

# Armagh City, Banbridge and Craigavon

Housing Investment Plan  
Annual Update 2017



Geography of Armagh City, Banbridge and Craigavon Borough Council



Armagh, Banbridge and Craigavon Borough Council is divided into seven district electoral areas



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## Armagh City, Banbridge and Craigavon

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

This annual update will not only show how the actions contribute to achieving the HIP outcomes but also how they can support the delivery of the emerging Armagh City, Banbridge and Craigavon Community Plan outcomes.

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

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

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

The annual update retains the HIP framework based around five themes

and associated outcomes. Detailed information of proposals is set out in the Appendices. All statistics in this document refer to Armagh City, Banbridge and Craigavon Borough Council (ACBCBC) 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 ACBCBC is one where:

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

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

## HIP Themes and Outcomes

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

## Themes and Outcomes

### THEME ONE

#### Identify and meet housing need and demand

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

### THEME TWO

#### Improving people's homes

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

### THEME THREE

#### Transforming people's lives

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

### THEME FOUR

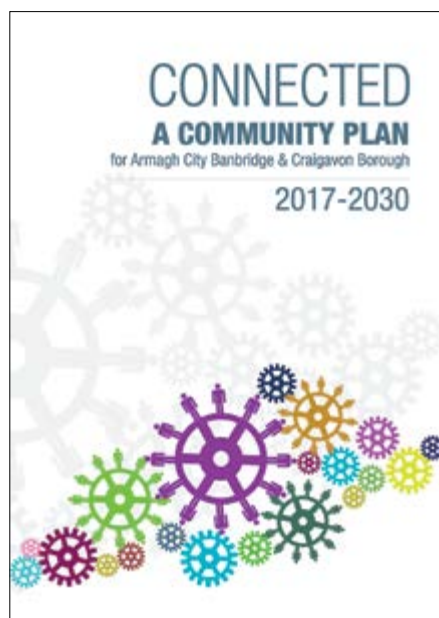
#### Enabling sustainable neighbourhoods

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

### THEME FIVE

#### Delivering Quality Services

10. Deliver better services.



Connected: A Community Plan for Armagh City, Banbridge and Craigavon Borough 2017-2030

### Community Planning Themes

#### Community

- Confident Community
- Healthy Community
- Welcoming Community

#### Economy

- Enterprising Economy
- Skilled Economy
- Tourism Economy

#### Place

- Creative Place
- Enhanced Place
- Revitalised Place

### The HIP and the Community Plan

ACBCBC and their statutory partners have been preparing a Community Plan which provides a shared vision for the area. The plan is ambitious and takes an all-inclusive approach relating to all aspects of community life and involves working together to plan and deliver services to make a real difference to people's lives. 'Connected' sets out the future direction of the borough and will shape the areas where people live, work and visit until 2030. The final plan was published in May 2017. The plan includes nine outcomes under community, economy and place themes. Under each theme are short-term outcomes to be worked towards in the first four years of the plan and long-term outcomes to be achieved by 2030.

The Community Planning Themes are shown adjacent.

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

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

### The HIP and the Local Development Plan

The Armagh, Banbridge and Craigavon Local Development Plan (LDP) will replace Armagh Area Plan 2004, Craigavon Area Plan 2010 and the corresponding part of Banbridge, Newry and Mourne Area Plan 2015 (Banbridge District).

The LDP will influence housing development in ACBCBC for 15 years. It will be the main vehicle for assessing future housing land requirements.

The Local Government Act (NI) 2014 introduced a statutory link between the Councils Community Plan and the LDP. It is therefore important that the Community Plan and HIP themes and outcomes be taken into account in the preparation of the LDP.

The Statement of Community Involvement has been approved by the council and has been agreed with the Department for Infrastructure (DfI). The timetable for the LDP is pending.

Housing allocations 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 has an important role to fulfil in terms of the allocation of new housing across the council area.



## Context

### Strategic Context

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

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

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

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

### The draft Programme for Government (PfG)

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

### Welfare Changes

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

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

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

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

### Housing Benefit Changes

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

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

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

### The Homelessness Strategy has five objectives



#### Homelessness Strategy

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

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

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

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

#### Delivery Strategy

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

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

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

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

### House Condition Survey 2016

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

### HMO Bill

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

### Housing Strategy 'Facing the Future'

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

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

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

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

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

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

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

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

### Rural

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

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



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

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

### Asset Management Strategy

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

## Armagh City, Banbridge and Craigavon

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

ACBCBC covers an area of 554 square miles and is the council area with the second largest population after Belfast, accounting for 11% of the overall Northern Ireland population. ACBCBC is strategically positioned on the axis of the main East West and North South economic corridors and is supported by high quality road and rail links both within Northern Ireland and to the Republic of Ireland.

The local economy in ACBCBC continues to grow and the percentage of people claiming unemployment benefits remains below the Northern Ireland total. In 2017, 2% of the working age population in ACBCBC were claiming unemployment benefit compared to 2.7% across Northern Ireland.

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

### Housing Market Update

The ACBCBC population is projected to grow by 9.9% to 228,266, by 2025. Most of this growth will be concentrated in the 65 plus age group. Whilst the need for small family accommodation remains strong, there will be a requirement to design and construct suitable accommodation for older persons.

ACBCBC accounts for approximately 9.4% of Northern Ireland's total economic output, second only to Belfast.

The local economy has considerable strengths in sectors such as advanced manufacturing, agri-food production, life sciences, and wholesale/retail. Growing the economy is top of the Council's

agenda and this will be achieved through supporting business start-up and supporting growth and innovation in existing businesses. Local economic performance affects the capacity for development in the private sector housing market.

### Owner Occupied Sector

House prices have increased to £130,671 in ACBCBC over the past year but still remain much lower than the Northern Ireland average of £154,028. However, since early 2014, house price change has been one of relative stability.

Market opinion with the majority of estate agents found that the number of enquiries and sales had improved upon the previous quarter and any anticipated shock wave over the Brexit referendum had been exaggerated in the short term. The wariness of an unpredictable market was expressed by most agents.

ACBCBC area has a HGI projected new dwelling requirement for 2012-2025 of 14,400. This data will inform the Armagh City, Banbridge and Craigavon Borough Community and Local Development Plans on the requirement for additional development land.

### Private Rented Sector (PRS)

The PRS continues to play a significant role in the local housing market. Local estate agents report that there is continuing strong demand for private rental accommodation across the ACBCBC area.

The Ulster University's Private Rental Market Research Report (July - December 2016) shows that the average monthly rent in ACBCBC was £501 over the second half of 2016, significantly

lower than the NI average of £571. Rental transactions over the same period were 725, signifying ACBCBC as the third highest rental market in Northern Ireland behind Belfast and Ards & North Down.

Terrace/townhouse properties represent the largest proportion of rented properties at 35% in LGD's outside Belfast. In ACBCBC average rent for terrace/townhouses was £455 per month, the second lowest rate behind Fermanagh & Omagh, £442. The private rented sector continues to occupy a key position within the ACBCBC residential market.

Local estate agents have indicated that key drivers affecting the PRS in ACBCBC area include:

- high demand for private rental particularly for terraced homes in Portadown, Lurgan and Craigavon;
- the majority of private rental properties are owned by individuals;
- rental charges have increased across the borough with the exception of Portadown;
- the majority of private new build developments are proceeding as planned;
- lack of affordable housing in all areas of the borough;
- job and income uncertainty;
- no net additional supply;
- lending restrictions; and
- a high level of negative equity.

The PRS will play an increasingly important role meeting the needs of younger households on lower incomes, who in previous decades would have become first time buyers. High levels of demand for social housing in some areas will also continue to



Linen Bleachers, Lurgan

underpin 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, 7,570 private tenants in the ACBCBC area were in receipt of Housing Benefit.

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

### Social Housing Sector

The requirement for new social housing in the ACBCBC has remained generally consistent since 2010. The five-year assessment for 2016-21 shows a need for 302 units. Need is highest in Armagh City, North Lurgan and Banbridge Town.

Single, older persons and small family households comprise 81% of the council's waiting list in housing stress. Future housing mix in new social housing will need to cater for these household groups. In recent years social housing need in ACBCBC has been delivered by housing associations on Housing Executive land. Increasingly, areas of housing need are emerging in locations where the Housing Executive does not own land.

Where such land is not available, housing associations and developers will engage other sectors to meet housing need. This results in housing associations having to acquire sites on the open market which are subject to market price fluctuations. To address social need there were 17 units completed and 63 units on-site at 31 March 2017. The three year SHDP 2017/20 has 143 housing units planned for the borough.

The LDP has an important role to fulfil in terms of the allocation of land for new housing across the council area. The issue of social need is greater in Armagh and North Lurgan and will need to be carefully assessed using Housing Executive statistical data.

Due to the Borough's popular location and growing population, there is a need for additional housing across all tenures.

### Regeneration

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

Regeneration can be defined as activities that reverse economic, social and physical decline in areas where market forces will not do this without the support of government. To continue to build vibrant and welcoming places within ACBCBC, it will be important that local communities are involved in decision making in their neighbourhoods, to identify priorities and plan solutions.

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

of interest to developers, bring new investment, improve neighbourhoods and public realm and will increase residents' access to work.

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

Outside of the urban settlements, the ACBCBC area encompasses a significant rural landscape, including the popular settlements of Derrymacash, Dromore and Poyntzpass. Rural communities within the council area benefit from their close proximity to these locations and also from their commutable distance to Belfast and its wider urban settlements.

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

Whilst the Housing Executive works closely with rural communities to identify housing need, housing association delivery of new social housing schemes is becoming increasingly difficult due to the smaller numbers often required in rural schemes and the economies of scale associated with delivery and management. In 2016 the Housing Executive launched the Rural Strategy & Action plan 2016-2020. This sets out the Housing Executive's contribution to sustaining our rural communities.

### Update on Resources/Budget

The Housing Executive has not been able to set a budget for the forthcoming year as there has been no functioning government since January 2017.

Therefore, no targets have been agreed for 2017-18, generating widespread uncertainty about funding over the coming year. The Housing Executive, along with other public bodies, must adapt with new, more effective and efficient ways of delivering high quality services for citizens in Northern Ireland.

The Community Plan will work alongside the Housing Executive to direct limited public sector resources more efficiently.

The past year has delivered significant housing investment, for a wide range of services, and the 2016/17 public sector

housing investment totalled £25.54m for ACBCBC area. Housing expenditure and projected housing investment is set out in Table 1.

### Progress Report

The following sections contain progress report tables for each HIP outcome.

The tables detail progress of housing proposals set out in the HIP for 2015-19, new plans and schemes for 2017-19 and reaffirm the ten-year vision as well as linking our plans to the local Community Plan. Where updated or new relevant data is available to that identified in the HIP, this has been incorporated in graphic or tabular form. The updated statistical information is reported by each HIP theme.

Table 1: Armagh City, Banbridge and Craigavon Actual/Projected Public Sector Housing Spend

Activity areas	Actual spend £m	Projected spend £m
	2016/17	2017/18
Capital Improvement Work	1.54	4.99
Planned Maintenance Work*	9.19	9.65
Response Maintenance	3.99	4.16
Private Sector Grants	1.30	1.38
Grounds Maintenance	0.68	0.69
Supporting People	5.36	4.88
Community Development	0.16	**
Investment in New Build***	3.32	****
Total	25.54	25.75

Source: NIHE

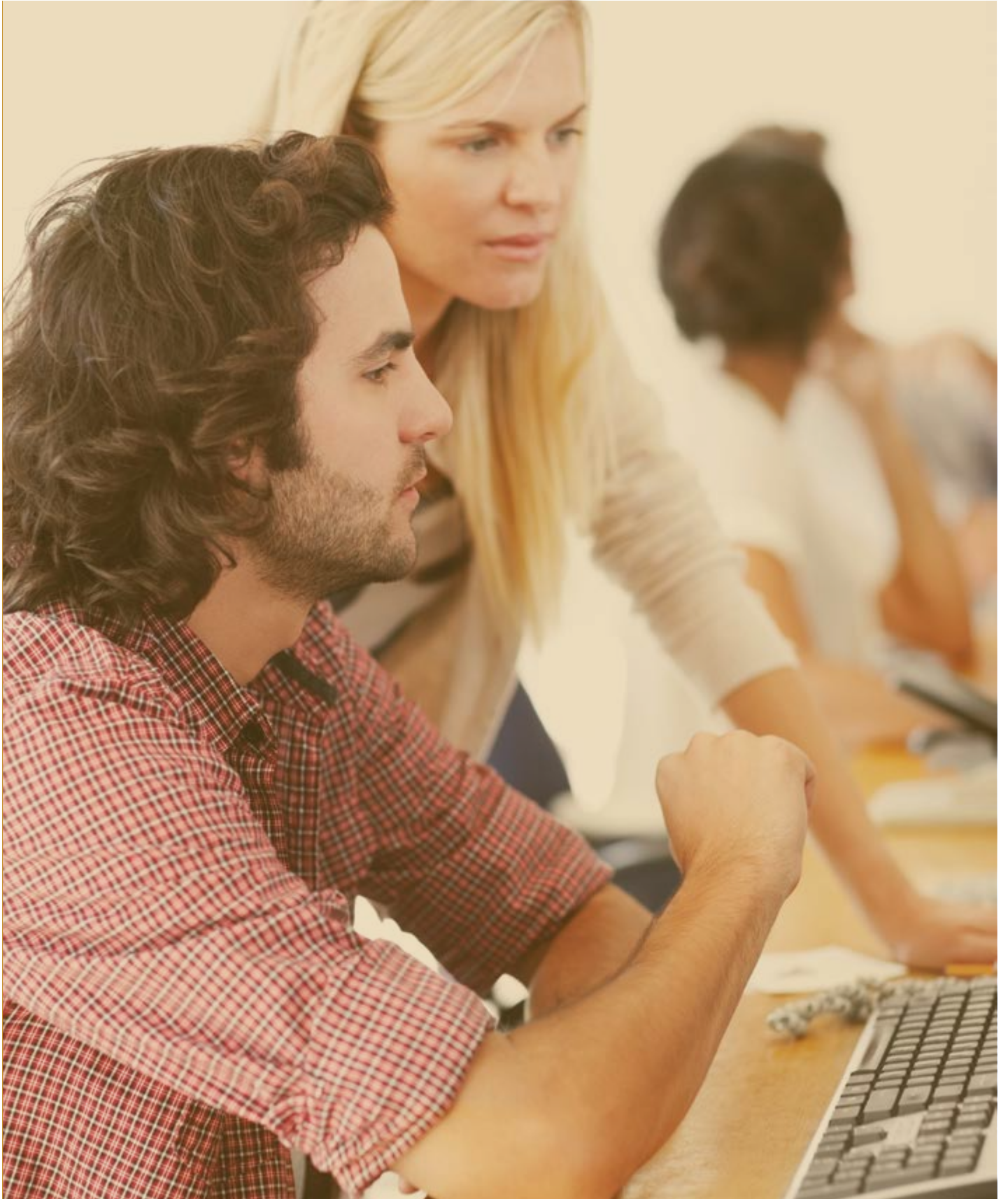
\* Includes minor disabled person adaptations, redecoration and displacement grants.

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

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

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







# THEME ONE

## Identify and meet housing need and demand

OUTCOME ONE				
IDENTIFY NEW HOUSING REQUIREMENTS				
Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
NIHE will update the Net Stock Model (NSM) in 2017 following the 2015 review of household projections.	Ongoing.	The NSM will be updated in 2017 and 2019.	NIHE will deliver updated objective assessments of affordable housing (social and intermediate housing) need by household type.	3B 3C
NIHE will carry out an annual five year projected social housing need assessment for ACBCBC.	Achieved. The five year social housing need for ACBCBC is 302.	NIHE will carry out an annual five year projected social housing need assessment for ACBCBC.	Continuously evaluate and update housing need and demand in line with best practice.	3B 3C
NIHE will annually assess demand for intermediate housing in the borough.	Achieved. The ten year intermediate housing need is 1,610.	NIHE will annually assess demand for intermediate housing for ACBCBC.		3B 3C
Latent demand tests will be carried out in agreed areas to establish social housing need.	NIHE did not carry out a latent demand test in ACBCBC during 2016/17.	Kinnego and Annaghmore/Eglis have been nominated for latent demand testing during 2017/18. Site feasibility work for lands at Kinnego and a site identification study is required for Annaghmore/Eglis before testing can commence.  New locations for testing will be determined after completion of the Housing Need Assessment process. Requests from councillors/local representatives are welcomed.	Identify rural housing need/demand.	1A 3B 3C
NIHE will produce a HIP annual update for 2017/18 monitoring housing market performance across all tenures.	Achieved.	NIHE will produce a 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.	3B 3C
Dfl will review HGIs for LDPs.	Achieved. Revised annual HGI requirement for ACBCBC is 1,108 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.	3B 3C
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.		3B 3C
NIHE will review housing market geographies for NI and deliver HMA across NI.	Housing market geographies research scheduled to commence in 2017/18.	NIHE will commence programme to deliver HMA across NI upon the completion of the housing market geographies research.		3B 3C

## Armagh City, Banbridge and Craigavon

Housing Investment Plan

Annual Update 2017

### Demographics

	Mid-year estimate 2005	Mid-year estimate 2015	Projected 2025
Children	41,934 (22.8%)	46,040 (22.2%)	49,754 (21.8%)
Working age	118,111 (64.2%)	130,776 (62.9%)	138,478 (60.7%)
Older people	23,888 (13.0%)	30,981 (14.9%)	40,034 (17.5%)
Total Population	183,933	207,797	228,266
Households	-	78,454	86,620
Average Household Size	-	2.63	2.61

Source: NISRA

### Armagh City, Banbridge and Craigavon Household Composition of Housing Applicants at March 2017

Type	Single Person	Small Adult	Small Family	Large Adult	Large Family	Older Person	Total
Applicant	1,301	239	719	104	233	484	3,080
App (HS)	520	102	256	40	97	253	1,268
Allocation	220	18	142	20	51	98	549

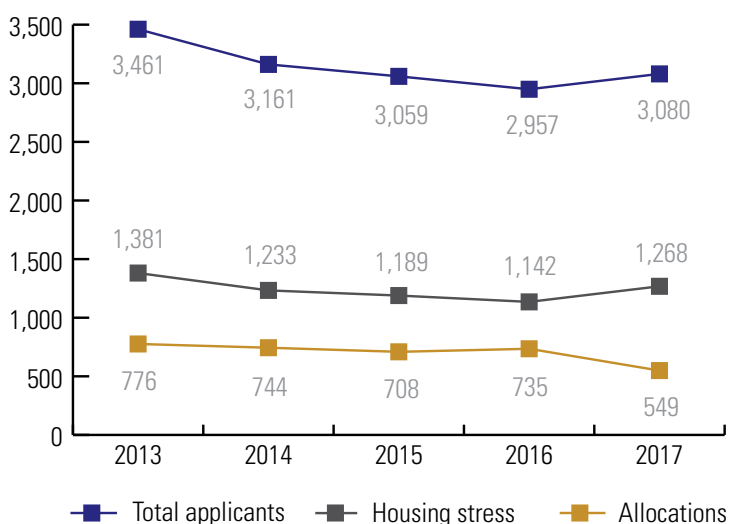
Applicant - Housing applicants at March 2017. App (HS) - Housing stress applicants at March 2017 (i.e. 30 points or more).

Allocation - Annual allocations for year ending March 2017.

### Armagh City, Banbridge and Craigavon Housing Executive Stock at March 2017

	Bungalow	Flat	House	Maisonette	Cottage	Total	Void
Current Stock	2,422	1,190	3,817	115	69	7,613	62
Sold Stock	1,502	441	11,535	36	547	14,061	

### Social Housing Waiting List Trends



Source: NIHE

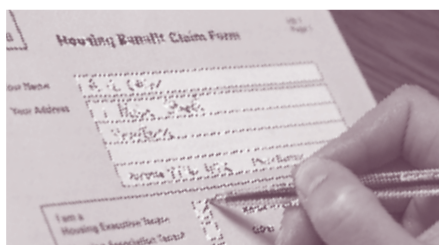
### Definition of Household Types

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

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

Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
DfC will approve a gross, three year 2016/19 SHDP.	The SHDP delivered new build starts in five schemes, for 28 units. There were 17 units completed during 2016/17.	DfC will approve a gross, three year 2017/20 SHDP.	Maximise public funding through the procurement of affordable housing.	1A 3B 3C
NIHE with DfC and housing associations will implement an SHDP Delivery Strategy Action Plan over the period 2017-2020.	The SHDP Delivery Strategy and Action Plan was approved by the NIHE Board in August 2016 and subsequently endorsed by DfC. A Commissioning Prospectus has been produced to support the new approach to commissioning the SHDP. The Commissioning Prospectus will provide a strategic, cross-tenure overview of housing need and demand across NI.	The SHDP Delivery Strategy Action Plan will be implemented over the period 2017-2020. The Commissioning Prospectus will be published in conjunction with the SHDP 2017-2020 during 2017.	The key objectives of the SHDP Delivery Strategy are: <ul style="list-style-type: none"> <li>• More sustainable neighbourhoods through effective place shaping within Community Planning.</li> <li>• Reformed delivery of social and affordable housing to create a more flexible and responsive system.</li> <li>• Deliver 8,000 new social housing units and at least 2,800 new affordable homes over a four year period (subject to available funding).</li> </ul>	3B 3C
NIHE will carry out site identification studies to examine sites for social housing as necessary.	No site identification studies were carried out in ACBCBC during 2016/17.	Currently, there are no studies programmed for urban areas. Rural site identification studies are planned for Annaghmore/Eglisli.		3B 3C
NIHE will work with councils to develop social housing policies for the new LDP.	NIHE awaits the publication of the Preferred Options Paper.	NIHE will work with councils to develop social housing policies for the new LDP.		3B 3C
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.	1A 3B 3C

<b>OUTCOME TWO CONTINUED INCREASE THE SUPPLY OF AFFORDABLE RENTING TO MEET THE NEEDS OF COMMUNITIES</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 11,720 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.	3B 3C
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.	3B 3C
NIHE plan to process new public/private HB claims within the 22 day target and HB claim amendment within seven days.	In 2016/17, new claims were processed in an average of 15.1 days. Claim amendments were processed in an average of 3.2 days.	NIHE plan to process new public/private HB claims within the 22-day target and HB claim amendment within seven days.		3C
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.		1A 3C

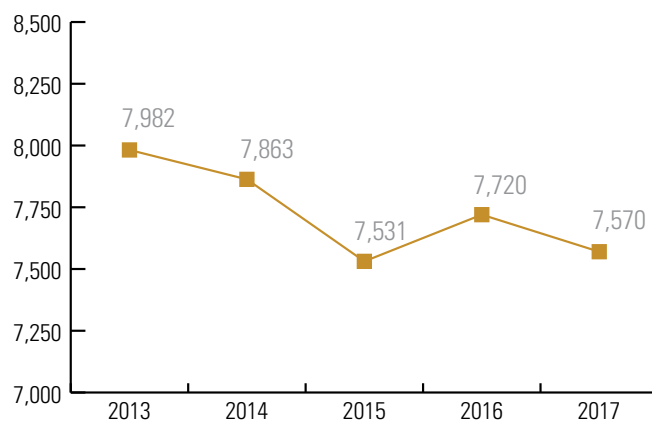


Housing Benefit public claimants at March 2017

**7,042**

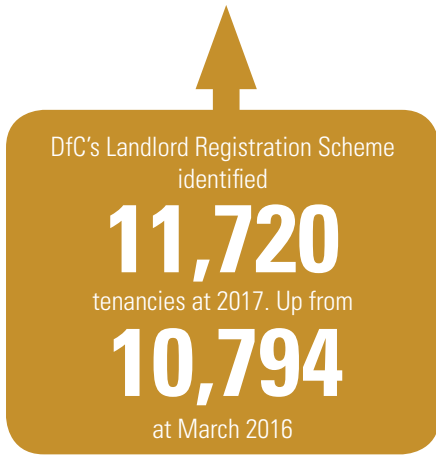
Source: NIHE

**Private Housing Benefit Claimants**



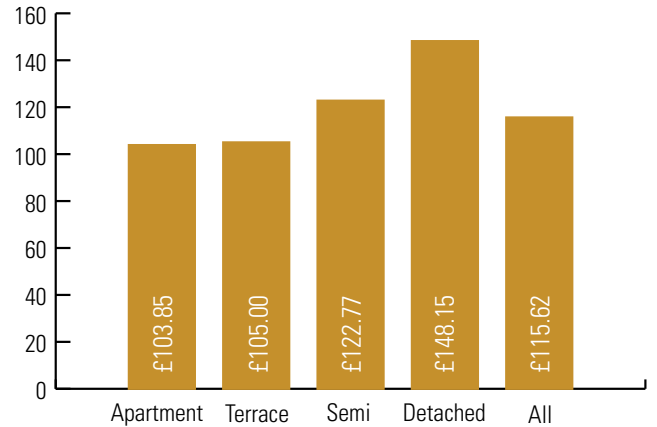
Source: NIHE





Source: DfC

### Average Weekly Private Sector Rent



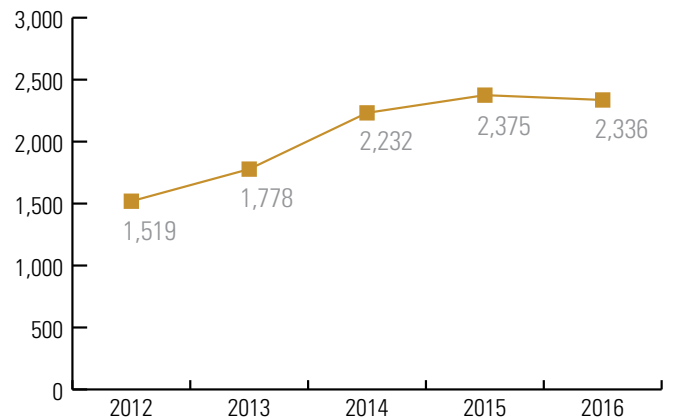
Source: Ulster University

### Ten Year Intermediate Housing Demand 2016-2026



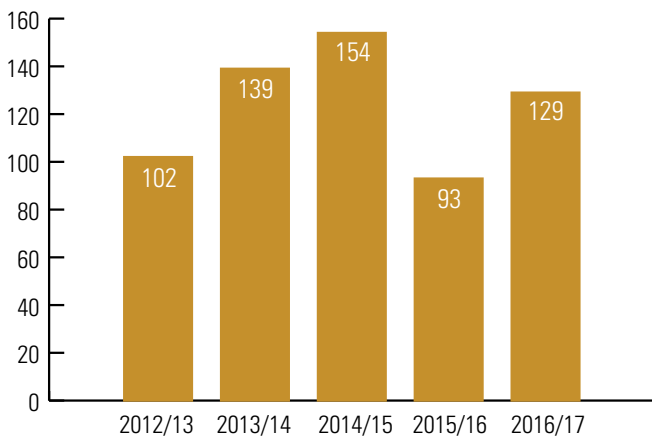
Source: NIHE

### House Sales all Tenures



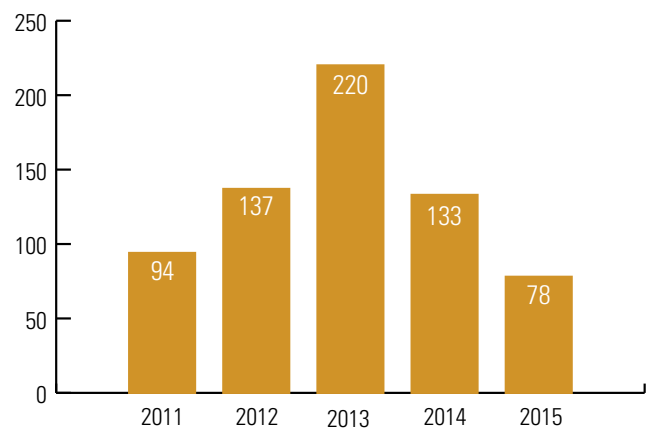
Source: LPS

### Co-Ownership Approvals



Source: Co-Ownership

### Repossessions



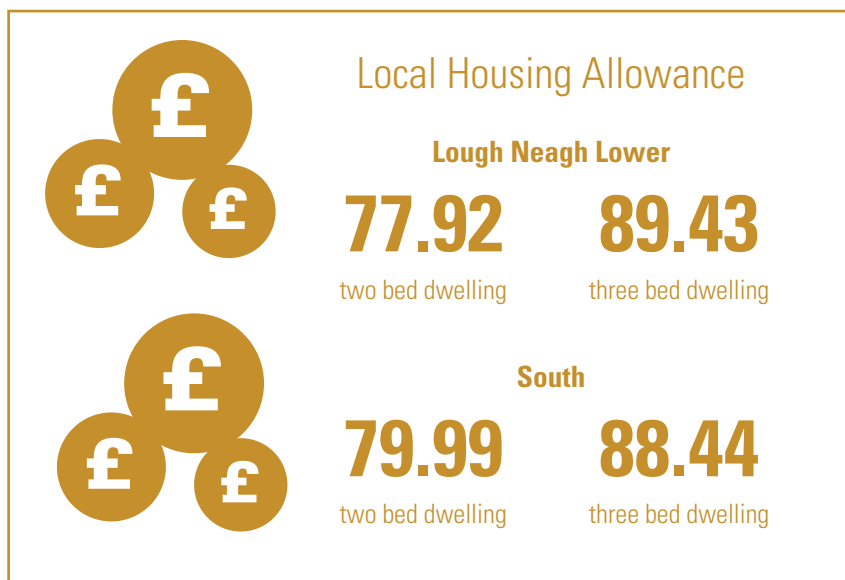
Source: DfC

## Armagh City, Banbridge and Craigavon

Housing Investment Plan

Annual Update 2017

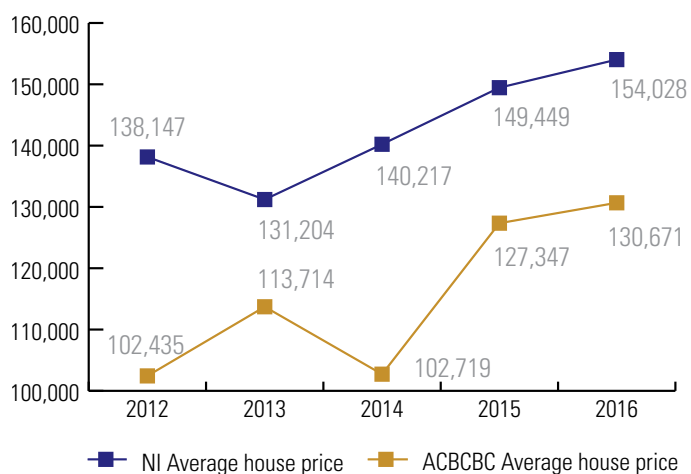
OUTCOME THREE ASSIST HOME OWNERSHIP				
Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
NIHE and housing associations will implement the House Sales and Equity Sharing Scheme.	47 NIHE properties were sold to tenants under the House Sales Scheme during 2016/17.	NIHE and housing associations will implement the House Sales and Equity Sharing Scheme.	Continue to assist home ownership through House Sales and Equity Sharing.	1A 3B 3C
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 129 properties purchased through Co-Ownership in ACBCBC.	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.	1A 3B 3C
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>£19m to provide up to 600 affordable homes;</li> <li>£9.2m in Financial Transactions Capital (FTC) funding to an empty homes scheme (being delivered by Clanmil);</li> <li>£5m to date in FTC funding for a Rent to Own scheme (being delivered by Co-Ownership); and</li> <li>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.  There have been no sites identified within ACBCBC during 2016/17.	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.	1A 3B 3C
NIHE will work with councils to develop intermediate housing policies through the LDP.	Planning has commenced collaborative work with NIHE on LDP's Preferred Options Paper.	NIHE will work with councils to develop intermediate housing policies through the LDP.	Deliver mixed tenure housing schemes in communities through planning.	1A 3B 3C
NIHE will continue to investigate with housing associations, the potential for community self-build products for home ownership.	Work on-site investigation is ongoing with Habitat for Humanity however there is nothing local happening at this time.	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.	1A 3B 3C



Source: NIHE

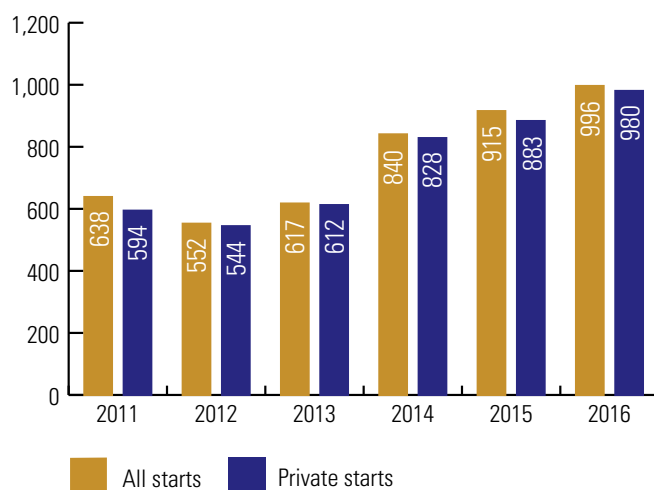
\*ACBCBC encompasses two broad rental market areas and either Lough Neagh Lower or South rate is used based on property location.

### Average Annual House Prices



Source: Ulster University

### New Build Starts



Source: LPS





# THEME TWO

## Improving people's homes

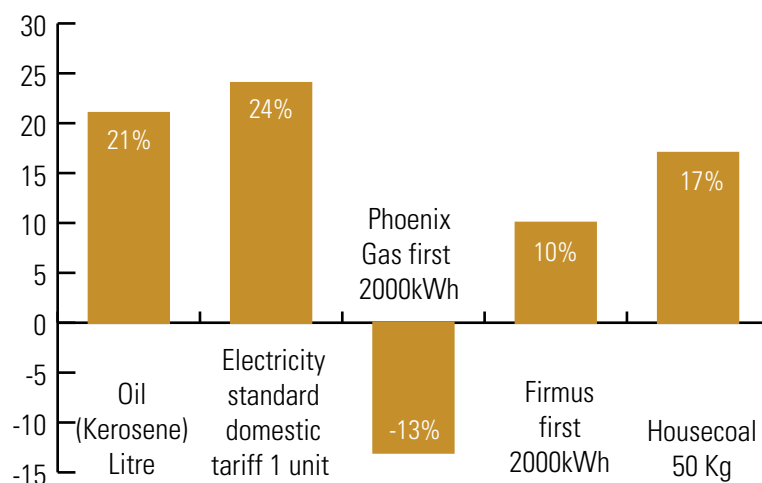
OUTCOME FOUR IMPROVE THE QUALITY OF THE HOUSING STOCK				
Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
Funding of discretionary grants for 2016/17 is £103k.	Discretionary grant approval in 2016/17 was £236k.	Funding of discretionary grants will continue in 2017/18.	Deliver policies to support sustainable design and improve the fabric of dwellings.	3B 3C
Repair notices issued by councils on private rented landlords can be recovered through a mandatory grant of up to £7,500.	There were 166 mandatory grants approved in 2016/17 with an approval value of £1,220k.	NIHE will issue mandatory repair grants as required.		3B 3C
NIHE will continue to fund discretionary home repair assistance (HRA) grants.	HRA grants to the value of approximately £2k were approved during 2016/17.	NIHE will continue to fund discretionary HRA grants.		3B 3C
NIHE will register and inspect HMOs for building and management standards.	At March 2017 there were 133 properties registered as HMOs in ACBCBC. In the past year, eight Article 80 Notices (fit for number of occupants) and nine Article 79 Notices (Management Regulations) were served.	NIHE will register and inspect HMOs for building and management standards.		3B 3C
Funding for NIHE planned maintenance schemes in 2016/17 is estimated at £7.2m.	In 2016/17, the NIHE spent £9.19m on planned maintenance schemes. NIHE completed planned maintenance works to 2,686 properties: 512 properties received replacement smoke alarms, 1,083 ECM works, 299 Kitchens, 360 Double Glazing and 432 Heating installations.	Funding for NIHE planned maintenance schemes in 2017/18 is estimated at £9.65m. NIHE will complete works to 2,366 properties: 875 properties will receive ECM works, 603 Kitchen replacements, 603 Double-Glazing & 285 Heating installations.	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.	3B 3C
Funding for NIHE capital improvement schemes in 2016/17 is estimated at £3.1m.	In 2016/17, the NIHE spent £1.54m on capital improvement schemes.	Funding for NIHE capital improvement schemes in 2017/18 is £4.99m.	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.	3B 3C
NIHE will complete response maintenance repairs within the required target time.	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.	NIHE will complete response maintenance repairs within the required target time.		3B 3C
NIHE will carry out response maintenance repairs to customers' satisfaction.				3B 3C

<b>OUTCOME FOUR IMPROVE THE QUALITY OF THE HOUSING STOCK CONTINUED</b>				
Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
NIHE stock condition survey will complete in 2015 and inform the Asset Management Strategy.	NIHE's new Asset Management Strategy was approved in 2016.	NIHE will use the Asset Strategy as the basis for investment in the modernisation and maintenance of our housing stock.		3B 3C
NIHE will commence work on the 2016 House Condition Survey.	Work is underway with the first preliminary report published on 30 March 2017.	The 2016 House Condition Survey final report will be published early 2018.	Unfitness and decent home standards will be identified through NIHE House Condition Survey reports.	3B 3C



Dromore Street, Banbridge

**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 19 schools visited in ACBCBC during 2016/17.	Bryson Energy will continue to deliver the Advice Line and Schools awareness programme.	Promote energy efficiency through contracts with social enterprises.	1A 1B 2A
NIHE will implement the Affordable Warmth Scheme. Funding of £15.5m is available for 2016/17 across NI.  NIHE will continue to administer the Boiler Replacement Scheme on behalf of DfC for the period 2016-19 with a budget of £3m for 2016/17 across NI.  NIHE's 2016/19 energy efficiency programme includes 11 schemes at a cost of £8m.	In ACBCBC, 777 measures were carried out to 396 private properties under the Affordable Warmth Scheme in 2016/17.  In ACBCBC, 285 properties had boilers replaced at cost of approximately £200k.  During 2016/17, 432 heating installations were carried out in ACBCBC at a cost of £2.59m.	NIHE will implement the Affordable Warmth Scheme with anticipated funding of £16m for 2017/18 across NI.  NIHE will implement the Boiler Replacement Scheme 2016-19 with anticipated funding of £700k for 2017/18 across NI.  NIHE's 2017/20 energy efficiency programme includes 18 schemes at a cost of £10.1m.	Reduce fuel poverty.  Develop and promote alternative natural energies to improve environmental wellbeing and combat fuel poverty in the home.  Deliver zero carbon dwellings.	1B 3B 3C
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. Locally there are two clubs in Magheralin and Richmount, Portadown.	NIHE aims to increase membership of the established oil buying clubs.		1B 3B 3C
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, 97 of which were in ACBCBC. 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.	1B 2A 3B 3C





# THEME THREE

## Transforming people's lives

<b>OUTCOME SIX PROVIDE SUITABLE ACCOMMODATION AND SUPPORT SERVICES FOR VULNERABLE RESIDENTS</b>				
Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
The gross, three year (2016/19) SHDP contains three supported housing schemes for 51 units, all of which are programmed to commence construction in 2016/17.	During 2016/17, South Ulster HA acquired nine existing satisfactory properties for people with mental health difficulties in Portadown and Lurgan.  As at March 2017, one scheme for 15 units of supported accommodation was on-site at Edward Street in Portadown, Choice HA developing.	The gross, three year (2017/20) SHDP contains two supported housing schemes for 36 units, both of which are programmed to commence construction in 2018/19.	Maintain collaborative working practices between NIHE, Health Trusts and Probation Service to deliver innovation, capacity and housing care and support services.	1A, 1B 1C, 3B 3C
£5.49m has been approved to deliver the Supporting People programme for 2016/17.	£5.36m was spent delivering the Supporting People programme for 2016/17. 62 accommodation based schemes for 1,047 service users. Five floating support schemes for 318 service users.	£4.88m has been approved to deliver the Supporting People programme for 2017/18.		1A, 1B 1C, 3B 3C
2016/19 SHDP incorporates support for 47 wheelchair units.	Eleven wheelchair units went on site in 2016/17.	2017/20 SHDP incorporates support for 46 wheelchair units.		1A, 1B 1C, 3B 3C
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.		1A, 1B 1C, 3B 3C
NIHE will assess need for social housing wheelchair housing.	Achieved.	DfC have agreed an initial Wheelchair Standard Accommodation target of 6% of general needs new build for 2017/18, rising to 7% for 2018/19.		1A, 1B 1C, 3B 3C
NIHE have funding of approximately £782k for Disabled Facilities Grants (DFGs) for the private sector in 2016/17.	NIHE approved 99 DFGs spending £1,128k during 2016/17. 93 completed throughout the year.	NIHE has funding of approximately £9.5m for DFGs for the private sector in 2017/18 across NI.	Promote independent living through DFG adaptations.	1A, 1B 1C, 3B 3C
NIHE will provide adaptations to their properties as required.	NIHE spent £810k on adaptations in 2016/17.	NIHE will provide adaptations to their properties as required.		1A, 1B 1C, 3B 3C
The 2013/18 Traveller need assessment has identified the requirement for a Service site in Craigavon.	Site feasibility under investigation.	Improvements to accommodation at Legahory Close site.	Identify and meet Travellers accommodation needs within communities.	1A, 1B 1C, 3B 3C

## Armagh City, Banbridge and Craigavon

Housing Investment Plan

Annual Update 2017

OUTCOME SEVEN HOMELESSNESS IS PREVENTED OR IS ADDRESSED EFFECTIVELY				
Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
Roll in of the Housing Solutions and Support Approach will continue across NI.	This approach has developed to focus on tenancy sustainment, homeless prevention and exploring housing and support options for customers who contact the NIHE with a housing issue.	Roll in of the Housing Solutions and Support Approach will continue across NI.	Deliver a framework and model for a fully operational housing options service.	1A, 1B 1C, 3B 3C
NIHE have made £370k available to fund the Smartmove private rented access scheme across NI for 2016/17.	Housing Solutions and Support teams have been established in three Housing Executive Offices, covering five outlets. NIHE funded Smartmove private rented access scheme to a value of £445k across NI during 2016/17.	NIHE have made £450k available to fund Smartmove private rented access scheme across NI for 2017/18.	Ensure information is readily available across all tenures to meet the needs of a housing options service. Deliver an adequate supply of permanent accommodation to prevent homelessness and repeat homelessness.	1A, 1B 1C, 3B 3C
NIHE will work with organisations to deliver homeless services, in line with Homelessness Strategy 2012-17.	NIHE confirmed 1,262 homeless applications were received and 492 applicants were awarded Full Duty Applicant status.	NIHE will work with organisations to deliver homeless services, in line with Homelessness Strategy 2017-22.	Maintain and improve collaborative working arrangements to provide services to homeless people.	1A, 1B 1C, 3B 3C
Homeless applications to be processed within 33 working day target.	99% of homeless applications were processed within 33 working days.	Homeless applications to be processed within 33 working day target.	Maximise return on funding for temporary homeless accommodation.	1A, 1B 1C, 3B 3C
NIHE will review the Homelessness Strategy in 2017.	The Homelessness Strategy 2017-22 'Ending Homelessness Together' was published in April 2017.			

### Homeless Figures

Year	No. of homeless presenters	No. of homeless acceptances	Households placed in temporary accommodation
2012/13	1,340	514	85
2013/14	1,330	514	109
2014/15	1,419	534	99
2015/16	1,317	435	91
2016/17	1,262	492	103

Source: NIHE

### Older persons seeking sheltered accommodation

Year	March 2016	March 2017
Total applicants	79	99
Applicants in housing stress	49	59

Source: NIHE

### Disabled Facilities Grants (DFGs)

Year	2012/13	2013/14	2014/15	2015/16	2016/17
Approved	145	110	116	123	99
Funding £k	1,304	802	989	1,170	1,128

Source: NIHE

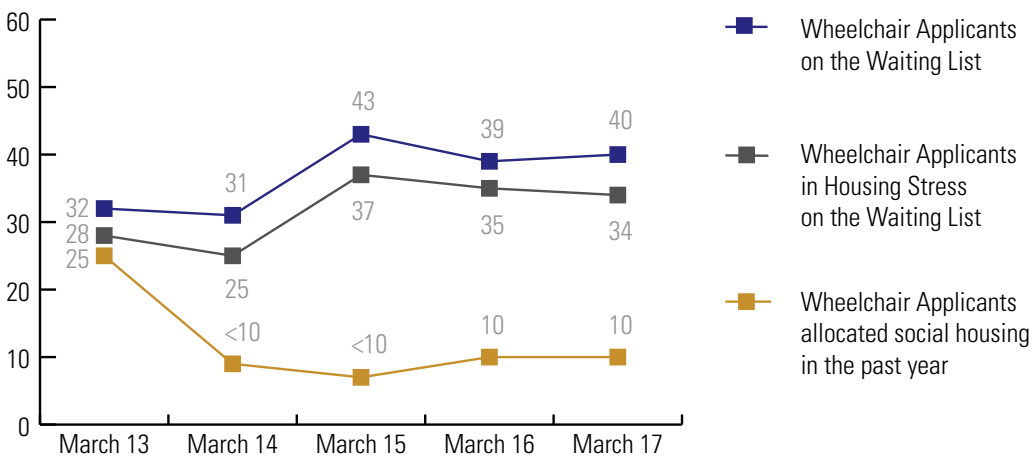
## Supporting People

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	30	6	780	666	709
	Homelessness	4	2	1,144	814	63
	Learning Disability	13	5	1,314	1,269	117
	Physical Disability	2	1	230	224	21
	Mental Health	13	4	1,221	1,200	137
	Sub Total	62	*	4,689	4,173	1,047
Floating Support Services	Older People	1	1	168	214	80
	Homelessness	1	1	317	313	145
	Physical Disability	1	1	71	71	38
	Mental Health	1	1	44	44	25
	Young People	1	1	67	67	30
	Sub Total	5	*	667	709	318
<b>Grand Total</b>		67	*	5,356	4,882	1,365

Source: NIHE

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

## Social Housing Wheelchair Statistics



Source: NIHE



NIHE spent  
**£810k**  
on  
adaptations  
to its properties





# THEME FOUR

## Enabling sustainable neighbourhoods

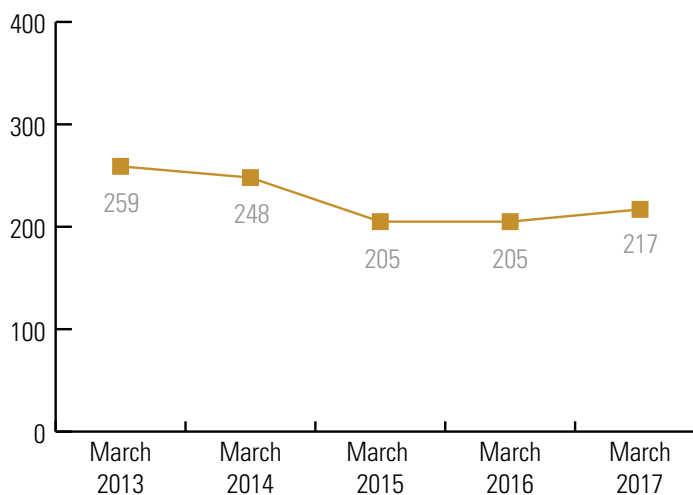
OUTCOME EIGHT REGENERATE NEIGHBOURHOODS				
Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
DfC will continue to invest in Areas at Risk and Neighbourhood Renewal projects within the borough.	In 2016/17, DfC spent approximately £29k on Areas at Risk and £1,448k on Neighbourhood Renewal programmes in ACBCBC.	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.	3B 3C
NIHE will capture details of empty homes as they are identified and reported and share with Department of Finance and DfC in line with the Housing (Amendment) Act 2016.	118 cases reported within ACBCBC. There were 22 closed, 40 deferred and 56 open cases.	The Empty Homes strategy is currently under review with DfC.		3B 3C
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. To date, seven properties, including three in Richhill, have been completed. A further five are underway, one of which is in Richhill.	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.	3B 3C
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.		3B 3C
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'.	3B 3C
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.	1A, 2A, 2B, 3A, 3B, 3C

<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 will invest £0.5m in NI annually to support social housing enterprise developments.	In 2016, the Social Housing Enterprise Strategy made three awards totalling £2,665 to a range of social economy/social housing enterprise initiatives in ACBCBC.	NIHE's Social Housing Enterprise Strategy will continue to invest in local communities to support social housing enterprise developments.		1A, 2A, 2B, 3A, 3B, 3C
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.		1A, 1C 2A, 2B, 3A, 3B, 3C



Drumellan After Schools Club

**Rural Applicants in Housing Stress**



Source: NIHE

**OUTCOME NINE  
CREATE SAFER AND COHESIVE COMMUNITIES**

Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
Implement NIHE's Community Safety Strategy 2014-17. Update the Strategy in 2017/18.	NIHE actively deals with ASB in our estates. In the Council area during 2016/17 Community Safety Grants were paid for projects in Portadown.	Develop new Community Safety Strategy 2017/20.	Develop community confidence and continue working with our communities and partners to address Community Safety issues and tackle ASB effectively. Reduce ASB crime.	1A, 1B, 1C, 3B
NIHE will work to prevent hate crimes.	A hate harassment tool kit launched in 2016, Hate Incident Practical Action (HIPA) continues to be available to address damage to properties. During 2016/17 no HIPA incidents were responded to in ACBCBC.	Continue to work to prevent hate harassment.	Continue to work to prevent hate harassment.	1A, 1B, 1C, 3B
NIHE will continue to be a designated agency in the PCSPs.	NIHE Area Managers continue to attend their respective PCSP meetings.	NIHE will continue to be a designated agency in the PCSPs.		1A, 1B, 1C, 3B
NIHE will assess funding bids from Community Groups and PCSPs for community safety projects.	During 2016/17, £27,268 was awarded in the Council area for community safety projects. Portadown Community Intercultural Programme delivered a successful project 'Bridging the Gap' and Edgarstown Resident's Association provided a Community based Detached Youth project for vulnerable youth aged 9-20.	NIHE will continue to assess funding applications and fund appropriate projects that address community safety issues in NIHE estates where money is available.		1A, 1B, 1C, 3B
NIHE will continue to partner on Anti-Social Behaviour (ASB) Forum.	Local office staff continue to work with statutory partners in addressing ASB issues. Throughout the year NIHE staff worked closely with the PSNI and Council officials to discuss cases of common concern and agree required actions to address issues of anti-social behaviour.	NIHE will continue to partner on ASB Forum.		1A, 1B, 1C, 3B
NIHE will deal with reported cases of ASB in its estates.	During 2016/17, NIHE dealt with 196 cases of ASB.	NIHE will deal with reported cases of ASB in its estates.		1A, 1B, 1C, 3B
NIHE will work to raise awareness and promote integration through its Good Relations Strategy and Race Relations Policy.	NIHE has provided Hate Crime Training to more than 70 staff across the organisation. Community Cohesion funding delivered a number of projects throughout South Area, including a cross community intergenerational event to mark the Battle of the Somme.	NIHE will implement bespoke training in good relations for staff and community groups.	Promote the shared ethos and development of shared communities through education programmes and shared new build developments.	1A, 1B, 1C, 3B

## Armagh City, Banbridge and Craigavon

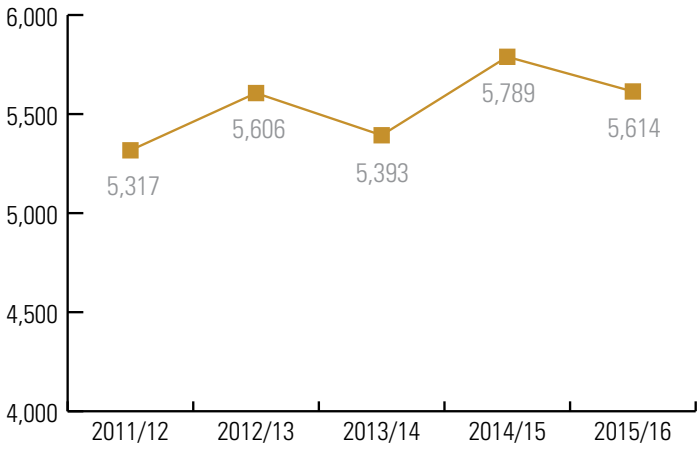
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OUTCOME NINE CREATE SAFER AND COHESIVE COMMUNITIES CONTINUED				
Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
NIHE will implement BRIC2. NIHE will promote the good neighbour charter and the five cohesion themes of Race Relations, Communities in Transition, Interfaces, Flags, Emblems & Sectional Symbols.	NIHE has completed phase 1 of the BRIC2 programme with 26 estates involved across NI. The second of three phases is currently underway and within the Council area. Mullacreevie in Armagh is currently delivering an intergenerational Arts and Crafts project. This project will involve all ages and will relieve social isolation amongst elderly and vulnerable participants.	NIHE will identify another 26 groups to be involved in phase 2 of the BRIC2 across NI.		1A, 1B, 1C, 3B
NIHE will continue to fund Supporting Communities (SC) in their work with communities.	SC continues to be highly active in ACBCBC supporting community groups. There is a dedicated Supporting Communities worker who provides administration support, advice and assistance to a range of associations in the borough. The SC worker also provides support to the Area Scrutiny Panel & Local Housing fora.	Update the Community Involvement Strategy in 2017/18.	Increase tenant involvement in the management and future development of their communities.	1A, 1B, 1C, 3B
NIHE will implement the Community Involvement Strategy 2014/17.	Achieved. Consultation on 2017/20 Strategy commenced January 2017.	NIHE will implement the Community Involvement Strategy and update for 2017/20.	Establish strong, collaborative working arrangements between government agencies, voluntary organisations and local community groups to support community regeneration.	1A, 1B, 1C, 3B
Funding of almost £15k for 2016/17 for Community Grants and Scrutiny Panels was made available by NIHE for groups within ACBCBC.	£13,994 was awarded in Community grants and Area Scrutiny Panel administration costs in 2016/17.  The Community Grants included funding for provision of playgroup materials in Armagh and Craigavon including Drumellan After Schools Club. Cook-It and Horticultural programmes were also funded in Portadown.	Funding of £17k for 2017/18 for Community Grants and Scrutiny Panel will be made available by NIHE.		1A, 1B, 1C, 3B

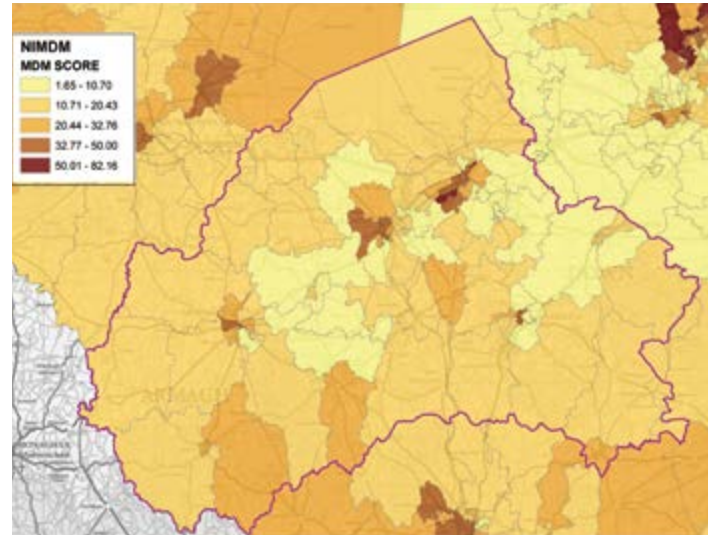


### Anti Social Behaviour Incidents



Source: NINIS/NISRA

### Multiple Deprivation Measure 2010



Canal Court, Middletown (Choice HA)



Representatives from Edgarstown Community Association and Housing Executive staff



# 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 99.43% of rent during 2016/17.	Increase rent collection to reinvest to improve services.	Maximise income to deliver better services and improve stock.	3B 3C
Reduce arrears to maximise income.	Arrears increased by £35k in 2016/17. Arrears increased by £35k in 2016/17, this includes technical arrears due to mitigation of welfare reform.	Reduce arrears to maximise income.	Monitor and reduce tenancy fraud.	3B 3C
Implement the Tenancy Fraud Action Plan.	Action Plan in place and statistics reported quarterly to DfC.	Continue to report Tenancy Fraud statistics to DfC.		3B 3C
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 0.5% 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.	3B 3C
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.	3B 3C
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.	3B 3C
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.	3B 3C
Continue to monitor tenants' satisfaction through the CTOS.	Ongoing.	Continue to monitor tenants' satisfaction through the CTOS.		3B 3C





# Appendices

## Appendix 1 Community Planning Themes and Outcomes

Theme	Outcome	Ref
<b>Community</b> <i>We live in a caring and safe borough, where people lead healthy, fulfilling lives and take pride in shaping, nurturing and enriching community life.</i>	<b>Confident Community</b> Everyone has opportunities to engage in community life and shape decisions - we have a strong sense of community belonging and take pride in our area.	1A
	<b>Healthy Community</b> People are making positive lifestyle choices. They are more resilient and better equipped to cope with life's challenges.	1B
	<b>Welcoming Community</b> Our borough is a safe, respectful and peaceful environment.	1C
<b>Economy</b> <i>We are an internationally renowned destination - our competitive industries, productivity and outward facing economy provides the global platform to attract, develop and maintain talent, investment and high growth opportunities.</i>	<b>Enterprising Economy</b> Our borough is a centre of excellence for entrepreneurship, innovation and investment.	2A
	<b>Skilled Economy</b> People are better equipped to take full advantage of the opportunities provided by our dynamic economy.	2B
	<b>Tourism Economy</b> Our borough is the destination of choice for international visitors.	2C
<b>Place</b> <i>The borough is a place of discovery, where unique cultural and natural assets are cherished and people are inspired to be creative, to grow and to flourish.</i>	<b>Creative Place</b> Our borough is an inspirational and creative place offering quality, inclusive arts and cultural experiences.	3A
	<b>Enhanced Place</b> Our rich and varied built heritage and natural assets are protected, enhanced and expanded for current and future generations to enjoy.	3B
	<b>Revitalised Place</b> Our distinctive and vibrant urban and rural areas are at the heart of community and economic life.	3C



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

Settlement	Social Housing Need 2016-21
Armagh	101
Lurgan	72
Banbridge	45
Derrymacash/Derrytrasna/Kinnego	24
Portadown	16
Dromore	15
Remaining settlements* (need <10)	29
Total	302

*At March 2016, remaining settlements where housing need has not been met include: Charlemont/Blackwatertown/ Carrickaness/Donnelly Hill, Loughgall, Middletown, Poyntzpass, Aghagallon, Waringstown and Annaghmore/Eglisk.*

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

Council	Intermediate housing demand 2016/26
ACBCBC	1,610

### Appendix 3

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

Scheme	No of units	Client group	Housing association	Policy theme
Lurgan ESPs*	2	General Needs	South Ulster	Urban
Lurgan Supported ESPs*	3	Mental Health	South Ulster	Supported
Portadown ESPs*	6	Mental Health	South Ulster	Supported
Canal Court Phase 2, Middletown	6	General Needs	Choice	Rural
Total	17			

\* Existing Satisfactory Purchase

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

Scheme	No of units	Client group	Housing association	Policy theme
Hill Street, Lurgan	11	General Needs	South Ulster	Urban
Ailsbury Gardens, Lurgan ESP*	1	General Needs	South Ulster	Urban
Westacres, Craigavon (T)	1	General Needs	Apex	Urban
Corcrair Walk, Portadown (T)	3	General Needs	Apex	Urban
Edward Street, Portadown	15	Supported	Choice	Supported
Dromore Street, Banbridge	32	General Needs	Clanmil	Urban
Total	63			

\* Existing Satisfactory Purchase

#### Social Housing Development Programme: Schemes programmed 2017-20

Scheme	No of units	Client group	Year	Housing association	Policy theme
Ardmore Road Phases 2 & 3 Armagh (T)	24	General Needs	2017/18	Triangle	Urban
Mullacreevie Phase 2, Armagh (T)	23	General Needs	2017/18	Radius	Urban
Rampart Street, Lurgan ESP*	1	General Needs	2017/18	South Ulster	Urban
Garvaghy Road, Portadown	13	General Needs	2017/18	South Ulster	Urban
Derrytrasna	8	General Needs	2017/18	Ark	Rural
Railway Street, Poyntzpass	6	General Needs	2017/18	Rural	Rural
South Area Older People Armagh & Dungannon	18	Housing with Care	2018/19	Choice	Supported
South Area Older People Dromore & Banbridge	18	Housing with Care	2018/19	Choice	Supported
North Lurgan ESPs*	5	General Needs	2018/19	South Ulster	Urban
38 North Street, Lurgan	15	General Needs	2018/19	South Ulster	Urban
Wellington Place, Lurgan	12	General Needs	2019/20	South Ulster	Urban
Total	143				

\* Existing Satisfactory Purchase

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### Appendix 4

**Maintenance and Grants Programme:** Schemes complete at March 2017

Work Category	Scheme	Units
Double Glazing	Kilwilkie/Westacres, Lurgan	136
	Garvaghy/Portadown Rural/Armagh	83
	Sloan Street/Edward Street/Shankill, Lurgan	141
Smoke Alarm Installations	Armagh City smoke alarms	512
External Cyclical Maintenance	Killicomaine, Portadown	277
	Poyntzpass/Tandragee	221
	Avenue Road, Lurgan	202
	Kilwilkie Estate, Lurgan	91
	Rectorry/ Brownstown, Portadown	128
	Rathfriland/ Katesbridge	126
	Aldervale/ Rosmoyle/ Donacloney/ Maralin	38
Revenue Replacement	Westacres/Drumgor/Taghnevan, Lurgan	3
	Westland Road, Drumilly Green, Drumcarn Gardens, Loughgall Road, Portadown	6
	Obins, Parkside, Park Road, Corcraun, Portadown	85
	Banbridge/Gilford/Dromore	59
	Trasna Way, Princeton Avenue, Lurgan	55
	Tandragee/ Keady/ Hamiltonsbawn	51
	Kilwilkie/ Taghnevan, Lurgan	40
Heating Installation	Ashvale Drive, Ballygowan Park, Edenderry Park, Fort Street, Golf Terrace, Hillhead Close/ Drive/Park, Iveagh Drive, Maryville Close/Crescent/Drive, Primrose Gardens Banbridge. Beech Grove, Brewery Lane, Church View, Jubilee Park Dromore. Knock Terrace, School Road, Stewarts Crescent, Rathfriland. Woodlands, Gilford.	30
	Ballyoran Park, Charles Street, Churchill Park, Greenview Gardens, Hampton Court, Margaret Street, Marian Avenue, Park Road, Parkside, Princess Way, Ranfurley Road, Seagoe Park, Westland Road, Portadown.	59
	Enniskeen/ Westacres, Craigavon	136
	Armagh 15 year Replacements	126
	Mourneview/ Avenue Road, Lurgan	81
	Capital Works	Thermal Cladding - Seagoe Aluminiums, Portadown

## Appendix 4

### Maintenance and Grants Programme continued: Scheme Activity and Expected Completions Up To March 2018

Work Category	Scheme	Units
Heating Installation	Dromore/Gilford	43
	Banbridge	88
	Churchill, Portadown	75
	Lurgan/ Brownlow	79
External Cyclical Maintenance	Rathfriland/ Katesbridge	128
	Aldervale/ Rosmoyle/ Donacloney/ Maralin	156
	Ardmore/ Edenaveys/ Culdee, Armagh	330
	Taghnevan, Lurgan	261
Double Glazing	Banbridge Town Phase 2	134
	Rectory/ Clounagh, Portadown	221
	Taghnevan/ Rural Areas, Lurgan	248
Capital Scheme	Huntly/ Dunbarton - Aluminium Bungalows	31
	Lurgantarry Phase 1, Lurgan Bathroom, Kitchen, Rewiring	66
	Lurgantarry Phase 2, Lurgan Bathroom, Kitchen, Rewiring	37
	Wellington Street, Lurgan	8
Revenue Replacement	Trasna Way, Princeton Avenue, Lurgan	56
	Tandragee/Keady/Hamiltonsbawn	41
	Banbridge/Gilford/Dromore	24
	Kilwilkie/Taghnevan, Lurgan	11
	Churchill, Portadown Phase 1	53
	Folly/ Drumbreda/ Windmill, Armagh	61
	Churchill, Portadown Phase 2	69
	Culdee Flats, Armagh	51
	Rectory/ Armagh Road, Portadown	74
	Russell Drive/ Mourne Road, Lurgan	69
	Maryville/ Mountview Bathroom, Kitchen, Rewiring	94
Special Revenue	Corcrair/Redmanville Environmental Improvements	-
	Glenside Flats, Armagh	12
Special Capital	Garvaghy Roofs, Portadown	111
	Armagh Doors	55

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

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### Definition of Work Categories

External Cyclical Maintenance	Work to the external fabric of a dwelling and its immediate surrounding area.
Revenue Repair/Replacement	Repair or replacement of obsolete internal elements, e.g. sanitary ware and kitchen units.
Multi Element Improvement	May include improvement of living/dining room space, refurbishment of kitchens/bathrooms, rewiring and the installation of central heating.
Incremental Improvement	Tackles the elements of work listed under Multi Element Improvement on a phased basis to reflect the availability of funds.
Smoke Alarm Installation/Replacement	Installation/replacement of hard wire smoke alarms (replacement after 10 years).
Heating Installation	Replacement of solid fuel or electric heating.
Health and Safety	Specific works where health and safety issues have been identified.
Double Glazing	Replacement of single glazed with double glazed units.

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

Type of Adaptation	Adaptations commenced April 2016 to March 2017	Adaptations spend April 2016 to March 2017 £k
Extension to dwelling	<10	410
Lifts	17	40
Showers	146	360
Total	-	810

### Grants Performance 2016/17

Grant Type	Approved	Approval Value £k	Completed
Mandatory Grants	- Disabled Facilities Grant	99	1,128
	- Repairs Grant	67	92
Discretionary Grants	- Renovation Grant	17	202
	- Replacement Grant	<10	32
	- Home Repair Assistance Grant	<10	2



## Appendix 5 Management Team Contact Details

Housing Services		All enquiries 03448 920 900
Office	Contact	Contact Information
Armagh Office 48 Dobbin Street, Armagh BT61 7QQ		armagh@nihe.gov.uk
Banbridge Office 56 Bridge Street, Banbridge BT32 3JL		banbridge@nihe.gov.uk
Lurgan Office 122 Hill Street, Lurgan BT66 6BH		lurgan@nihe.gov.uk
Portadown Office 41 Thomas Street, Portadown BT62 3AF		portadown@nihe.gov.uk
South Regional Manager Marlborough House, Central Way, Craigavon BT64 1AJ	Comghal McQuillan	comghal.mcquillan@nihe.gov.uk
Area Manager 41 Thomas Street, Portadown BT62 3AF	John McCartan	john.mccartan@nihe.gov.uk
Housing Services Manager 122 Hill Street, Lurgan, Craigavon BT66 6BH	Denise McNally	denise.mcnally@nihe.gov.uk
Assistant Housing Services Manager Armagh Office	John McAleavey	john.mcaleavey@nihe.gov.uk
Assistant Housing Services Manager Banbridge Office	Pauline Beattie	pauline.beattie2@nihe.gov.uk
Assistant Housing Services Manager (A) Lurgan Office	Paula McQuillan	paula.mcquillan@nihe.gov.uk
Assistant Housing Services Manager Portadown Office	Judith McNamee	judith.mcnamee@nihe.gov.uk
Maintenance Managers Banbridge Office	Neil Curran Drew McMath	neil.curran@nihe.gov.uk drew.mcmath@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 Shaper Central Way, Craigavon BT64 1AJ	Keery Irvine Head of Place Shaping (A)	keery.irvine@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.

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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.





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