

Fermanagh & Omagh

Housing Investment Plan

Annual Update 2016



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This document is available in alternative formats. Contact:

Land and Regeneration (Housing Analytics)
The Housing Centre, 2 Adelaide Street, Belfast BT2 8PB

Tel: 03448 920 900

Fax: (028) 9031 8775

Textphone: 0845 6504381

Email: corporate.planning@nihe.gov.uk

Website: www.nihe.gov.uk

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Geography of Fermanagh & Omagh District Council



Fermanagh & Omagh District 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

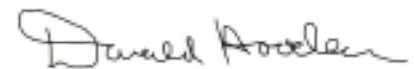
a community plan. The Housing Executive, as a statutory partner in planning and community planning, has actively engaged with each of the new council's Local Development Plan (LDP) and community planning teams, other statutory partners and community representatives.

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

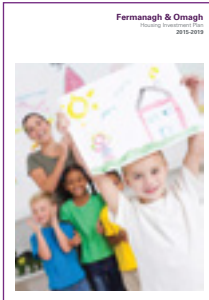
2015/16 has been an exceptional year for the Housing Executive. Over this period:

- 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 Fermanagh and Omagh District Council (FODC) 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 Local Development Plan (LDP) partner, has welcomed the opportunity to work with the council and stakeholders to incorporate and embed the HIP vision and outcomes within community planning and LDP processes.

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

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

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

This vision for the FODC 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.

FODC Thematic working groups:

1. People and Places:

To improve the well-being of all our citizens and develop thriving rural and urban communities.

2. Economy, Infrastructure and Skills:

To create better employment opportunities for all by supporting the development and growth of a more productive local economy and better connected area.

3. Environmental

To promote positive action on climate change, sustainable management and enhancement of the built, cultural and natural environment.

4. Policy & Performance Support Forum

To ensure effective progress towards the agreed values and principles and support effective partnership working.

The HIP and the Community Plan

FODC and their statutory partners are developing a community plan which will be issued for community consultation in the autumn of 2016. Housing has a key role in this process and can contribute to achieving many of the emerging outcomes.

A community planning partnership will be established by September 2016 and its key role will be to agree the draft Community Plan for consultation purposes, agree the final plan and oversee the implementation. The Partnership will be supported by a number of thematic working groups.

The thematic working groups will deliver against the following themes and aims: (see diagram adjacent).

The HIP and the Local Development Plan (LDP)

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

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

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 twelve to nine. Under the restructuring, the Department for Communities (DfC) is responsible for housing and regeneration.



NI Executive Budget

A new **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.

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

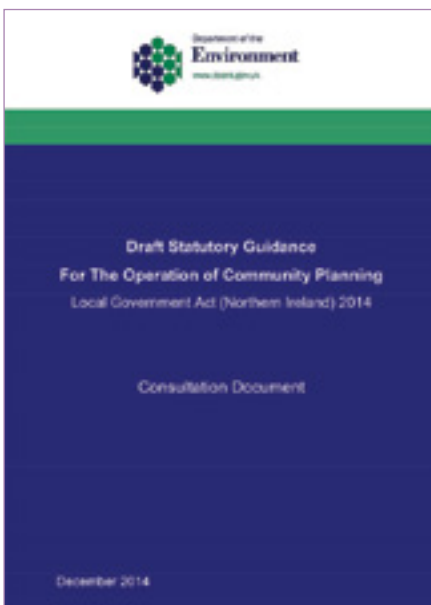
Local Government Reform

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 once every two years. The HIP annual update will inform this process.

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.



Statutory Guidance for the Operation of Community Planning

The 2016-17 Northern Ireland Executive's 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



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

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 DSD 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**, DSD 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.

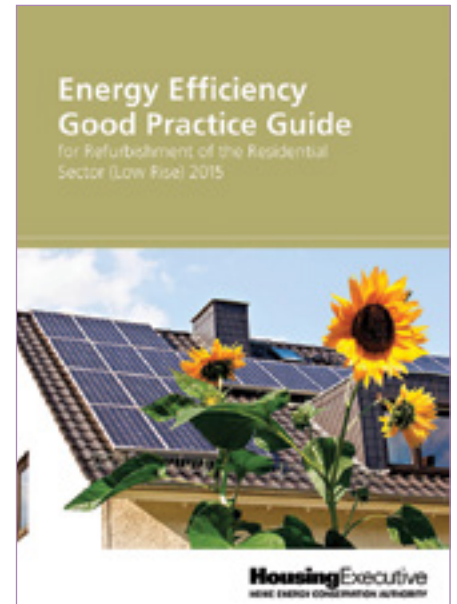
Housing design

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



Omagh Town

Local Context

FODC is well known as a place of outstanding natural beauty. It is recognised for the quality of services, the talent, skills and creativity of its people and as a place where quality of life is promoted and valued. The sparse population is a feature of the region, which provides challenges to service delivery. The new council area is home to 115,000 people, 7,340 businesses and there are approximately 38,500 jobs in the region. This section summarises the current FODC 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 an increase in house prices over the past year a number of imbalances in the housing market remain. The decline in private sector house development, low house prices, a lack of mixed tenure development, an 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 there is a greater propensity for growth than in many other council areas in Northern Ireland. The older population is growing and makes up 15.4% of the overall population. Whilst the need for family accommodation remains strong, there is also a requirement to construct dwellings to facilitate the increase in elderly and 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 Fermanagh and Omagh LDP on the need for additional development land.

Health, education and construction are the largest employment sectors in FODC, accounting for a combined 50% of employment. The region's business base is compiled of micro-enterprises concentrated in the agriculture, construction and retail sectors.

Although only one ward in FODC is ranked amongst the 100 most deprived wards in Northern Ireland, 5 of the 10 most remote wards are located in the region. This in turn affects the capacity for development in the private sector housing market.

The local economic performance affects the capacity for development in the private sector housing market and since 2013 private new build starts have increased by 32% (LPS).

Owner Occupied Sector

The private housing market had been showing some signs of improvement with gradually increasing numbers of transactions. However, this trend peaked in 2014 and fell slightly in 2015. House prices have increased marginally in the past year, but remain below the Northern Ireland average. Enniskillen and Omagh are popular locations to live in the district.

Poor economic performance, continuing high levels of negative equity, low house prices and lending restrictions have resulted in FODC recording low new build starts and completions figures for 2015.

Feedback from local estate agents reports the following:

- demand is outweighing supply across all price ranges;
- demand is highest in urban areas where households are closer to work and services;
- sustained recovery in the new build sector is not yet achieved, nor does it appear likely in the short to medium term;
- three to four bed semi-detached dwellings are popular; and
- across the FODC, prices have remained relatively stable however the location is important.

Private Rented Sector (PRS)

The PRS continues to play a significant role in the local housing market. Local estate agents report that there is continuing strong demand for private rental accommodation across the FODC. High demand areas include: Enniskillen Town and Omagh Town, where demand for rented properties outweighs supply.

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

- high demand for private rental;
- no net additional supply;
- high demand and low turnover in the social housing sector;
- job and income uncertainty;
- low numbers of private new build development;
- lending restrictions; and
- a high level of negative equity.

Local estate agents also indicated that rents have not increased in the past 12 months however, the popularity of this sector and limited additional supply mean rent increases are likely in the short term. This could potentially impact on households currently using local housing allowance to fund their rent.

Housing benefit, nevertheless, continues to play a vital role in supporting low-income tenants in the PRS. At March 2016, 4,914 private tenants in the FODC 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.



New Build



Private Rented Sector (PRS)

Social Housing Sector

The requirement for new social housing in the FODC has increased since 2010. The five-year assessment for 2015-20 shows a need for 117 units. Need is concentrated in Enniskillen Town (100 units) and Omagh (10 units).

Approximately 84% of the social housing waiting list comprises single households, small families and older people. The predominance of these household types will mean a significant requirement for one and two bedroom dwellings.

According to the DOE Housing Land Availability reports, in 2015 there is the potential of 906 hectares, which equates to 15,305 potential dwellings within FODC settlement.

We seek to provide social housing on land owned by the Housing Executive. Where such land is not available, housing associations and developers will engage other sectors to meet housing need. The Housing Executive publishes the annual 'Unmet Need Prospectus' to identify new locations at which new social housing is required. The Unmet Need Prospectus is available at the following web address;

http://www.nihe.gov.uk/index/corporate/unmet_need_prospectus.htm

The Housing Executive also carries out studies on third party lands within the settlement limits of district towns and villages for development potential and passes these studies onto the Housing Associations for investigation/acquisition.

It is important that the emerging community plans and LDPs, through engagement with local communities

and elected representatives, take the opportunity to develop a housing strategy for the FODC, which promotes sustainable, mixed tenure communities in line with the Regional Development Strategy and the Strategic Planning Policy Statement.

Regeneration

Regeneration and sustaining communities are key themes of DSD'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 FODC including the Regional Development Strategy containing a spatial framework, which promotes co-operation between places and encourage clustering of services to avoid duplication. In the strategy Enniskillen is recognised as being remote with little opportunity for clustering as the closest large town is Omagh, 27 miles away. Enniskillen is an inter-regional gateway being on the main transport route to Sligo. The strategy also highlights that like Enniskillen, Omagh is less able to cluster with other towns due to its remote location, although it is situated on the Western Economic Corridor that connects Omagh northwards to Londonderry and southwards to Dublin.

The Northern Ireland Budget 2016-17 highlights a number of flagship projects across Northern Ireland including the upgrading of the A5 road at a cost of £229.2 million over the five years to

2020-21. This improvement to the road network and the new Omagh Enhanced Local Hospital will help improve the connectivity of the area, the local economy and the health and wellbeing of the local population.

The council's corporate plan 2015-19 is a vision and programme of action. The plan focuses on the delivery of quality of life, quality places and quality services.

The '**Masterplan for Enniskillen Town Centre**' provides guidance on the location and form of development in the town centre over the twenty years from 2012-2032. It will help to direct public and private investment to benefit local people, local business and commerce and contribute to the long-term viability and vitality of the area.

The '**Masterplan for Omagh Town Centre**' was published in 2009 and update in 2015. The masterplan provides a spatial framework for development and regeneration of Omagh town centre and the update will help shape the town within FODC.

The councils corporate plan also highlights the need to progress delivery of a suite of town centre action plans and village plans to enhance them as quality, desirable places to live.

Community Safety Wardens

have been introduced in Enniskillen, Irvinestown and Lisnaskea to address issues such as low-level anti-social behaviour, criminal damage, dog fouling and litter. The programme is joint funded by the Housing Executive and delivered by the Fermanagh and Omagh Policing and Community Safety Partnership (PCSP). A further bid of £20k has been allocated to assist with the neighbourhood warden scheme in Fermanagh during 2016/17, similar to that operating currently in Omagh.

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 public sector housing investment, for a wide range of services, and the 2015/16 investment totalled £13.07 million for FODC. Housing expenditure and projected housing investment is set out in the table below.



EnniskillenTown

Table 1: FODC actual/projected public sector housing spend

Activity areas	Actual spend £m	Projected spend £m
	2015/16	2016/17
Capital improvement work	0.12	0.07
Planned maintenance work*	3.61	3.00
Response maintenance	1.78	1.74
Private sector grants	1.45	1.70
Grounds maintenance	0.42	0.53
Supporting People	5.39	6.03
Investment in new build**	0.30	***
Total	13.07	13.07

* 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

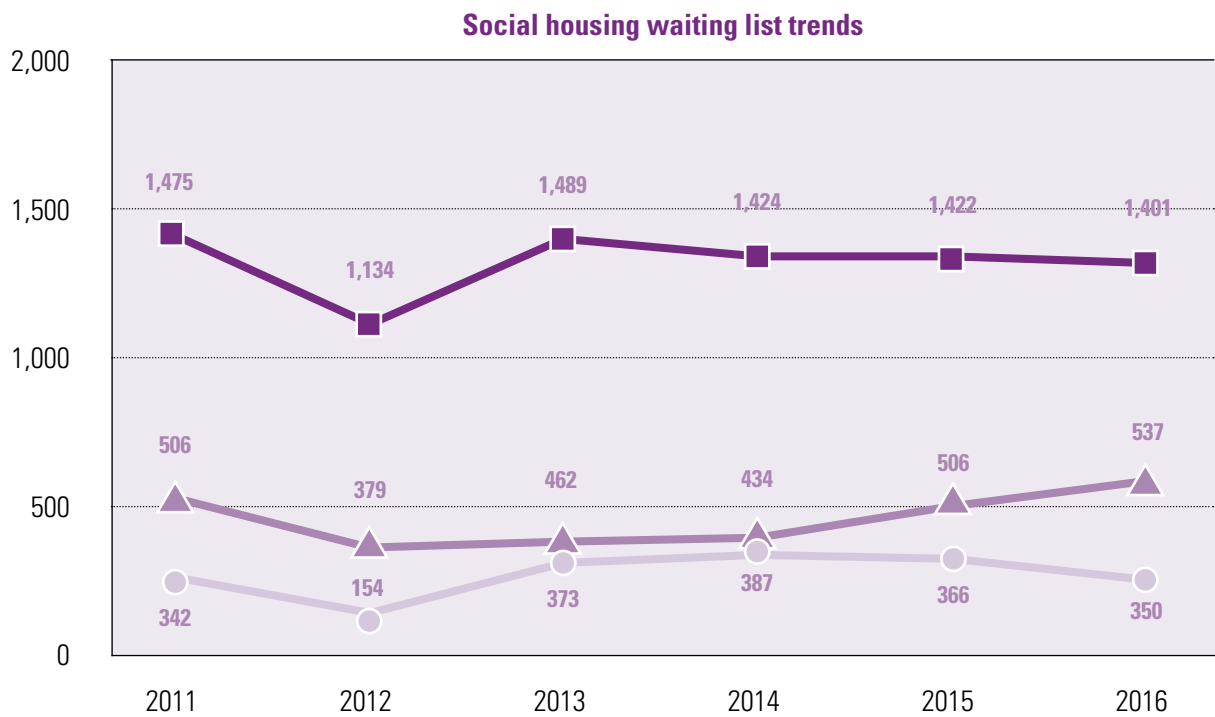
Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
NIHE will update the Net Stock Model (NSM) in 2015 following the 2015 review of household projections.	Achieved. An ongoing requirement was estimated at 1,600 new social housing units per annum across NI.	The NSM will be updated in 2017 and 2019.	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 FODC.	Achieved. The five year social housing need for FODC is 117 units.	NIHE will carry out an annual five-year social housing need assessment for FODC.	Continuously evaluate and update housing need and demand in line with best practice.
NIHE will annually assess demand for intermediate housing for FODC.	Achieved. The ten year intermediate housing demand for FODC is 730 units.	NIHE will annually assess demand for intermediate housing for FODC.	
NIHE will carry out latent demand tests in Ballinamallard, Irvinestown, Kesh and Carrickmore in 2015/16.	Ongoing - Awaiting results on the tests at Ballinamallard, Irvinestown, Kesh and Carrickmore.	NIHE will determine new locations to test after the completion of the Housing Need 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*

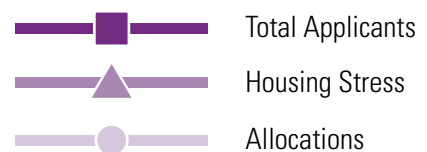
Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
DRD will review Housing Growth Indicators (HGIs) for LDPs across all council areas.	Currently underway.	Dfl will announce HGIs in 2016.	NIHE will provide evidence based cross tenure analysis of the local housing market to inform local development 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.	NIHE will review housing market geographies for NI and deliver Housing Market Assessments across NI.	

Demographics	Mid-year estimate 2004	Mid-year estimate 2014	Projected 2024
Children	25,012 (23.2%)	24,912 (21.7%)	24,448 (20.4%)
Working age	68,810 (63.8%)	72,404 (63.0%)	71,405 (59.7%)
Older people	14,101 (13.1%)	17,676 (15.4%)	23,762 (19.9%)
Total Population	107,923	114,992	119,615
Households	-	42,452	45,372
Average Household Size	-	2.68	2.60

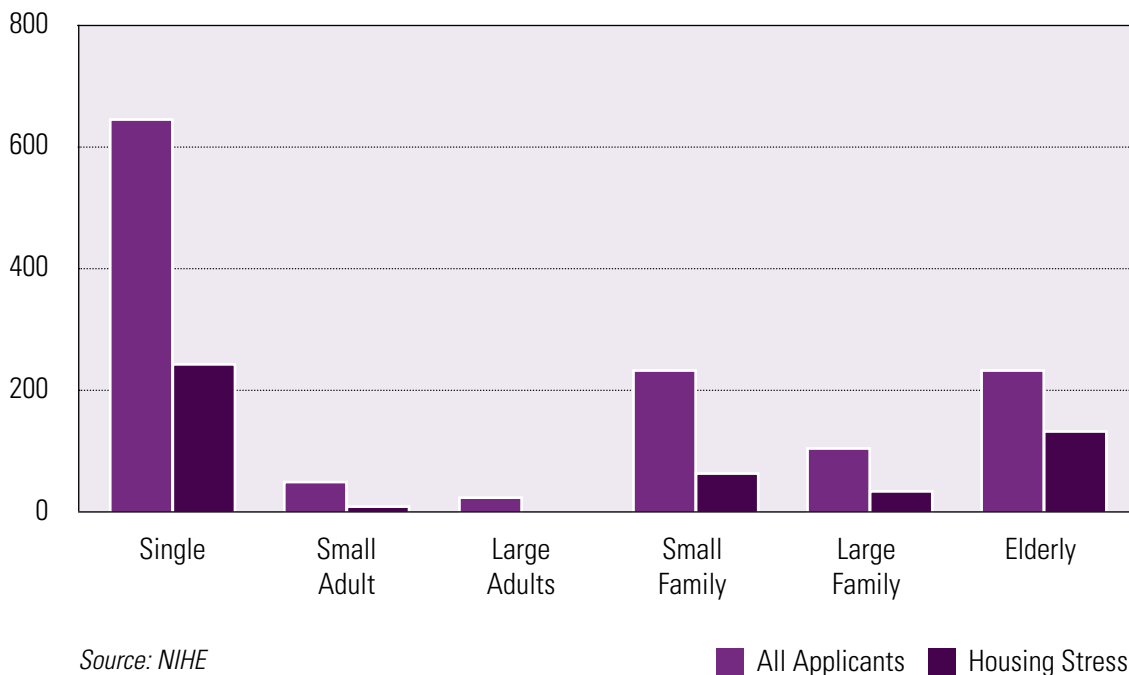
Source: NISRA



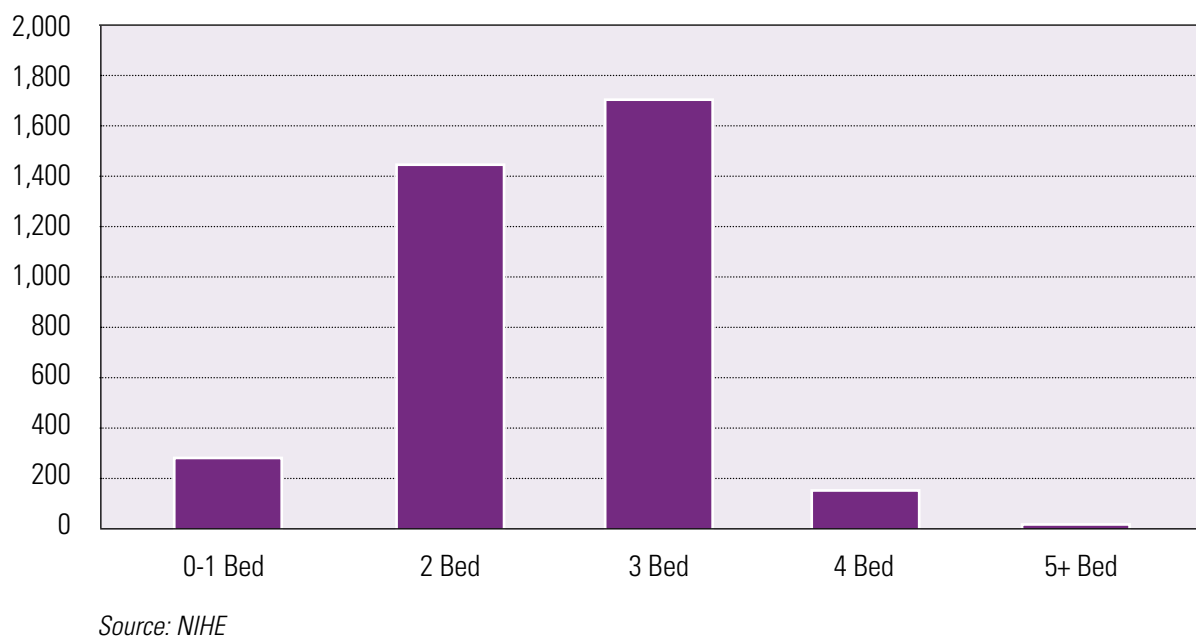
Source: NIHE



Social Housing waiting list by households March 2016



NIHE Housing Stock by bedroom March 2016



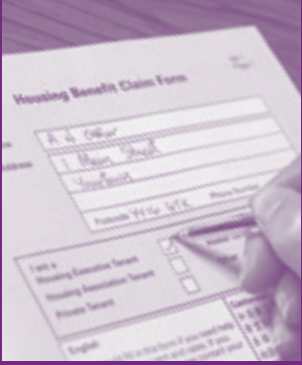
OUTCOME 2: INCREASE THE SUPPLY OF AFFORDABLE RENTING TO MEET THE NEEDS OF COMMUNITIES

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>NIHE will carry out site identification studies to examine sites for social housing.</p>	<p>Three schemes for 63 units completed and two schemes for two units onsite.</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>No studies are being carried out in FODC at present.</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>DOE and DSD will publish PPS22 Affordable Housing.</p>	<p>Council planning has commenced collaborative work with NIHE on LDP's preferred options paper.</p> <p>DSD carried out and published economic research on viability of PPS22.</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 research report. Provision of affordable housing will be promoted in the LDP.</p>	<p>NIHE and local council will introduce policies to identify land for mixed tenure development through development planning processes.</p> <p>Introduce developer contributions for affordable housing.</p>

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

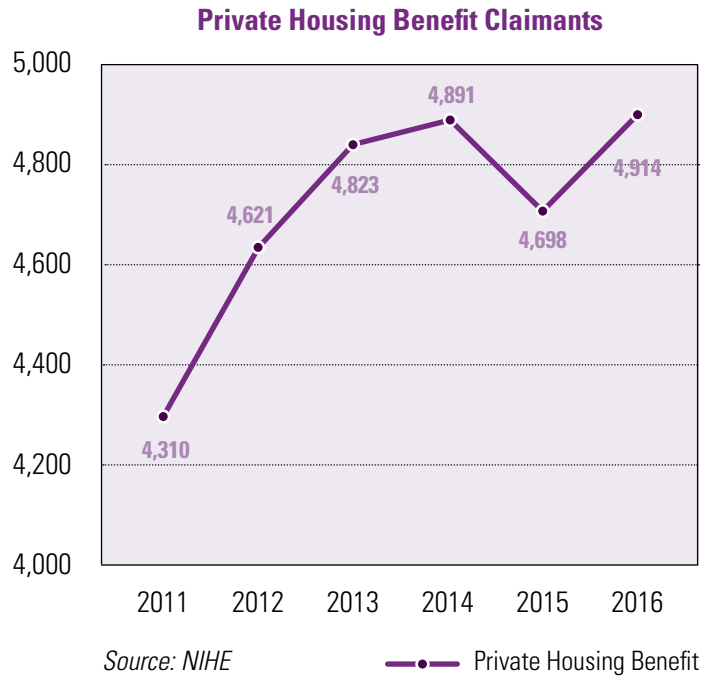
Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
<p>DSD will continue to implement landlord registration and tenancy deposit schemes and analyse the data received.</p> <p>DSD will complete a fundamental review of the PRS in 2016.</p>	<p>Achieved. There were 5,223 landlord registrations at March 2016.</p> <p>First phase of consultation completed February 2016.</p>	<p>DfC will continue to implement landlord registration and tenancy deposit schemes and analyse the data received.</p> <p>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.</p>	<p>Monitor and evaluate the performance of the PRS to assess effectiveness in meeting affordable housing need.</p> <p>Introduce effective regulation for the PRS to maintain physical and management standards.</p>
<p>NIHE plan to process new public/private HB claims within the 25-day target and HB claim amendment within eight days.</p>	<p>The level of performance achieved for the year 2015/2016 was an average speed of 18 days in respect of new claims and an average of five days in respect of HB claim amendments.</p>	<p>NIHE plan to process new public/private HB claims within the 25-day target and HB claim amendment within eight days.</p>	
<p>NIHE have made £450k available to fund Smartmove private rented sector access scheme across NI for 2015/16.</p>	<p>NIHE funded Smartmove private rented sector access scheme to a value of £359k across NI during 2015/16. Smartmove is now starting to offer their service in FODC.</p>	<p>NIHE have made £370k available to fund Smartmove private rented sector access scheme across NI for 2016/17.</p>	

Housing Benefit NIHE and Housing Association Claimants at March 2016



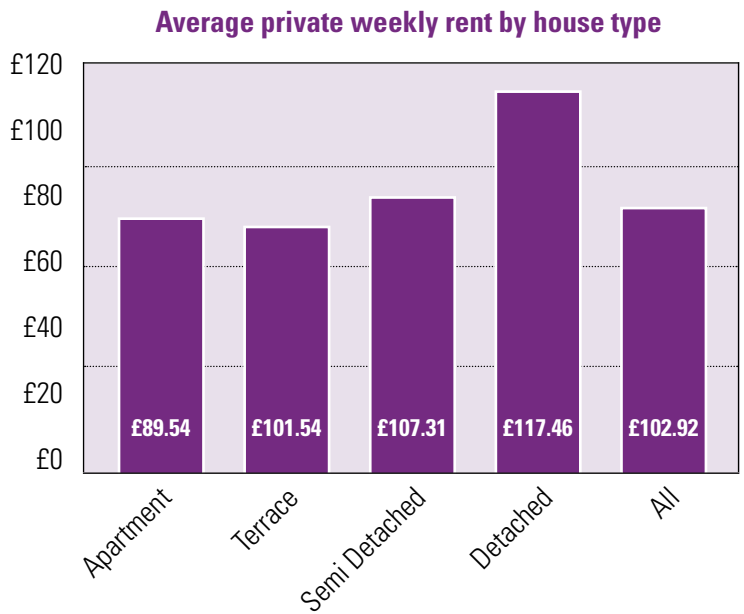
4,028

Source: NIHE

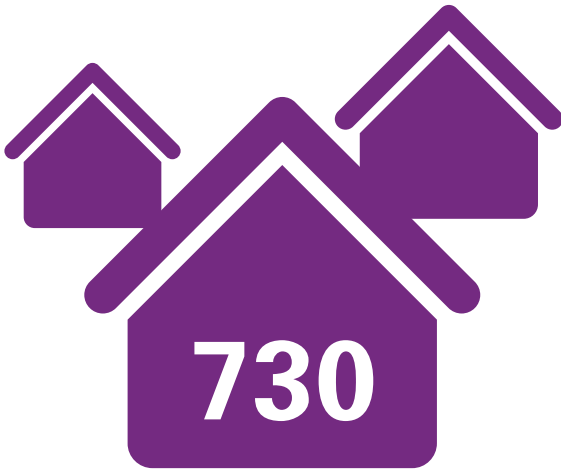


DSD's Landlord Registration Scheme identified **5,223** tenancies in 2016. Up from **4,723** in 2015

Source: DSD

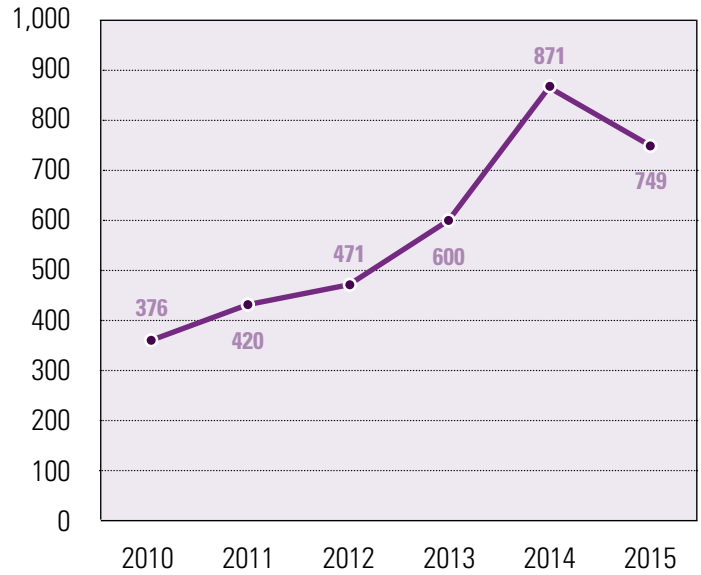


Ten year intermediate housing demand
2015-2025



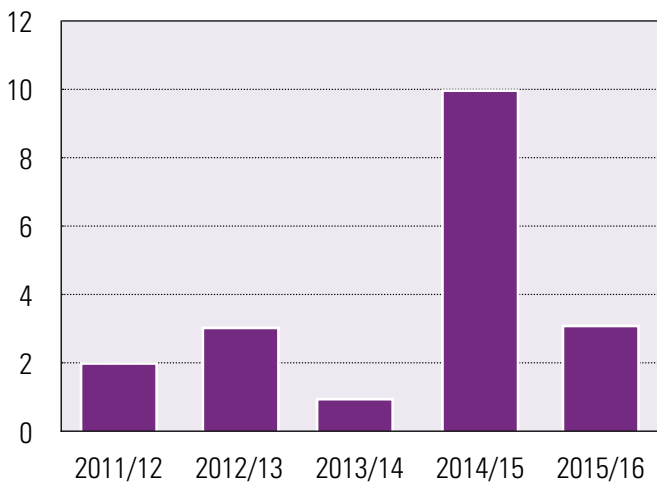
Source: NIHE

House sales all tenures



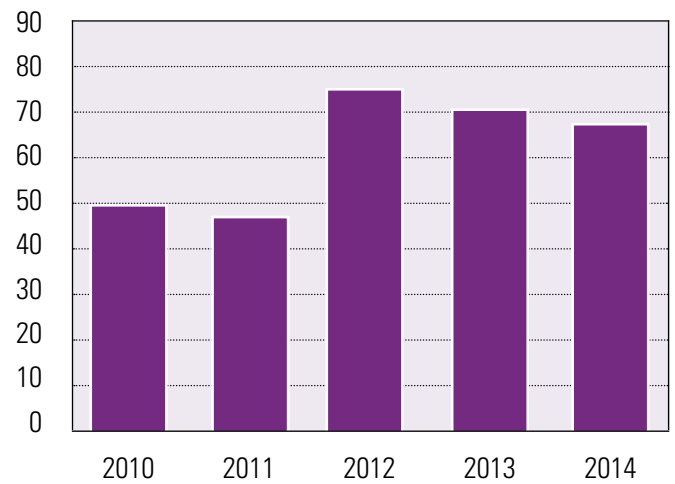
Source: LPS

Co ownership Approvals



Source: Co-Ownership

Repossessions



Source: DSD

OUTCOME 3: ASSIST HOME OWNERSHIP

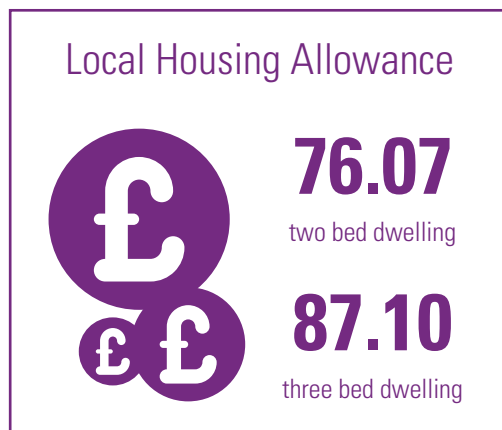
Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
NIHE and housing associations will implement the House Sales and Equity Sharing Scheme.	19 NIHE properties were sold to NIHE tenants under the House Sales Scheme during 2015/16.	NIHE and housing associations will implement the House Sales and 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.	DfC 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. Three properties were purchased through the scheme in FODC over the past year.	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.
DSD will pilot a number of initiatives across NI using the Affordable Home Loans Fund (AHLF) to deliver affordable housing. These include: 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).	DfC has awarded £19m FTC under AHLF in NI. £12.5 million FTC has been awarded to Co-ownership for the Rent to Own initiative. There have been no sites identified within FODC during 2015/16.	It is expected that the Co-ownership Rent To Own initiative will become operational in 2016/17.	Introduce a developer contribution to increase the supply of intermediate housing. Deliver finance models to make better use of funding for intermediate housing. Deliver a range of intermediate housing products, such as intermediate rent.

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.	DfC carried out and published economic research on viability of PPS 22.		Deliver mixed tenure housing schemes in communities through planning.
NIHE will work with councils to develop intermediate housing policies through the LDP.	Planning has commenced collaborative work with NIHE on LDP's preferred options paper.	NIHE will work with councils to develop intermediate housing policies through the LDP.	
NIHE will continue to investigate with housing associations, the potential for community self-build products for home ownership.	Work on site investigation is ongoing with Habitat for Humanity however there are no current community self-build products.	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.



Coolcullen Meadow, Drumawill, Enniskillen (Apex HA)



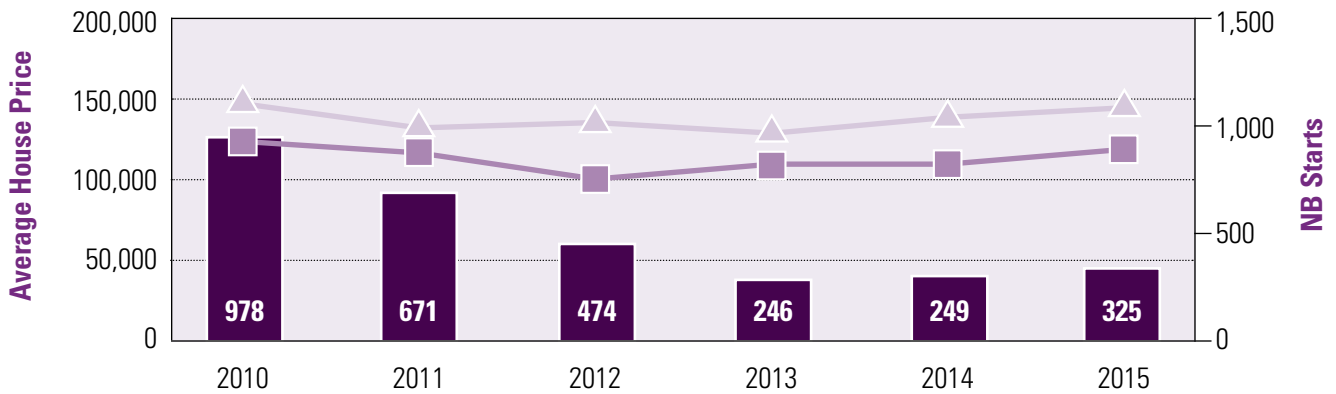
Source: NIHE

Housing land availability

Year	Total potential dwellings	Available potential (hectares)
2012	15,342	904.3
2013	15,583	918.1
2014	15,594	922.8
2015	15,305	906.4

Land Availability Report (Planning NI: 2011-13 and FODC 2014)

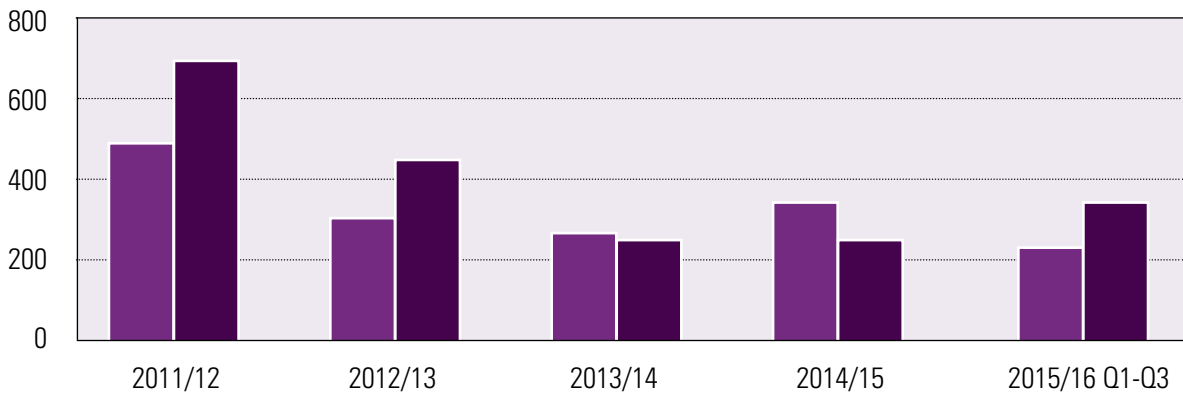
Average house prices and private new build starts



Source: University of Ulster and LPS

- FODCA private new build starts
- FODCA average house price
- N.I. average house price

Residential planning applications and new build starts in Fermanagh & Omagh



Source: DOE and LPS

- Residential Planning Applications
- New Build Starts



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
<p>Funding of discretionary grants for 2015/16 is £299k.</p> <p>Funding for Home Repair Assistance Grants in 2015/16 is £89k.</p> <p>DSD and NIHE will introduce a pilot loan scheme for private house maintenance in NI in 2015/16 with funding of £1m.</p> <p>Repair notices issued by councils to private rented landlords can be recovered through a mandatory grant of up to £7,500.</p> <p>NIHE will register and inspect HMOs for building and management standards.</p>	<p>NIHE spent approximately £475k on discretionary grants during 2015/16.</p> <p>Approved renovation grants totalled £684k, replacement grants totalled £32k and home repair assistance grants totalled £267k.</p> <p>Pilot loan scheme suspended until further research is carried out.</p> <p>115 mandatory repair grants to the value of £247k were approved during 2015/16.</p> <p>124 HMO's were registered by 2015/16. In the past year, three Article 80 Notices (fit for the number of occupants) and 14 Article 79 Notices (Management Regulations) were served.</p>	<p>Funding of discretionary grants for 2016/17 is £757k.</p> <p>Complete further research into other loan schemes for private house maintenance.</p> <p>NIHE will issue mandatory Repair Grants as required.</p> <p>NIHE will register and inspect HMOs for building and management standards.</p> <p>NIHE will commence work on the 2016 House Condition Survey.</p>	<p>Deliver policies to support sustainable design and improve the fabric of dwellings.</p> <p>Deliver innovative approaches to finance housing maintenance across all tenures.</p>
<p>Funding for NIHE planned maintenance schemes in 2015/16 is estimated at £2.62m for nine schemes.</p>	<p>Actual spend on planned maintenance schemes during 2015/16 was £3.6m.</p>	<p>Funding for NIHE planned maintenance schemes in 2016/17 is estimated at £3m.</p>	<p>NIHE will maintain properties in line with its Asset Management Strategy.</p> <p>Unfitness and decent home standards will be identified through NIHE House Condition Survey reports.</p>
<p>Funding for NIHE capital improvement schemes in 2015/16 is estimated at £0.21m.</p>	<p>Actual spend on capital improvement schemes during 2015/16 was £0.12m.</p>	<p>Funding for NIHE capital improvement schemes in 2016/17 is estimated at £0.07m.</p>	

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

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
NIHE will complete response maintenance repairs within the required target time.	94.5% of NIHE response maintenance repairs were completed within the 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.	99.1% 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 programmes of improvement work. DfC will use the survey to forecast future investment requirements for NIHE homes across NI.	

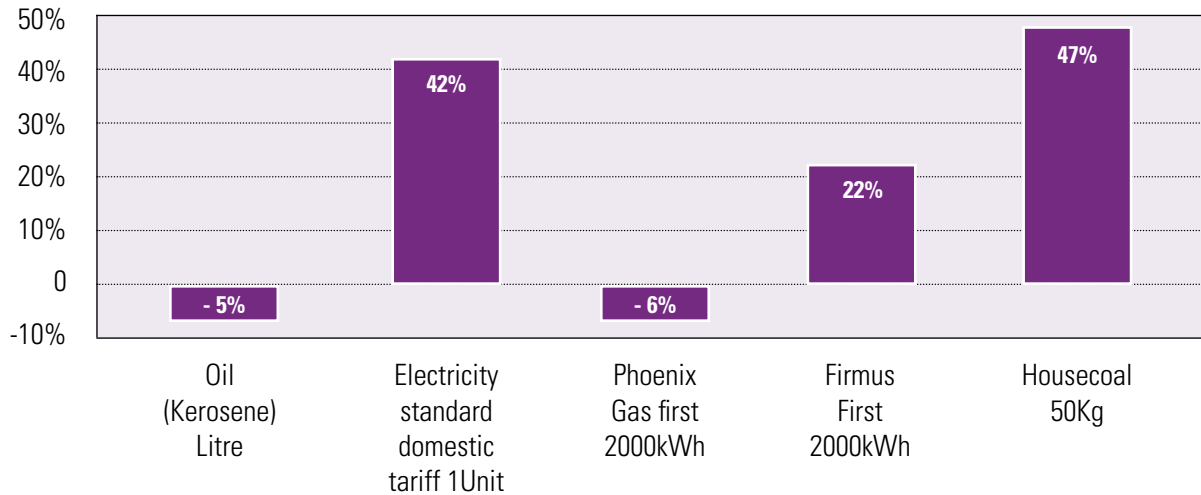
OUTCOME 5: DEVELOP LOW CARBON HOMES AND REDUCE FUEL POVERTY

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 25 schools visited in the FODC 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 FODC, 430 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. Develop and promote alternative natural energies to improve environmental wellbeing and combat fuel poverty in the home.
NIHE will implement the Boiler Replacement scheme in 2016 with a budget of £2m across NI.	In FODC, 216 properties had boilers replaced at cost of £151k.	NIHE will implement the Boiler Replacement scheme 2016-19 with a budget of £3m for 2016/17 across NI.	Deliver zero carbon dwellings within the SHDP.
NIHE's 2015/18 energy efficiency programme includes 12 schemes for 2,824 units at a cost of £6.15m.	At March 2016, schemes for 226 units were completed at a cost of £1.2m.	NIHE's 2016/19 energy efficiency programme includes 14 schemes for 1,235 units at a cost of £6.8m.	

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

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
<p>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.</p> <p>During 2015/16, 1,000 PV panels will be installed in NIHE properties across NI, valued at £6m.</p>	<p>There were 27 oil buying clubs established in NI by November 2015 including four in FODC at Lisnaskea, Belcoo, Cavanaleck/Chanterhill and Irvinestown.</p> <p>At March 2016, 975 installations of PV panels were completed across NI, 97 of these were in FODC.</p>	<p>NIHE aims to increase membership of the established oil buying clubs.</p> <p>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.</p>	

% change in household heating cost 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 one supported housing scheme for eight units and one scheme to provide one complex need dwelling in 2015/16.</p> <p>£5.01m has been approved to deliver the Supporting People programme for 2015/16.</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>Two supported schemes for 29 units were completed during 2015/16.</p> <p>Actual payments for 2015/16 in FODC were £5.39m.</p> <p>45 accommodation based schemes for 698 service users.</p> <p>Eight floating support schemes for 439 service users.</p> <p>Achieved.</p>	<p>The gross, three year (2016/19) SHDP contains two supported housing schemes for 11 units. Both schemes are programmed to commence construction in 2016/17.</p> <p>£6.03m has been approved to deliver the Supporting People programme for 2016/17.</p> <p>Implementation of the recommendations of the DfC Supporting People Review.</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>Research and review the strategic direction and delivery services of supporting people programme, to inform future commissioning plans for each client group.</p>



Railway Court, Omagh (Apex HA)

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

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
<p>Complete NIHE research to evaluate accommodation based Supporting People schemes.</p> <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 properties.</p>	<p>Completed and published in September 2015.</p> <p>Activity plan for 2015/16 completed.</p> <p>Achieved. NIHE identified a need for six wheelchair properties for 2015/20.</p>	<p>Activity Plan in place for 2016/17.</p> <p>NIHE will assess need for social housing wheelchair properties.</p>	<p>Establish a supported housing need assessment methodology by client group.</p> <p>NIHE will continue to work on appropriate solutions to meet this identified need.</p>
<p>NIHE have funding of approximately £990k for disabled facilities grants (DFGs) 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.</p> <p>NIHE approved 110 DFGs to a value of £796k during 2015/16. 107 completed during the year.</p> <p>Adaptations to a value of £76k were completed in FODC during 2015/16.</p>	<p>NIHE have funding of approximately £647k for DFGs 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, DFG adaptations.</p>

OUTCOME 7: HOMELESSNESS IS PREVENTED OR IS ADDRESSED EFFECTIVELY

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
<p>Provide homeless advice through a housing options service to prevent homelessness.</p> <p>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 sector access scheme across NI for 2015/16.</p>	<p>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.</p> <p>NIHE funded Smartmove private rented sector access scheme to a value of £359k across NI during 2015/16.</p> <p>Smartmove is now starting to offer their service in FODC.</p>	<p>Roll in of the Housing Solutions and Support Approach will continue across NI.</p> <p>NIHE have made £370k available to fund Smartmove private rented sector access scheme across NI for 2016/17.</p>	<p>Deliver a framework and model for a fully operational housing options service.</p> <p>Ensure information is readily available across all tenures to meet the needs of a housing options service.</p> <p>Deliver an adequate supply of permanent accommodation to prevent homelessness and repeat homelessness.</p>
<p>NIHE will work with organisations to deliver homeless services, in line with Homelessness Strategy 2012-17.</p> <p>Homeless applications to be processed within the 33 working days target.</p> <p>NIHE will review the Homelessness Strategy in 2017.</p>	<p>NIHE confirmed 613 homeless applications were received and 299 applicants were awarded Full Duty Applicant status in FODC.</p> <p>100% of homeless applications were processed within the 33 working days target in FODC.</p> <p>Ongoing.</p>	<p>NIHE will work with organisations to deliver homeless services, in line with Homelessness Strategy 2012-17.</p> <p>Homeless applications to be processed within the 33 working days target.</p> <p>NIHE will review the Homelessness Strategy in 2017.</p>	<p>Maintain and improve collaborative working arrangements to provide services to homeless people.</p> <p>Maximise return on funding for temporary homeless accommodation.</p>

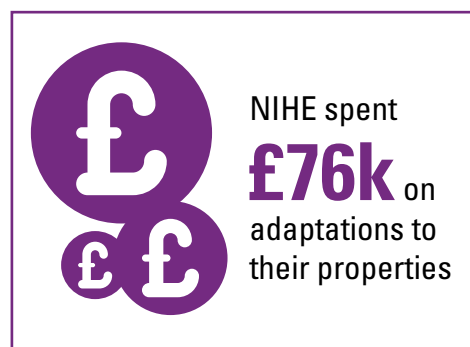
Supporting People

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	20	6	604	743	342
	Homelessness	5	3	470	470	46
	Learning Disability	9	5	1,629	1,869	100
	Mental Health	8	4	744	860	126
	Young People	3	3	623	768	84
		45	21	4,070	4,710	698
Floating Support Services	Older People	1	1	84	84	35
	Homelessness	4	4	757	752	314
	Mental Health	1	1	30	30	20
	Physical Disability	1	1	119	119	24
	Young People	1	1	331	331	46
		8	8	1,321	1,316	439
Grand Total		53	29	5,391	6,026	1,137

Homeless Figures

Year	No. of Homeless Presenters	No. of Homeless Acceptances	Households placed in Temporary Accommodation
2011/12	656	136	116
2012/13	567	216	103
2013/14	562	231	98
2014/15	649	290	80
2015/16	613	299	98

Source: NIHE



Disabled Facilities Grants figures

Year	2011/12	2012/13	2013/14	2014/15	2015/16
DFGs approved	134	136	123	131	110
Funding (£k)	1,190	919	1,069	1,004	796

Source: NIHE

Accessible Housing Executive Stock

Property Type	Bungalows	* Mobility Bungalows	Accessible Properties including extensions and lifts	Ground floor flats
Number	1,368	791	131	223

Source: NIHE * subset of bungalows



THEME FOUR

Enabling sustainable neighbourhoods

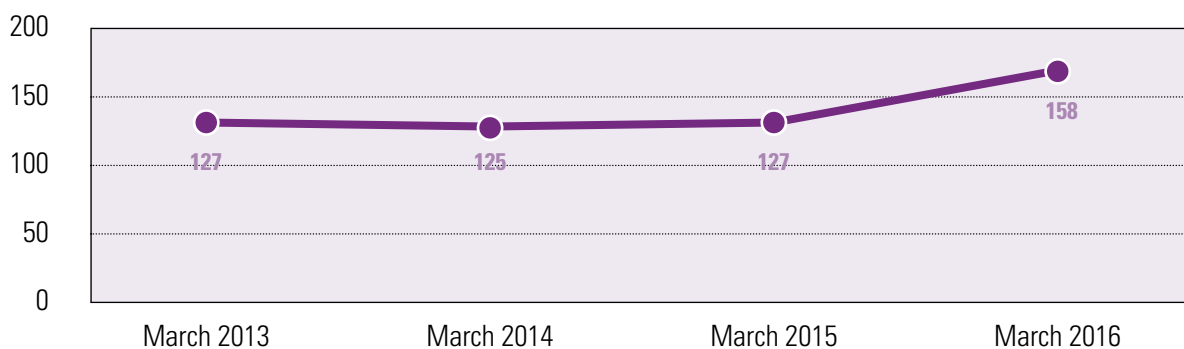
OUTCOME 8: REGENERATE NEIGHBOURHOODS

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
DSD have funded the Areas at Risk, SPOD and Neighbourhood Renewal programmes for 2015/16.	During 2015/16 approximately £621k was spent on Neighbourhood Renewal programmes in FODC.	Figures on projected spend for Areas at Risk, SPOD and Neighbourhood Renewal programmes have not yet been received from DfC.	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 44 empty homes recorded in FODC 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 will continue to work closely with the council through the community planning process.	Promote housing led regeneration through master planning proposals in urban and village 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 approved following eight weeks of public consultation.	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.	DSD 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 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.	NIHE's Social Housing Enterprise Strategy 2015-2018 was launched in September 2015 and made three awards totalling £11,000 to a range of social economy/ social housing enterprise initiatives in FODC.	NIHE's Social Housing Enterprise Strategy will invest £0.5m in NI annually to support social 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.	
NIHE will transfer assets under the CAT framework to deliver community regeneration.	There are no plans to transfer assets within FODC at present.	NIHE will transfer assets under the CAT framework to deliver community regeneration.	

Rural Applicants in Housing Stress



Source: NIHE

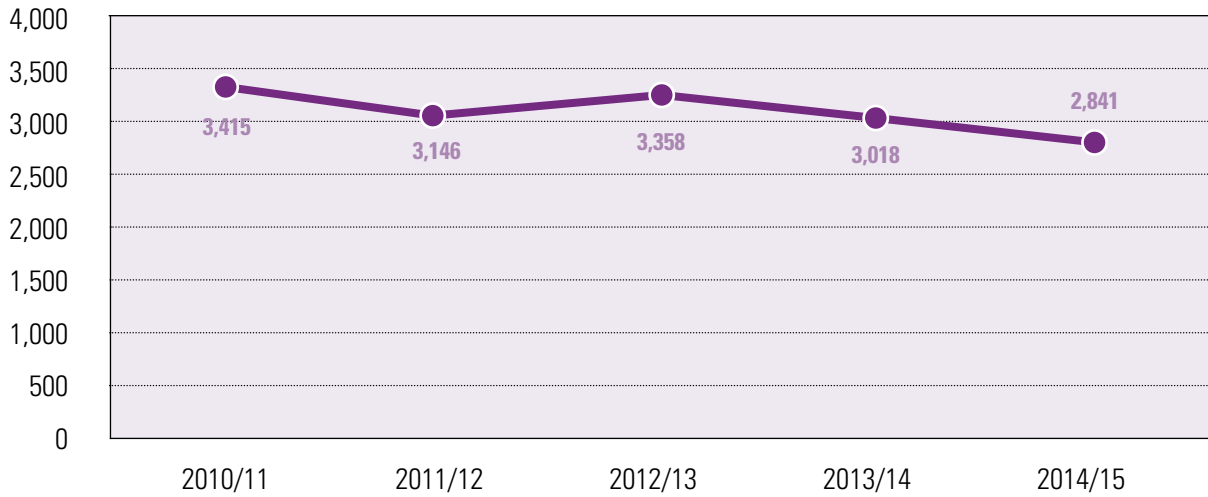
OUTCOME 9: CREATE SAFER AND COHESIVE COMMUNITIES

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
Implement NIHE's Community Safety Strategy 2014-17.	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 Policing and Community Safety Partnerships (PCSPs).	South West Area is represented on the Fermanagh/Omagh PCSP as a designated agency.	NIHE will continue to be a designated agency in the PCSPs.	Reduce anti-social behaviour crime.
Bids for £37k have been submitted from community groups for community safety projects in 2015/16.	During 2015/16 a contribution of £20k was made by NIHE to assist in a pilot neighbourhood warden scheme which operated in Fermanagh from October 2015 to March 2016.	A further bid of £20k has been allocated to Fermanagh / Omagh PCSP to assist with a neighbourhood warden scheme in Fermanagh during 2016/17, similar to that operating currently in Omagh. A total bid of £14,594 has been submitted from five separate community groups for community safety projects in 2016/17. To date one application for £2k has been approved. The Community safety team are currently assessing the other projects	
NIHE will continue to partner on Anti-Social Behaviour Forum and Multi Agency Risk Assessment Conferences.	Achieved. During 2015/16, NIHE dealt with 172 cases of anti-social behaviour in the South West area.	NIHE will continue to partner on Anti-Social Behaviour Forum and Multi Agency Risk Assessment Conferences.	
NIHE will continue to provide support to victims of domestic abuse.	NIHE will continue to provide support for victims of domestic abuse. NIHE participated in monthly MARAC meetings.	NIHE will continue to provide support to victims of domestic abuse.	

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

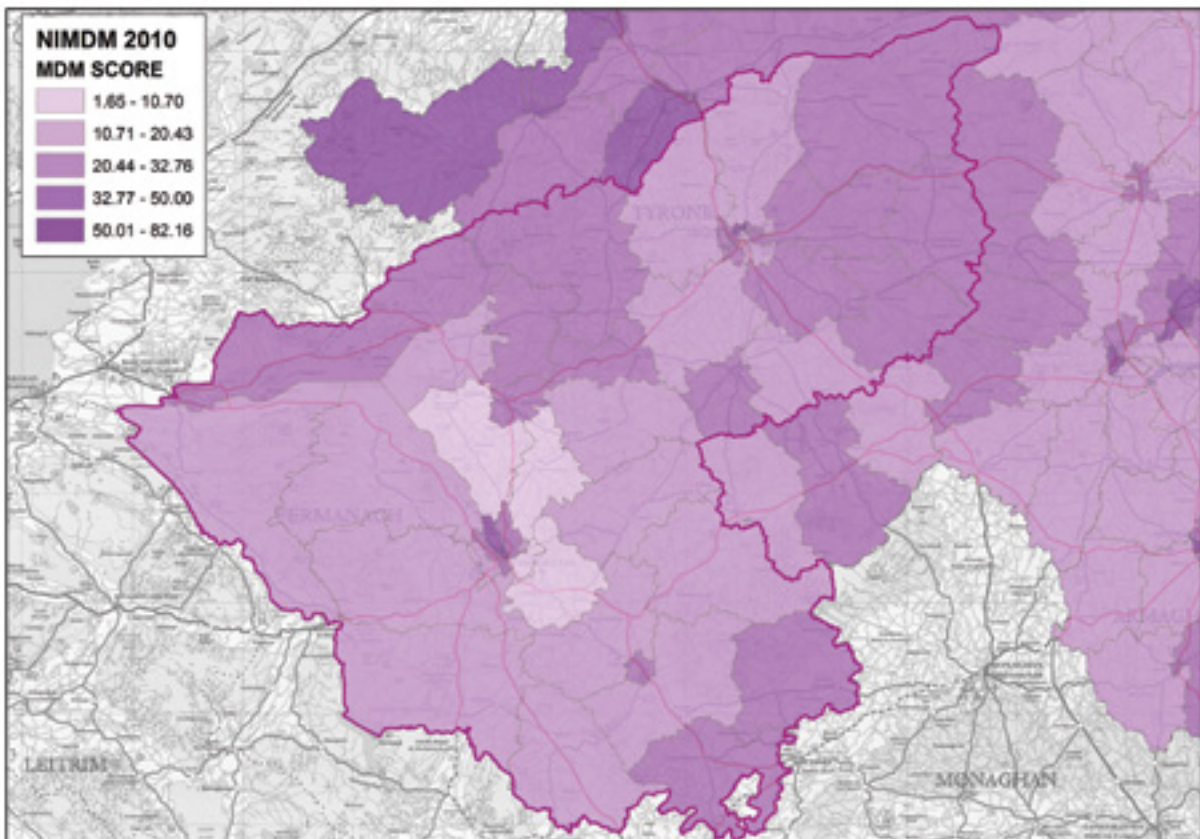
Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
NIHE will continue to fund Supporting Communities NI (SCNI) in their work with communities.	South West continues to work closely with SCNI locally at both HCN and Scrutiny Panel level.	Update the Community Involvement Strategy in 2017/18.	Increase tenant involvement in the management and future development of their communities.
NIHE will implement the Community Involvement Strategy and update in 2017/18.	Achieved.	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 has funding of £15k for community involvement projects for 2015/16.	Four community groups in South West Area had Community Grants of approximately £8k approved, of which work to the value of £6k has been completed.	South West area has a budget of approximately £15k for Community Involvement Work in 2016/17.	
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 relation to the South West Area this involved 4 estates: Hospital Road and Mullaghmore/Castleview, (Omagh) and Carrowshee/Sylvan Hill and West End Partnership (Fermanagh). A total of £61k was invested in projects, relating to the Community Cohesion and BRIC 2 programmes in the South West Area during 2015/16.	NIHE will identify a further 26 groups to be involved in phase 2 of the BRIC 2 across NI.	

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
<p>Increase rent collection to reinvest to improve services.</p> <p>Reduce arrears to maximise income.</p> <p>Meet the Public Accounts Committee to establish a tenancy fraud baseline for future monitoring.</p>	<p>NIHE collected 99.76% of rent during 2015/16.</p> <p>Arrears were reduced by £23k during 2015/16.</p> <p>Baseline level of tenancy fraud established. Action Plan in place and statistics reported quarterly to DfC.</p>	<p>Increase rent collection to reinvest to improve services.</p> <p>Reduce arrears to maximise income.</p> <p>Implement the Tenancy Fraud Action Plan.</p>	<p>Maximise income to deliver better services and improve stock.</p> <p>Monitor and reduce tenancy fraud.</p>
<p>Maintain voids below 1% of total stock to make best use of housing stock and increase revenue from rents.</p>	<p>NIHE voids at April 2016 were 0.68% of total stock.</p>	<p>Maintain voids below 1% of total stock to make best use of housing stock and increase revenue from rents.</p>	<p>Make best use of stock.</p>
<p>Implement the Sustaining Tenancy Strategy.</p>	<p>Revised Customer Support and Tenancy Sustainment Strategy approved by the Board and work commenced on the development of local action plans. Local staff work to identify vulnerable people and work closely with support agencies.</p>	<p>Implement the Strategy locally and incorporate the approach in the Build Yes revised ways of working.</p>	<p>Reduce tenancy failure and help tenants stay in their own home.</p>
<p>Implement the welfare reform action plan as required.</p>	<p>The Welfare Reform Action Plan focused 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.</p>	<p>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.</p>	
<p>Continue to monitor tenants' satisfaction through the CTOS.</p>	<p>Ongoing.</p>	<p>Continue to monitor tenants' satisfaction through the CTOS.</p>	<p>Monitor and improve customer satisfaction levels.</p>



Appendices

Appendix One: Social Housing Need by settlement 2015/20

SETTLEMENT	SOCIAL HOUSING NEED 2015/20
Main Urban Centre	
Enniskillen Town	100
Omagh	10
Towns	
Irvinestown	0
Lisnaskea	0
Carrickmore	0
Dromore	0
Fintona	0
Villages	
Aghadrumsee	0
Arney/Bellanaleck	4
Ballinamallard	3
Belcoo	0
Belleek	0
Brookeborough	0
Derrygonnelly	0
Derrylin	0
Donagh	0
Ederney/Lack	0
Florencecourt	0
Garrison	0
Kesh	0
Kinawley	0
Lisbellaw	0
Lisnarick	0
Magheraveely	0
Maguiresbridge	0
Newtownbutler	0
Roslea	0
Teemore	0
Tempo	0

Appendix One:
Social Housing Need by settlement 2015/20 - *continued*

SETTLEMENT	SOCIAL HOUSING NEED 2015/20
Beragh	0
Drumquin	0
Greencastle	0
Gortin	0
Trillick	0
Mountjoy	0
Omagh Cottages	0
Total	117

New Intermediate Housing Demand for FODC 2015/25:

COUNCIL	INTERMEDIATE HOUSING DEMAND 2015/25
FODC	730

**Appendix Two:
Social Housing Development Programme**

SCHEMES COMPLETED APRIL 2015 - MARCH 2016

Scheme	No of units	Client group	Housing Association	Policy theme
Drumawill, Enniskillen	34	General Needs	Apex	Urban
Rossorry, Church Road, Enniskillen	13	Young People Leaving Care	Apex	Supported
Railway Court, Omagh	16	Learning Disabilities	Apex	Supported
Total	63			

SCHEMES ON SITE AT 31ST MARCH 2016

Scheme	No of units	Client group	Housing Association	Policy theme
Lammy Crescent, Omagh (T)	1	General Needs	Habinteg	Urban
Lisolvan Park Phase 2, Brookeborough (T)	1	General Needs	Apex	Rural
Total	2			

SCHEMES PROGRAMMED 2016/19

Scheme	No of units	Client group	Year	Housing Association	Policy theme
Omagh Homeless / Care Leavers	8	Young People Leaving Care	2016/17	Apex	Supported
Crevenish Road, Kesh	3	Mental Health	2016/17	South Ulster	Supported
Total	11				

**Appendix Three:
Maintenance and grants information**

SCHEMES COMPLETED 1ST APRIL 2015 - 31ST MARCH 2016

Work Category	Scheme	Units
Double Glazing	Lisnaskea/ Ballinamallard/ Tamlaght/ Newtownbutler/ Lisbellaw/ Clabby	121
External Cyclical Maintenance	Carrickmore/ Gortin	123
Heating Installation	Omagh 15 year old heating replacement	97
	Fermanagh Rural 15 year old heating replacements	53
	Enniskillen/ Irvinestown 15 year old heating replacements	35
Revenue Replacement	Fintona, Church Street, Duncan Road, Ecclesgrove, McCaughey Terrace, Meadowbrooks, Mitchelbourne Terrace,	91
	Dergmoney Heights, Fairmount Avenue, Omagh/ Gardrum Heights, Morgan Park, Dromore	115
	Enniskillen, Breandrum Park, Kilmacormick Avenue, Drive and Road/ Derrylin, Knockninny Park	88
Smoke Alarm Replacements	Omagh SA replacements	67
	Fermanagh SA replacements	31

SCHEMES STARTED BETWEEN 1ST APRIL 2015 - 31ST MARCH 2016

Work Category	Scheme	Units
External Cyclical Maintenance	Rosslea/ Lisnaskea/ Newtownbutler	141
Revenue Replacement	Fairmount/ Beltrim/ Ashfield	103
Heating Installation	Fermanagh 15 year heating	123
	Omagh 15 year heating	116
Special Capital	Brookmount Lodge roofs/windows	11

Note: Some schemes may start and complete in year.

PROGRAMME OF WORK FOR 2016/17

Work Category	Scheme	Units
External Cyclical Maintenance	Lisnaskea/ Newtownbutler	158
	Strule Park/ Starrs Crescent etc.	137
Double Glazing	Lisnaskea/ Lisbellaw/ Newtownbutler	304
	Kilmacormick 2/ Irvinestown	284
	Carnmore Lodge/ Cornagrade	30
Heating Installation	Carnmore Lodge/ Cornagrade E7	30
Revenue Replacement	Strule/ Summerhill/ Watson Park etc.	140
	Belleek/ Donagh/ Rosslea	81

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	<5	17
Lifts	<5	13
Showers	25	46
Total		76

GRANTS PERFORMANCE 2015/16

Grant Type	Approved	Approval Value (£k)	Completed
Mandatory Grants			
Disabled Facilities Grants	110	796	107
Repair Grants	115	247	115
Discretionary Grants			
Renovation Grants	44	684	23
Replacement Grants	<5	32	<5
Home Repair Assistance Grants	67	267	54
Total	--	2,026	--

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.
Double Glazing	Replacement of single glazed with double glazed units.
Special Capital	Health and Safety Works

Appendix Four:
Household composition of housing applicants at March 2016

	TYPE	SINGLE PERSON	SMALL ADULT	SMALL FAMILY	LARGE ADULT	LARGE FAMILY	OLDER PERSON	TOTAL
Enniskillen Town	Applicant	256	26	77	8	28	80	475
	App (HS)	127	7	27	5	12	48	226
	Allocation	42	2	28	1	12	16	101
Irvinestown	Applicant	24	2	5	0	7	8	46
	App (HS)	13	1	3	0	4	5	26
	Allocation	15	0	2	0	0	9	26
Lisnaskea	Applicant	30	1	8	0	5	12	56
	App (HS)	10	0	2	0	2	6	20
	Allocation	7	0	5	0	2	5	19
Aghadrumsee	Applicant	0	0	1	0	0	0	1
	App (HS)	0	0	1	0	0	0	1
	Allocation	0	0	0	0	0	0	0
Arney/Bellanaleck	Applicant	2	0	2	0	1	1	6
	App (HS)	1	0	1	0	0	1	3
	Allocation	0	0	0	0	0	0	0
Ballinamallard	Applicant	5	1	2	0	0	4	12
	App (HS)	2	0	1	0	0	2	5
	Allocation	2	0	0	0	0	0	2
Belcoo	Applicant	1	0	2	0	2	2	7
	App (HS)	0	0	0	0	2	1	3
	Allocation	4	0	0	0	0	0	4
Belleek	Applicant	7	1	3	0	2	2	15
	App (HS)	2	0	2	0	1	0	5
	Allocation	2	1	0	0	2	2	7
Brookeborough	Applicant	4	2	2	1	1	0	10
	App (HS)	0	2	0	1	1	0	4
	Allocation	4	0	0	0	0	0	4
Derrygonnelly	Applicant	2	1	1	0	0	0	4
	App (HS)	0	0	1	0	0	0	1
	Allocation	3	0	0	0	0	0	3
Derrylin	Applicant	8	1	3	0	2	3	17
	App (HS)	3	0	1	0	1	2	7
	Allocation	1	2	0	0	0	0	3

	TYPE	SINGLE PERSON	SMALL ADULT	SMALL FAMILY	LARGE ADULT	LARGE FAMILY	OLDER PERSON	TOTAL
Donagh	Applicant	0	0	0	0	1	0	1
	App (HS)	0	0	0	0	0	0	0
	Allocation	1	0	0	0	0	0	1
Ederney/Lack	Applicant	4	0	0	1	1	0	6
	App (HS)	1	0	0	1	1	0	3
	Allocation	4	1	0	0	0	0	5
Florencecourt	Applicant	0	0	1	0	0	0	1
	App (HS)	0	0	1	0	0	0	1
	Allocation	2	0	2	0	0	0	4
Garrison	Applicant	2	0	1	0	0	3	6
	App (HS)	1	0	1	0	0	2	4
	Allocation	1	0	0	0	0	0	1
Kesh	Applicant	7	0	1	0	3	1	12
	App (HS)	3	0	1	0	3	1	8
	Allocation	5	2	2	0	0	2	11
Kinawley	Applicant	4	0	2	0	0	0	6
	App (HS)	2	0	0	0	0	0	2
	Allocation	0	0	0	0	0	0	0
Lisbellaw	Applicant	10	2	6	0	0	3	21
	App (HS)	2	1	1	0	0	3	7
	Allocation	4	0	1	0	0	0	5
Lisnarick	Applicant	0	0	0	0	0	0	0
	App (HS)	0	0	0	0	0	0	0
	Allocation	0	0	0	0	0	0	0
Magheraveely	Applicant	1	0	1	0	0	1	3
	App (HS)	1	0	0	0	0	0	1
	Allocation	3	0	0	0	0	0	3
Maguiresbridge	Applicant	12	2	6	0	3	2	25
	App (HS)	4	1	3	0	2	0	10
	Allocation	2	1	0	0	0	0	3
Newtownbutler	Applicant	12	3	1	0	0	0	16
	App (HS)	5	0	0	0	0	0	5
	Allocation	7	0	2	0	0	0	9

Fermanagh & Omagh
Housing Investment Plan
Annual Update 2016

	TYPE	SINGLE PERSON	SMALL ADULT	SMALL FAMILY	LARGE ADULT	LARGE FAMILY	OLDER PERSON	TOTAL
Roslea	Applicant	8	0	3	0	2	3	16
	App (HS)	3	0	2	0	0	0	5
	Allocation	3	0	1	0	1	3	8
Teemore	Applicant	0	0	0	0	0	0	0
	App (HS)	0	0	0	0	0	0	0
	Allocation	0	0	0	0	0	0	0
Tempo	Applicant	5	0	2	0	1	1	9
	App (HS)	4	0	0	0	0	1	5
	Allocation	1	0	1	0	0	0	2
Fermanagh District Total	Applicant	404	42	130	10	59	126	771
	App (HS)	184	12	48	7	29	72	352
	Allocation	113	9	44	1	17	37	221

Omagh Town	Applicant	243	35	91	17	42	93	521
	App (HS)	86	4	17	1	8	40	156
	Allocation	31	1	24	2	10	20	88
Carrickmore	Applicant	2	0	2	0	3	0	7
	App (HS)	0	0	1	0	1	0	2
	Allocation	1	0	0	0	0	0	1
Dromore	Applicant	13	1	5	0	1	4	24
	App (HS)	4	0	0	0	0	1	5
	Allocation	2	0	1	0	0	0	3
Fintona	Applicant	12	3	7	0	1	6	29
	App (HS)	2	1	1	0	0	2	6
	Allocation	2	1	1	0	1	2	7
Beragh	Applicant	3	0	5	1	1	2	12
	App (HS)	1	0	0	1	0	1	3
	Allocation	0	0	0	1	0	0	1
Drumquin	Applicant	11	1	3	0	2	5	22
	App (HS)	1	1	1	0	1	3	7
	Allocation	2	0	1	0	0	0	3
Gortin	Applicant	1	0	0	0	0	3	4
	App (HS)	0	0	0	0	0	3	3
	Allocation	1	0	6	0	2	5	14

	TYPE	SINGLE PERSON	SMALL ADULT	SMALL FAMILY	LARGE ADULT	LARGE FAMILY	OLDER PERSON	TOTAL
Greencastle	Applicant	3	0	0	0	1	0	4
	App (HS)	1	0	0	0	0	0	1
	Allocation	3	1	1	0	1	0	6
Mountjoy	Applicant	0	0	0	0	0	0	0
	App (HS)	0	0	0	0	0	0	0
	Allocation	0	0	0	0	0	0	0
Omagh Cottages	Applicant	5	0	0	1	0	0	6
	App (HS)	1	0	0	0	0	0	1
	Allocation	0	0	0	0	0	0	0
Trillick	Applicant	0	0	1	0	0	0	1
	App (HS)	0	0	1	0	0	0	1
	Allocation	5	0	0	0	0	1	6
Omagh District Total	Applicant	293	40	114	19	51	113	630
	App (HS)	96	6	21	2	10	50	185
	Allocation	47	3	34	3	14	28	129
Total	Applicant	697	82	244	29	110	239	1,401
	App (HS)	280	18	69	9	39	122	537
	Allocation	160	12	78	4	31	65	350

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

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

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

Sold Stock in bold

COMMON LANDLORD AREA	BUNG (i)	FLAT	HOUSE	MAIS (ii)	COTTAGE	TOTAL	VOID
Enniskillen Town	237	111	489	21	0	858	7
	182	87	1,330	3	6	1,608	
Irvinestown	87	0	87	0	2	176	0
	71	0	196	0	12	279	
Lisnaskea	82	1	99	0	0	182	1
	58	1	280	0	29	368	
Aghadrumsee	3	0	0	0	1	4	0
	2	0	1	0	4	7	
Arney/Bellanaleck	6	0	2	0	1	9	0
	10	0	24	0	3	37	
Ballinamallard	33	0	16	0	0	49	1
	19	0	74	0	1	94	
Belcoo	21	0	2	0	0	23	0
	7	0	45	0	3	55	
Belleek	36	0	16	0	2	54	0
	25	0	44	0	8	77	
Brookeborough	28	0	12	0	0	40	0
	27	0	50	0	17	94	
Derrygonnelly	33	0	12	0	1	46	0
	8	0	67	0	6	81	
Derrylin	25	0	9	0	0	34	0
	19	0	31	0	0	50	
Donagh	9	0	7	0	0	16	0
	1	0	32	0	5	38	
Ederney/Lack	25	0	22	0	0	47	1
	28	0	49	0	8	85	
Florencecourt	1	0	4	0	0	5	1
	8	0	21	0	0	29	
Garrison	19	0	10	0	3	32	1
	16	0	17	0	8	41	
Kesh	42	0	19	0	1	62	0
	50	0	57	0	3	110	

COMMON LANDLORD AREA	BUNG (i)	FLAT	HOUSE	MAIS (ii)	COTTAGE	TOTAL	VOID
Kinawley	2	0	3	0	0	5	0
	7	0	7	0	2	16	
Lisbellaw	24	0	15	0	0	39	1
	30	0	103	0	7	140	
Lisnarick	1	0	0	0	0	1	0
	23	0	14	0	7	44	
Magheraveely	5	0	1	0	0	6	0
	5	0	2	0	4	11	
Maguiresbridge	23	0	23	0	0	46	1
	7	0	65	0	6	78	
Newtownbutler	58	0	57	0	0	115	3
	14	0	106	0	37	157	
Roslea	29	0	23	0	0	52	0
	8	0	63	0	4	75	
Teemore	0	0	0	0	0	0	0
	3	0	0	0	4	7	
Tempo	29	0	17	0	1	47	0
	27	0	51	0	5	83	
Fermanagh District Total	858	112	945	21	12	1,948	17
	655	88	2,729	3	189	3,664	

Omagh Town	241	198	728	31	0	1,198	15
	183	57	1,472	2	14	1,728	
Carrickmore	38	2	29	0	0	69	0
	20	2	68	0	5	95	
Dromore	49	0	50	0	3	102	1
	46	0	131	0	26	203	
Fintona	64	0	100	0	0	164	0
	61	6	115	0	36	218	
Beragh	31	0	15	0	1	47	1
	60	0	31	0	31	122	

COMMON LANDLORD AREA	BUNG (i)	FLAT	HOUSE	MAIS (ii)	COTTAGE	TOTAL	VOID
Drumquin	32	3	30	0	1	66	1
	29	1	66	0	23	119	
Greencastle	10	0	14	0	0	24	2
	27	0	11	0	0	38	
Gortin	15	0	6	0	0	21	0
	16	0	32	0	8	56	
Mountjoy	1	0	0	0	0	1	0
	7	0	1	0	0	8	
Omagh Cottages	15	0	1	0	9	25	1
	53	0	14	0	64	131	
Trillick	14	8	9	0	0	31	0
	35	3	20	0	10	68	
Omagh District Total	510	211	982	31	14	1,748	21
	537	69	1,961	2	217	2,786	
South West Area Total	1,368	323	1,927	52	26	3,696	38
	1,192	157	4,690	5	406	6,450	

*Of the total stock these properties are void and do not include properties for sale or demolition.

(i) Bungalow (ii) Maisonette

**Appendix Six:
Management Team contact details**

OFFICE	CONTACT	CONTACT INFORMATION
All enquiries 03448 920 900		
Fermanagh Office Riverview House Head Street Enniskillen BT74 4DA		fermanagh@nihe.gov.uk
Omagh Office McAlister House Woodside Avenue Omagh BT79 7BP		omagh@nihe.gov.uk
South Regional Manager	Comghal McQuillan	comghal.mcquillan@nihe.gov.uk
Area Manager	Eddie Doherty	eddie.doherty@nihe.gov.uk
Housing Services Manager	Oonagh McAvinney	oonagh.mcavinney@nihe.gov.uk
Assistant Housing Services Manager (Fermanagh)	Ignatius Maguire	ignatius.maguire@nihe.gov.uk
Assistant Housing Services Manager (Omagh)	Edith Bell	edith.bell@nihe.gov.uk
Maintenance Manager (South West)	David Robinson	david.robinson@nihe.gov.uk

REGIONAL SERVICES		
Land and Regeneration 2 Adelaide Street Belfast BT2 8PB	Elma Newberry	elma.newberry@nihe.gov.uk
Supporting People	Anne Sweeney	anne.sweeney@nihe.gov.uk
Central Grants 2 Adelaide Street Belfast BT2 8PB	Danny O'Reilly	danny.oreilly@nihe.gov.uk
Regional Place Shaper Marlborough House Craigavon BT64 1AJ	Ailbhe Hickey	ailbhe.hickey@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 “secure 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.
HIPA	The Hate Incidents Practical Action Scheme.
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 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. 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.
MARAC	Multi-Agency Risk Assessment Conference.
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 the 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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