

Derry & Strabane

Housing Investment Plan

Annual Update 2016



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Geography of Derry City and Strabane District Council



Derry City and Strabane is divided into seven district electoral areas.



Foreword

Last year saw the launch of our four year Housing Investment Plans (HIP), which identified housing related outcomes to initiate discussions with councils and stakeholders to develop a shared vision for the future of housing in your council area.

This year we are launching our first HIP annual update. The annual update reports on the progress of the Housing Executive and other agencies to achieve these outcomes and on how we intend to deliver housing ambitions over the remaining three years of the HIP, and the longer term.

In 2015, new powers were introduced to 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 actively engaged with each of the new council's 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 to benefit from collaboration and sharing 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 to meeting the needs of communities and partners now and in the future.

We look forward in 2016 to further developing our relationships with councils and other stakeholders through the planning and community planning processes to build lasting housing solutions to benefit the whole community.



Donald Hoodless
Chairman

HOUSING EXECUTIVE REGIONAL ACHIEVEMENTS

2015/16 has been an exceptional year for the Housing Executive. Over this period:

- Working alongside housing associations we saw 1,568 new homes started last year;
- Our response maintenance performance exceeded targets in terms of tenant satisfaction and completion rates;
- 25,100 of our homes were included in the largest planned maintenance programme for many years, which saw expenditure of £85.3m;
- Over £81m has been channelled into regional services, helping vulnerable people across Northern Ireland, including £8.3m on tackling homelessness and £73m through the Supporting People programme;
- 9,973 homes were supported through private sector grants including a spend of over £15m on fuel poverty schemes and over £12m spent on grants for private homeowners;
- £676.7m in housing benefit was administered in the last year to 165,314 customers;
- In May 2015, the organisation secured the Investors in People 'Silver Award' accreditation. The organisation was re-credited Customer Service Excellence (CSE) with overall customer satisfaction levels for the current year running over 81%;
- The Housing Executive has met all of its key targets for 2015/16. Importantly, we have delivered positive outcomes for customers across the range of Housing Executive functions in both landlord and regional services. The Housing Executive is well placed to continue to deliver much needed investment and services to people in Northern Ireland in the years ahead.



Introduction

In 2015, the Housing Executive published the Derry City and Strabane (DCSDC) HIP 2015-19, which aims to provide a long term and ambitious vision for the development of housing. This year we have produced our first annual update, the purpose of which is to record progress of actions set out in the HIP for 2015/16, and to detail new proposals for 2016-19. The annual update should be read in conjunction with the HIP 2015-19.



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 LDP partner, has welcomed the opportunity to work with the council and stakeholders to incorporate and embed the HIP vision and outcomes within community planning and LDP processes.

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

The annual update retains the HIP framework based around five themes and associated outcomes. Detailed information of proposals is set out in the Appendices. All statistics in this document refer to the DCSDC 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 DCSDC is one where:

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

This vision for DCSDC 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.

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.

The HIP and the Community Plan

Derry City and Strabane Council along with their statutory partners have been preparing a Community Plan, which is scheduled to be launched in winter 2016. After extensive consultation with the community and community plan partners, draft outcomes and actions have been identified, under the social, economic and environmental pillars.

Housing has a key role in this process. It 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 will be complementary to many of the emerging community planning themes. We are committed to working with the council, other public agencies and the community to provide better public services. We will align our future objectives, plans and outcomes with the Community Plan.

The HIP and the Local Development Plan (LDP)

The LDP contributes to the development of sustainable, safe and cohesive communities and to meeting the housing need and demand of all our citizens.

The LDP will influence housing development in DCSDC for fifteen years. It is therefore important that the community plan and HIP themes and outcomes be taken into account in the preparation of the LDP.

In the past year, the Housing Executive has delivered briefings to the council's LDP team based on the data from the HIP and the most recent housing need assessment. The Housing Executive will provide a full submission on their analysis of the housing market to inform the preparation of LDP's preferred options paper.

Context

Strategic Context

The HIP annual update has been developed within the context of the Northern Ireland policy framework. There has been significant development in this area since the publication of the HIP. The relevant policies and strategies, which set the financial, legal and policy parameters within which the housing industry currently operates in Northern Ireland, are discussed.

The draft Programme for Government (PfG)

On 26 May 2016, the NI Executive agreed the **draft Programme for Government (PfG) Framework 2016-21**. The draft framework contains 14 strategic outcomes which, taken together, set a clear direction of travel and enable continuous improvement on the essential components of societal wellbeing. A consultation on the draft Framework has been launched and will run until 22 July 2016.

A Fresh Start

A Fresh Start, The Stormont Agreement and Implementation Plan agreed a number of initiatives, including:

- Government Restructuring;
- NI Executive Budget;
- Welfare Reform.

Northern Ireland **government departments** have been restructured, reducing the number from 12 to nine. Under this restructuring the Department for Communities (DfC), will be responsible for housing and regeneration.



NI Executive Budget

The 2016-17 Northern Ireland Executive Budget was approved in January 2016 based on the new government departments. There are a number of emerging objectives which the Minister for DfC will consider establishing priorities according to the available resources in 2016-17, including:

- how to continue to support vulnerable members of society through joined up service delivery;
- how to support and develop vibrant communities through providing access to decent affordable homes, and creating urban centres which are sustainable, welcoming and accessible; and
- manage staffing levels to deliver required cost reductions while ensuring business continuity through housing reform.

The Budget requires a reduction of 5.7% to unprotected areas of DfC which equates to a reduction of £38.5 million. Pressure will continue to be applied to make savings while maintaining existing and new housing services.

Under the 'Fresh Start Agreement', the Northern Ireland Executive agreed to examine ways of mitigating hardships created by **Welfare Reform** legislation. The Welfare Reform Mitigations Group has put forward a number of proposals for a four year period including:

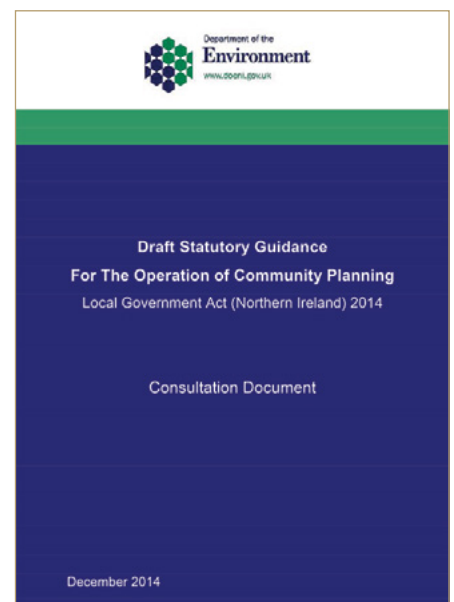
- a series of supplementary payments to carers, people suffering from ill health and low income families;
- the 'bedroom tax' should not be introduced; and

- resources originally earmarked for those who lose out from tax credit cuts be allocated to those who will be adversely affected by the introduction of universal credit.

Local Government Reform

Statutory Guidance for the Operation of Community Planning was issued by DOE in October 2015. A partnership panel established by the Northern Ireland Executive will monitor the role of government departments in the community planning process.

Councils are required to publish a community plan by April 2017. After the community plan is published, councils must release a progress report every two years. The HIP annual update will inform this process.



Statutory Guidance for the Operation of Community Planning



Facing the Future: The Housing Strategy for Northern Ireland 2012-2017

Included in the reform of local government is a change in the regulatory regime for Houses in Multiple Occupation (HMOs). It is anticipated that following the approval of the **HMO Bill** this year, the responsibility for HMO licensing will transfer from the Housing Executive to councils in 2017/18.

Housing Strategy 'Facing the Future'

A number of initiatives emanating from the Housing Strategy – '*Facing the Future*'; continue in their development.

During 2015, the **Social Housing Reform Programme** developed policy reform proposals in a number of areas. Public consultation on a draft **Tenant Participation Strategy** was successfully completed and the final strategy and action plan was published in January 2016.

There are a number of actions to be completed by March 2018, including establishing:

- an independent tenant organisation;
- a tenant advocate role; and
- a housing policy panel.

Public consultation on proposals for a **New Regulatory Framework for Social Housing Providers** was also completed successfully. This sets out the framework that will be used to regulate activities and services provided by social landlords. The publication of the final framework and guidance is due in 2016.

Options for structural reform for the social housing industry in Northern Ireland have been identified and assessed however; this work is being revisited in light of the Northern Ireland Executive's 'Fresh Start Agreement'.

The **Review of Supporting People**, carried out by the Department for Social Development (DSD) was completed and published in December 2015. The Housing Executive is working closely with DfC to develop an action plan to deliver the report's recommendations over the next two to three years. The key priorities are to deliver:

- a Strategic Needs Assessment;
- an outcomes framework;
- value for money;
- provider selection; and
- regulation of services.

Following publication of research into the fundamental **Review of the Social Housing Allocation Policy**, DfC is currently working up proposals based on the recommendations. Proposals will be subject to public consultation.

DSD published a **Review of the Role and Regulation of the Private Rented Sector** (PRS) in November 2015. The review identifies key issues relating to the PRS and compares the role and regulation of private renting across Europe. The review does not set out firm proposals; these will be contained in a second consultation document.

The Rural Needs Bill

The Rural Needs Act (NI) 2016

received Royal Assent on the 9th May 2016. This primary legislation not only places a statutory duty on all central government departments and local councils to pay due regard to rural needs when developing and implementing government policies and strategies and delivering public services, but also requires them to compile, and make available in an open and transparent manner, information on how they have met that duty.

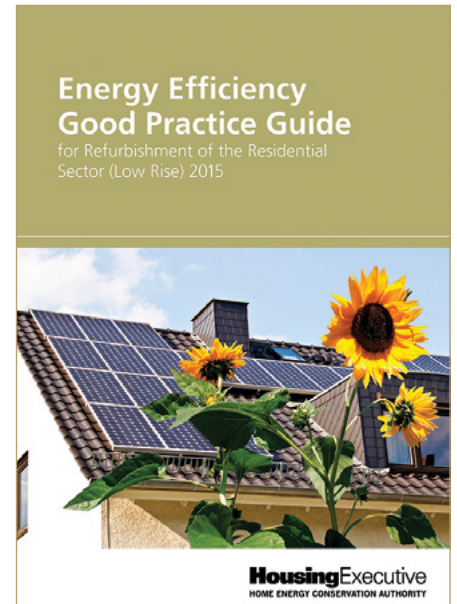
The Housing Executive has endorsed rural proofing since it was first introduced by DARD in 2002 and procedures are in place to rural proof all new and revised corporate strategies and policies. However, in recognition that rural circumstances are often different from urban, our **Rural Strategy & Action Plan 2016-2020** sets out our specific rural approach and our contribution to enabling sustainable rural communities. The introduction of the Rural Needs Act now provides the legislative basis for this work and an opportunity for the Housing Executive to reinforce our commitment to identifying and addressing rural housing needs.

Housing design

An aging demographic and a rise in the number of people surviving trauma and congenital conditions is anticipated to increase the demand for more flexibly designed wheelchair accommodation. DfC and the Housing Executive are working to review wheelchair design and space standards for social housing that reflects best practice. On approval, new standards will be included in DfC's Housing Association Guide.

The Housing Executive has prepared an Energy Efficiency Good Practice Guide for Refurbishment, which can be applied across all tenures. At present, energy efficiency measures tend to be carried out in an ad hoc manner. This has proved less than effective in tackling fuel poverty.

The Housing Executive advocates a whole house energy efficiency programme which simultaneously delivers heating, wall insulation, loft insulation, double-glazing and external doors. This external fabric plus heating approach will deliver maximum comfort to householders in one scheme. We would advocate this approach should be applied across all housing tenures to reduce fuel poverty and CO2 emissions whilst enhancing health and well-being.



Energy Efficiency Good Practice Guide



Guildhall

Local Context

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

Housing Market Update

The local housing market is slowly recovering following the economic crash in 2007. Despite a small increase in house prices in Northern Ireland over the past year a number of imbalances in the housing market remain. The decline in private sector house development, low house prices, lack of mixed tenure development, undersupply of private rented accommodation and an increasing number of applicants in housing stress on the social housing waiting list all pose particular challenges. Addressing these issues will require a multi-agency approach, such as the framework provided by the community planning process.

The population continues to increase and has a higher propensity for growth than other councils in Northern Ireland with a younger population. Similar to other councils, the older population is growing, albeit at a lower rate. Whilst the need for family accommodation remains strong, there is also a requirement to construct dwellings to facilitate the increase in smaller households.

Housing Growth Indicators (HGIs) are estimates of new dwelling requirements based on new household projections. The Department for Regional Development have realigned HGIs for Northern Ireland, based on 2012 household figures and it is anticipated that these will be announced by the Department for Infrastructure in 2016. This information will inform the Derry City and Strabane LDP on the need for additional development land.

The economic performance of DCSDC as demonstrated through levels of unemployment, economically inactive and low incomes, continues to lag behind the rest of Northern Ireland. Outside Belfast, pockets of Derry City and Strabane rank amongst the highest deprived areas in Northern Ireland. The local economic performance affects the capacity for development in the private sector housing market.

Owner Occupied Sector

The private housing market had been showing some signs of improvement with gradually increasing numbers of transactions. However, this trend has plateaued during 2015. House prices have stayed almost the same in the past year with an average of £105,458 recorded for DCSDC in 2015 compared with £105,460 in 2014. In contrast the Northern Ireland average house price has increased marginally with an average price of £149,449 recorded for 2015 compared with £140,217.

Poor economic performance, continuing high levels of negative equity, low house prices and lending restrictions may have contributed to DCSDC recording low levels of private new build starts and completions figures for 2015. Although overall, relatively high levels of new build starts have been recorded, a large portion of this has been social housing. However, there are indications of a future increase in private new build starts due to a recent increase in planning applications for private housing developments.

Feedback from local estate agents reports the following:

- demand is outweighing supply across all price ranges;
- demand is highest in urban and suburban areas;
- sustained recovery in the new build sector is not yet achieved, however, there are signs of recovery mainly in Derry City with two large scale private developments recently going on site;
- three to four bed semi-detached dwellings are popular; and
- Estate agents hope for continued improvement in the market.

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 DCSDC. High demand areas include: Westbank; Waterside; Strabane Town; and Eglinton, where demand for rented properties outweighs supply.

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

- a high demand for quality properties across DCSDC;
- no net additional supply due to a lack of private new build development;
- shortage of available social housing;
- job and income uncertainty;
- scarcity of properties suitable for small households in receipt of housing benefit.

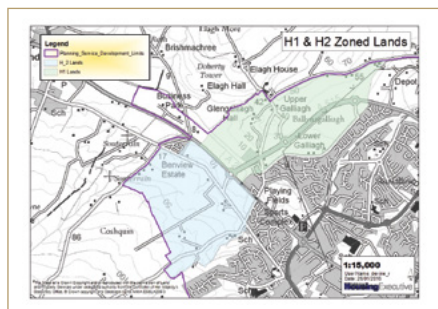
Housing benefit continues to play a vital role in supporting low-income tenants in the PRS. At March 2016, 9,132 private tenants in DCSDC were in receipt of housing benefit.

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



New Build





Social Housing Sector

The requirement for new social housing in DCSDC has consistently increased since 2010. The five-year assessment for 2015-20 shows a need for almost 2,000 units. Need is concentrated in Westbank (1,628 units), Waterside (182 units) and Strabane town (70 units). There are also pockets of rural housing need including a need of 30 units for Eglinton, and 10 units for Clady.

Approximately 80% of the social housing waiting list comprises single and small family households. This predominance means a high requirement for one and two bedroom dwellings.

Despite its extant state, there is still enough available land zoned for housing in the Derry Area Plan 2011 to meet current social housing need projections for the city. In total there is an estimated capacity for over 5,000 housing units on zoned lands within the Derry City development limits. This includes strategic sites, H1 and H2 at Upper and Lower Galliagh.

While there is an adequate supply of land to meet social housing need, it is important these sites are developed to deliver sustainable, mixed tenure, mixed income communities.

Despite difficulties in supplying the required levels of new private housing, it is critical that development of available sites does not deliver large concentrations of social housing, deprivation and social inequality.

Regeneration

Regeneration and sustaining communities are key themes of **DfC's Housing Strategy and Urban Regeneration and Policy Framework**, which sets out policy objectives that will form the basis of any future policy or programme development in urban regeneration and community development. There are a number of regeneration initiatives within DCSDC which include:

The Regional Development Strategy contains a spatial framework, an objective of which is to strengthen Derry/Londonderry as the principal city of the North West. Strabane is also identified as a main hub.

The 'Masterplan for Strabane Town Centre' provides the basis for decision making on the implementation of urban regeneration initiatives in the town centre for the period up to 2020. Strabane has recently benefited from £0.5 million investment from DSD for various projects.

As part of the Northern Ireland Executive's Together: Building a United Community strategy, the Urban Village initiative intends to provide a new approach to support regeneration at neighbourhood level. Five Urban Villages have been announced, one of which is the Bogside/Bishop Street/Fountain area in Derry City.

The approach will seek to develop engagement with local people and statutory agencies to identify potential projects. Community engagement for the project has commenced with support from the Housing Executive.

Two large mixed-use regeneration schemes have been approved for planning. The Fort George proposal includes 200 apartments within mixed-use buildings, with retail and restaurants on the ground floors. According to the masterplan, a range of tenures will be developed and built to lifetime homes standards, 10-15% of which will be affordable housing, contributing to a balanced community.

The development framework for the regeneration of the Ebrington site includes residential accommodation to compliment employment, education and/or research and development. The plan also indicates the possibility of including a 'centre for independent living' to assist people with various impairments to live independently and to provide routes to employment.

The Housing Executive supports the Heritage Lottery Fund's Townscape Heritage Initiative. The aim of the pilot is to reinstate empty properties, address blight and promote affordable housing within town centres. In addition to the grant offer each project requires match funding and a contribution of at least 25% of the overall scheme costs from the building owners. The Housing Executive has committed to match fund the repair and improvement of 15 empty properties throughout six designated conservation areas including the 'Historic City' between 2015/18. To date funding has been awarded for work to be carried out on two one-bed apartments in the Historic City Conservation Area of Derry/Londonderry.

Update on resources/budget

Pressure on public spending continues to be applied, requiring public bodies to adapt with new, more effective and efficient ways of delivering high quality services for citizens in Northern Ireland. An austere fiscal environment, reducing pay-bill, changing demographics and public expectation, services for the convenience of customers, and keeping up with advances in technology are some of the considerable challenges public bodies face in the service arena.

Cross cutting themes and objectives in the draft PfG set out the direction of travel for public services.

The early engagement in the community planning process has also highlighted the potential for collaboration between councils, statutory partners and the third sector to deliver effective services. Community planning will also enable the better targeting of limited public sector resources more efficiently.

The past year has delivered significant housing investment, for a wide range of services, and the 2015/16 public sector housing investment totalled £34.8 million for DCSDC. Housing expenditure and projected housing investment is set out in the table below:



The Tinneys, Strabane

Table 1: DCSDC actual/projected public sector housing spend

Activity areas	Actual spend £m	Projected spend £m
	2015/16	2016/17
Capital improvement work	1.28	2.81
Planned maintenance work*	9.80	11.83
Response maintenance	4.18	4.49
Private sector grants	1.32	1.34
Grounds maintenance	1.22	1.22
Supporting People	8.81	9.05
Investment in new build**	8.2	***
Total	34.81	30.74

Source: NIHE

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

** 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 Social Housing Development Programme (SHDP) for 2016/17 has not been finalised.

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 2016-19 and reaffirm the ten-year vision.

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.



THEME ONE

Identify and meet housing need and demand

OUTCOME 1: IDENTIFY NEW HOUSING REQUIREMENTS

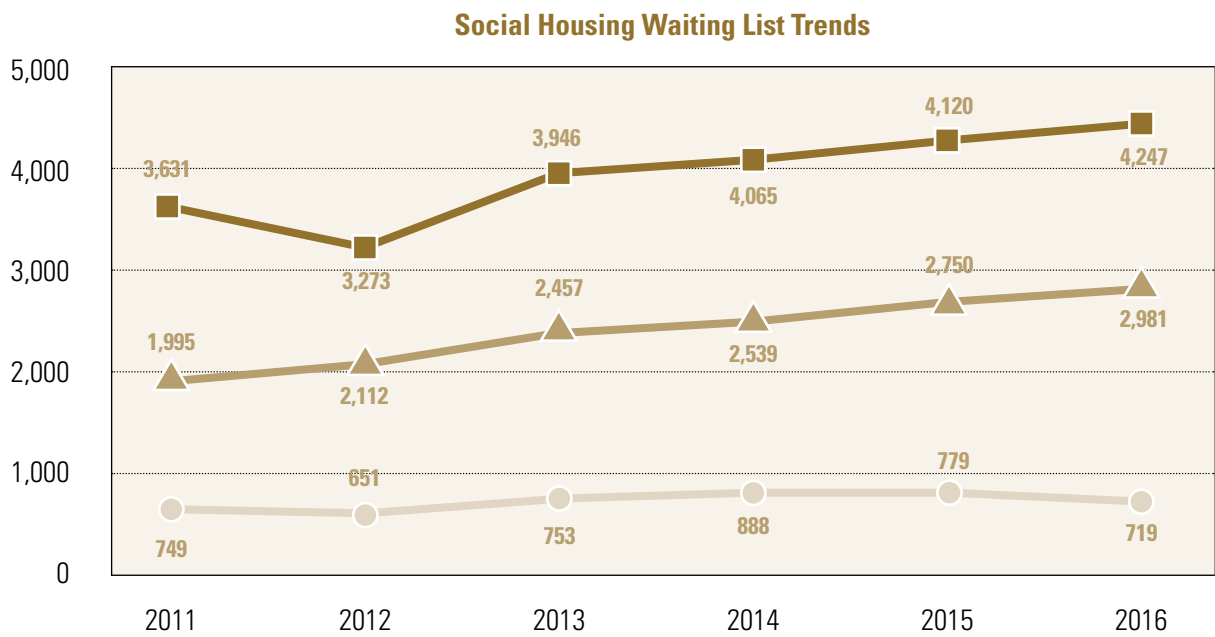
Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
NIHE will update the Net Stock Model (NSM) in 2015 following the 2015 review of household projections.	Achieved. An ongoing requirement was estimated at 1,600 new social housing units per annum.	The NSM will be updated in 2017 and 2019.	NIHE will deliver updated objective assessments of affordable housing (social and intermediate housing) need by household type.
NIHE will carry out an annual five year social housing need assessment for DCSDC.	Achieved. The current five year social housing need projection is for 1,976 units, 2015-20.	NIHE will carry out an annual five year social housing need assessment for DCSDC.	Continuously evaluate and update housing need and demand in line with best practice.
NIHE will annually assess demand for intermediate housing for DCSDC.	Achieved. The 10 year intermediate housing need is for 560 units.	NIHE will annually assess demand for intermediate housing for DCSDC.	
NIHE will carry out a latent demand tests in Ballymagorry and Douglas Bridge in 2015/16.	Latent Demand Tests have been carried out for both Ballymagorry and Douglas Bridge. There were low response rates for both areas.	NIHE will determine new locations to test after the completion of the Housing Needs Assessment Process. Any requests from councillors or local representatives on test locations will also be considered.	Identify rural housing need/demand.
NIHE will produce a HIP annual update for 2016/17 monitoring housing market performance across all tenures.	Achieved.	NIHE will produce HIP annual updates for 2017/18 and 2018/19 monitoring housing market performance across all tenures.	Determine new housing requirements for local development planning through collaborative working between Housing Executive, Department for Communities (DfC), NISRA and Department for Infrastructure (DfI).

OUTCOME 1: IDENTIFY NEW HOUSING REQUIREMENTS - *continued*

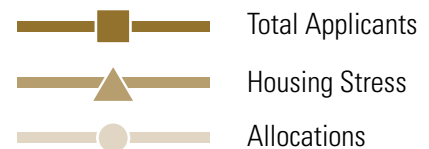
Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
DRD will review HGIs for LDPs.	Currently underway.	Department of Infrastructure will announce HGIs in 2016.	NIHE will provide evidence based cross tenure analysis of the local housing market to inform local development and community planning.
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 plan.	
NIHE will review housing market geographies for NI and deliver Housing Market Assessments across NI.	Housing market geographies research scheduled to commence in 2017/18.	<p>NIHE will review housing market geographies for NI and deliver Housing Market Assessments across NI.</p> <p>NIHE will carry out a mailing exercise in the Derry/Londonderry area to ascertain social housing demand for undeveloped zoned housing lands where there isn't an identified social housing need.</p>	

Demographics	Mid-year estimate 2004	Mid-year estimate 2014	Projected 2024
Children	35,989 (24.8%)	32,766 (22.0%)	32,445 (21.6%)
Working age	93,439 (64.4%)	96,087 (64.4%)	91,941 (61.1%)
Older people	15,613 (10.8%)	20,345 (13.6%)	26,139 (17.3%)
Total Population	145,041	149,198	150,525
Households	-	56,793	59,113
Average Household Size	-	2.60	2.52

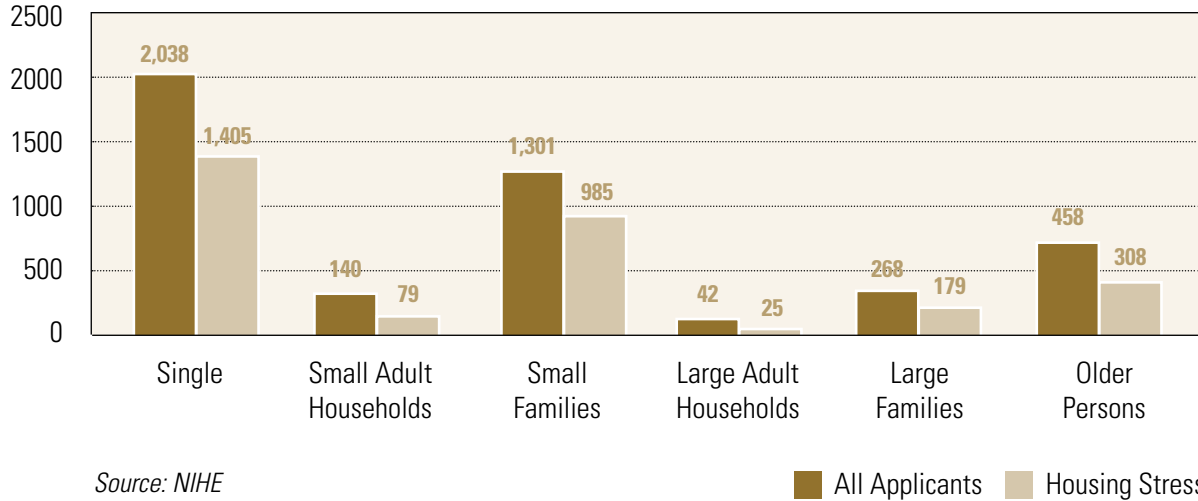
Source: NISRA



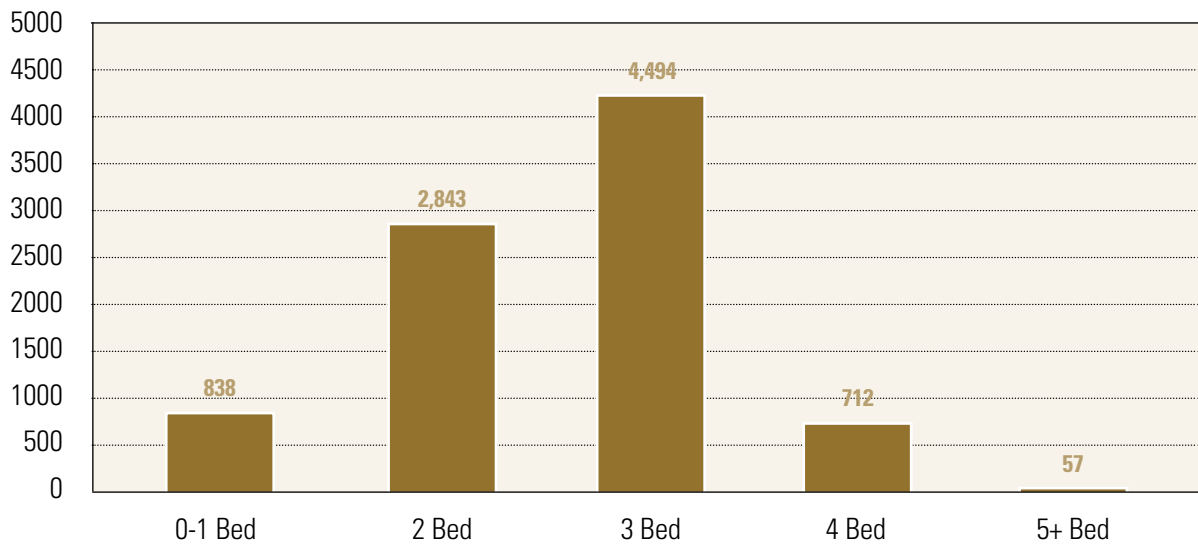
Source: NIHE



Social Housing waiting list by households March 2016



NIHE Housing Stock by bedroom March 2016



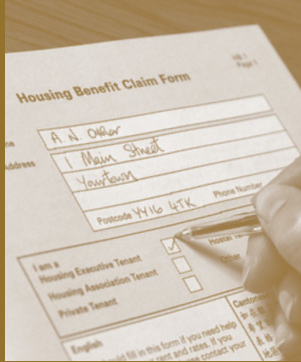
OUTCOME 2: INCREASE THE SUPPLY OF AFFORDABLE RENTING TO MEET THE NEEDS OF COMMUNITIES

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
<p>DSD will approve a gross, three year 2015/18 SHDP.</p> <p>NIHE with DSD and HAs will formulate a delivery strategy for the SHDP ready for implementation in April 2016.</p>	<p>The SHDP delivered new build starts in 12 schemes, for 91 units, including 30 one-bedroom units in 2015/16. 169 units were completed, including 28 one-bedroom units in 2015/16.</p> <p>Ongoing. A Commissioning Prospectus is currently being finalised. Work is also underway to produce an SHDP Delivery Strategy document and Action Plan.</p>	<p>DfC will approve a gross, three year 2016/19 SHDP.</p> <p>A new approach to commissioning the SHDP will be informed by the publication of the Commissioning Prospectus, which will provide a strategic, cross-tenure overview of housing need and demand across NI. A formal Delivery Strategy document (and accompanying Action Plan) will be submitted for NIHE Board & Ministerial approval in August 2016, prior to publication.</p> <p>NIHE will carry out site identification studies as necessary.</p>	<p>Maximise public funding through the procurement of affordable housing.</p>
<p>NIHE will work with councils to develop social housing policies for the new LDP.</p>	<p>Council planning has commenced collaborative work with NIHE on LDP's preferred options paper.</p>	<p>NIHE will work with councils to develop social housing policies for the new LDP.</p>	<p>Housing and local council will introduce policies to identify land for mixed tenure development through development planning processes.</p>

OUTCOME 2: INCREASE THE SUPPLY OF AFFORDABLE RENTING TO MEET THE NEEDS OF COMMUNITIES - *continued*

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
DOE and DSD will publish PPS22 Affordable Housing.	DSD carried out and published economic research on viability of PPS22.	DfC & DfI will engage with key stakeholders on recommendations detailed in the research report. Provision of affordable housing will be promoted in the LDP.	Introduce developer contributions for affordable housing.
DSD will continue to implement landlord registration and tenancy deposit schemes and analyse the data received.	Achieved. There were 7,433 landlord registrations at March 2016.	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.
DSD will complete a fundamental review of the PRS in 2016.	First phase of consultation completed February 2016.	DfC will assess consultation responses for phase 1 of the Review of Regulation and the Role of the PRS in 2016 and will publish a phase 2 consultation document.	Introduce effective regulation for the PRS to maintain physical and management standards.
NIHE plan to process new public/private HB claims within the 25-day target and HB claim amendment within eight days.	In 2015/16 new claims were processed at an average of 15.9 days. Claim amendments were processed at an average of 6.1 days.	NIHE plan to process new public/private HB claims within the 25-day target and HB claim amendment within 8 days.	
NIHE have made £450k available to fund Smartmove private rented access scheme across NI for 2015/16.	NIHE funded Smartmove private rented access scheme to a value of £359k across NI during 2015/16.	NIHE have made £370k available to fund Smartmove private rented access scheme across NI for 2016/17.	

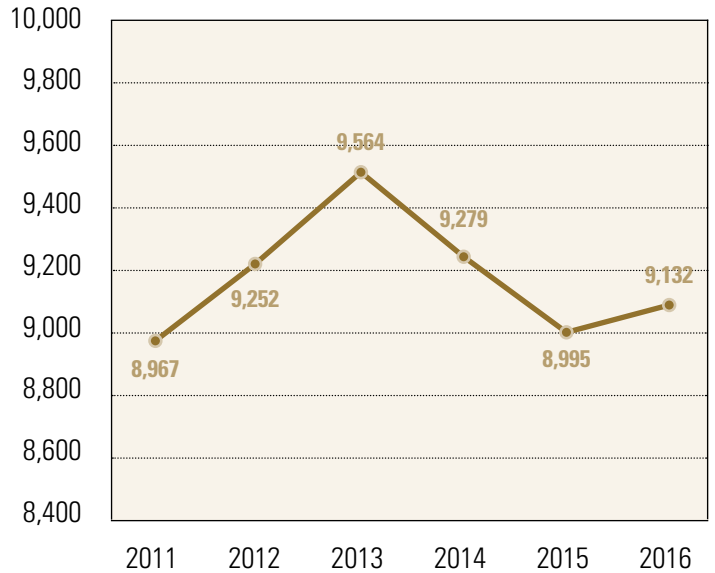
Housing Benefit, NIHE and HA Claimants at March 2016



11,772

Source: NIHE

Private Housing Benefit Claimants

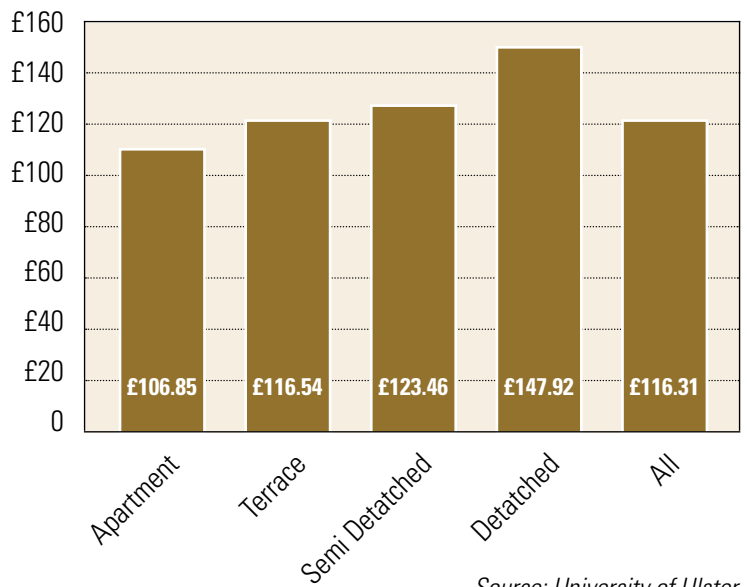


Source: NIHE

DSD's Landlord Registration Scheme identified **7,433** tenancies at 2016. Up from **6,785** at 2015.

Source: DSD

Average Weekly Private Sector Rent by House Type



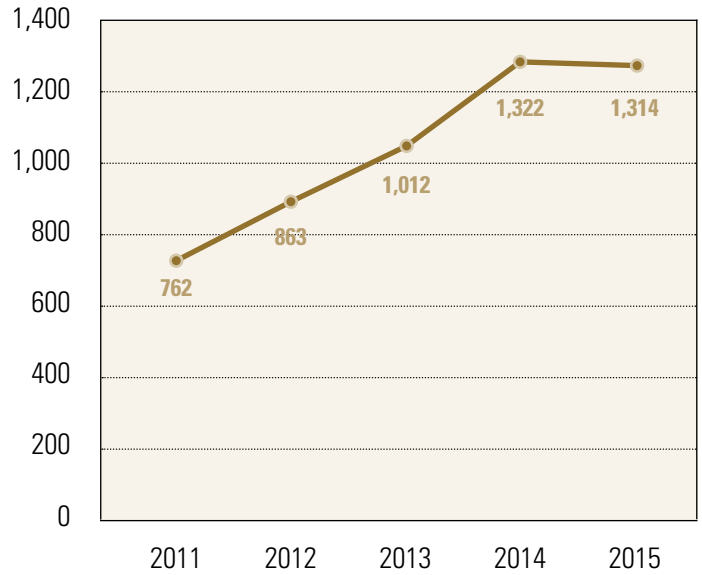
Source: University of Ulster

Ten year intermediate housing demand
2015-2025



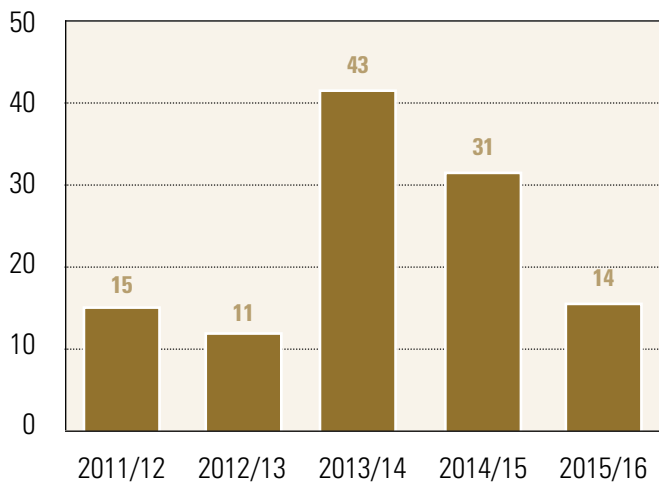
Source: NIHE

House Sales - All Tenures



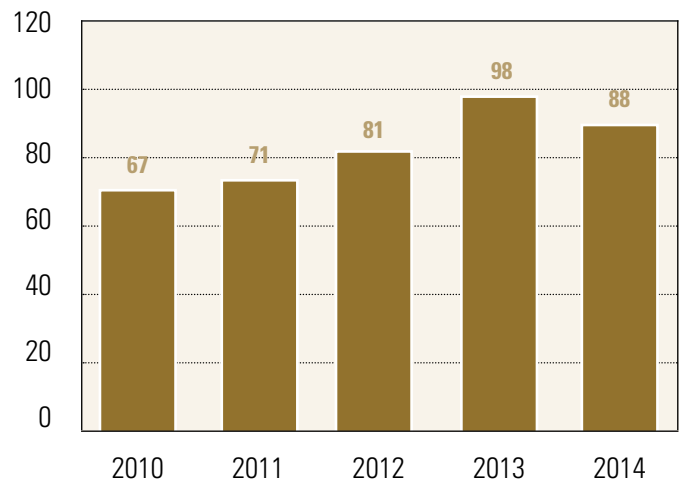
Source: LPS

Co-Ownership Approvals



Source: Co-Ownership

Repossessions



Source: DSD

OUTCOME 3: ASSIST HOME OWNERSHIP

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
NIHE and housing associations will implement the House Sales and Equity Sharing Scheme.	49 NIHE properties were sold to tenants in 2015/16 in DCSDC.	NIHE and housing associations will implement the House Sales and Equity Sharing Scheme.	Continue to assist home ownership through House Sales and Equity Sharing.
DSD has committed funding of £15m to Co-ownership for 2015/16 with a target of 300 approvals in NI.	DSD has committed a total of £96.3m to Co-ownership for their core scheme shared equity programme for the period 2015/16 to 2018/19. 14 properties were purchased using Co-ownership in DCSDC during 2015/16.	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.	Continue to assist households in purchasing their home through shared ownership.
<p>DSD will pilot a number of initiatives across NI using the Affordable Home Loans Fund (AHLF) to deliver affordable housing. These include:</p> <ol style="list-style-type: none"> 1. £19m to provide up to 600 affordable homes; 2. £9.2m in Financial Transactions Capital (FTC) funding to an empty homes scheme (being delivered by Clanmil); and 3. £5m to date in FTC funding for a Rent to Own scheme (being delivered by Co-ownership). 4. Developing intermediate housing on surplus NIHE land (Clanmil and APEX). 	<p>DSD has awarded £19m FTC under AHLF in Northern Ireland.</p> <p>£12.5 million FTC has been awarded to Co-ownership for the Rent to Own initiative.</p> <p>No sites were identified within DCSDC.</p>	<p>It is expected that the Co-ownership Rent To Own initiative will become operational in 2016/17.</p>	<p>Introduce a developer contribution to increase the supply of intermediate housing.</p> <p>Deliver finance models to make better use of funding for intermediate housing.</p> <p>Deliver a range of intermediate housing products, such as intermediate rent.</p>

OUTCOME 3: ASSIST HOME OWNERSHIP - continued

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
DOE and DSD will work to finalise PPS 22 'Affordable Housing' to facilitate intermediate housing. NIHE will work with councils to develop intermediate housing policies through the LDP.	DSD carried out and published economic research on viability of PPS 22. Council 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.
NIHE will continue to investigate with housing associations, the potential for community self-build products for home ownership.	Work on site investigation is ongoing with Habitat for Humanity.	NIHE will continue to investigate with housing associations, the potential for community self-build products for home ownership.	Deliver a self-build affordable housing model.



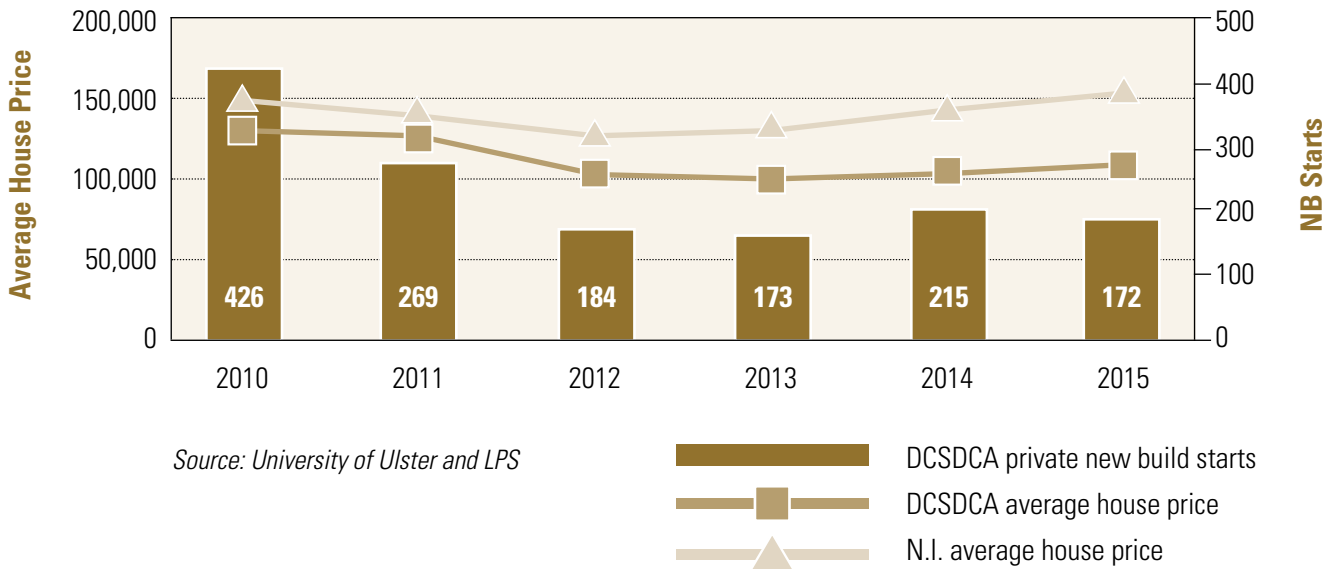
Source: NIHE

Housing land availability

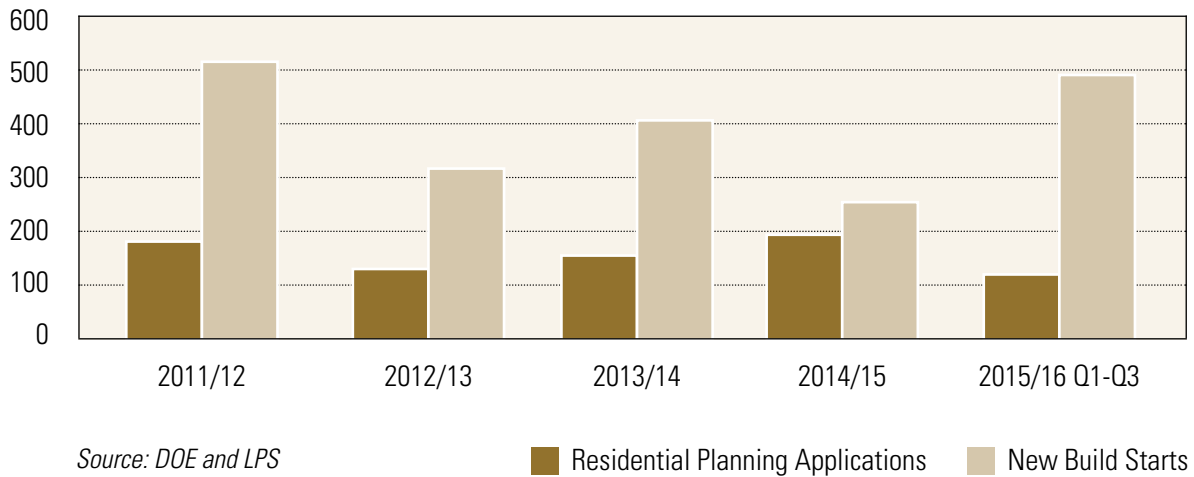
Year	Total potential dwellings	Available potential (hectares)
2011	15,425	771.9
2012	14,960	749.3
2013	14,904	758.6
2014	14,712	749.8

Source: Land Availability Report (Planning NI: 2014)

DCSDC Average House Prices and Private New Build Starts



Residential planning applications and new build starts in DCSDC





THEME TWO

Improving people's homes

OUTCOME 4: IMPROVE THE QUALITY OF THE HOUSING STOCK

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
Funding of discretionary grants for 2015/16 is £1.5m.	Discretionary grant spend in 2015/16 was £1.3m.	Funding of discretionary grants for 2016/17 is £1.1m.	Deliver policies to support sustainable design and improve the fabric of dwellings.
DSD and NIHE will introduce a pilot loan scheme for private house maintenance in NI in 2015/16 with funding of £1m.	Pilot loan scheme suspended until further research is carried out.	Complete further research into other loan schemes for private house maintenance.	Deliver innovative approaches to finance housing maintenance across all tenures.
Repair notices issued by councils to private rented landlords can be recovered through a mandatory grant of up to £7,500.	There were nine mandatory repair grants approved in 2015/16 with an approval value of £13.5k.	NIHE will issue mandatory Repair Grants as required.	
NIHE will register and inspect HMOs for building and management standards.	461 HMOs were registered by 2015/16 and seven Article 80 Notices (fit for the number of occupants) and 11 Article 79 Notices (Management Regulations) were served.	NIHE will register and inspect HMOs for building and management standards. NIHE will commence work on the 2016 House Condition Survey.	
Funding for NIHE planned maintenance schemes in 2015/16 is estimated at £14.2m for 36 schemes.	In 2015/16 NIHE spent £9.8m on 30 planned maintenance schemes.	Funding for NIHE planned maintenance schemes in 2016/17 is estimated at £11.83m for 40 schemes for 4,797 units.	NIHE will maintain properties in line with its Asset Management Strategy.

OUTCOME 4: IMPROVE THE QUALITY OF THE HOUSING STOCK - continued

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
Funding for NIHE capital improvement schemes in 2015/16 is estimated at £0.7m.	In 2015/16 NIHE spent £1.28m on capital improvement schemes.	Funding for NIHE capital improvement schemes in 2016/17 is estimated at £2.81m.	
NIHE will complete response maintenance repairs within the required target time.	In 2015/16 NIHE completed 42,284 response maintenance jobs at a cost of £4.47m. In 2015/16 in West Area 95% of response maintenance repairs were completed within required target time.	NIHE will complete response maintenance repairs within the required target time.	
NIHE will carry out response maintenance repairs to customer's satisfaction.	96% of NIHE customers were satisfied with response maintenance repairs.	NIHE will carry out response maintenance repairs to customer's satisfaction.	
NIHE stock condition survey will complete in 2015 and inform the Asset Management Strategy.	Achieved.	NIHE will use information from the survey to build future programme of improvement work. DfC will use the survey to forecast future investment requirements for NIHE homes across NI.	Unfitness and the 'decent homes standard' will be identified through NIHE House Condition Survey reports.

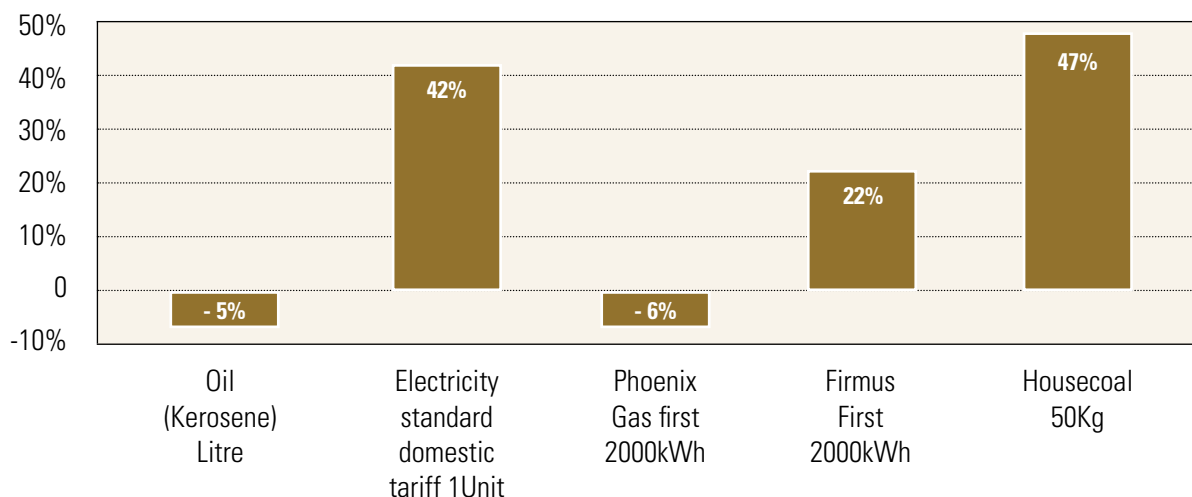
OUTCOME 5: DEVELOP LOW CARBON HOMES AND REDUCE FUEL POVERTY

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
NIHE funded energy efficiency awareness programme will be delivered annually to 160 schools across NI by Bryson House.	Achieved. There were 18 schools visited in DCSDC during 2015/16.	NIHE funded energy efficiency awareness programme will be delivered annually to 160 schools across NI by Bryson House.	Promote energy efficiency awareness.
NIHE will implement Affordable Warmth scheme. Funding of £16.5m is available for 2015/16 across NI.	In DCSDC, 371 measures were carried out to private properties under the Affordable Warmth scheme in 2015/16.	NIHE will implement Affordable Warmth scheme. Funding of £15.5m is available for 2016/17 across NI.	Reduce fuel poverty.

OUTCOME 5: DEVELOP LOW CARBON HOMES AND REDUCE FUEL POVERTY - *continued*

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
NIHE will implement Boiler Replacement scheme to 2016 with a budget of £2m across NI.	In DCSDC, 418 properties had boilers replaced at cost of £292.6k.	NIHE will implement the Boiler Replacement scheme 2016-19 with a budget of £3m for 2016/17 across NI.	Develop and promote alternative natural energies to improve environmental wellbeing and combat fuel poverty in the home.
NIHE's 2015/18 energy efficiency programme includes 12 schemes for 2,824 units at a cost of £6.2m.	In 2015/16 energy efficiency programme delivered seven schemes for 625 units at a cost of £2.1m.	NIHE's 2016/17 energy efficiency programme includes 10 schemes for 1,820 units at a cost of £5.0m.	Deliver zero carbon dwellings within the SHDP.
Bryson House have been appointed by NIHE to develop a network of oil buying clubs across NI until 2018 to negotiate lower fuel prices for club members.	There were 27 oil buying clubs established in NI, four of which were in DCSDC by November 2015.	NIHE aims to increase membership of the established oil buying clubs.	
During 2015/16, 1,000 PV panels will be installed in NIHE properties across NI, valued at £6m.	At March 2016, 889 installations of PV panels were completed across NI, 121 of these were in DCSDC.	NIHE aims to complete a further 111 planned PV panel installations across NI. Consideration is being given to a further phase of 2,000 NIHE properties, 24 offices and up to 400 commercial properties for PV panel installation across NI.	

Household Fuel cost % change April 2007 to January 2016 (NI)



Source: NIHE



THEME THREE

Transforming people's lives

OUTCOME 6: PROVIDE SUITABLE ACCOMMODATION AND SUPPORT SERVICES FOR VULNERABLE RESIDENTS

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
<p>The gross, three year (2015/18) SHDP contains three supported housing schemes for 29 units, two of which are programmed to commence construction in 2015/16.</p> <p>£8.8m has been approved to deliver the Supporting People programme for 2015/16.</p> <p>2015/18 SHDP incorporates support for 20 wheelchair units.</p>	<p>In 2015/16 one supported housing scheme containing 13 units was completed. There are currently two supported housing schemes under construction for 32 units.</p> <p>£8.8m was spent delivering the Supporting People programme for 2015/16 in DCSDC.</p> <p>71 accommodation based schemes for 1,393 service users.</p> <p>10 floating support schemes for 473 service users.</p> <p>In 2015/16 six wheelchair units were completed and at 31st March 2016 10 wheelchair units were under construction in DCSDC.</p>	<p>The gross, three year (2016/19) SHDP contains three supported housing schemes for 9 units all of which are programmed to commence construction in 2016/17.</p> <p>£9.1m has been approved to deliver the Supporting People programme for 2016/17.</p> <p>2016/19 SHDP incorporates support for 25 wheelchair units.</p>	<p>Maintain collaborative working practices between NIHE, Health Trusts and Probation Service to deliver innovation, capacity and housing care and support services.</p>
<p>DSD and NIHE will complete the review of the Supporting People Strategy by 2016.</p> <p>NIHE initiated research to identify supported housing needs by client group.</p>	<p>Achieved.</p>	<p>Implementation of the recommendations of the DfC Supporting People Review.</p>	<p>Research and review the strategic direction and delivery services of supporting people programme, to inform future commissioning plans for each client group.</p>
<p>Complete NIHE research to evaluate accommodation based Supporting People schemes.</p>	<p>Completed and published in September 2015.</p>		<p>Establish a supported housing need assessment methodology by client group.</p>

OUTCOME 6: PROVIDE SUITABLE ACCOMMODATION AND SUPPORT SERVICES FOR VULNERABLE RESIDENTS - *continued*

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
<p>NIHE will monitor and review Supporting People services through the contract management framework and take actions to remodel / realign services as needed.</p> <p>NIHE will assess need for social housing wheelchair housing.</p>	<p>Activity plan for 2015/16 completed.</p> <p>Achieved. NIHE identified a need for 43 wheelchair properties for 2015/20.</p>	<p>Activity Plan in place for 2016/17.</p> <p>NIHE will assess need for social housing wheelchair housing.</p>	
<p>NIHE have funding of approximately £1.35m for disabled facilities grants for the private sector in 2015/16.</p> <p>NIHE will provide adaptations to their properties as required.</p>	<p>Private Sector Grants continue to provide Mandatory Disabled Facilities referred by the Health Trust. NIHE approved 147 disabled facilities grants at a value of £1.2m and completed 140.</p> <p>Adaptations to a value of £925k were completed in DCSDC during 2015/16.</p>	<p>NIHE have funding of approximately £1.1m for disabled facilities grants for the private sector in 2016/17.</p> <p>NIHE will provide adaptations to their properties as required.</p>	<p>Promote independent living through information, disabled facilities grants adaptations.</p>

OUTCOME 7: HOMELESSNESS IS PREVENTED OR IS ADDRESSED EFFECTIVELY

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
Widen homeless advice through a housing options service to prevent homelessness.	This approach has evolved to focus on homeless prevention through the development of a Housing Solutions and Support Approach. Housing Solutions and Support teams have been established in three Pilot Housing Executive Offices.	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. Ensure information is readily available across all tenures to meet the needs of a housing options service.
Enhance the work in the pilot private rented sector access scheme to prevent homelessness. NIHE have made £450k available to fund the Smartmove private rented access scheme across NI for 2015/16.	NIHE funded Smartmove private rented sector access scheme to a value of £359k across NI during 2015/16.	NIHE have made £370k available to fund Smartmove private rented sector access scheme across NI for 2016/17.	Deliver an adequate supply of permanent accommodation to prevent homelessness and repeat homelessness.
NIHE will work with organisations to deliver homeless services, in line with Homelessness Strategy 2012-17.	NIHE confirmed 1,920 homeless applications were received and 1,209 applicants were awarded Full Duty Applicant status in DCSDC.	NIHE will work with organisations to deliver homeless services, in line with Homelessness Strategy 2012-17.	Maintain and improve collaborative working arrangements to provide services to homeless people.
Homeless applications to be processed within 33 working day target.	98% of homeless applications were processed within 33 working days.	Homeless applications to be processed within 33 working day target.	Maximise return on funding for temporary homeless accommodation.
NIHE will review the Homelessness Strategy in 2017.	Ongoing.	NIHE will review the Homelessness Strategy in 2017.	

Supporting People Information

Type of Service	Client Group	No. of Schemes	No. of Providers	Actual Payments 2015-16 (£k)	Max Annual Contracted funding (£k)	Max. No. of Service Users
Accommodation Based Services	Older People	36	6	1266	1591	919
	Homelessness	18	9	3896	3647	276
	Learning Disability	3	2	522	614	41
	Physical Disability	1	1	42	46	11
	Mental Health	8	6	785	848	101
	Young People	5	3	821	821	45
	Total		71	27	7,332	7,567
Floating Support Services	Older People	2	2	458	458	137
	Homelessness	4	4	635	635	220
	Learning Disability	2	2	211	211	64
	Physical Disability	0	0	0	0	0
	Mental Health	1	1	63	63	12
	Young People	1	1	113	113	40
	Total		10	10	1,480	1,480
Grand Total		81	37	8,812	9,047	1,866

Homeless Figures

Year	No. of Homeless Presenters	No. of Homeless Acceptances	Households placed in Temporary Accommodation
2011/12	1,920	1,077	358
2012/13	1,880	1,064	385
2013/14	2,011	1,120	516
2014/15	2,107	1,291	525
2015/16	1,920	1,209	436

Source: NIHE



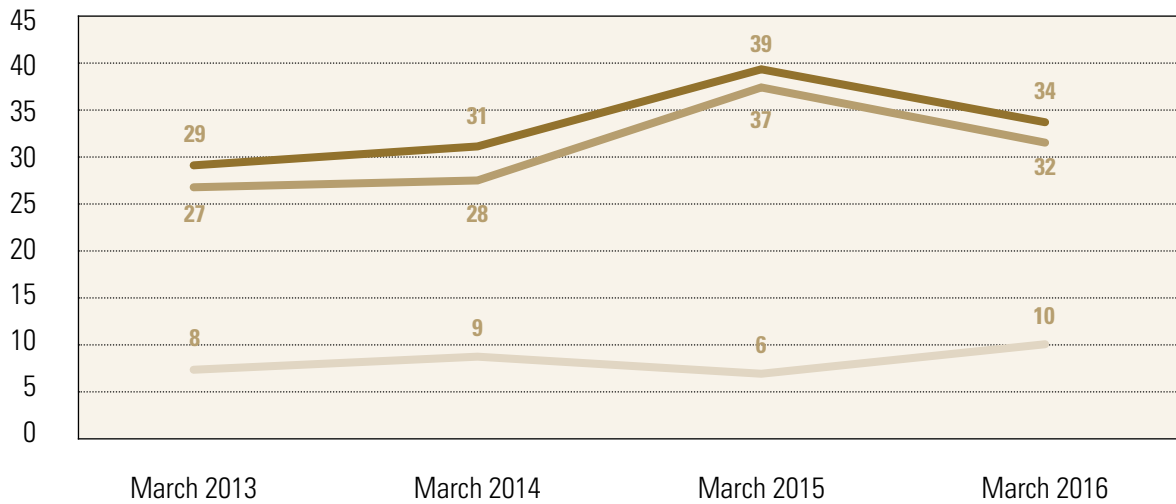
NIHE spent
£925k
on **180**
adaptations to
their properties.

Disabled Facilities Grants figures

Year	2011/12	2012/13	2013/14	2014/15	2015/16
DFGs approved	174	168	168	143	147
Funding	£1,592k	£1,665k	£1,817k	£1,448k	£1,200k

Source: NIHE

Social Housing Wheelchair Statistics



Source: NIHE

- Wheelchair Applicants on the Waiting List
- Wheelchair Applicants on Housing Stress on the Waiting List
- Wheelchair Applicants allocated social housing in the past year

Accessible Housing Executive Stock

Property Type	Bungalows	* Mobility Bungalows	Accessible Properties including extensions and lifts	Ground floor flats
Number	1,931	585	498	731

Source: NIHE * subset of bungalows



THEME FOUR

Enabling sustainable neighbourhoods

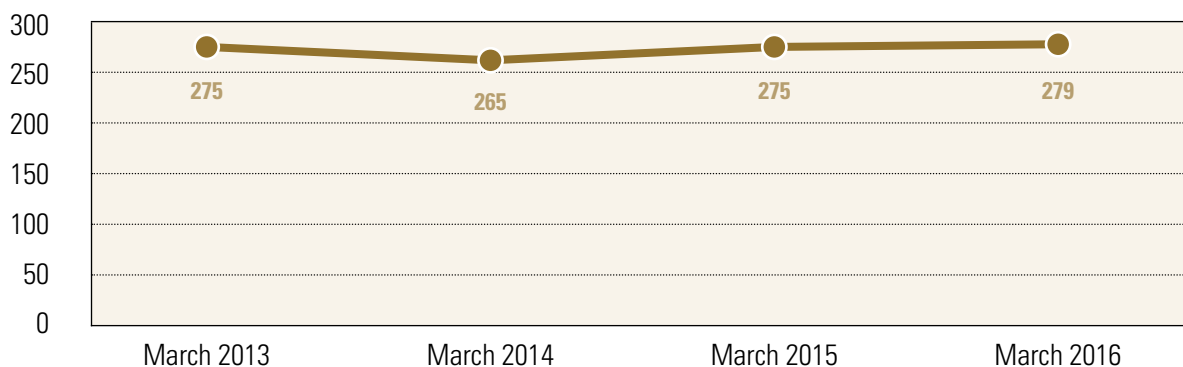
OUTCOME 8: REGENERATE NEIGHBOURHOODS

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
DSD will fund £4.47m for Areas at Risk, SPOD and Neighbourhood Renewal programmes for 2015/16.	DSD have funded £4.41m for Areas at Risk, SPOD and Neighbourhood Renewal programmes for 2015/16.	DfC will fund £2.51m Neighbourhood Renewal programmes for 2016/17.	Develop collaborative working arrangements between DfC, NIHE and councils to deliver housing led regeneration in partnership with communities.
NIHE will implement an empty homes scheme to meet social housing need.	There were 36 empty homes reported in DCSDC at April 2016.	The Empty Homes strategy is currently under review with DfC.	
Promote housing led regeneration through master planning proposals in urban and village centres.	NIHE have been working closely with stakeholders on various regeneration initiatives in DCSDC including the Bogside/Bishop Street/ Fountain Urban Village programme.	Promote housing led regeneration through master planning proposals in urban and village centres.	Improve the quality of urban and rural design and townscape quality in local communities.
NIHE will support the Heritage Lottery Fund's Townscape Heritage Initiative and will match fund the repair and improvement of 15 empty properties between 2015 and 2018. £450k has been approved for the three year programme within six designated conservation areas including the 'Historic City' Conservation Area in Derry/Londonderry.	NIHE has awarded £21k to commence works to provide two new apartments in the Historic City Conservation Area.	A further £9k has been committed to complete the two apartments and new applications will be assessed and shortlisted subject to funding.	Reinstate empty properties, address blight and promote affordable housing within town centres.
NIHE will update and implement the Rural Housing Policy and Action Plan 2016-20.	'Sustainable Rural Communities', Rural Strategy and Action Plan 2016-20 has been approved.	NIHE will launch and implement the Rural Strategy and Action Plan 2016-20.	Support sustainable rural communities through a Rural Strategy and Action Plan.
DSD will review findings of Social Enterprise pilot to inform policy development.	Social Investment team are currently working with community groups.	Potential schemes are being investigated whilst awaiting a new round of investment funding in May 2016.	Support local businesses and job creation through social enterprise.

OUTCOME 8: REGENERATE NEIGHBOURHOODS - *continued*

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
NIHE will implement a Social Enterprise Strategy and provide social investment finance.	DfC is supporting Social Economy Enterprise growth in NI through Community Asset Transfer, 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.	
NIHE will transfer assets under the CAT framework to deliver community regeneration.	<p>NIHE's Social Housing Enterprise Strategy 2015-2018 was launched in September 2015 and made nine awards totalling £141.5k to a range of social economy/social housing enterprise initiatives in DCSDC.</p> <p>Proposals will be assessed as communities come forward. There are no proposals to transfer assets under the CAT framework within DCSDC to date.</p>	<p>NIHE's Social Housing Enterprise Strategy will invest £0.5m in NI annually to support social housing enterprise developments. It will also create new and additional social enterprises within communities and introduce a digital Skills and Development Support Framework to up-skill local social enterprises and social entrepreneurs.</p> <p>NIHE will transfer assets under the CAT framework to deliver community regeneration.</p>	

Rural Applicants in Housing Stress



Source: NIHE

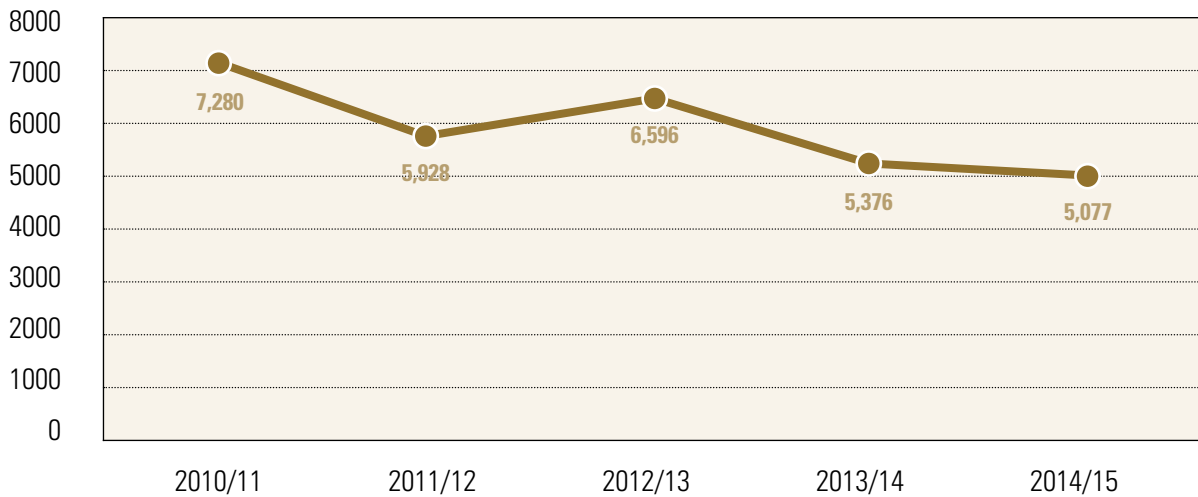
OUTCOME 9: CREATE SAFER AND COHESIVE COMMUNITIES

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
Implement NIHE's Community Safety Strategy 2014-17. Update the Strategy in 2017/18.	NIHE actively deals with ASB in our estates. We deliver the HIPA scheme to help people deal with hate incidents at their home.	Implement NIHE's Community Safety Strategy 2014-17. Update the Strategy in 2017/18.	Prevent crime and the fear of crime especially amongst the most vulnerable in society.
NIHE will continue to be a designated agency in the PCSPs.	Achieved: NIHE provided funding (£25k) as a designated agency.	NIHE will continue to be a designated agency in the PCSPs.	
Bids for £6.1k have been submitted from community groups for community safety projects in 2015/16.	In 2015/16 £41.7k was awarded for community safety projects.	NIHE will continue to assess community safety project bids.	
NIHE will continue to partner on Anti-Social Behaviour Forum and Multi Agency Risk Assessment Conferences.	Achieved: During 2015/16, NIHE dealt with 291 cases of anti-social behaviour.	NIHE will continue to partner on Anti-Social Behaviour Forum and Multi Agency Risk Assessment Conferences.	Reduce anti-social behaviour crime.
NIHE will continue to provide support to victims of domestic abuse.	The local offices continue to provide support to victims of domestic abuse.	NIHE will continue to provide support to victims of domestic abuse.	
NIHE will continue to fund Supporting Communities NI (SCNI) in their work with communities.	SCNI continue to be highly active in DCSDC supporting community groups.	Update the Community Involvement Strategy in 2017/18.	Increase tenant involvement in the management and future development of their communities.

OUTCOME 9: CREATE SAFER AND COHESIVE COMMUNITIES - *Continued*

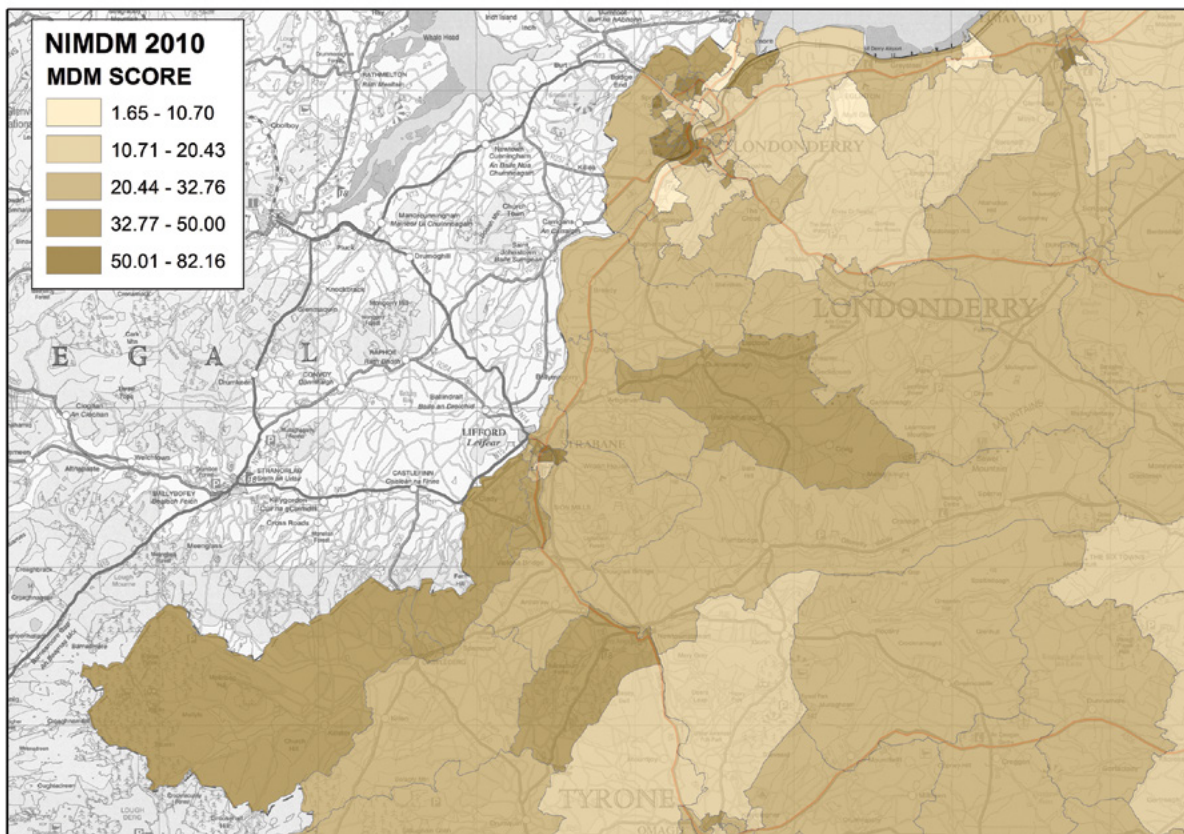
Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
NIHE will implement the 2014/17 Community Involvement Strategy and update in 2017/18.	Achieved: NIHE have continued to implement the Community Involvement Strategy, 2014/17.	NIHE will implement the Community Involvement Strategy and update in 2017/18. Work will commence on the Community Involvement Strategy in 2017.	Establish strong, collaborative working arrangements between government agencies, voluntary organisations and local community groups to support community regeneration.
NIHE will work to prevent hate crimes through its Good Relations Strategy and Race Relations Policy.	NIHE has provided Hate Crime Training to more than 70 staff across the organisation.	NIHE will implement bespoke training in good relations for staff and community groups.	Promote the development of shared communities through education programmes and shared new build developments.
NIHE will implement BRIC 2. NIHE will promote the good neighbour charter and the 5 cohesion themes of Race Relations, Communities in Transition, Interfaces, Flags, Emblems & Sectional Symbols.	NIHE has completed phase 1 of the BRIC 2 programme with 26 estates involved across NI. In 2015/16 £86k of funding was provided for projects across West Area including diversionary activities around bonfires.	NIHE will identify a further 26 groups to be involved in phase 2 of the BRIC 2 across NI.	
Funding of almost £18.5k for 2015/16 for Community Grants and Scrutiny Panels is available in DCSDC.	£17.5k was spent in 2015/16 on Community Grants and Scrutiny Panels in DCSDC.	Funding of almost £18k for 2016/17 for Community Grants and Scrutiny Panel will be made available by NIHE.	

Anti social Behavioural Incidents



Source: NISRA

Multiple Deprivation Measure 2010



Source: NISRA



THEME FIVE

Delivering quality services

OUTCOME 10: DELIVER BETTER SERVICES

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
Increase rent collection to reinvest to improve services.	NIHE collected 99.8% of rent during 2015/16, compared to 99.9% in 2014/15.	Increase rent collection to reinvest to improve services.	Maximise income to deliver better services and improve stock.
Reduce arrears to maximise income.	Arrears were reduced by £100k during 2015/16.	Reduce arrears to maximise income.	
Meet the Public Accounts Committee to establish a tenancy fraud baseline for future monitoring.	Baseline level of tenancy fraud established. Action Plan in place and statistics reported quarterly to DfC.	Implement the Tenancy Fraud Action Plan.	Monitor and reduce tenancy fraud.
Maintain voids below 1% of total stock to make best use of housing stock and increase revenue from rents.	NIHE voids at April 16 were 0.6% of total stock.	Maintain voids below 1% of total stock to make best use of housing stock and increase revenue from rents.	Make best use of stock.
Implement the Sustaining Tenancy Strategy.	Revised Customer Support and Tenancy Sustainment Strategy approved by the Board and work commenced on the development of local action plans.	Implement the Strategy locally and incorporate the approach in the Build Yes revised ways of working.	Reduce tenancy failure and help tenants stay in their own home.
Implement the Welfare Reform Action Plan as required.	The Welfare Reform Action Plan focussed mainly on the proposed Social Sector Size Criteria (SSSC - also referred to as the 'Bedroom Tax'). We have been tracking legislative developments in relation to its introduction in Northern Ireland and linking with DfC on the Government's proposals to provide full mitigation of the bedroom tax for Housing Executive and Housing Association tenants.	NIHE will continue to liaise with DfC in relation to how the SSSC will be mitigated, in order to determine what action may be required in the year ahead.	
Continue to monitor tenant's satisfaction through the CTOS.	Ongoing.	Continue to monitor tenant's satisfaction through the CTOS.	Monitor and improve customer satisfaction levels.



Appendices

Appendix One: Social Housing Need by settlement 2015/20: DCSDC

SETTLEMENT	SOCIAL HOUSING NEED 2015/20
Derry City	
Derry 1/Waterloo Place Westbank	871
The Fountain	0
Derry 3/Collon Terrace Westbank	757
Waterside 1	100
Waterside 2	82
Waterside 3	0
Curryneirin	5
Drumahoe	5
Tullyally	0
Derry City Total	1,820
Towns	
Strabane Town	70
Villages	
Ardstraw	0
Artigarvan	0
Castledearg	0
Ballymagorry	7
Clady	0
Claudy	10
Donemana	0
Erganagh	0
Eglinton	30
Killen/Killeter	0
Lettershandoney	0
Magheramason	3
Newbuildings	6
Newtownstewart	0
Park	0
Plumbridge	0
Sion Mills	5
Spamount	0
Strathfoyle	15

SETTLEMENT	SOCIAL HOUSING NEED 2015/20
Small Settlements	
Ardmore	0
Coshquin	0
Douglas Bridge	4
Maydown	0
Nixons Corner	6
DCSDC Total	1,976

New Intermediate Housing Demand for DCSDC 2015/25:

COUNCIL	INTERMEDIATE HOUSING DEMAND 2015/25
DCSDC	560

**Appendix Two:
Social Housing Development Programme: DCSDC**

SCHEMES COMPLETED APRIL 2015 - MARCH 2016

Scheme	No of units	Client group	Housing Association	Policy theme
Nelson Drive, Phase 1, Waterside	17	General Needs	Choice	Urban Need
Springtown Court, Westbank	8	General Needs	Apex	Urban Need
Conors Court, Phase 2, Westbank	6	General Needs	Habinteg	Urban Need
Bonds Hill, Waterside	13	Supported	Apex	Supported
St Peters, Westbank	100	General Needs	Apex	Urban Need
Springtown Road, Phase 2, Westbank	7	General Needs	Apex	Urban Need
Apex ESP's, Westbank	6	General Needs	Apex	Urban Need
Strathfoyle Transfer Scheme	11	General Needs	Choice	Urban Need
Bradleys Pass, Phase 2, Westbank	12	General Needs	Apex	Urban Need
Habinteg ESP's, Westbank	2	General Needs	Habinteg	Urban Need
Total	182			

SCHEMES ON SITE AT 31ST MARCH 2016

Scheme	No of units	Client group	Housing Association	Policy theme
137 Northland Road, Westbank	76	General Needs	Clanmil	Urban Need
Cedar Villa Replacement, Gransha	16	Supported	Apex	Supported
Beechway House, Waterside	16	Supported	Apex	Supported
Land at Lower Galliagh Phase 1, Westbank	197	General Needs	Apex	Urban Need
St. Peters School, Westbank	27	General Needs	Apex	Urban Need
8a and 10a Clooney Terrace, Waterside	9	General Needs	Clanmil	Urban Need
Skeoge, Design and Build, Westbank	70	General Needs	Fold	Urban Need
Nelson Drive, Phase 2, Waterside	20	General Needs	Choice	Urban Need
Claremont House, Westbank	17	General Needs	Choice	Urban Need
12 John Street, Westbank	20	General Needs	Habinteg	Urban Need
Bayview Terrace, Westbank	14	General Needs	Habinteg	Urban Need
Habinteg ESP's, Westbank	2	General Needs	Habinteg	Urban Need
Apex ESP's, Westbank	2	General Needs	Apex	Urban Need
Eglinton ESP's	2	General Needs	Triangle	Rural Need

Scheme	No of units	Client group	Housing Association	Policy theme
Greeves Park ESP, Strabane	1	General Needs	Habinteg	Urban Need
Shepherds Glen ESP Waterside	1	General Needs	Apex	Urban Need
Sion Mills ESP's	2	General Needs	Triangle	Rural Need
Total	492			

SCHEMES PROGRAMMED 2016/19					
Scheme	No of units	Client group	Year	Housing Association	Policy theme
Glen Court/Cedar Court, Westbank	80	General Needs	2016/17	Apex	Urban Need
Skeoge Link Design & Build, Westbank	49	General Needs	2016/17	Apex	Urban Need
Immaculate Conception College, Waterside	78	General Needs	2016/17	Apex	Urban Need
Land at Lower Galliagh, Phase 2, Westbank	203	General Needs	2016/17	Apex	Urban Need
Existing Satisfactory Purchases	10	General Needs	2016/17	Apex	Urban Need
Fahan Street, Westbank	11	General Needs	2016/17	Choice	Urban Need
Bishop Street, Westbank	27	General Needs	2016/17	Choice	Urban Need
Braehead Road, Nixons Corner	8	General Needs	2016/17	Choice	Urban Need
Woodleigh Terrace, Westbank	16	General Needs	2016/17	Choice	Urban Need
8-10 Victoria Road, Waterside	39	General Needs	2016/17	Clanmil	Urban Need
26 Beechwood Avenue, Westbank	12	General Needs	2016/17	Clanmil	Urban Need
Foxhill, Waterside	15	General Needs	2016/17	Clanmil	Urban Need
Foyle Road, Westbank	23	General Needs	2016/17	Habinteg	Urban Need
Mews Lane, Westbank	16	General Needs	2016/17	Clanmil	Urban Need
84 Bridge Street, Strabane	4	General Needs	2016/17	Clanmil	Urban Need
Adria Factory, Phase 1, Strabane	30	General Needs	2016/17	Clanmil	Urban Need
Newtown Lane, Strabane	25	General Needs	2016/17	Habinteg	Urban Need
Buy Backs North West	10	General Needs	2016/17	Habinteg	Urban Need
Buy Backs North West	5	General Needs	2016/17	Habinteg	Urban Need
Dunfield Terrace, Waterside	20	General Needs	2016/17	Habinteg	Urban Need
Apartments 1-7, 72 Northland Road, Westbank	7	Supported	2016/17	South Ulster	Supported
103 Marlborough Road, Westbank	1	Supported	2016/17	South Ulster	Supported
19 Wesley Street, Westbank	1	Supported	2016/17	South Ulster	Supported
Douglas Bridge ESP's	4	General Needs	2016/17	Triangle	Rural Need
Ballycanice Close ESP, Eglinton	1	General Needs	2016/17	Rural	Rural Need

Scheme	No of units	Client group	Year	Housing Association	Policy theme
Land at Lower Galliagh Road, Phase 3, Westbank	130	General Needs	2017/18	Apex	Urban Need
Existing Satisfactory Purchases	10	General Needs	2017/18	Apex	Urban Need
Rathmore Road, Westbank	16	General Needs	2017/18	Apex	Urban Need
58 Strand Road, Westbank	10	General Needs	2017/18	Apex	Urban Need
Sion Mills ESP's	5	General Needs	2017/18	Rural	Rural Need
Ballymagorry ESP's	5	General Needs	2017/18	Triangle	Rural Need
Lismore Park, Sion Mills	4	General Needs	2017/18	Triangle	Rural Need
Alder Road, Ballynagard	50	General Needs	2018/19	Apex	Urban Need
Land at Lower Galliagh Road, Phase 4, Westbank	170	General Needs	2018/19	Apex	Urban Need
Existing Satisfactory Purchases, Londonderry	10	General Needs	2018/19	TBC	Urban Need
Upper Galliagh Road, Westbank	50	General Needs	2018/19	Fold	Urban Need
NIHE Lands Galliagh, Westbank	100	General Needs	2018/19	TBC	Urban Need
Total	1,255				

**Appendix Three:
Maintenance and grants information – DCSDC**

SCHEMES COMPLETED 1ST APRIL 2015 - 31ST MARCH 2016		
Work Category	Scheme	Units
Double Glazing	Carnhill	202
External Cyclical Maintenance	Claudy/Lettershandoney	152
	Milltown/Stevenson Park	144
	Glenbank/Glenside etc	154
	Curlew Way	123
	Glebe Gardens/Derg View etc.	217
Smoke Alarm Installations	Waterloo Place	288
	Waterside	302
Heating Installation	Waterside Heating	58
	Collon Terrace Heating	28
	Strabane Heating	52
Revenue Replacement	Carnhill Phase 1	86
	Heron Way/Curlew Way	56
	Bawnmore/Clonmeen Drive	96
	Milltown/Seymour Gardens	112
	Slievemore	86
	Lisnafin Park Phase 2	70
Total		2,226

SCHEMES STARTED BETWEEN 1ST APRIL 2015 - 31ST MARCH 2016		
Work Category	Scheme	Units
External Cyclical Maintenance	Claudy/Lettershandoney	153
	Curlew Way	125
	Carnhill	341
	Foyle Road	345
	Brigade/Curryneirin	272
	Lisnafin Park/Lawson Park	264
Double Glazing	Moss Pk/Fergleen	173
	Elaghmore/Ederowen	191
	Gobnascale	316

Work Category	Scheme	Units
Heating Installations	Waterside	59
	Collon Terrace	30
	Waterloo Place	178
	Strabane	53
	West One Offs	35
Revenue Replacement	Slievemore	90
	Lisnafin Park Phase 2	74
	Stevenson Park	92
	Ballycolman Phase 1	67
	Carnhill Phase 2	94
	Altcar Park	59
	Cromore Gardens	68
Smoke Alarm Replacement	Waterloo Place	326
	Waterside	342
	Collon Terrace	160
	Strabane	207
Special Scheme	Daisyfield Travellers Site	5
Health & Safety Schemes Fire Doors	Waterside	56
	Collon Terrace	178
	Waterloo Place	114
Total		4,467

Note: Some schemes may start and complete in year.

PROGRAMME OF WORK FOR 2016/17		
Work Category	Scheme	Units
Double Glazing	Galliagh/Brookdale	184
	Castleberg Retrofit DG	403
	Ballycolman etc	378
	Elder Crescent/Stevenson Park	461
Multi Element	Lisnafin Park	6
Incremental Improvement	Beechwood Crescent/Dunree Gardens	66
	Leenan/Melmore Gardens	66
External Cyclical Maintenance	Dundrean/Fergleen	226
	Creggan ECM	303
	Ederowen/Elaghmore	174
	Caw	162
	Lecky Road	141
	Strathfoyle	265
Health and Safety	Lisnafin Flats Privatisation	18
	Waterside Triangle Water Ingress	52
Special Schemes Insulation	Bluebell Hill Gardens Insulation	21
	Creggan Heights/Rinmore Drive	127
Heating Installation	Collon Terrace	40
	Strabane	49
	Waterside	145
	West One Offs	12
Revenue Replacement	Bentley Terrace/Duddys Court	91
	Ballycolman Phase 2	68
	Brookdale	92
	Dereen Drive/Moyglass Place	132
	Bradley Park/Earhart Park	73
	Westway/Eastway	79
	Drumallagh/Innisfree Gardens	140
	Lincoln Court/Baranailt Park	138
	Fergleen Park/Capall Court	111
Smoke Alarm Replacement	Waterloo Place	232
	Waterside	342
	Collon Terrace	N/K
	Strabane	N/K
Total		4,797

ANALYSIS OF ADAPTATIONS TO HOUSING EXECUTIVE STOCK 2015/16

Type of Adaptation	Adaptations commenced April 2015 to March 2016	Adaptations spend April 2015 to March 2016 (£k)
Extension to dwelling	24	566.44
Lifts	22	114.79
Showers	134	243.85
Total	180	925.08

GRANTS PERFORMANCE 2015/16

Grant Type	Approved	Approval Value (£k)	Completed
Mandatory Grants			
Disabled Facilities Grants	147	1,227.5	140
Repair Grant	9	13.5	9
Discretionary Grants			
Replacement Grant	<5	30	<5
Home Repairs Assistance Grant	<5	6	<5
Renovation Grant	<5	30	<5
Total		1,307	

DEFINITION OF WORK CATEGORIES

External Cyclical Maintenance	Work to the external fabric of a dwelling and its immediate surrounding area.
Revenue Replacement	Replacement of obsolete internal elements, e.g. sanitary ware and kitchen units.
Smoke Alarm Installation/Replacement	Installation/replacement of hard wire smoke alarms (replacement after 10 years).
Heating Installation	Replacement of solid fuel or electric heating.
Health and Safety	Specific works where health and safety issues have been identified.
Double Glazing	Replacement of single glazed with double glazed units.
Special Scheme	Improvement works to dwellings outside the Improvement to Purpose Built Stock programme
Environmental Improvements	External works to areas outside the curtilage of dwellings to improve estate infra-structure.
Multi Element Improvements	Comprehensive improvements to dwellings including extending the property to enhance space standards, replacement of obsolete internal elements, e.g. sanitary ware, kitchen units & Re-wire.

Appendix Four:
Household composition of housing applicants at March 2016

	TYPE	SINGLE PERSON	SMALL ADULT	SMALL FAMILY	LARGE ADULT	LARGE FAMILY	OLDER PERSON	TOTAL
Bishop St / Anne St	Applicant	61	1	30	1	2	22	117
	App (HS)	39	0	25	1	2	15	82
	Allocation	8	0	1	0	0	6	15
Brandywell	Applicant	15	0	4	0	1	4	24
	App (HS)	11	0	2	0	0	3	16
	Allocation	9	1	6	0	2	1	19
Cloughglass (The Glen)	Applicant	30	6	26	0	2	9	73
	App (HS)	27	3	17	0	1	7	55
	Allocation	5	0	1	0	1	2	9
Creggan	Applicant	194	7	168	1	21	17	408
	App (HS)	146	5	150	1	13	11	326
	Allocation	24	5	59	1	12	1	102
Elmwood	Applicant	0	0	1	0	0	0	1
	App (HS)	0	0	1	0	0	0	1
	Allocation	0	0	2	0	0	0	2
Foyle Rd / Orchard Row	Applicant	17	0	7	0	1	5	30
	App (HS)	13	0	7	0	1	4	25
	Allocation	1	0	1	0	0	0	2
Ivy Terrace / Maureen Avenue	Applicant	1	0	0	0	0	0	1
	App (HS)	1	0	0	0	0	0	1
	Allocation	3	0	0	0	0	0	3
Lower Creggan	Applicant	17	2	22	0	1	13	55
	App (HS)	15	1	16	0	0	11	43
	Allocation	4	2	2	0	1	6	15
Meenan Park	Applicant	12	2	3	0	0	25	42
	App (HS)	11	2	2	0	0	22	37
	Allocation	8	0	0	0	2	2	12
Northland Rd / Academy Rd	Applicant	56	3	8	2	4	5	78
	App (HS)	43	2	4	2	1	3	55
	Allocation	8	0	5	0	0	0	13
Rosemount	Applicant	56	4	35	1	8	11	115
	App (HS)	40	2	28	1	6	9	86
	Allocation	5	0	1	0	2	9	17

	TYPE	SINGLE PERSON	SMALL ADULT	SMALL FAMILY	LARGE ADULT	LARGE FAMILY	OLDER PERSON	TOTAL
Rossville	Applicant	148	4	36	0	2	14	204
	App (HS)	102	3	26	0	2	9	142
	Allocation	4	0	8	0	0	2	14
Ballyarnett	Applicant	1	1	2	0	0	0	4
	App (HS)	0	1	1	0	0	0	2
	Allocation	1	0	0	0	2	0	3
Ballymagroarty / Hazelbank	Applicant	107	6	87	3	22	7	232
	App (HS)	84	5	71	3	14	4	181
	Allocation	5	1	23	2	9	2	42
Ballynagard	Applicant	3	1	6	0	3	4	17
	App (HS)	3	1	5	0	3	3	15
	Allocation	0	0	0	0	0	0	0
Belmont	Applicant	13	1	10	1	1	7	33
	App (HS)	7	1	5	1	0	6	20
	Allocation	1	0	0	0	0	1	2
Carnhill / Galliagh	Applicant	382	22	297	6	50	33	790
	App (HS)	292	17	256	5	39	26	635
	Allocation	29	6	38	1	4	3	81
Shantallow	Applicant	86	7	77	1	13	57	241
	App (HS)	70	5	67	1	11	38	192
	Allocation	3	2	16	0	2	4	27
Westbank Total	Applicant	1,199	67	819	16	131	233	2,465
	App (HS)	904	48	683	15	93	171	1,914
	Allocation	118	17	163	4	37	39	378
Fountain	Applicant	8	1	1	0	1	1	12
	App (HS)	2	0	1	0	1	0	4
	Allocation	13	0	0	0	1	1	15
Fountain Total	Applicant	8	1	1	0	1	1	12
	App (HS)	2	0	1	0	1	0	4
	Allocation	13	1	0	0	1	1	15
Fountain Hill	Applicant	4	0	0	0	0	0	4
	App (HS)	3	0	0	0	0	0	3
	Allocation	0	0	1	0	0	0	1

Derry & Strabane
Housing Investment Plan
Annual Update 2016

	TYPE	SINGLE PERSON	SMALL ADULT	SMALL FAMILY	LARGE ADULT	LARGE FAMILY	OLDER PERSON	TOTAL
Gobnascale	Applicant	69	1	71	1	13	1	156
	App (HS)	51	1	54	1	11	1	119
	Allocation	4	0	7	0	2	1	14
Hollymount Park	Applicant	8	0	19	0	10	2	39
	App (HS)	6	0	15	0	9	2	32
	Allocation	0	0	0	0	0	0	0
Knockdara	Applicant	13	0	4	0	1	2	20
	App (HS)	11	0	4	0	1	2	18
	Allocation	0	0	1	0	0	0	1
Brigade	Applicant	17	3	13	1	4	19	57
	App (HS)	14	2	10	0	4	12	42
	Allocation	1	2	1	0	0	2	6
Caw	Applicant	34	5	25	1	3	7	75
	App (HS)	20	2	15	1	2	4	44
	Allocation	16	5	17	0	5	6	49
Clooney	Applicant	28	2	19	0	3	1	53
	App (HS)	23	2	11	0	1	1	38
	Allocation	5	1	2	0	1	0	9
Kilfennan	Applicant	34	3	13	0	4	3	57
	App (HS)	26	2	8	0	1	2	39
	Allocation	5	0	2	0	0	0	7
Melvin Court	Applicant	3	1	0	1	0	17	22
	App (HS)	2	0	0	1	0	13	16
	Allocation	1	0	0	0	0	7	8
Rosstowney	Applicant	2	0	6	0	2	0	10
	App (HS)	1	0	5	0	1	0	7
	Allocation	0	0	0	0	0	0	0
Lisnagelvin	Applicant	44	4	15	1	2	37	103
	App (HS)	36	1	11	0	0	28	76
	Allocation	6	2	3	0	0	7	18
Waterside Triangle	Applicant	87	5	27	1	2	9	131
	App (HS)	61	2	19	1	0	9	92
	Allocation	11	1	1	0	1	5	19
Waterside Total	Applicant	343	24	212	6	44	98	727
	App (HS)	254	12	152	4	30	74	526
	Allocation	49	11	35	0	9	28	132

	TYPE	SINGLE PERSON	SMALL ADULT	SMALL FAMILY	LARGE ADULT	LARGE FAMILY	OLDER PERSON	TOTAL
Ballycolman	Applicant	40	4	36	0	21	5	106
	App (HS)	20	2	23	0	9	3	57
	Allocation	2	1	2	0	0	0	5
Carlton Drive	Applicant	14	4	12	1	10	2	43
	App (HS)	7	1	9	1	6	1	25
	Allocation	2	1	4	0	2	0	9
Fountain Street	Applicant	17	1	8	0	4	0	30
	App (HS)	11	0	3	0	4	0	18
	Allocation	1	0	3	1	1	0	6
Lisnafin / Old Trust	Applicant	81	9	16	2	5	24	137
	App (HS)	42	5	9	0	3	10	69
	Allocation	15	1	2	0	0	6	24
Springhill / Newtown Street	Applicant	62	5	31	3	7	15	123
	App (HS)	32	1	21	1	3	9	67
	Allocation	4	0	2	1	1	0	8
Strabane Town Total	Applicant	214	23	103	6	47	46	439
	App (HS)	112	9	65	2	25	23	236
	Allocation	24	3	13	2	4	6	52
Ardmore	Applicant	6	0	0	0	2	1	9
	App (HS)	2	0	0	0	1	0	3
	Allocation	0	0	2	0	0	0	2
Ardstraw	Applicant	3	0	0	0	0	0	3
	App (HS)	1	0	0	0	0	0	1
	Allocation	0	0	0	0	1	1	2
Artigarvan	Applicant	4	2	7	0	1	1	15
	App (HS)	2	1	3	0	0	1	7
	Allocation	2	0	2	0	0	0	4
Ballymagorry	Applicant	10	1	9	3	2	3	28
	App (HS)	7	1	5	1	1	2	17
	Allocation	0	0	0	0	0	0	0
Castleberg	Applicant	26	3	5	4	4	21	63
	App (HS)	5	1	3	0	2	11	22
	Allocation	6	2	6	0	3	6	23
Clady Strabane	Applicant	13	1	8	0	2	3	27
	App (HS)	2	0	1	0	2	0	5
	Allocation	1	0	0	0	0	0	1

	TYPE	SINGLE PERSON	SMALL ADULT	SMALL FAMILY	LARGE ADULT	LARGE FAMILY	OLDER PERSON	TOTAL
Claudy	Applicant	16	1	8	0	5	7	37
	App (HS)	11	1	4	0	3	3	22
	Allocation	1	0	1	0	0	2	4
Coshquin	Applicant	2	0	3	0	0	0	5
	App (HS)	1	0	3	0	0	0	4
	Allocation	0	0	1	0	0	0	1
Curryneirin	Applicant	14	1	4	0	0	1	20
	App (HS)	9	1	1	0	0	0	11
	Allocation	0	0	2	0	0	0	2
Donemana	Applicant	3	0	1	1	0	0	5
	App (HS)	1	0	1	0	0	0	2
	Allocation	8	0	2	0	0	2	12
Douglas Bridge	Applicant	3	0	3	0	1	4	11
	App (HS)	0	0	1	0	0	2	3
	Allocation	0	0	0	0	0	0	0
Drumahoe	Applicant	6	3	7	0	2	2	20
	App (HS)	3	2	4	0	2	1	12
	Allocation	2	0	0	0	0	1	3
Eglinton	Applicant	29	1	23	3	6	13	75
	App (HS)	17	0	14	1	5	10	47
	Allocation	2	0	2	0	2	2	8
Erganagh	Applicant	2	0	1	0	0	0	3
	App (HS)	2	0	1	0	0	0	3
	Allocation	0	0	0	0	0	0	0
Killen	Applicant	2	0	0	0	0	0	2
	App (HS)	0	0	0	0	0	0	0
	Allocation	1	0	0	0	0	0	1
Killeter	Applicant	2	0	2	0	0	1	5
	App (HS)	1	0	0	0	0	0	1
	Allocation	2	0	1	0	0	0	3
Lettershandoney	Applicant	10	0	4	0	0	1	15
	App (HS)	1	0	3	0	0	0	4
	Allocation	1	0	0	0	0	0	1

	TYPE	SINGLE PERSON	SMALL ADULT	SMALL FAMILY	LARGE ADULT	LARGE FAMILY	OLDER PERSON	TOTAL
Magheramason	Applicant	4	1	5	1	1	1	13
	App (HS)	2	0	3	1	0	0	6
	Allocation	0	1	0	0	0	0	1
Maydown	Applicant	1	0	0	0	0	0	1
	App (HS)	1	0	0	0	0	0	1
	Allocation	0	0	0	0	0	0	0
Newbuildings	Applicant	10	3	10	0	1	0	24
	App (HS)	6	1	5	0	1	0	13
	Allocation	1	1	2	0	0	0	4
Newtownstewart	Applicant	21	0	7	0	1	7	36
	App (HS)	5	0	4	0	1	2	12
	Allocation	8	1	4	0	4	7	24
Nixons Corner	Applicant	2	0	3	1	1	2	9
	App (HS)	2	0	3	1	1	1	8
	Allocation	0	0	0	0	0	0	0
Park	Applicant	3	0	2	0	0	1	6
	App (HS)	2	0	0	0	0	0	2
	Allocation	1	0	0	0	0	0	1
Plumbridge	Applicant	4	0	0	0	1	1	6
	App (HS)	1	0	0	0	0	0	1
	Allocation	3	0	1	0	0	2	6
Sion Mills	Applicant	31	4	20	0	2	5	62
	App (HS)	17	1	10	0	2	3	33
	Allocation	4	1	3	0	2	0	10
Sion Mills / Glebe	Applicant	11	0	7	1	4	1	24
	App (HS)	4	0	1	0	2	0	7
	Allocation	1	0	1	0	0	0	2
Spamount	Applicant	2	1	0	0	0	1	4
	App (HS)	0	0	0	0	0	1	1
	Allocation	0	0	0	0	0	0	0
Strathfoyle	Applicant	27	3	18	0	4	3	55
	App (HS)	23	1	9	0	4	2	39
	Allocation	6	0	10	0	4	1	21

	TYPE	SINGLE PERSON	SMALL ADULT	SMALL FAMILY	LARGE ADULT	LARGE FAMILY	OLDER PERSON	TOTAL
Tullyally	Applicant	7	0	9	0	4	1	21
	App (HS)	5	0	5	0	3	1	14
	Allocation	1	0	4	0	0	1	6
DCSDC Total	Applicant	2,038	140	1,301	42	268	458	4,247
	App (HS)	1,405	79	985	25	179	308	2,981
	Allocation	255	37	255	6	67	99	719

Applicant – Housing applicants at March 2016

App (HS) – Housing stress applicants at March 2016 (i.e. 30 points or more)

Allocation – Annual allocations for year ending March 2016

DEFINITION OF HOUSEHOLD COMPOSITION OF HOUSING APPLICANTS	
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

**Appendix Five:
Housing Executive stock at March 2016**

Sold Stock in bold

COMMON LANDLORD AREA	BUNG (i)	FLAT	HOUSE	MAIS (ii)	COTTAGE	TOTAL	VOID*
Bishop Street / Anne Street	21	37	55	4	0	117	3
	4	30	128	2	0	164	
Brandywell	40	42	170	0	0	252	0
	7	18	134	0	0	159	
Cloughglass (The Glen)	44	1	110	0	0	155	0
	42	2	165	0	0	209	
Creggan	47	112	419	1	0	579	4
	14	15	494	0	0	523	
Elmwood	0	2	6	10	0	18	0
	0	2	28	6	0	36	
Foyle Road / Orchard Row	5	40	26	0	0	71	0
	0	24	51	0	0	75	
Ivy Terrace / Maureen Avenue	0	15	6	0	0	21	0
	0	8	18	0	0	26	
Lower Creggan	48	25	195	16	0	284	1
	11	5	458	6	0	480	
Meenan Park	0	66	44	6	0	116	1
	0	23	98	10	0	131	
Northland Road / Academy Road	13	8	21	3	0	45	0
	2	8	121	1	0	132	
Rosemount	16	5	94	4	0	119	2
	7	3	209	4	0	223	
Rossville	19	119	88	27	0	253	0
	10	40	164	22	0	236	
Ballyarnett	0	0	0	0	0	0	0
	0	0	0	0	0	0	
Ballymagroarty / Hazelbank	102	112	354	0	2	570	5
	42	20	389	0	7	458	
Ballynagard	8	0	6	0	1	15	0
	13	0	50	0	1	64	
Belmont	4	24	26	0	0	54	0
	2	36	193	0	0	231	

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COMMON LANDLORD AREA	BUNG (i)	FLAT	HOUSE	MAIS (ii)	COTTAGE	TOTAL	VOID*
Carnhill / Galliagh	262	238	751	0	0	1,251	5
	66	76	1,193	0	0	1,335	
Shantallow	50	29	310	0	0	389	4
	25	11	411	0	3	450	
Westbank Total	679	875	2,681	71	3	4,309	25
	245	321	4,304	51	11	4,932	
Fountain	4	37	44	28	0	113	2
	0	1	15	3	0	19	
Fountain Total	4	37	44	28	0	113	2
	0	1	15	3	0	19	
Fountain Hill	0	15	0	0	0	15	0
	0	11	1	0	0	12	
Gobnascale	17	40	182	0	0	239	1
	5	55	224	0	0	284	
Hollymount Park	36	0	28	0	0	64	1
	5	0	72	0	0	77	
Knockdara	4	0	4	0	0	8	0
	2	0	17	0	0	19	
Brigade	78	9	12	0	0	99	0
	19	3	24	0	0	46	
Caw	149	80	189	0	0	418	1
	28	20	233	0	0	281	
Clooney	0	45	94	0	0	139	0
	1	1	168	0	0	170	
Kilfennan	18	0	86	0	0	104	0
	11	0	162	0	0	173	
Melvin Court	0	13	0	0	0	13	0
	1	5	0	0	0	6	
Rosstowney	0	0	16	0	0	16	1
	2	0	78	0	0	80	
Lisnagelvin	18	0	87	0	1	106	3
	12	0	241	0	4	257	
Waterside Triangle	2	45	17	30	0	94	2
	0	9	61	16	0	86	
Waterside Total	322	247	715	30	1	1,315	9
	86	104	1,281	16	4	1,491	

COMMON LANDLORD AREA	BUNG (i)	FLAT	HOUSE	MAIS (ii)	COTTAGE	TOTAL	VOID*
Ballycolman	53	2	246	0	0	301	1
	50	0	509	0	0	559	
Carlton Drive	37	0	90	0	0	127	0
	8	0	73	0	0	81	
Fountain Street	13	0	162	0	0	175	0
	13	0	82	0	0	95	
Lisnafin/OldTrust	74	63	121	0	0	258	6
	27	10	399	0	2	438	
Springhill / Newtown Street	42	16	115	0	0	173	0
	16	2	133	0	1	152	
Strabane Town Total	219	81	734	0	0	1,034	7
	114	12	1,196	0	3	1,325	
Ardmore	2	0	10	0	1	13	0
	7	0	57	0	6	70	
Ardstraw	11	0	11	0	0	22	0
	5	0	33	0	7	45	
Artigarvan	25	0	21	0	0	46	0
	21	0	48	0	28	97	
Ballymagorry	14	4	25	0	0	43	0
	14	0	63	0	63	140	
Castleberg	96	4	115	0	1	216	1
	60	0	293	0	39	392	
Clady Strabane	6	0	13	0	1	20	1
	9	0	61	0	33	103	
Claudy	51	0	70	0	6	127	1
	37	0	211	0	18	266	
Coshquin	9	0	32	0	2	43	0
	0	0	29	0	4	33	
Curryneirin	59	4	97	0	0	160	1
	16	0	93	0	0	109	
Donemana	51	0	71	0	0	122	0
	32	2	89	0	64	187	
Douglas Bridge	9	0	15	0	1	25	0
	9	0	23	0	9	41	
Drumahoe	23	0	35	0	1	59	0
	29	0	97	0	1	127	

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COMMON LANDLORD AREA	BUNG (i)	FLAT	HOUSE	MAIS (ii)	COTTAGE	TOTAL	VOID*
Eglinton	41	0	30	0	7	78	0
	52	0	113	0	16	181	
Erganagh	7	0	15	0	0	22	0
	2	0	21	0	1	24	
Killen	5	0	18	0	0	23	0
	5	0	22	0	10	37	
Killeter	10	0	9	0	0	19	0
	10	0	9	0	14	33	
Lettershandoney	4	0	42	0	0	46	0
	2	0	101	0	0	103	
Magheramason	25	0	13	0	0	38	0
	22	0	58	0	32	112	
Maydown	0	0	4	0	0	4	0
	0	0	36	0	0	36	
Newbuildings	31	8	83	0	1	123	1
	21	0	308	0	5	334	
Newtownstewart	57	0	139	0	1	197	1
	13	0	163	0	36	212	
Nixons Corner	3	0	8	0	0	11	0
	11	0	25	0	0	36	
Park	10	0	8	0	0	18	0
	28	0	40	0	1	69	
Plumbridge	20	0	17	0	0	37	0
	2	0	25	0	15	42	
Sion Mills	69	0	88	0	2	159	0
	30	0	193	0	39	262	
Sion Mills/Glebe	36	0	36	0	0	72	2
	20	0	46	0	1	67	
Spamount	3	0	30	0	1	34	0
	3	0	42	0	9	54	
Strathfoyle	9	22	234	0	0	265	1
	1	4	288	0	0	293	
Tullyally	21	0	110	0	0	131	1
	23	0	124	0	0	147	
DCSDC Total	1,931	1,282	5,573	129	29	8,944	53
	929	444	9,507	70	469	11,419	

**Appendix Six:
Management Team contact details**

OFFICE	CONTACT	CONTACT INFORMATION
All enquiries 03448 920 900		
Waterloo Place Office Ulster Bank Buildings Waterloo Place Londonderry BT48 4BS		waterlooplace@nihe.gov.uk
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Waterside Office 2 Glendermott Road Waterside Londonderry BT47 1AU		waterside@nihe.gov.uk
Strabane Office 40-46 Railway Street Strabane BT82 8EH		strabane@nihe.gov.uk
North Regional Manager	Frank O'Connor	frank.o'connor@nihe.gov.uk
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Housing Services Manager	Gerry Deeney	gerard.deeney@nihe.gov.uk
Assistant Housing Services Manager	Gerry McCauley	gerard.mccauley@nihe.gov.uk
Assistant Housing Services Manager	Joanna O'Boyce	joanna.oboyce@nihe.gov.uk
Assistant Housing Services Manager	Noel McNulty	noel.mcnulty@nihe.gov.uk
Assistant Housing Services Manager (A)	Melvin Spiers	melvin.spiers@nihe.gov.uk
Maintenance Manager	John Joe Doherty	johnjoe.doherty@nihe.gov.uk

REGIONAL SERVICES		
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Supporting People	Anne Sweeney	anne.sweeney@nihe.gov.uk
Central Grants 2 Adelaide Street Belfast, BT2 8PB	Terry Waide	terry.waide@nihe.gov.uk
Regional Place Shaper, Richmond Chambers, Londonderry, BT48 6QP.	Fiona McGrath	fiona.mcgrath@nihe.gov.uk

**Appendix Seven:
Glossary**

Affordable Housing	Affordable housing is defined as social rented housing and intermediate housing for eligible households.
Affordable Housing Fund	Administered by DSD/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 of 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 six 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)
Discretionary Housing Payment	Is an extra payment to help pay the difference or shortfall between the rent charged by a landlord and housing benefit
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.
Frost Stat	A thermostat used to turn on a heating system automatically when the temperature drops below a threshold.
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 accommodation becomes available for his/her occupation”.

HCN	Housing Community Network assists residents' associations to develop local services.
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 all members of the same family.
House Sales Scheme	The House Sales Scheme gives eligible tenants of the Northern Ireland Housing Executive (NIHE) 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 2008-25.
Housing Market Area	A 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 of 30 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. 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.
Lifetime Homes	Housing design standards, which make a home more adaptable through a person's life cycle
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
OFMDFM	Office of the First Minister and Deputy First Minister
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
Quality Assessment Framework	The Quality Assessment Framework sets out the standards expected in the delivery of Supporting People services.
RDP	Rural Development Programme
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 funding to housing associations to build social housing. The programme is managed by the Housing Executive on a three-year rolling programme.
Smartmove Housing	This is a charitable organisation offering advice; support and accommodation to people who are homeless and in acute housing need.
Social Enterprise	Social enterprises are businesses with primarily social objectives whose profits are reinvested to achieve these objectives in a community.
Social Rented Housing	Social Rented Housing is housing provided at an affordable rent by the Housing Executive and registered housing associations; that is, housing associations, which are registered and regulated by the Department for Communities as a social housing provider. Social rented accommodation is offered in accordance with the Common Selection Scheme, administered by the Northern Ireland 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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