

Derry City & Strabane

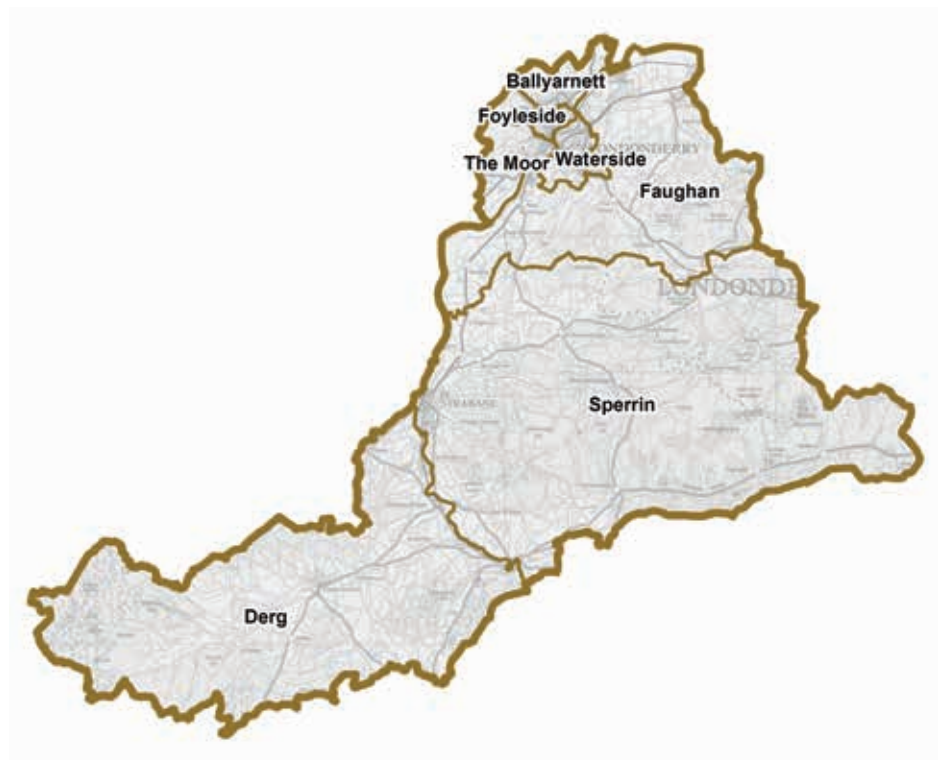
Housing Investment Plan
Annual Update 2017



Geography of Derry City & Strabane



Derry City & Strabane is divided into seven district electoral areas



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37,611

applicants were on the housing waiting list at 31 March 2017



86,069

homes managed by the Housing Executive



23,694

of these classified as being in housing stress



367,412

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



11,488

housing applicants were deemed to be homeless after investigation



£511

the average amount we spent on each dwelling for repairs



4,740

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



£107.3m

invested in over 23,000 homes



1,604

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



7,970

social homes were allocated last year



19,060

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



£336m

we collected 99.87% of rent and rates on our properties



1,070

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



500

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



668

mandatory Repair Grants were approved



0.31%

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



£671m

paid out in Housing Benefit payments



61,263

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



£860,000

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



61

jobs created or supported by SHE initiatives

Foreword

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

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

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

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

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

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

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



Professor Peter Roberts
Interim Chair



Introduction

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

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

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

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

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

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

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

This vision for the 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.

HIP Themes and Outcomes

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

Themes and Outcomes

THEME ONE

Identify and meet housing need and demand

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

THEME TWO

Improving people's homes

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

THEME THREE

Transforming people's lives

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

THEME FOUR

Enabling sustainable neighbourhoods

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

THEME FIVE

Delivering Quality Services

10. Deliver better services.



Making It Happen

Draft Community Planning Themes

1. Community Development
2. Health & Wellbeing
3. Children & Young People
4. Enterprise & the Economy
5. Education & Skills
6. Tourism, Arts & Culture
7. Physical & Environmental Regeneration
8. Infrastructure: Energy, Waster, Transport, Water

The HIP and the Community Plan

DCSDC and their statutory partners have been preparing a Community Plan which is expected to be launched for consultation in autumn 2017.

Following 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 and can contribute to achieving outcomes across most themes. Housing can have a positive effect on health and wellbeing, regeneration and the environment, community cohesion and neighbourhoods, combating fuel poverty, promoting the use of renewable energy and assisting economic growth.

The HIP themes are complementary to many of the emerging Community Planning themes. Each action under the HIP themes can contribute to the achievement of Community Planning actions. In addition, actions contained within the HIP often contribute to more than one Community Plan action.

The HIP and the Local Development Plan

The Derry City and Strabane Local Development Plan (LDP) 2030 will replace the now extant Derry Area Plan 2011 and Strabane Area Plan 1986-2001.

The LDP will be the main vehicle for assessing future housing land requirements in the district and therefore will have an important influence over housing development in DCSDC until 2032. It is therefore important that the Community Plan and HIP themes and outcomes be taken into account in the preparation of the LDP.

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

Allocation of land for housing will be determined by:

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

The Housing Executive has welcomed the opportunity to participate in the early stages of the LDP process for Derry City and Strabane and looks forward to further engagement with council planners and fellow stakeholders.

Context

Strategic Context

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

The White Paper, 'Fixing Our Broken Housing Market'

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

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

The draft Programme for Government (PfG)

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

Welfare Changes

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

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

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

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

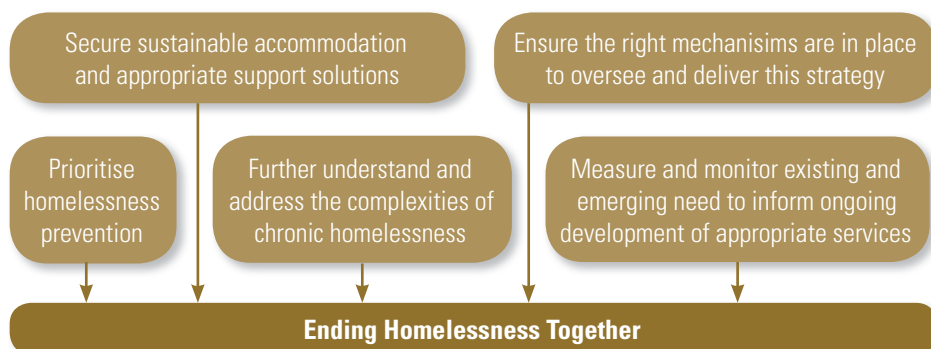
Housing Benefit Changes

A number of changes have impacted housing benefit since September 2016:

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

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

The Homelessness Strategy has five objectives



Homelessness Strategy

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

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

http://www.nihe.gov.uk/northern_ireland_homelessness_strategy.pdf

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

Delivery Strategy

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

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

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

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

House Condition Survey 2016

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

HMO Bill

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

Housing Strategy 'Facing the Future'

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

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

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

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

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

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

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

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

Rural

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

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



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

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

Asset Management Strategy

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

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

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



HECA Report 2016

Tower Block Strategy

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

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

Home Energy Conservation Authority (HECA)

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

Housing Growth Indicators (HGI)

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

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

Together Building United Communities (TBUC)

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

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



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

Local Context

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

Housing Market Update

The DCSDC population is projected to grow by 1% by 2025. This projected growth will be concentrated in the 65 plus age group. Whilst the need for small family accommodation remains strong, there will be a requirement to design and construct suitable accommodation for older persons.

Local economic performance affects the capacity for development in the private sector housing market and the economic performance of DCSDC continues to lag behind the rest of Northern Ireland. This is demonstrated through high levels of unemployment, economically inactive and low incomes. Pockets of Derry City and Strabane rank amongst the most deprived areas of Northern Ireland.

Owner Occupied Sector

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

In DCSDC, average house prices have decreased slightly (1%) in the past year with an average of £104,291 recorded for DCSDC in 2016 compared with £105,458 in 2015.

DCSDC area has a HGI projected new dwelling requirement for 2012-2025 of 5,000. This data will inform the Derry City and Strabane Community and Local Development Plans on the requirement for additional development land.

Feedback from local estate agents indicates that demand is highest in urban and suburban locations with three and four bed houses, with a driveway, being particularly popular. Recent large scale housing developments going on site, particularly in the Waterside area, are welcome and there is hope for continued improvement in the market.

Private Rented Sector (PRS)

The PRS continues to play a significant role in the local housing market. In 2016, the average monthly rent was £505, which is similar to that of the previous year (£504). Average rents remain lower than the Northern Ireland average of £579.

Local estate agents report that demand for private rental opportunities continues to outstrip supply throughout the district. High demand areas include: Westbank, Waterside, Strabane Town and Eglinton. It's hoped that an upcoming increase in private sector new build activity will translate into extra supply for the PRS.

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

Housing Benefit continues to play a vital role in supporting low-income tenants in the PRS. At March 2017, 8,779 private tenants in the DCSDC area were in receipt of Housing Benefit.

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



Social Housing Apartments under Construction at Bayview Terrace

Social Housing Sector

The requirement for new social housing in the district has consistently increased since 2010. The five-year assessment for 2016-21 shows a need for 2,552 units. Need is greatest in the Westbank of Derry City (2,076) followed by the Waterside (252) and Strabane Town (92). There are also pockets of rural need including a need for 30 units for Eglinton and 15 units for Ballymagorry.

Single, older persons and small family households comprise 90% of the council area's waiting list in housing stress. Future housing mix in new social housing will need to cater for these household groups. This predominance means a high requirement for one and two bedroom dwellings.

Housing associations report difficulties in obtaining sites in areas of housing need throughout the DCSDC area. This results in housing associations having to acquire sites on the open market and therefore subject to market price fluctuations. To address social need, the



Re-improvement works at Rockmills

Housing Executive's three year SHDP has 1,161 housing units planned.

There is a need for additional housing across all tenures in certain parts of the district which will require particular consideration when formulating the new LDP.

Regeneration

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

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

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

investment, improve neighbourhoods and public realm and will increase residents' access to work.

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

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.

Outside of the urban settlements, the DCSDC area encompasses a significant rural landscape, including the popular villages of Eglinton, Sion Mills and Claudy. Rural communities within the council area benefit from their close proximity to these locations and also from their commutable distance to Derry City, Strabane and Omagh.

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

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

Update on Resources/Budget

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

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

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

The past year has delivered significant housing investment, for a wide range of services, and the 2016/17 public sector housing investment totalled £63.54m for DCSDC area. Housing expenditure and projected housing investment is set out in Table 1.

Progress Report

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

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



The Tinneys, Strabane

Table 1: Derry City & Strabane Actual/Projected Public Sector Housing Spend

Activity areas	Actual spend £m	Projected spend £m
	2016/17	2017/18
Capital Improvement Work	1.52	3.38
Planned Maintenance Work*	10.81	11.51
Response Maintenance	4.08	4.44
Private Sector Grants	1.58	1.68
Grounds Maintenance	1.27	1.11
Supporting People	8.78	8.38
Community Development	4.57	**
Investment In New Build***	30.93	****
Total	63.54	30.5

Source: NIHE

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

** Community Development projected spend is not available.

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

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



THEME ONE

Identify and meet housing need and demand

OUTCOME ONE IDENTIFY NEW HOUSING REQUIREMENTS			
Plans 2016/17	Progress	Plans 2017/19	Long term objectives
<p>NIHE will update the Net Stock Model (NSM) in 2017 following the 2015 review of household projections.</p> <p>NIHE will carry out an annual five year projected social housing need assessment for DCSDC.</p> <p>NIHE will annually assess demand for intermediate housing for DCSDC.</p>	<p>Ongoing.</p> <p>Achieved. The five year social housing need for DCSDC is 2,552.</p> <p>Achieved. The ten year intermediate housing need is 440.</p>	<p>The NSM will be updated in 2017 and 2019.</p> <p>NIHE will carry out an annual five year projected social housing need assessment for DCSDC.</p> <p>NIHE will annually assess demand for intermediate housing for DCSDC.</p>	<p>NIHE will deliver updated objective assessments of affordable housing (social and intermediate housing) need by household type.</p> <p>Continuously evaluate and update housing need and demand in line with best practice.</p>
<p>Latent demand tests will be carried out in agreed areas to establish social housing need.</p>	<p>NIHE did not carry out a latent demand test within DCSDC during 2016/17. Two locations are currently being considered for testing; Erganagh and Ardmore.</p>	<p>NIHE will determine new locations to test after the completion of the Housing Need Assessment process. Any requests from councillors or local representatives for test locations will also be considered.</p>	<p>Identify rural housing need/demand.</p>
<p>NIHE will produce a HIP annual update for 2017/18 monitoring housing market performance across all tenures.</p>	<p>Achieved.</p>	<p>NIHE will produce HIP annual update for 2018/19 monitoring housing market performance across all tenures.</p>	<p>Determine new housing requirements for local development planning through collaborative working between NIHE, DfC, NISRA and DfI.</p>
<p>DfI will review HGIs for LDPs.</p>	<p>Achieved. Revised annual HGI requirement for DCSDC is 385 per year from 2012 to 2025.</p>		<p>NIHE will provide evidence based cross tenure analysis of the local housing market to inform Local Development and Community Planning.</p>
<p>NIHE will annually update councils with affordable housing need reports for the production of Local Development and Community Plans.</p>	<p>Achieved.</p>	<p>NIHE to deliver annual updates of affordable housing requirement to inform Local Development and Community Plans.</p>	
<p>NIHE will review housing market geographies for NI and deliver Housing Market Assessments across NI.</p>	<p>Housing market geographies research scheduled to commence in 2017/18.</p>	<p>NIHE will commence programme to deliver Housing Market Assessments across NI upon the completion of the housing market geographies research.</p>	

Demographics

	Mid-year estimate 2005	Mid-year estimate 2015	Projected 2025
Children	35,228 (24.2%)	32,745 (21.9%)	32,087 (21.3%)
Working age	94,282 (64.8%)	95,793 (64.1%)	91,596 (60.9%)
Older people	15,937 (11.0%)	20,935 (14.0%)	26,812 (17.8%)
Total population	145,447	149,473	150,495
Households	-	57,110	59,356
Average Household Size	-	2.58	2.51

Source: NISRA

Derry City & Strabane Household Composition of Housing Applicants at March 2017

Type	Single Person	Small Adult	Small Family	Large Adult	Large Family	Older Person	Total
Applicant	2,023	138	1,372	48	267	512	4,360
App (HS)	1,428	91	1,044	34	180	349	3,126
Allocation	297	19	250	7	57	95	725

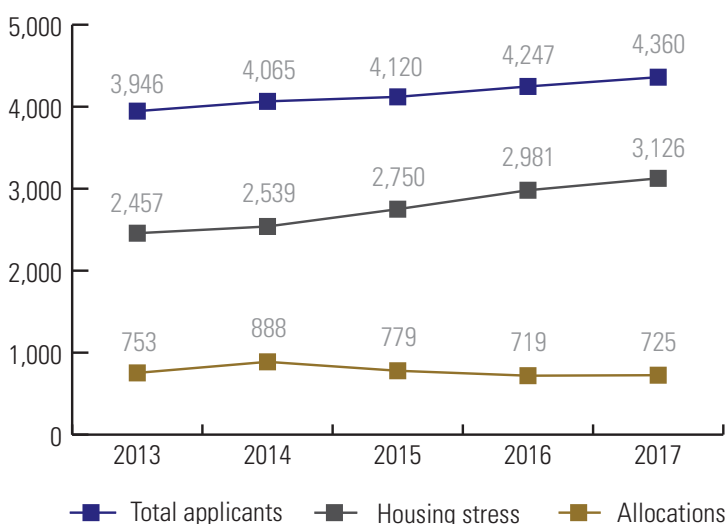
Applicant - Housing applicants at March 2017. App (HS) - Housing stress applicants at March 2017 (i.e. 30 points or more).

Allocation - Annual allocations for year ending March 2017.

Derry City & Strabane Housing Executive Stock at March 2017

	Bungalow	Flat	House	Maisonette	Cottage	Total	Void
Current Stock	1,929	1,277	5,539	129	29	8,903	58
Sold Stock	924	446	9,476	70	463	11,379	

Social Housing Waiting List Trends



Source: NIHE

Definition of Household Types

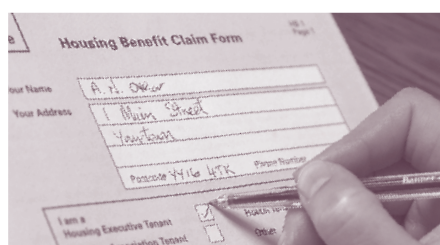
Single person	1 person 16-59 years old
Older person	1 or 2 persons aged 16 or over, at least 1 over 60
Small adult	2 persons 16-59 years old
Small family	1 or 2 persons aged 16 or over, with 1 or 2 children
Large family	1 or 2 persons aged 16 or over, and 3 or more persons 0-15, or 3 or more persons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

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

Plans 2016/17	Progress	Plans 2017/19	Long term objectives
<p>DfC will approve a gross, three year 2016/19 SHDP.</p> <p>NIHE with DfC and housing associations will implement an SHDP Delivery Strategy Action Plan over the period 2017-2020.</p>	<p>The SHDP delivered new build starts in nine schemes, for 323 units as well as 25 Off the Shelf (OTS), seven rehab, and 12 Existing Satisfactory Purchases (ESPs) in 2016/17. These 367 units included 97 one-bed units. There were 170 units completed during 2016/17.</p> <p>The SHDP Delivery Strategy and Action Plan was approved by the NIHE Board in August 2016 and subsequently endorsed by DfC. A Commissioning Prospectus has been produced to support the new approach to commissioning the SHDP. The Commissioning Prospectus will provide a strategic, cross-tenure overview of housing need and demand across NI.</p>	<p>DfC will approve a gross, three year 2017/20 SHDP.</p> <p>The SHDP Delivery Strategy Action Plan will be implemented over the period 2017-2020. The Commissioning Prospectus will be published in conjunction with the SHDP 2017-2020 in 2017.</p>	<p>Maximise public funding through the procurement of affordable housing.</p> <p>The key objectives of the SHDP Delivery Strategy are:</p> <ul style="list-style-type: none"> • More sustainable neighbourhoods through effective place shaping within Community Planning; • Reformed delivery of social and affordable housing to create a more flexible and responsive system; • Deliver 8,000 new social housing units and at least 2,800 new affordable homes over a four year period (subject to available funding).
<p>NIHE will carry out site identification studies to examine sites for social housing as necessary.</p>	<p>During 2016/17, a site identification study was carried out at Ardmore.</p>	<p>NIHE will carry out site identification studies as necessary.</p>	
<p>NIHE will work with Councils to develop social housing policies for the new LDP.</p>	<p>NIHE has commenced work with Councils on LDP's Preferred Options Paper.</p>	<p>NIHE will work with Councils to develop social housing policies for the new LDP.</p>	
<p>DfC & DfI will engage with key stakeholders on recommendations detailed in the draft PPS 22 Affordable Housing.</p>	<p>Provision of affordable housing will be promoted in the LDP.</p>	<p>NIHE will work with councils to develop an affordable housing policy in the LDP.</p>	<p>Introduce developer contributions for affordable housing.</p>

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

Plans 2016/17	Progress	Plans 2017/19	Long term objectives
DfC will continue to implement landlord registration and tenancy deposit schemes and analyse the data received. DfC will complete a fundamental review of the PRS in 2016.	Achieved. There were 8,117 landlord registrations at March 2017. Public consultation launched in January 2017 with a list of proposals to be discussed.	DfC will continue to implement landlord registration and tenancy deposit schemes and analyse the data received. Following the consultation period, DfC will set out how the agreed proposals will be implemented.	Monitor and evaluate the performance of the PRS to assess effectiveness in meeting affordable housing need. Introduce effective regulation for the PRS to maintain physical and management standards.
NIHE plan to process new public/private HB claims within the 22 day target and HB claim amendment within seven days.	In 2016/17, new claims were processed in an average of 12.4 days. Claim amendments were processed in an average of 4.1 days.	NIHE plan to process new public/private HB claims within the 22-day target and HB claim amendment within seven days.	
NIHE have made £370k available to fund Smartmove private rented access scheme across NI for 2016/17.	NIHE funded Smartmove private rented access scheme to a value of £445k across NI during 2016/17.	NIHE have made £450k available to fund Smartmove private rented access scheme across NI for 2017/18.	

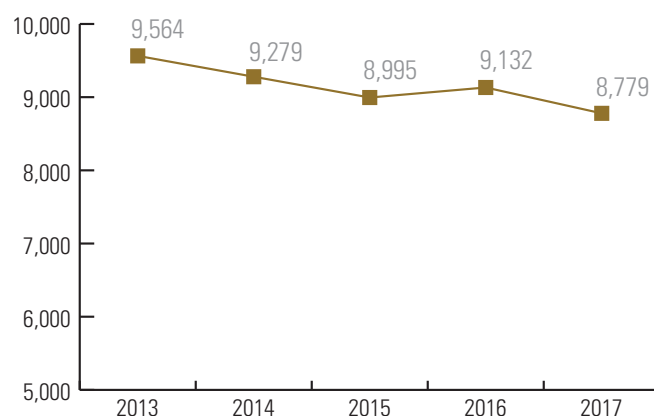


Housing Benefit public claimants at March 2017

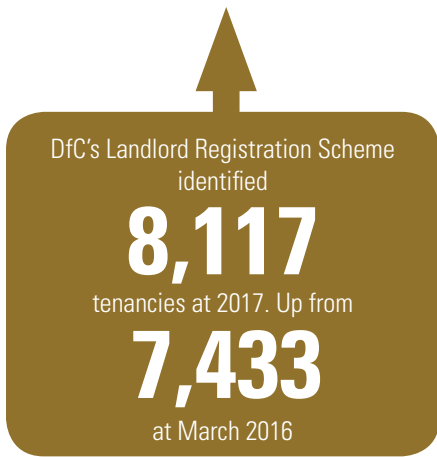
11,772

Source: NIHE

Private Housing Benefit Claimants

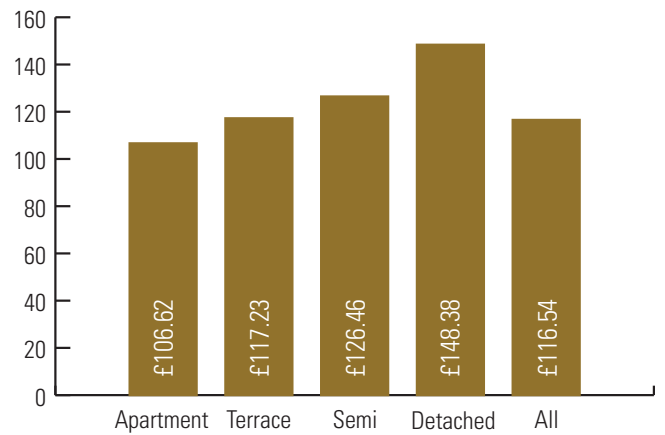


Source: NIHE



Source: DfC

Average Weekly Private Sector Rent



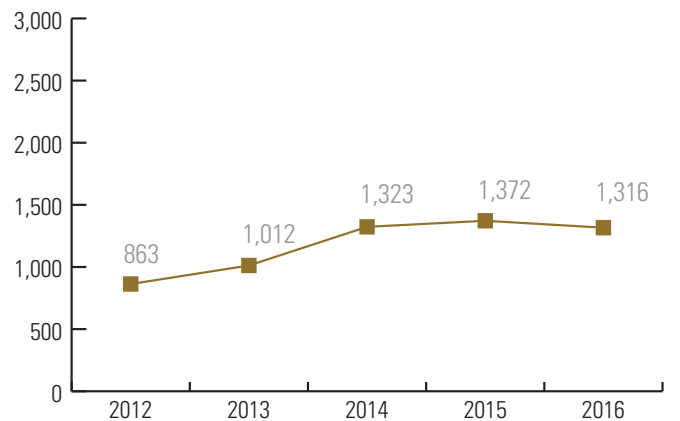
Source: Ulster University

Ten Year Intermediate Housing Demand 2016-2026



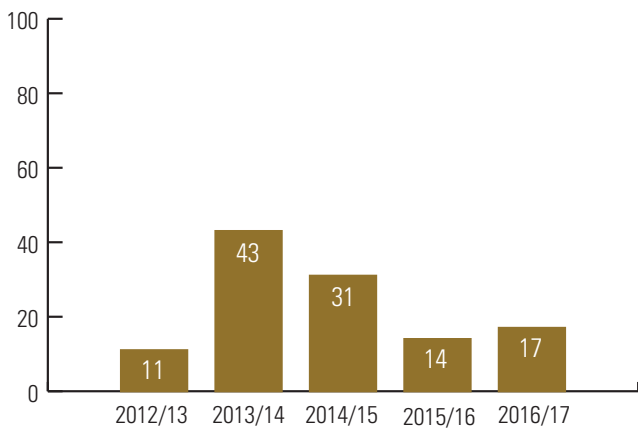
Source: NIHE

House Sales All Tenures



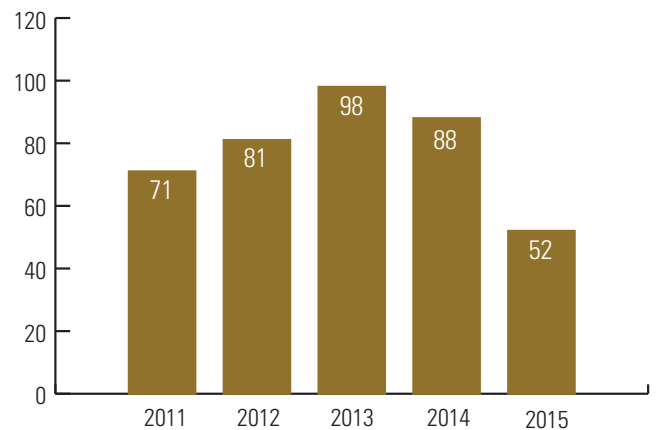
Source: LPS

Co-Ownership Approvals



Source: Co-Ownership

Repossessions



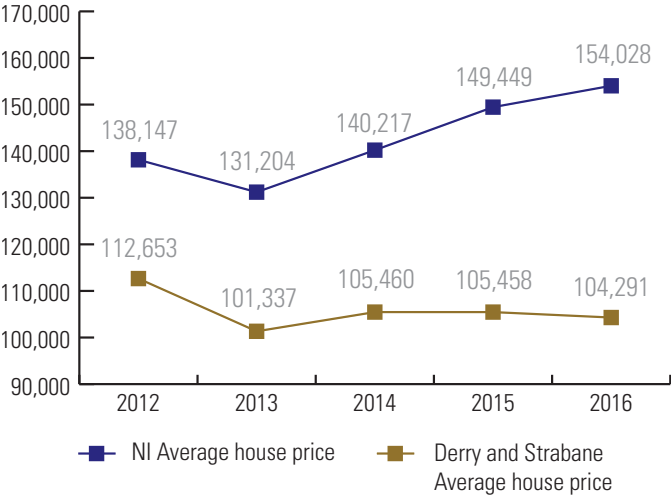
Source: DfC

OUTCOME THREE ASSIST HOME OWNERSHIP			
Plans 2016/17	Progress	Plans 2017/19	Long term objectives
NIHE and housing associations will implement the House Sales and Equity Sharing Scheme.	43 NIHE properties were sold to tenants under the House Sales Scheme during 2016/17.	NIHE and housing associations will implement the House Sales and Equity Sharing Scheme.	Continue to assist home ownership through House Sales and Equity Sharing.
DfC will administer committed funding of £96.3m to Co-Ownership for 2015/16 – 2018/19 with a target of 2,643 affordable homes for NI.	During 2016/17 there were 17 properties purchased through Co-Ownership in DCSDC.	DfC has committed funding of £100m to Co-Ownership for four years which along with £65m of private finance will allow for the provision of 2,800 new homes in NI.	Continue to assist households purchase their home through shared ownership.
DfC will pilot a number of initiatives across NI using the Affordable Home Loans Fund (AHLF) to deliver affordable housing. These include: <ol style="list-style-type: none"> 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); 3. £5m to date in FTC funding for a Rent to Own scheme (being delivered by Co-Ownership); and 4. Developing intermediate housing on surplus NIHE land (Clanmil and Apex). 	<p>DfC has awarded £19m FTC under AHLF.</p> <p>FairShare has been set up by Apex, Clanmil and Choice as a new shared ownership scheme enabling homebuyers who cannot afford to purchase a property outright, to buy a share of a property directly from a housing association and pay rent on the rest.</p> <p>£12.5m FTC has been awarded to Co-Ownership for the Rent to Own initiative. The Rent to Own scheme is now operational.</p> <p>No sites were identified within DCSDC.</p>	<p>Housing associations in NI will continue to offer affordable, high-quality properties for sale through the FairShare shared ownership scheme.</p> <p>Co-Ownership will continue to promote the Rent to Own scheme.</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>
NIHE will work with councils to develop intermediate housing policies through the LDP.	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.



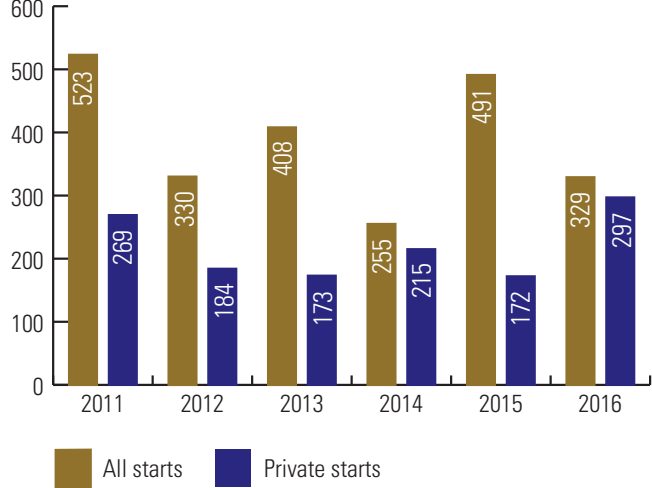
Source: NIHE

Average Annual House Prices



Source: Ulster University

New Build Starts



Source: LPS



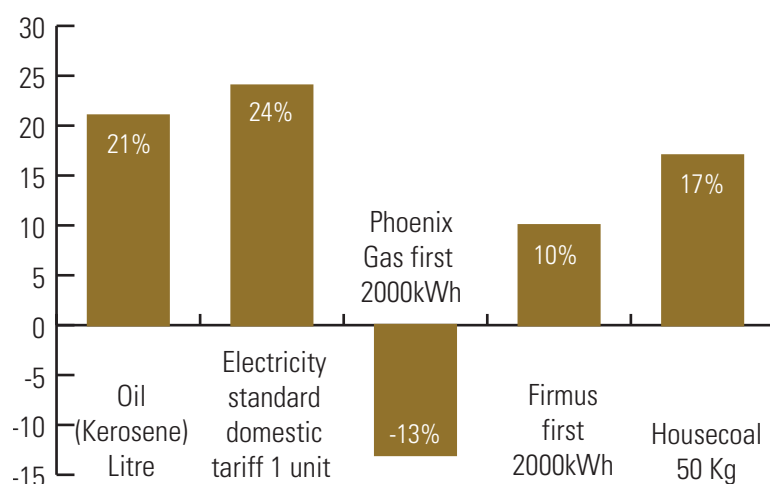
THEME TWO

Improving people's homes

OUTCOME FOUR IMPROVE THE QUALITY OF THE HOUSING STOCK			
Plans 2016/17	Progress	Plans 2017/19	Long term objectives
<p>Funding of discretionary grants for 2016/17 is £1.1m.</p> <p>Repair notices issued by councils on private rented landlords can be recovered through a mandatory grant of up to £7,500.</p>	<p>Discretionary grant approval in 2016/17 was £102k.</p> <p>There were 13 mandatory repair grants approved in 2016/17 with an approval value of £22k.</p>	<p>Funding of discretionary grants will continue in 2017/18.</p> <p>NIHE will issue mandatory repair grants as required.</p>	<p>Deliver policies to support sustainable design and improve the fabric of dwellings.</p>
<p>NIHE will register and inspect HMOs for building and management standards.</p>	<p>At March 2017, there were 476 properties registered as HMOs in DCSDC. In the past year, 13 Article 80 Notices (fit for number of occupants) and 16 Article 79 Notices (Management Regulations) were served.</p>	<p>NIHE will register and inspect HMOs for building and management standards.</p>	
<p>Funding for NIHE planned maintenance schemes in 2016/17 is estimated at £11.86m for approximately 4,797 dwellings.</p>	<p>In 2016/17, NIHE spent £10.81m on 39 planned maintenance schemes. NIHE completed planned maintenance works to 4,391 properties: 1,651 properties received ECM works, 1,081 Kitchens, 655 Double Glazing, 429 Heating, 207 Smoke alarms, 341 Fire doors, 22 Incremental Improvements & five Special Scheme Works.</p>	<p>Funding for NIHE planned maintenance schemes in 2017/18 is estimated at £11.51m for 32 schemes. NIHE will complete works to 4,027 properties: 1,350 properties will receive ECM works, 565 Kitchen replacement, 805 Double-Glazing, 268 Heating, 891 Smoke alarms, 109 Bathroom/Kitchen/Rewires, 10 Health & Safety works, 11 Thermal insulation works and 18 Special scheme works.</p>	<p>In line with the Asset Management Strategy, NIHE will aim to bring all of its stock up to and maintain it at modern standards, subject to funding availability.</p>

OUTCOME FOUR IMPROVE THE QUALITY OF THE HOUSING STOCK CONTINUED			
Plans 2016/17	Progress	Plans 2017/19	Long term objectives
<p>Funding for NIHE capital improvement schemes in 2016/17 is estimated at £2.81m.</p> <p>NIHE will complete response maintenance repairs within the required target time.</p> <p>NIHE will carry out response maintenance repairs to customers' satisfaction.</p> <p>NIHE stock condition survey will inform the Asset Management Strategy.</p>	<p>In 2016/17, NIHE spent £1.52m on capital improvement schemes.</p> <p>New contracts and working arrangements were introduced during 2016-17. The new contracts are progressing well but we are unable to report performance against targets until 2018.</p> <p>NIHE's new Asset Management Strategy was approved in 2016.</p>	<p>Funding for NIHE capital improvement schemes in 2017/18 is £3.38m.</p> <p>NIHE will complete response maintenance repairs within the required target time.</p> <p>NIHE will carry out response maintenance repairs to customers' satisfaction.</p> <p>NIHE will use the Asset Strategy as the basis for investment in the modernisation and maintenance of our housing stock.</p>	<p>NIHE has been carrying out work to develop a new 10 Year Investment Plan based on the principles set out in the Asset Management Strategy.</p>
<p>NIHE will commence work on the 2016 House Condition Survey.</p>	<p>Work is underway with the first preliminary report published on 30 March 2017.</p>	<p>The 2016 House Condition Survey final report will be published early 2018.</p>	

Household Fuel Cost % Change April 2007 to January 2017



Source: NIHE

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

Plans 2016/17	Progress	Plans 2017/19	Long term objectives
Bryson Energy, with funding from NIHE deliver an energy efficiency awareness programme annually to 160 schools across NI and a local and impartial Energy Efficiency Advice Line.	Achieved. There were 17 schools visited in the DCSDC area during 2016/17.	Bryson Energy will continue to deliver the Advice Line and Schools awareness programme.	Promote energy efficiency through contracts with social enterprises.
NIHE will implement the Affordable Warmth Scheme. Funding of £15.5m is available for 2016/17 across NI. NIHE will continue to administer the Boiler Replacement Scheme on behalf of DfC for the period 2016-19 with a budget of £3m for 2016/17 across NI. NIHE's 2016/19 energy efficiency programme includes 11 schemes at a cost of c. £8m.	In DCSDC, 1,156 measures were carried out to private properties under the Affordable Warmth Scheme in 2016/17. In DCSDC, 256 properties had boilers replaced at cost of £179.2k. In 2016/17, energy efficiency measures were delivered for 429 homes at a cost of £2.4m.	NIHE will implement the Affordable Warmth Scheme with anticipated funding of £16m for 2017/18 across NI. NIHE will implement the Boiler Replacement Scheme 2016-19 with anticipated funding of £700k for 2017/18 across NI. NIHE's 2017/20 energy efficiency programme includes eight schemes at a cost of £5.7m.	Reduce fuel poverty. Develop and promote alternative natural energies to improve environmental wellbeing and combat fuel poverty in the home. Deliver zero carbon dwellings within the SHDP.
Bryson Energy aim to increase membership of the 27 established oil buying clubs across NI.	Almost 5,000 households have become members of oil buying clubs across NI. There are four oil buying clubs in DCSDC.	NIHE aims to increase membership of the established oil buying clubs.	
NIHE aims to complete a further 111 planned PV panel installations across NI.	A total of 1,000 PV panels have been installed across NI since 2015/16. NIHE will ensure that tenants in these properties will utilise the potential of cheaper electric bills.	Seek innovative renewable options that can be used in public and private sector homes to reduce energy demand and household electric bills.	Seek value for money options for reducing energy demand to promote across all residential sectors.



THEME THREE

Transforming people's lives

OUTCOME SIX DEVELOP LOW CARBON HOMES AND REDUCE FUEL POVERTY			
Plans 2016/17	Progress	Plans 2017/19	Long term objectives
The gross three year (2016/19) SHDP contains three supported housing schemes for nine units, all of which are programmed to commence construction in 2016/17.	In 2016/17, there was one scheme delivered for 16 units. Also, at 31 March 2017 there were two schemes on-site for 18 units.	The gross, three year (2017/20) SHDP contains no supported housing schemes.	Maintain collaborative working practices between NIHE, Health Trusts and Probation Service to deliver innovation, capacity and housing care and support services.
£9.1m has been approved to deliver the Supporting People programme for 2016/17.	£8.8m was spent delivering the Supporting People programme for 2016/17. 71 accommodation based services for 1,449 service users. 9 floating support schemes for 413 service users.	£8.4m has been approved to deliver the Supporting People programme for 2017/18.	
2016/19 SHDP incorporates support for 25 wheelchair units.	In 2016/17, nine wheelchair units were completed and 13 were under construction at 31 March 2017.	2017/20 SHDP incorporates support for 37 wheelchair units.	
NIHE will monitor and review Supporting People services through the contract management framework and take actions to remodel/realign services as needed.	Activity plan for 2016/17 underway.	Activity Plan in place for 2017/18.	
NIHE will assess need for social housing wheelchair housing.	Achieved.	DfC have agreed an initial Wheelchair Standard Accommodation target of 6% of general needs new build for 2017/18 which will rise to 7% for 2018/19.	
NIHE have funding of approximately £1.1m for Disabled Facilities Grants (DFGs) for the private sector in 2016/17.	NIHE approved 117 DFGs spending £1.6m.	NIHE have funding of approximately £9.5m for DFGs for the private sector in 2017/18 across NI.	Promote independent living through DFG adaptations.
NIHE will provide adaptations to their properties as required.	NIHE spent £1.29m on adaptations in 2016/17.	NIHE will provide adaptations to their properties as required.	
Identify and meet Travellers accommodation needs within communities.	The 2013/18 Traveller need assessment did not identify an additional requirement for DCSDC.	We will continue to monitor Traveller housing need.	Identify and meet Travellers accommodation needs within communities.

OUTCOME SEVEN HOMELESSNESS IS PREVENTED OR IS ADDRESSED EFFECTIVELY			
Plans 2016/17	Progress	Plans 2017/19	Long term objectives
Roll in of the Housing Solutions and Support Approach will continue across NI. NIHE have made £370k available to fund the Smartmove private rented access scheme across NI for 2016/17.	This approach has developed to focus on tenancy sustainment, homeless prevention and exploring housing and support options for customers who contact the NIHE with a housing issue. Housing Solutions and Support teams have been established in three Housing Executive Offices, covering five outlets. NIHE funded Smartmove private rented access scheme to a value of £445k across NI during 2016/17.	Roll in of the Housing Solutions and Support Approach will continue across NI. NIHE have made £450k available to fund Smartmove private rented access scheme across NI for 2017/18.	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. 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. Homeless applications to be processed within 33 working day target. NIHE will review the Homelessness Strategy in 2017.	NIHE confirmed 1,936 homeless applications were received and 1,223 applicants were awarded Full Duty Applicant status. 100% of homeless applications were processed within 33 working days. The Homelessness Strategy 2017-22 'Ending Homelessness Together' was published in April 2017.	NIHE will work with organisations to deliver homeless services, in line with Homelessness Strategy 2017-22. Homeless applications to be processed within 33 working day target.	Maintain and improve collaborative working arrangements to provide services to homeless people. Maximise return on funding for temporary homeless accommodation.

Homeless Figures

Year	No. of homeless presenters	No. of homeless acceptances	Households placed in temporary accommodation
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
2016/17	1,936	1,223	358

Source: NIHE

Older persons seeking sheltered accommodation

Year	March 2016	March 2017
Total applicants	192	209
Applicants in housing stress	139	153

Source: NIHE

Disabled Facilities Grants (DFGs)

Year	2012/13	2013/14	2014/15	2015/16	2016/17
Approved	168	168	143	147	117
Funding £k	1,665	1,817	1,448	1,200	1,563

Source: NIHE

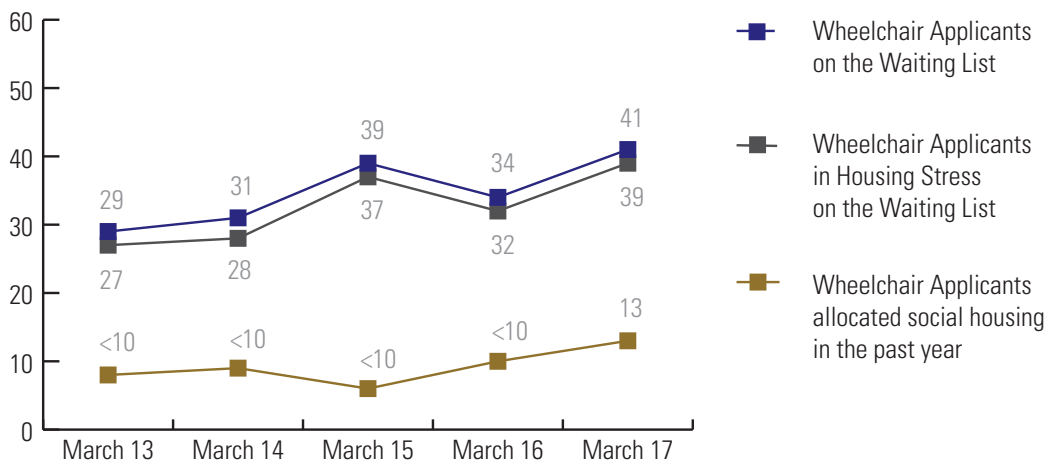
Supporting People

Type of Service	Client Group	No. of schemes	No. of providers	Actual payments 2016-17 (£k)	Budget 2017-18 (£k)	Max. no of services users
Accommodation Based Services	Older People	32	6	1,018	963	856
	Homelessness	17	8	3,626	3,142	257
	Learning Disability	3	2	363	542	45
	Physical Disability	2	1	152	149	17
	Mental Health	11	8	1,196	1,219	181
	Young People	6	4	1,137	1,080	93
	Sub Total	71	*	7,492	7,095	1,449
Floating Support Services	Older People	1	1	265	265	77
	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
	Sub Total	9	*	1,287	1,287	413
Grand Total		80	*	8,779	8,382	1,862


Source: NIHE

*Some providers supply both accommodation based and floating support services

Social Housing Wheelchair Statistics



Source: NIHE



NIHE spent

£1.29m

on

229

adaptations

to its properties



THEME FOUR

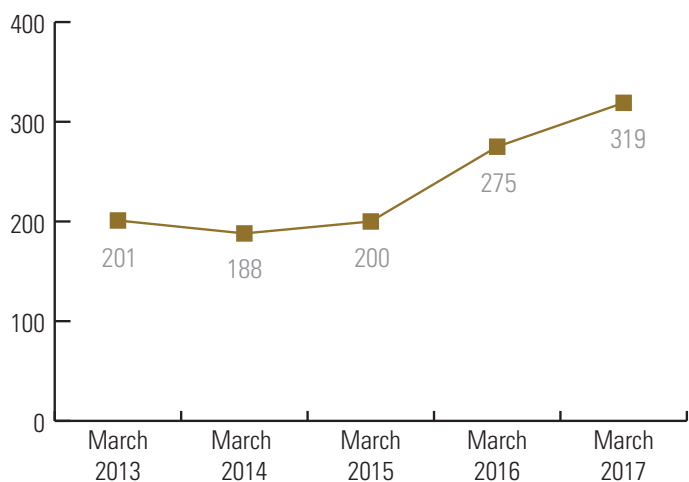
Enabling sustainable neighbourhoods

OUTCOME EIGHT REGENERATE NEIGHBOURHOODS			
Plans 2016/17	Progress	Plans 2017/19	Long term objectives
DfC will fund £2.51m for Neighbourhood Renewal programmes for 2016/17.	DfC has funded £4.5m for SPOD and Neighbourhood Renewal programmes for 2016/17.	DfC will continue to fund the Areas at Risk, SPOD and Neighbourhood Renewal programmes for 2017/18.	Develop collaborative working arrangements between DfC, NIHE and councils to deliver housing led regeneration in partnership with communities.
NIHE will capture details of empty homes as they are identified and reported and share with Department of Finance and DfC in line with the Housing (Amendment) Act 2016.	72 cases reported within DCSDC. There were 17 closed, 18 deferred and 37 open cases.	The Empty Homes strategy is currently under review with DfC.	
NIHE will implement the Heritage in Housing scheme throughout NI to bring empty town centre properties back into use, addressing blight and providing accommodation for affordable rent.	The NI target for the three year programme (2015-18) is to bring 15 empty properties back into use. To date, seven properties have been completed and a further five are underway. One of the completed properties is located within the Historic City Conservation Area.	NIHE will examine a further year of the Heritage in Housing scheme in 2017/18.	Improve the quality of urban and rural design and townscape quality in local communities.
Promote housing led regeneration through master planning proposals in urban and village centres.	NIHE has 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.	
NIHE will implement the Rural Strategy and Action Plan 2016-20.	On target to deliver 42 of the 43 actions included in the Rural Strategy & Action Plan.	NIHE will implement the Rural Strategy and Action Plan 2016-20.	To contribute to our vision for rural communities, 'Vibrant, shared, healthy and sustainable rural communities where everyone has access to decent and affordable housing'.
DfC will continue to invest in social enterprise growth to increase sustainability in the broad community sector.	DfC is supporting Social Economy Enterprise growth in NI through Community Asset Transfer, Pilot Social Economy Projects, Social Enterprise Hubs and Social Innovation.	DfC will continue to invest in social enterprise growth to increase sustainability in the broad community sector.	Support local businesses and job creation through social enterprise.

**OUTCOME EIGHT
REGENERATE NEIGHBOURHOODS CONTINUED**

Plans 2016/17	Progress	Plans 2017/19	Long term objectives
NIHE's Social Housing Enterprise (SHE) Strategy will invest £0.5m in NI annually to support social housing enterprise developments.	During 2016, the SHE made 12 awards totalling £86.5k to a range of social economy/social housing enterprise initiatives in DCSDC.	NIHE's SHE Strategy will continue to invest in local communities to support social housing enterprise developments.	
NIHE will transfer assets under the CAT framework to deliver community regeneration.	NIHE are currently developing the policy to implement this framework.	NIHE will transfer assets under the CAT framework to deliver community regeneration.	

Rural Applicants in Housing Stress



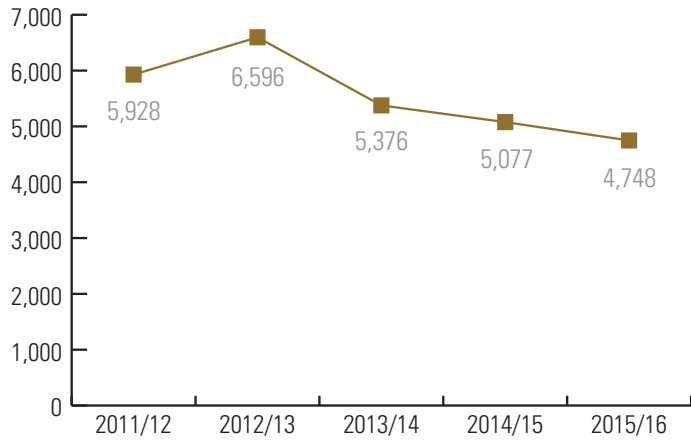
Source: NIHE

**OUTCOME NINE
CREATE SAFER AND COHESIVE COMMUNITIES**

Plans 2016/17	Progress	Plans 2017/19	Long term objectives
<p>Implement NIHE's Community Safety Strategy 2014-17. Update the Strategy in 2017/18.</p> <p>NIHE will work to prevent hate crimes.</p> <p>NIHE will continue to be a designated agency in the PCSPs.</p> <p>NIHE will assess funding bids from Community Groups and PCSPs for community safety projects.</p> <p>NIHE will continue to partner on Anti-Social Behaviour (ASB) Forum.</p>	<p>NIHE actively deals with ASB in our estates.</p> <p>A hate harassment tool kit launched in 2016, Hate Incident Practical Action (HIPA) continues to be available to address damage to properties. During 2016/17 no HIPA incidents were responded to in DCSDC.</p> <p>NIHE Area Managers continue to attend their respective PCSP meetings.</p> <p>During 2016/17, £39.1k was awarded in DCSDC for five community safety projects including £25k for the Council Warden Scheme. NIHE also contributed £1k towards the Donemana Intergenerational Summer Scheme; £3.5k for 'Positive Pursuits Project; £4.8k for the Templemore Great War Society and £4.8k towards Youth Engagement Melmount and Eastbank.</p> <p>Local office staff continue to work with statutory partners in addressing ASB issues. In 2016/17 NIHE contributed £25k towards the DCSDC Community Safety Warden Scheme.</p>	<p>Develop new Community Safety Strategy 2017/20.</p> <p>Continue to work to prevent hate harassment.</p> <p>NIHE will continue to be a designated agency in the PCSPs.</p> <p>NIHE will continue to assess funding applications and fund appropriate projects that address community safety issues in NIHE estates where money is available.</p> <p>NIHE will continue to partner on ASB Forum.</p>	<p>Develop community confidence and continue working with our communities and partners to address Community Safety issues and tackle ASB effectively. Reduce ASB crime.</p> <p>Continue to work to prevent hate harassment.</p>
<p>NIHE will deal with reported cases of ASB in its estates.</p>	<p>During 2016/17, NIHE dealt with 353 cases of ASB.</p>	<p>NIHE will deal with reported cases of ASB in its estates.</p>	

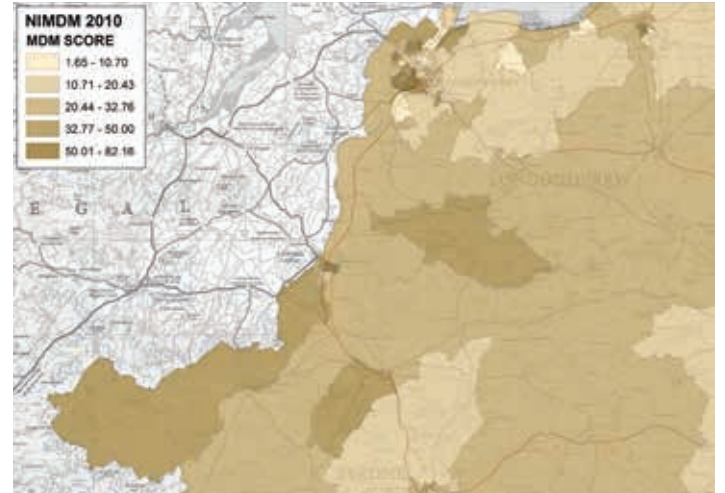
OUTCOME NINE CREATE SAFER AND COHESIVE COMMUNITIES CONTINUED			
Plans 2016/17	Progress	Plans 2017/19	Long term objectives
<p>NIHE will work to raise awareness and promote integration through its Good Relations Strategy and Race Relations Policy.</p> <p>NIHE will implement BRIC2. NIHE will promote the good neighbour charter and the five cohesion themes of Race Relations, Communities in Transition, Interfaces, Flags, Emblems & Sectional Symbols.</p>	<p>NIHE has provided Hate Crime Training to more than 70 staff across the organisation.</p> <p>NIHE has completed phase 1 of the BRIC2 programme with 26 estates involved across NI two of which are in DCSDC (Curryneirin and Tullyally). Some phase 2 areas have been identified and are currently being invited onto the programme.</p>	<p>NIHE will implement bespoke training in good relations for staff and community groups.</p> <p>NIHE will identify another 26 groups to be involved in phase 2 of the BRIC2 across NI.</p>	<p>Promote the shared ethos and development of shared communities through education programmes and shared new build developments.</p>
<p>NIHE will continue to fund Supporting Communities (SC) in their work with communities.</p>	<p>SC continues to be highly active in DCSDC, supporting community groups. There is a dedicated Supporting Communities worker for DCSDC which allows NIHE to encourage the formation of new groups.</p>	<p>Update the Community Involvement Strategy in 2017/18.</p>	<p>Increase tenant involvement in the management and future development of their communities.</p>
<p>NIHE will implement the Community Involvement Strategy 2014/17.</p> <p>Funding of almost £22.5k for 2016/17 for Community Grants and Scrutiny Panels is available in DCSDC.</p>	<p>Achieved. Consultation on 2017/20 Strategy commenced January 2017.</p> <p>£22.5k was spent in 2016/17 on Community Grants and Scrutiny Panels in DCSDC.</p>	<p>NIHE will implement the Community Involvement Strategy and update for 2017/20.</p> <p>Funding of £15k for 2017/18 for Community Grants and Scrutiny Panel will be made available by NIHE.</p>	<p>Establish strong, collaborative working arrangements between government agencies, voluntary organisations and local community groups to support community regeneration.</p>

Anti Social Behaviour Incidents



Source: NINIS/NISRA

Multiple Deprivation Measure 2010





THEME FIVE

Delivering quality services

OUTCOME TEN DELIVER BETTER SERVICES			
Plans 2016/17	Progress	Plans 2017/19	Long term objectives
Increase rent collection to reinvest to improve services. Reduce arrears to maximise income. Implement the Tenancy Fraud Action Plan.	NIHE collected 99.59% of rent during 2016/17. Arrears reduced by £32k during 2016/17. Action Plan in place and statistics reported quarterly to DfC.	Increase rent collection to reinvest to improve services. Reduce arrears to maximise income. Continue to report Tenancy Fraud statistics to DfC.	Maximise income to deliver better services and improve stock. Monitor and reduce tenancy fraud.
Maintain voids below 1% of total stock to make best use of housing stock and increase revenue from rents.	NIHE voids at April 17 were 0.35% of total stock.	Maintain voids below 1% of total stock to make best use of housing stock and increase revenue from rents.	Make best use of stock.
Implement the welfare reform project plan as required.	NIHE have established a project team and project plan to investigate all welfare changes; identify the impact on our customers and business, and to develop appropriate responses. We are working very closely with DfC on the reforms and associated mitigations.	NIHE will continue to communicate with tenants and applicants, provide advice and assistance on the impacts of welfare changes and the mitigations available, as well as assisting DfC deliver the reforms and associated mitigations where appropriate.	Make best use of stock, minimise arrears and help sustain tenancies.
Contribute to and support the DfC Fundamental Review of Social Housing Allocations.	Ongoing. NIHE continues to work closely with DfC to progress this review.	Continue to contribute to the DfC Fundamental Review of Social Housing Allocations.	To improve the process for housing assessment and allocation of social housing.
Implement the Sustaining Tenancy Strategy locally and incorporate the approach in the 'Build Yes' revised ways of working.	The approach outlined in the strategy has now been mainstreamed into the 'Build Yes' new ways of working.	We will be rolling out the new ways of working across the organisation.	Reduce tenancy failure and help tenants stay in their own home.
Continue to monitor tenants' satisfaction through the CTOS.	Ongoing.	Continue to monitor tenants' satisfaction through the CTOS.	



Appendices

Appendix 1 Social Housing Need by Settlement 2016/21

Settlement	Social Housing Need 2016-21
DERRY CITY	
Derry 1/Waterloo Place Westbank	1,136
Derry 3/Collon Terrace Westbank	940
Waterside 1	120
Waterside 2	82
Waterside 3	50
Curryneirin	<10
Drumahoe	<10
Tullyally	<10
Derry City Total	2,341
TOWNS	
Strabane Town	92
VILLAGES	
Ballymagorry	15
Clady	<10
Claudy	10
Eglinton	30
Lettershandoney	<10
Magheramason	<10
Newbuildings	<10
Sion Mills	16
Strathfoyle	20
SMALL SETTLEMENTS	
Douglas Bridge	<10
Nixons Corner	<10
Derry City and Strabane District Council Total	2,552

New Intermediate Housing Demand for DCSDC 2016/26

Council	Intermediate housing demand 2016/26
DCSDC	440

Appendix 2

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

Scheme	No of units	Client group	Housing association	Policy theme
Melvin Court, Strabane OTS**	2	General Needs	Apex	Urban Need
Londonderry Rehabs	6	General Needs	Apex	Urban Need
Cedar villa Replacement	16	Mental Health	Apex	Supported
St Peter's, Westbank	24	General Needs	Apex	Urban Need
St Peter's, Westbank	3	Physical Disabilities	Apex	Urban Need
Clooney Terrace	9	Active Elderly	Clanmil	Urban Need
Rosnagalliagh, Westbank ESP*	1	General Needs	Radius	Urban Need
Skeoge Design & Build	58	General Needs	Fold	Urban Need
Skeoge Design & Build	8	Active Elderly	Fold	Urban Need
Skeoge Design & Build	4	Physical Disabilities	Fold	Urban Need
Skeoge Development OTS**	10	General Needs	Fold	Urban Need
Westbank ESPs*	2	General Needs	Habinteg	Urban Need
John Street	20	General Needs	Habinteg	Urban Need
Eglinton ESPs*	3	General Needs	Rural	Rural Need
Sion Mills ESP*	1	General Needs	Rural	Rural Need
Clanna Rury, Claudy OTS**	3	General needs	Triangle	Rural Need
Total	170			

* Existing Satisfactory Purchase

** Off-the-Shelf

Appendix 2 continued

Social Housing Development Programme: Schemes on site at March 2017

Scheme	No of units	Client group	Housing association	Policy theme
Galliagh Phase 1	165	General Needs	Apex	Urban Need
Galliagh Phase 1	32	Active Elderly	Apex	Urban Need
Beechway House	16	Learning Disabilities	Apex	Supported
Nelson Drive	16	General Needs	Choice	Urban Need
Nelson Drive	4	Physical Disabilities	Choice	Urban Need
Claremont House	17	General Needs	Choice	Urban Need
Glen Road, Londonderry OTS**	2	General Needs	Apex	Urban Need
Northland Road	10	Active Elderly	Clanmil	Urban Need
Northland Road	66	General Needs	Clanmil	Urban Need
Bayview Terrace	14	General Needs	Habinteg	Urban Need
Greeves Park, Strabane ESP*	1	Physical Disabilities	Habinteg	Urban Need
Westbank ESPs*	4	General Needs	Apex	Urban Need
Westbank ESPs*	2	General Needs	Habinteg	Urban Need
Sion Mills ESPs*	2	General Needs	Triangle	Urban Need
Eglinton ESPs*	2	General Needs	Triangle	Urban Need
Woodleigh Terrace	16	General Needs	Choice	Urban Need
Rock Mills, Strand Road	94	General Needs	Choice	Urban Need
Skeoge Link Design & Build	47	General Needs	Apex	Urban Need
Bridge End Park, Strabane	4	General Needs	Apex	Urban Need
Immaculate Conception College	78	General Needs	Apex	Urban Need
Sheriffs Glen, Springtown Road	53	General Needs	Apex	Urban Need
Fahan Street	11	General Needs	Choice	Urban Need
Braehead Road, Nixons Corner	8	General Needs	Choice	Rural Need
Beechwood Avenue	12	Active Elderly	Clanmil	Urban Need
Bridge Street, Strabane (New Build)	4	Active Elderly	Habinteg	Urban Need
Newbuildings ESP*	1	General Needs	Rural	Rural Need
Westbank ESPs*	2	Mental Health	South Ulster	Supported
Waterside ESP*	1	General Needs	Triangle	Urban Need
Strathfoyle ESPs*	2	General Needs	Triangle	Rural Need
Douglas Bridge OTS**	4	General Needs	Triangle	Rural Need
Total	690			

* Existing Satisfactory Purchase

** Off-the-Shelf

Appendix 2 continued

Social Housing Development Programme: Schemes programmed 2017/20

Scheme	No of units	Client group	Year	Housing association	Policy theme
Galliagh Phase 3	144	General Needs	2017/18	Apex	Urban Need
Galliagh Phase 2	193	General Needs	2017/18	Apex	Urban Need
Glen Court/Cedar Court	80	General Needs	2017/18	Apex	Urban Need
Eglinton Competitive Design & Build	14	General Needs	2017/18	Apex	Rural Need
Bishop Street	63	General Needs	2017/18	Choice	Urban Need
Donal Casey Court, ESP*	1	General Needs	2017/18	Choice	Urban Need
8-10 Victoria Road	39	General Needs	2017/18	Clanmil	Urban Need
Foxhill	15	General Needs	2017/18	Clanmil	Urban Need
Waterloo Street	19	General Needs	2017/18	Clanmil	Urban Need
Abercorn Road	30	General Needs	2017/18	Habinteg	Urban Need
Mews Lane	16	General Needs	2017/18	Habinteg	Urban Need
Dunfield Terrace	15	General Needs	2017/18	Habinteg	Urban Need
Abercorn Road	1	General Needs	2017/18	Habinteg	Urban Need
Buy Backs/ESP* Londonderry	5	General Needs	2017/18	Habinteg	Urban Need
Lismore Road, Sion Mills	14	General Needs	2017/18	Rural	Rural Need
Nelson Drive, Phase 3 (T)	22	General Needs	2017/18	Choice	Urban Need
Ballymagorry ESPs*	5	General Needs	2017/18	Triangle	Rural Need
Londonderry ESPs*	10	General Needs	2017/18	Triangle	Urban Need
Rathmore Road	16	General Needs	2018/19	Apex	Urban Need
Londonderry Rehabs	10	General Needs	2018/19	Apex	Urban Need
Alder Road, Ballynagard	50	General Needs	2018/19	Apex	Rural Need
Galliagh Phase 4	176	General Needs	2018/19	Apex	Urban Need
Adria Factory, Strabane Phase 1	40	General Needs	2018/19	Habinteg	Urban Need
Foyle Road	23	General Needs	2018/19	Habinteg	Urban Need
North West Buy Backs	5	General Needs	2018/19	Habinteg	Urban Need
NIHE Lands Galliagh	100	General Needs	2018/19	TBC	Urban Need
Londonderry Rehabs	10	General Needs	2019/20	Apex	Urban Need
Adria Factory, Strabane Phase 2	40	General Needs	2019/20	Habinteg	Urban Need
North West Buy Backs	5	General Needs	2019/20	2019/20	Urban Need
Total	1,161				

* Existing Satisfactory Purchase

Appendix 3

Maintenance and Grants programme: Schemes complete/schemes on-site 1 April 2016 - 31 March 2017

Work Category	Scheme	Units
Double Glazing	Moss Park/Fergleen	169
	Elaghmore/Ederowen	185
	Gobnascale	301
External Cyclical Maintenance	Foyle Road	286
	Carnhill	341
	Lisnafin Park/Lawson Park	263
	Brigade/Curryneirin	271
	Ederowen/Elaghmore	174
	Dundrean/Fergleen	226
	Creggan ECM	40
	Caw	50
Revenue Replacement	Slievemore	86
	Lisnafin Park Phase 2	70
	Stevenson Park	87
	Ballycolman Phase 1	64
	Carnhill Phase 2	89
	Altcar Park	58
	Cromore	66
	Bentley Terrace/Duddys Court	89
	Ballycolman Phase 2	67
	Brookdale	89
	Dereen/Moyglass	113
	Bradley Park/Earhart Park	57
	Westway/Eastway	49
	Drumrallagh/Innisfree Gardens	93
	Lincoln Court/Barnailt	4
	Heating Installation	West Emergency One Offs
Waterloo Place		178
West Emergency One Offs		5
Collon Terrace		38
Strabane		44
Waterside		127
West Emergency One Offs		2
Smoke Alarm Installations	Strabane	207
Special Scheme	Daisyfield Travellers Site	5
Health & Safety Schemes	Waterside/Strabane Fire Doors	113
	Collon Terrace Fire Doors	169
	Waterloo Place Fire Doors	59
Incremental Improvement	Leenan/Melmore Gardens	22

Appendix 3 continued

Maintenance and Grants programme: Scheme Activity and Expected Completions Up To 31 March 2018

Work Category	Scheme	Units
Double Glazing	Galliagh/Brookdale Retrofit	165
Retrofit	Castleberg Retrofit DG	320
	Ballycolman Etc. Retrofit	320
External Cyclical Maintenance	Creggan ECM	262
	Caw	112
	Strathfoyle	273
	Lecky Road	142
	Earhart/Bradley/Friel	241
	Drumrallagh/Blackstone	126
	Rosemount/Creggan	129
	Waterside Triangle	65
Revenue Replacement	Drumrallagh/Innisfree Gardens	32
	Lincoln Court/Barnailt	122
	Fergleen/Capall Ct	102
	Northlands/Rosemount	120
	Moss Park	85
	Old Ballycolman	104
Heating Installation	Waterside	13
	West Emergency One Offs	19
	Waterloo Place	87
	Collon Terrace	76
	Waterside	73
Smoke Alarm Installations	Colon Terrace	160
	Waterloo Place	178
	Waterside	313
	Strabane	240
BKR's	Beechwood Crescent/Dunree	49
	Leenan/Melmore Gardens	35
	Creggan Broadway	25
Health & Safety	Waterside Triangle	10
Thermal Insulation	Bluebellhill Gardens	11
Special Scheme	Lisnafin Flats	18

Note: Some schemes may start and complete in year.

Definition of Work Categories

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

Adaptations to Housing Executive stock in 2016/17

Type of Adaptation	Adaptations commenced April 2016 to March 2017	Adaptations spend April 2016 to March 2017 £m
Extension to dwelling	22	0.88
Lifts	41	0.17
Showers	166	0.24
Total	229	1.29

Grants Performance 2016/17

Grant Type	Approved	Approval Value £k	Completed
Mandatory Grants	- Disabled Facilities Grant	117	1,563.3
	- Repairs Grant	13	22
Discretionary Grants	- Renovation Grant	<10	67.4
	- Replacement Grant	<10	32
	- Home Repairs Assistance Grant	<10	2.7
Total		1,687.4	

Appendix 4
Management Team contact details

Housing Services		All enquiries 03448 920 900
Office	Contact	Contact Information
Waterloo Place Office Ulster Bank Buildings Waterloo Place, Londonderry BT48 4BS		waterlooplac@nihe.gov.uk
Collon Terrace Office 14 Collon Terrace, Londonderry BT48 7QP		collonterrace@nihe.gov.uk
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.oconnor@nihe.gov.uk
Area Manager	Eddie Doherty	edward.doherty@nihe.gov.uk
Housing Services Manager	Gerry Deeney	gerard.deeney@nihe.gov.uk
Housing Solutions Manager	Noel McNulty	noel.mculty@nihe.gov.uk
Local Office Manager, Collon Terrace	Joanna O'Boyce	joanna.oboyce@nihe.gov.uk
Local Office Manager, Waterloo Place	Ken Breslin	ken.breslin@nihe.gov.uk
Local Office Manager, Waterside	Norma Buchanan	norma.buchanan@nihe.gov.uk
Local Office Manager, Strabane	Declan Graham	declan.graham@nihe.gov.uk
Area Maintenance Manager	Philip Meenan	philip.meenan@nihe.gov.uk

Regional Services		All enquiries 03448 920 900
Office	Contact	Contact Information
Land and Regeneration Services 2 Adelaide Street Belfast BT2 8PB	Elma Newberry Assistant Director	elma.newberry@nihe.gov.uk
Central Grants 2 Adelaide Street Belfast BT2 8PB	Danny O'Reilly Senior Principal Officer	daniel.o'reilly@nihe.gov.uk
Regional Place Shaper Richmond Chambers Londonderry BT48 8PB	Fiona McGrath Head of Place Shaping	fiona.mcgrath@nihe.gov.uk
Development Programme Group 2 Adelaide Street Belfast BT2 8PB	Roy Baillie Head of Development Programme Group	robert.baillie@nihe.gov.uk
Supporting People 2 Adelaide Street Belfast BT2 8PB	Anne Sweeney Assistant Director	anne.sweeney@nihe.gov.uk

Appendix 5 Glossary

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

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

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

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