Manager	Hilary Canning	hilary.canning@nihe.gov.uk
Housing Landlord Managers	Pamela Mullan Laura Nutt	pamela.mullan@nihe.gov.uk laura.nutt@nihe.gov.uk
Area Maintenance Manager	Frankie McBride	frankie.mcbride@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
Regional Place Shaping North Richmond Chambers Londonderry BT48 6QP	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**  
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