

Fermanagh and Omagh

Housing Investment Plan
Annual Update 2017



Geography of Fermanagh and Omagh



Fermanagh and Omagh 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 Fermanagh and Omagh 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 Fermanagh and Omagh 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 the Fermanagh and Omagh District Council (FODC) area 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.

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

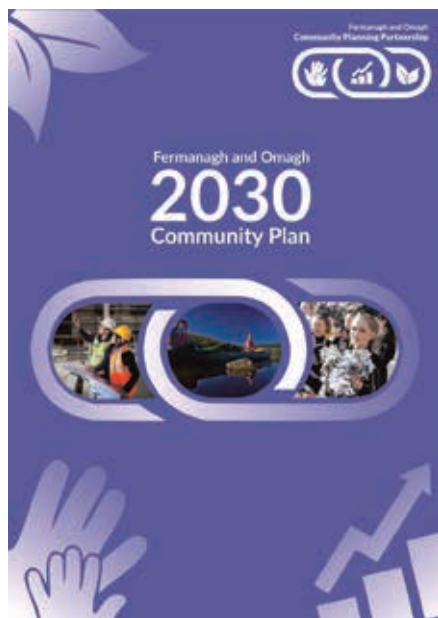
Enabling sustainable neighbourhoods

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

THEME FIVE

Delivering Quality Services

10. Deliver better services.



Fermanagh and Omagh 2030

Community Planning Themes

People and Communities

- Our people are healthy and well - physically, mentally and emotionally.
- Older people lead more independent, engaged and socially connected lives.
- Our communities are inclusive, safe, resilient and empowered.
- Our people have the best start in life with lifelong opportunities to fulfil their potential.

Economy, Infrastructure and Skills

- Our economy is thriving, expanding and outward looking.
- Our district is a connected place.

Environment

- Our outstanding natural environment and built and cultural heritage is sustainably managed and, where possible, enhanced.
- Our district is an attractive and accessible place.

The HIP and the Community Plan

FODC and their statutory partners have been preparing a Community Plan. The plan is ambitious and takes an all-inclusive approach to what the council wants to achieve for Fermanagh and Omagh by 2030. The final plan was published on 29 March 2017 and delivery will be led by a Strategic Partnership Board supporting the delivery of thematic action plans. Performance reports will be published every 2 years with detailed reviews every four years.

Following extensive consultation with the community and Community Plan partners, actions have been identified under the adjacent themes.

Housing has a key role in this process and can contribute to achieving these themes and the eight related outcomes. Housing can have a positive effect on wellbeing, an aging population, community safety, children and young people, economic growth, the environment and sustainability.

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

The HIP and the Local Development Plan

The Fermanagh and Omagh Local Development Plan (LDP) will replace Omagh Area Plan 2002 and Fermanagh Area Plan 2007.

The LDP will influence housing development and address land availability for housing across FODC up to 2030. It will be the main vehicle for assessing future housing land requirements.

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

The Housing Executive have responded to the Councils Preferred Options Paper (POP) and await publication of the draft Plan Strategy due at the end of 2017.

Housing allocations will be determined by:

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

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

Context

Strategic Context

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

The White Paper, 'Fixing Our Broken Housing Market'

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

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

The Draft Programme for Government (PfG)

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

Welfare Changes

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

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

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

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

Housing Benefit Changes

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

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

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

The Homelessness Strategy has five objectives



Homelessness Strategy

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

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

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

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 (HGIs)

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

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

Together Building United Communities (TBUC)

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

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



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

Local Context

FODC has been in operation since 1 April 2015. The council area is one of outstanding natural beauty with lakes, mountains, forest parks, the Marble Arch Caves Global Geopark, historic towns and a rich heritage. It is an area where quality of life is promoted and valued and it is recognised for its talented, skilled and creative people. The district is Northern Ireland's largest region in terms of land mass covering approximately 3,000km² and smallest in terms of population density (38 people per km²).

Fermanagh and Omagh is mainly a rural district with 30% of the population living in Enniskillen or Omagh, 7% living in smaller towns including Carrickmore, Dromore, Fintona, Irvinestown and Lisnaskea. Villages and small settlements account for 17% of the population and the remaining 46% of the population living in open countryside.

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

Housing Market Update

The FODC population is projected to grow by 4% by 2025. This growth in the population is due to the increasing 65+ population, which is projected to increase by 34.5% in the ten years to 2025.

However, the population of 0 - 15 year olds is expected to fall by 2.7% and the number of 16 - 64 year olds is expected to fall by 1.2% over the same period. Whilst the need for small family accommodation remains, there will be a requirement to design and construct suitable accommodation for older persons.

There are 7,690 registered businesses in the district accounting for 11% of all businesses in Northern Ireland. The district has a business base concentrated mainly on agriculture, construction and the retail sector. Tourism is also a significant economic driver with expenditure of £68 million per annum over the last three years.

Average annual wage levels in the district (£19,969) are substantially lower than the NI average (£24,601). As at April 2017 the claimant count rate for Fermanagh and Omagh District was 2.3% of the working age population, lower than the Northern Ireland average of 2.7%. The number of claimants fell by 27.3% from 2,272 at March 2016 to 1,652 at March 2017. Across Northern Ireland, the number of claimants fell by 17.3% from 39,010 to 32,251 claimants over the same period. Local economic performance affects the capacity for development in the private sector housing market.

Owner Occupied Sector

In FODC the average annual house price in 2016 was £135,181, a 4.4% increase on the previous year. This is the fourth year in which prices have increased from a low of £95,721 in 2012. However, the average house price is almost £20k less than the Northern Ireland average of £154,028 in 2016, which was a 3.1% increase on the previous year.

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

FODC area has a HGI projected new dwelling requirement for 2012-2025 of 4,500. This data will inform the Fermanagh & Omagh Community and Local Development Plans on the requirement for additional development land.

Private Rented Sector (PRS)

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

According to the Ulster University's Performance of the Private Rental Market Summary Report, July to December 2016, the average monthly rent in FODC was £447 over the second half of 2016, a slight fall from £458 in the second half of 2015. Average monthly rents remain significantly lower than the Northern Ireland average of £571. As in previous years, the volume of rental transactions in FODC over the second half of 2016 was relatively low at 177.

Terrace/townhouse properties represent the largest proportion of rented properties at 35% in LGD's outside Belfast. In Fermanagh and Omagh the average rent for terrace/townhouses was £442, the lowest rate across all local government districts. The private rented sector continues to occupy a key position within the FODC residential market.

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

- high demand for private rental;
- no net additional supply;
- high demand and low turnover in the social housing sector;
- job and income uncertainty;



Omagh Town Centre

- lower numbers of private new build development;
- lack of supply for single and older person accommodation; and
- affordability, particularly for first time buyers.

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, 4,755 private tenants in the FODC area were in receipt of Housing Benefit.

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

Social Housing Sector

The requirement for new social housing in the FODC has consistently increased since 2010. The five-year assessment for 2016-21 shows a need for 145 units. Need is greatest in Enniskillen town (119 units) and Omagh (20 units) with minimal need across other local towns and villages. The need in Enniskillen is primarily for accommodation for single and older person households.

Single, older persons and small family households comprise 87% of all applicants on the waiting list in housing stress. Future housing mix in new social housing will need to cater for these household groups. In recent years social housing need in FODC has been delivered by housing associations on Housing Executive land. Increasingly, areas of housing need are emerging in locations where the Housing Executive does not own land.

Housing associations report difficulties in obtaining sites in areas of housing need throughout the FODC 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 Housing Executive's three year SHDP has 42 housing units planned.

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

Due to the popularity of Fermanagh and Omagh District and the growing population, there is a need for additional housing particularly for singles and older person households in Enniskillen.

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 FODC, 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.

The Regional Development Strategy included a spatial framework, which promotes co-operation between places and encourages 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. Progress in terms of regeneration will be measured under the Economy, Infrastructure and Skills theme within the Community Plan. Measures included under the theme are improvements to the road network, journeys on public transport, access to broadband and connectivity.

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 £12.38m for FODC 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



Lady of the Lake, Irvinestown

ten-year vision as well as linking our plans to the local Community Plan.

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

Table 1: Fermanagh and Omagh Actual/Projected Public Sector Housing Spend

Activity areas	Actual spend £m	Projected spend £m
	2016/17	2017/18
Capital Improvement Work	0.41	1.91
Planned Maintenance Work*	2.43	3.19
Response Maintenance	1.91	2.38
Private Sector Grants	1.72	1.83
Grounds Maintenance	0.46	0.44
Supporting People	5.20	5.06
Community Development	0.09	**
Investment in New Build***	0.16	****
Total	12.38	14.81

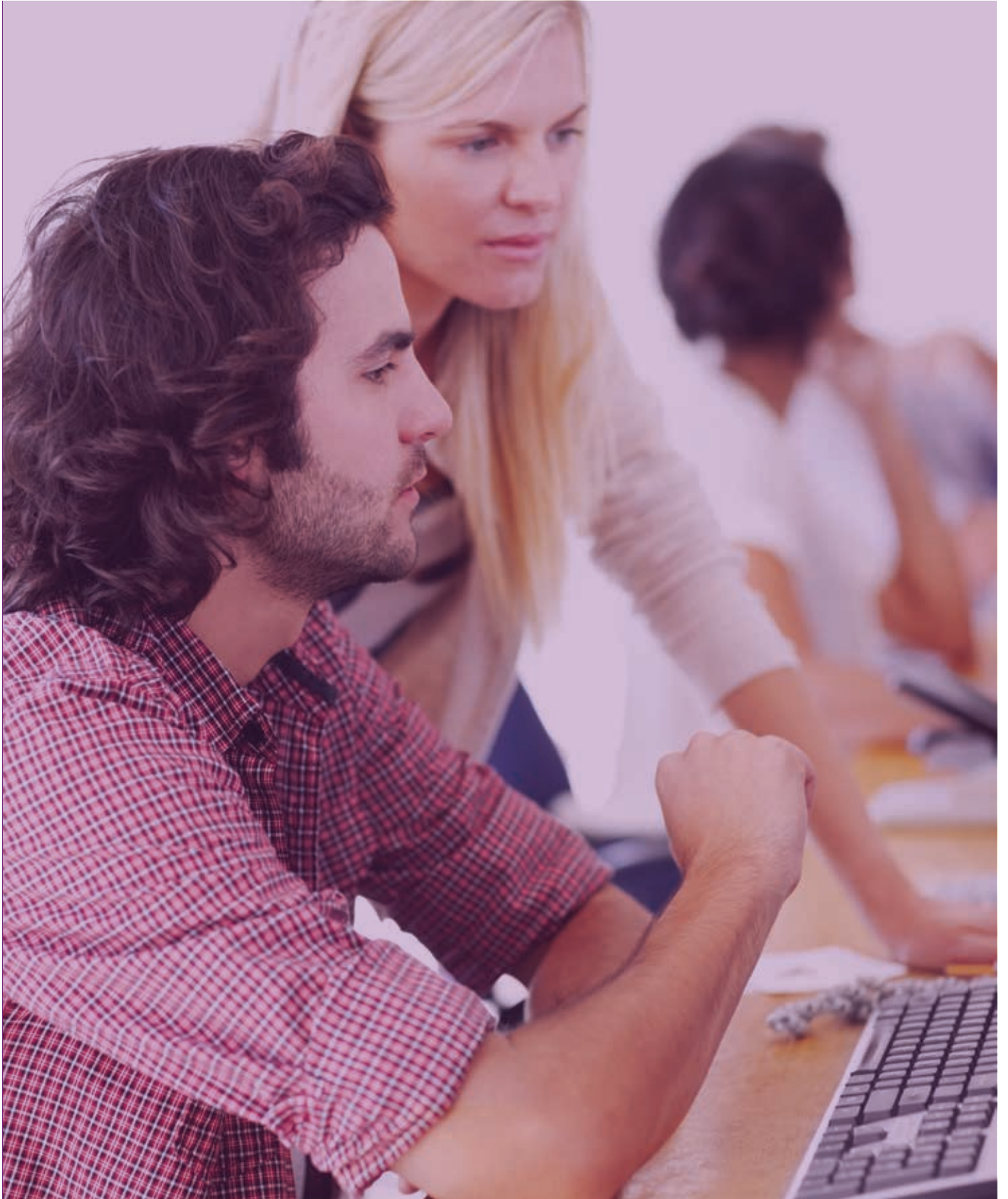
Source: NIHE

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

** Community Development projected spend is not available.

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

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



THEME ONE

Identify and meet housing need and demand

OUTCOME ONE				
IDENTIFY NEW HOUSING REQUIREMENTS				
Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
NIHE will update the Net Stock Model (NSM) in 2017 following the 2015 review of household projections.	Ongoing.	The NSM will be updated in 2017 and 2019.	NIHE will deliver updated objective assessments of affordable housing (social and intermediate housing) need by household type.	3B
NIHE will carry out an annual five year projected social housing need assessment for FODC.	Achieved. The five year social housing need for FODC is 145 units.	NIHE will carry out an annual five year projected social housing need assessment for FODC.	Continuously evaluate and update housing need and demand in line with best practice.	3B
NIHE will annually assess demand for intermediate housing for FODC.	Achieved. The ten year intermediate housing need is 590.	NIHE will annually assess demand for intermediate housing for FODC.		3B
Latent demand tests will be carried out in agreed areas to establish social housing need.	NIHE did not carry out a latent demand test within FODC during 2016/17. Results from the Ballinamallard, Irvinestown, Kesh and Carrickmore tests which took place during 2015/16 revealed no hidden demand for further social housing.	Maguiresbridge and Trillick have been nominated for latent demand testing. Feasibility work is currently being undertaken before testing can commence. NIHE will determine new locations to test after the completion of the HNA process. Any requests from councillors or local representatives for test locations will also be considered.	Identify rural housing need/demand.	3B
NIHE will produce a HIP annual update for 2017/18 monitoring housing market performance across all tenures.	Achieved.	NIHE will produce a HIP annual update for 2018/19, monitoring housing market performance across all tenures.	Determine new housing requirements for local development planning through collaborative working between NIHE, DfC, NISRA and DfI.	2B 3B
DfI will review HGIs for LDPs.	Achieved. Revised annual HGI requirement for FODC is 346 per year from 2012 to 2025.		NIHE will provide evidence based cross tenure analysis of the local housing market to inform Local Development and Community Planning.	3B
NIHE will annually update councils with affordable housing need reports for the production of Local Development and Community Plans.	Achieved.	NIHE to deliver annual updates of affordable housing requirement to inform Local Development and Community Plans.		3B
NIHE will review housing market geographies for NI and deliver Housing Market Assessments across NI.	Housing market geographies research scheduled to commence in 2017/18.	NIHE will commence programme to deliver Housing Market Assessments across NI upon the completion of the housing market geographies research.		3B

Demographics

	Mid-year estimate 2005	Mid-year estimate 2015	Projected 2025
Children	24,705 (22.8%)	24,909 (21.6%)	24,228 (20.2%)
Working age	69,631 (64.1%)	72,246 (62.7%)	71,352 (59.5%)
Older people	14,250 (13.1%)	18,156 (15.7%)	24,423 (20.3%)
Total Population	108,586	115,311	120,003
Households	-	42,709	45,699
Average Household Size	-	2.67	2.59

Source: NISRA

Fermanagh and Omagh Household Composition of Housing Applicants at March 2017

Type	Single Person	Small Adult	Small Family	Large Adult	Large Family	Older Person	Total
Applicant	718	77	289	31	111	241	1,467
App (HS)	345	22	112	11	54	124	668
Allocation	160	18	72	<10	27	48	331

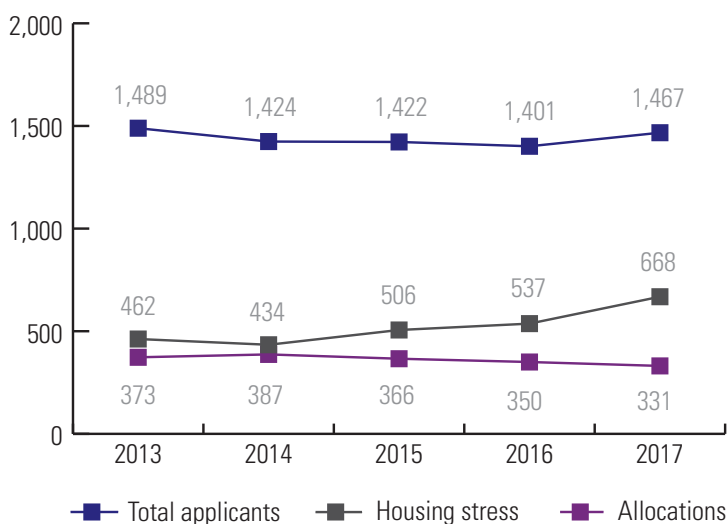
Applicant - Housing applicants at March 2017. App (HS) - Housing stress applicants at March 2017 (i.e. 30 points or more).

Allocation - Annual allocations for year ending March 2017.

Fermanagh and Omagh Housing Executive Stock at March 2017

	Bungalow	Flat	House	Maisonette	Cottage	Total	Void
Current Stock	1,366	322	1,911	52	26	3,677	19
Sold Stock	1,193	158	4,696	<10	404	6,456	

Social Housing Waiting List Trends



Source: NIHE

Definition of Household Types

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

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

Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
DfC will approve a gross, three year 2016/19 SHDP.	The SHDP delivered a new build start of one scheme, for three units in 2016/17. There were two units completed during 2016/17.	DfC will approve a gross, three year 2017/20 SHDP.	Maximise public funding through the procurement of affordable housing.	2B 3B
NIHE with DfC and housing associations will implement an SHDP Delivery Strategy Action Plan over the period 2017-2020.	The SHDP Delivery Strategy and Action Plan was approved by the NIHE Board in August 2016 and subsequently endorsed by DfC. A Commissioning Prospectus has been produced to support the new approach to commissioning the SHDP. The Commissioning Prospectus will provide a strategic, cross-tenure overview of housing need and demand across NI.	The SHDP Delivery Strategy Action Plan will be implemented over the period 2017-2020. The Commissioning Prospectus will be published in conjunction with the SHDP 2017-2020 in 2017.	The key objectives of the SHDP Delivery Strategy are: <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). 	2B 3B
NIHE will carry out site identification studies to examine sites for social housing as necessary.	No site identification studies were carried out within the district during 2016/17.	Currently no site identification studies are programmed for urban or rural areas.		2B 3B
NIHE will work with councils to develop social housing policies for the new LDP.	NIHE provided a response to the Councils Preferred Options Paper (POP) and await publication of the draft Plan Strategy due the end of 2017.	NIHE will work with councils to develop social housing policies for the new LDP.		2B 3B
DfC & DfI will engage with key stakeholders on recommendations detailed in the draft PPS 22 Affordable Housing.	Provision of affordable housing will be promoted in the LDP.	NIHE will work with councils to develop an affordable housing policy in the LDP.	Introduce developer contributions for affordable housing.	2A 2B 3B

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

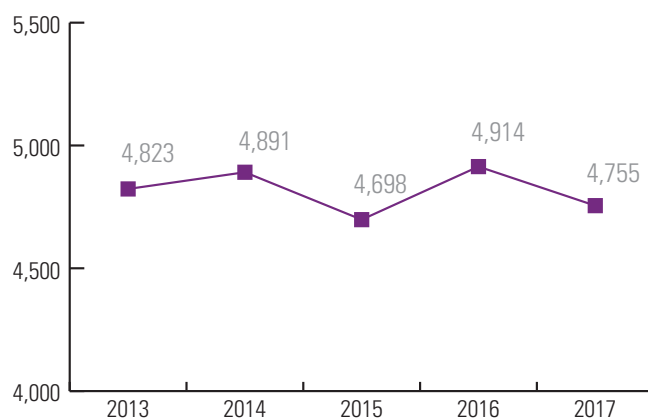
Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
DfC will continue to implement landlord registration and tenancy deposit schemes and analyse the data received.	Achieved. There were 5,743 landlord registrations at March 2017.	DfC will continue to implement landlord registration and tenancy deposit schemes and analyse the data received.	Monitor and evaluate the performance of the PRS to assess effectiveness in meeting affordable housing need.	3B
DfC will complete a fundamental review of the PRS in 2016.	Public consultation launched in January 2017 with a list of proposals to be discussed.	Following the consultation period, DfC will set out how the agreed proposals will be implemented.	Introduce effective regulation for the PRS to maintain physical and management standards.	3B
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 18.2 days. Claim amendments were processed in an average of 3.7 days.	NIHE plan to process new public/private HB claims within the 22-day target and HB claim amendment within seven days.		1C
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.		2A 3B

Housing Benefit public claimants at March 2017

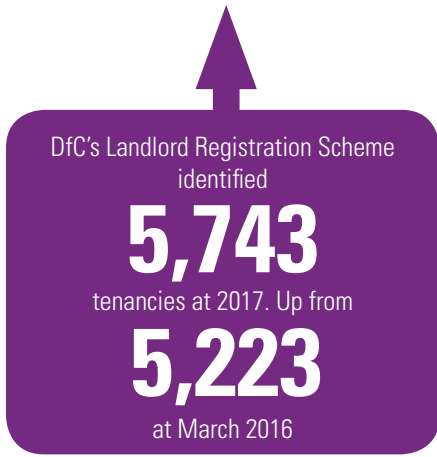
3,918

Source: NIHE

Private Housing Benefit Claimants

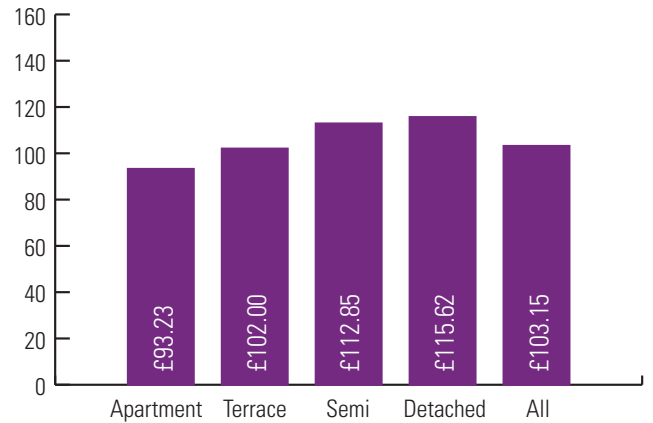


Source: NIHE



Source: DfC

Average Weekly Private Sector Rent



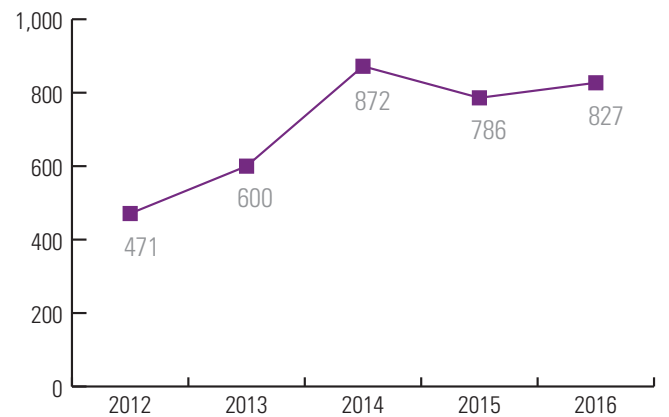
Source: Ulster University

Ten Year Intermediate Housing Demand 2016-2026



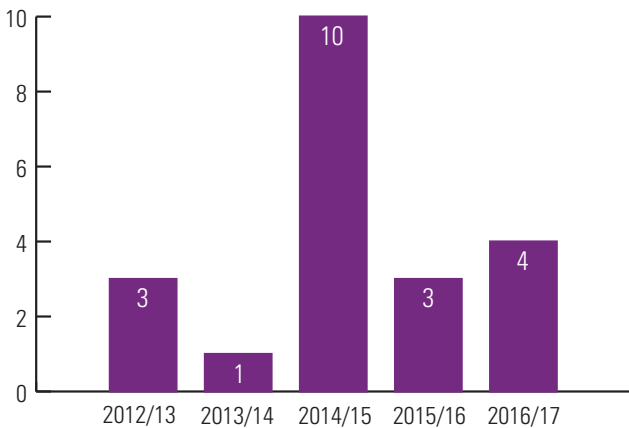
Source: NIHE

House Sales All Tenures



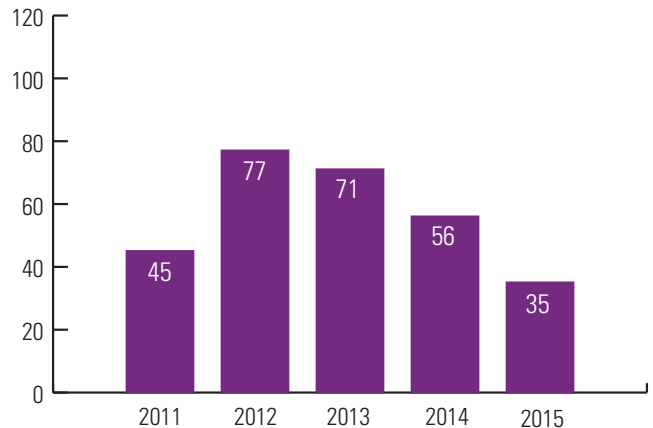
Source: LPS

Co-Ownership Approvals



Source: Co-Ownership

Repossessions



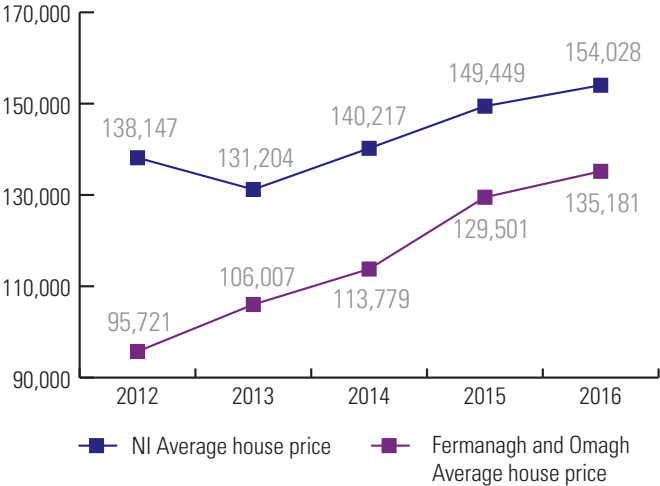
Source: DfC

OUTCOME THREE ASSIST HOME OWNERSHIP				
Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
NIHE and housing associations will implement the House Sales and Equity Sharing Scheme.	20 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.	2A 3B
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 four properties purchased through Co-Ownership in FODC.	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.	2A 3B
DfC 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); 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).	DfC has awarded £19m FTC under AHLF. FairShare has been set up by Apex, Clanmil and Choice as a new shared ownership scheme enabling homebuyers who cannot afford to purchase a property outright, to buy a share of a property directly from a housing association and pay rent on the rest. £12.5m FTC has been awarded to Co-Ownership for the Rent to Own initiative. The Rent to Own scheme is now operational. There have been no sites identified in FODC during 2016/17.	Housing associations in NI will continue to offer affordable, high-quality properties for sale through the FairShare shared ownership scheme. Co-Ownership will continue to promote the Rent to Own scheme.	Introduce a developer contribution to increase the supply of intermediate housing. Deliver finance models to make better use of funding for intermediate housing. Deliver a range of intermediate housing products, such as intermediate rent.	2A 2B 3B 2A 3B
NIHE will work with councils to develop intermediate housing policies through the LDP.	Planning has commenced collaborative work with NIHE on LDP's POP.	NIHE will work with councils to develop intermediate housing policies through the LDP.	Deliver mixed tenure housing schemes in communities through planning.	2B 3B
NIHE will continue to investigate with housing associations, the potential for community self-build products for home ownership.	Work on site investigation is ongoing with Habitat for Humanity however there is nothing local happening at this time.	NIHE will continue to investigate with housing associations, the potential for community self-build products for home ownership.	Deliver a self-build affordable housing model.	2A 2B 3B



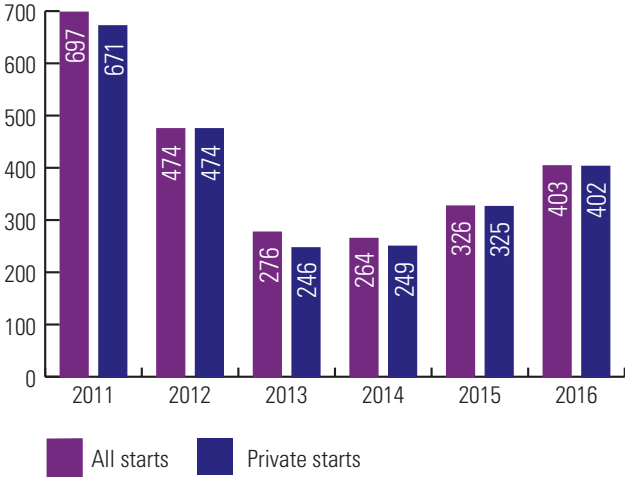
Source: NIHE

Average Annual House Prices



Source: Ulster University

New Build Starts



Source: LPS



THEME TWO

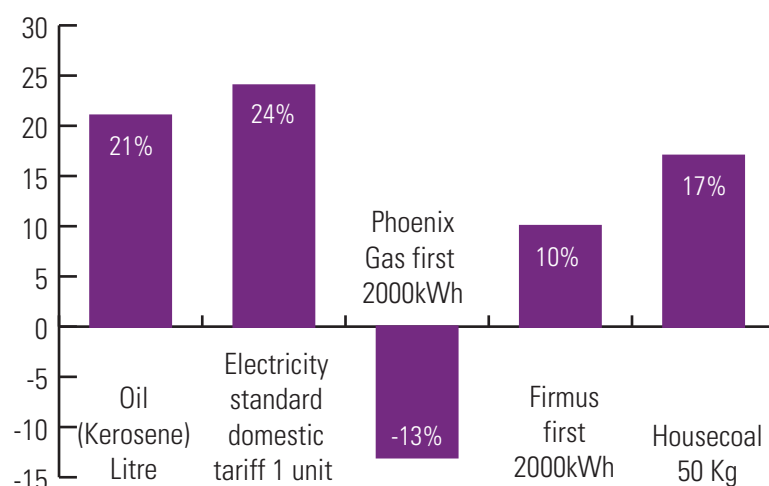
Improving people's homes

OUTCOME FOUR IMPROVE THE QUALITY OF THE HOUSING STOCK				
Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
<p>Funding of discretionary grants for 2016/17 is £757k.</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>NIHE will issue discretionary Home Repair Assistance (HRA) grants as required.</p>	<p>Discretionary grant approval in 2016/17 was £1,141k.</p> <p>There were 226 mandatory repair grants approved in 2016/17 with an approval value of £1,291k.</p> <p>NIHE approved HRA grants to the value of £243k in 2016/17, 51 of which were completed.</p>	<p>Funding of discretionary grants will continue in 2017/18.</p> <p>NIHE will issue mandatory repair grants as required.</p> <p>NIHE will issue discretionary HRA grants as required.</p>	<p>Deliver policies to support sustainable design and improve the fabric of dwellings.</p>	<p>1C 3B</p> <p>1C 3B</p> <p>1C 3B</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 £3m.</p>	<p>At March 2017, there were 130 properties registered as HMOs in FODC. In the past year, five Article 80 Notices (fit for number of occupants) and eight Article 79 Notices (Management Regulations) were served.</p> <p>In 2016/17, NIHE spent £2.43m on planned maintenance schemes. NIHE completed planned maintenance works to 700 properties: 380 properties received ECM works, 289 Kitchens, 20 Double Glazing & 11 properties received capital works.</p>	<p>NIHE will register and inspect HMOs for building and management standards.</p> <p>Funding for NIHE planned maintenance schemes in 2017/18 is estimated at £3.19m. NIHE will complete works to 1,375 properties: 440 properties will receive ECM works, 239 Kitchen replacements, 642 Double-Glazing, 24 Heating & 30 will receive capital 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>	<p>1C 2B 3B</p> <p>1C 3B</p>
<p>Funding for NIHE capital improvement schemes in 2016/17 is estimated at £0.07m.</p>	<p>In 2016/17, NIHE spent £0.41m on capital improvement schemes.</p>	<p>Funding for NIHE capital improvement schemes in 2017/18 is £1.91m.</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>1C 3B</p>

**OUTCOME FOUR
IMPROVE THE QUALITY OF THE HOUSING STOCK CONTINUED**

Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
NIHE will complete response maintenance repairs within the required target time. NIHE will carry out response maintenance repairs to customers' satisfaction. NIHE stock condition survey will complete in 2015 and inform the Asset Management Strategy.	New contracts and working arrangements were introduced during 2016/17. The new contracts are progressing well but we are unable to report performance against targets until 2018. NIHE's new Asset Management Strategy was approved in 2016.	NIHE will complete response maintenance repairs within the required target time. NIHE will use the Asset Strategy as the basis for investment in the modernisation and maintenance of our housing stock.		1C 3B 1C 3B 1C 3B
NIHE will commence work on the 2016 House Condition Survey.	Work is underway with the first preliminary report published on 30 March 2017.	The 2016 House Condition Survey final report will be published early 2018.	Unfitness and decent home standards will be identified through NIHE House Condition Survey reports.	1C 3B

Household Fuel Cost % Change April 2007 to January 2017



Source: NIHE

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

Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
Bryson Energy, with funding from NIHE deliver an energy efficiency awareness programme annually to 160 schools across NI and a local and impartial Energy Efficiency Advice Line.	Achieved. There were 35 schools visited in FODC during 2016/17.	Bryson Energy will continue to deliver the Advice Line and Schools awareness programme.	Promote energy efficiency through contracts with social enterprises.	1C 1D 2A 3B
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 14 schemes at a cost of £6.8m.	In FODC, 699 measures were carried out to private properties under the Affordable Warmth Scheme in 2016/17. In FODC, 130 properties had boilers replaced at cost of £91k. During 2016/17, there were no heating installations carried out in FODC.	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 15 schemes at a cost of £8m.	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.	1C 3B 1C 3B 1C 3B
Bryson Energy aim to increase membership of the 26 established oil buying clubs across NI.	Almost 5,000 households have become members of oil buying clubs across NI. In the district there are clubs in Enniskillen, Belcoo, Irvinestown, Omagh and Lisnaskea.	NIHE aims to increase membership of the established oil buying clubs.		1C
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. At March 2017, 92 installations of PV panels were completed in FODC.	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.	1C 2A 3B



THEME THREE

Transforming people's lives

OUTCOME SIX PROVIDE SUITABLE ACCOMMODATION AND SUPPORT SERVICES FOR VULNERABLE RESIDENTS				
Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
The gross, three year (2016/19), SHDP contains two supported housing schemes for 11 units, both of which are programmed to commence construction in 2016/17.	At March 2017, one scheme for three units was on-site at Crevenish Road in Kesh, South Ulster HA developing.	The gross, three year (2017/20), SHDP contains one supported housing schemes for four units which is programmed to commence construction in 2017/18.	Maintain collaborative working practices between NIHE, Health Trusts and Probation Service to deliver innovation, capacity and housing care and support services.	1A, 1B 1C, 3B
£6.03m has been approved to deliver the Supporting People programme for 2016/17.	£5.20m was spent delivering the Supporting People programme for 2016/17. 44 accommodation based schemes for 626 service users. Eight floating support schemes for 439 service users.	£5.06m has been approved to deliver the Supporting People programme for 2017/18.		1A, 1B 1C, 3B
NIHE will work with housing associations to incorporate support for wheelchair units within the SHDP.	Two wheelchair units completed during 2016/17. The units are at Lisolvan Park (Phase 2), Brookeborough, Apex HA and Lammy Crescent, Omagh, Habinteg HA.	2017/20 SHDP incorporates support for four wheelchair units.		1A, 1B 1C, 3B
NIHE will monitor and review Supporting People services through the contract management framework and take actions to remodel/realign services as needed.	Activity plan for 2016/17 underway.	Activity Plan in place for 2017/18.		1A, 1B 1C, 3B
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.		1A, 1B 1C, 3B
NIHE have funding of approximately £647k for Disabled Facilities Grants (DFGs) for the private sector in 2016/17.	NIHE approved 115 DFGs spending £1,056k during 2016/17, 89 completed throughout the year.	NIHE has funding of approximately £9.5m for DFGs for the private sector in 2017/18 across NI.	Promote independent living through DFG adaptations.	1A, 1B 1C, 3B
NIHE will provide adaptations to their properties as required.	NIHE spent £140k on adaptations in 2016/17.	NIHE will provide adaptations to their properties as required.		1A, 1B 1C, 3B
The 2013/18 Traveller Need Assessment identified no accommodation requirement for Traveller families in FODC.	NIHE continues to monitor the need for Traveller accommodation throughout the area.	NIHE will continue to monitor and assess Traveller accommodation requirements in FODC.	Identify and meet Traveller accommodation needs within communities.	1A, 1B 1C, 1D 3B

OUTCOME SEVEN HOMELESSNESS IS PREVENTED OR IS ADDRESSED EFFECTIVELY				
Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
Roll in of the Housing Solutions and Support Approach will continue across NI.	This approach has developed to focus on tenancy sustainment, homeless prevention and exploring housing and support options for customers who contact the NIHE with a housing issue. Housing Solutions and Support teams have been established in three Housing Executive Offices, covering five outlets.	Roll in of the Housing Solutions and Support Approach will continue across NI.	Deliver a framework and model for a fully operational housing options service.	1A 1B 1C 3B
NIHE have made £370k available to fund the 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.	Ensure information is readily available across all tenures to meet the needs of a housing options service.	1C 3B
NIHE will work with organisations to deliver homeless services, in line with Homelessness Strategy 2012-17.	NIHE confirmed 754 homeless applications were received and 404 applicants were awarded Full Duty Applicant status.	NIHE will work with organisations to deliver homeless services, in line with Homelessness Strategy 2017-22.	Deliver an adequate supply of permanent accommodation to prevent homelessness and repeat homelessness.	1A 3B
Homeless applications to be processed within 33 working day target.	100% of homeless applications were processed within 33 working days.	Homeless applications to be processed within 33 working day target.	Maintain and improve collaborative working arrangements to provide services to homeless people.	1A 1B 1C 3B
NIHE will review the Homelessness Strategy in 2017.	The Homelessness Strategy 2017-22 'Ending Homelessness Together' was published in April 2017.		Maximise return on funding for temporary homeless accommodation.	1A 1B 1C 3B

Homeless Figures

Year	No. of homeless presenters	No. of homeless acceptances	Households placed in temporary accommodation
2012/13	567	216	103
2013/14	562	231	98
2014/15	649	290	80
2015/16	613	299	98
2016/17	754	404	106

Source: NIHE

Older Persons Seeking Sheltered Accommodation

Year	March 2016	March 2017
Total applicants	73	80
Applicants in housing stress	48	55

Source: NIHE

Disabled Facilities Grants (DFGs)

Year	2012/13	2013/14	2014/15	2015/16	2016/17
Approved	136	123	131	110	115
Funding £k	919	1,069	1,004	796	1,056

Source: NIHE

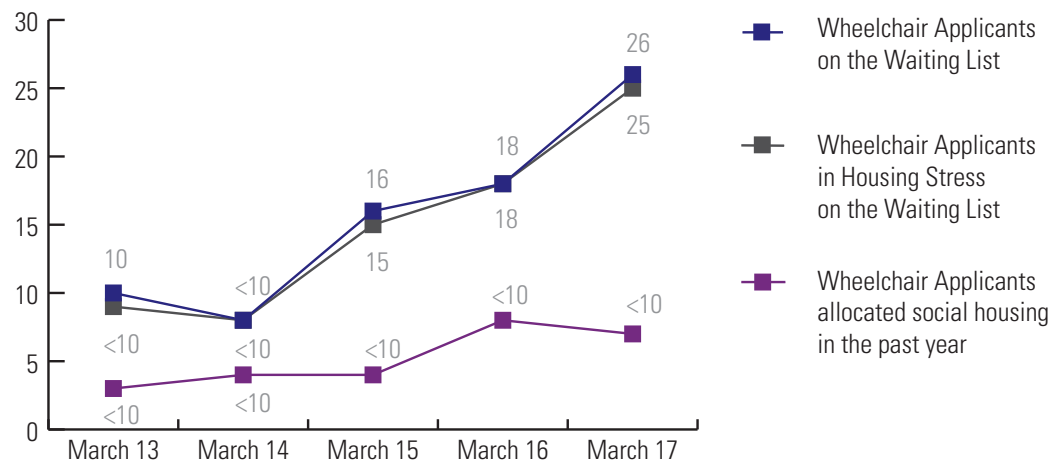
Supporting People

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	21	5	566	566	365
	Homelessness	5	4	450	427	30
	Learning Disability	9	6	1,688	1,680	114
	Mental Health	6	3	619	637	81
	Young People	3	2	453	429	36
	Sub Total	44	*	3,776	3,739	626
Floating Support Services	Older People	1	1	84	84	35
	Homelessness	4	4	860	752	314
	Physical Disability	1	1	119	119	24
	Mental Health	1	1	30	30	20
	Young People	1	1	331	331	46
	Sub Total	8	*	1,424	1,316	439
Grand Total		52	*	5,200	5,055	1,065

Source: NIHE

*Some providers supply both accommodation based and floating support services

Social Housing Wheelchair Statistics



Source: NIHE



NIHE spent
£140k
on
adaptations
to its properties



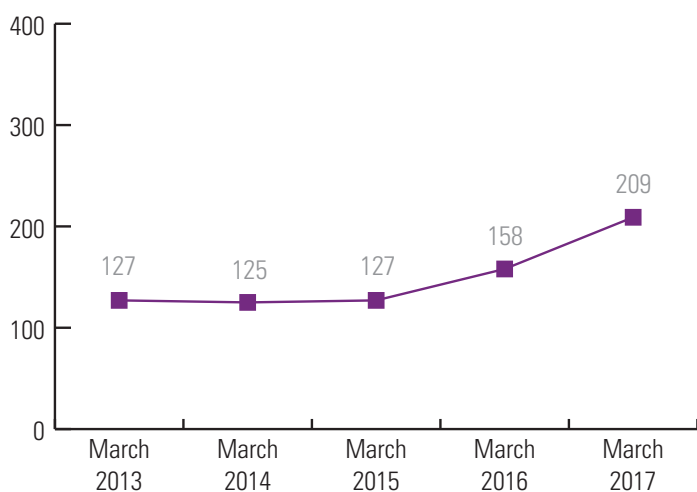
THEME FOUR

Enabling sustainable neighbourhoods

OUTCOME EIGHT REGENERATE NEIGHBOURHOODS				
Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
DfC will continue to invest in Areas at Risk, SPOD and Neighbourhood Renewal projects within the district.	During 2016/17 DfC spent approximately £369k on Neighbourhood Renewal programmes in FODC.	DfC will continue to invest in Areas at Risk, SPOD and Neighbourhood Renewal projects within the district.	Develop collaborative working arrangements between DfC, NIHE and councils to deliver housing led regeneration in partnership with communities.	3B
NIHE will capture details of empty homes as they are identified and reported and share with DoF and DfC in line with the Housing (Amendment) Act 2016.	44 cases were reported within FODC, seven of which were closed, five deferred and 32 remain open.	The Empty Homes strategy is currently under review with DfC.		3B
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.	NIHE will examine a further year of the Heritage in Housing scheme in 2017/18.	Improve the quality of urban and rural design and townscape quality in local communities.	3B
Promote housing led regeneration through master planning proposals in urban and village centres.	NIHE will continue to work with the Council through the Community Planning process.	Promote housing led regeneration through master planning proposals in urban and village centres.		3B
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'.	2A 2B 3B
DfC will continue to invest in social enterprise growth to increase sustainability in the broad community sector.	DfC is supporting Social Economy Enterprise growth in NI through Community Asset Transfer (CAT), Pilot Social Economy Projects, Social Enterprise Hubs and Social Innovation.	DfC will continue to invest in social enterprise growth to increase sustainability in the broad community sector.	Support local businesses and job creation through social enterprise.	2A 2B 3B

OUTCOME EIGHT REGENERATE NEIGHBOURHOODS CONTINUED				
Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
NIHE's Social Housing Enterprise Strategy (SHE) will invest £0.5m in NI annually to support social housing enterprise developments.	In 2016, the Social Housing Enterprise Strategy made six awards totalling approximately £24k to a range of social economy/social housing enterprise initiatives in FODC.	NIHE's SHE Strategy will continue to invest in local communities to support SHE developments.		2A 2B 3B
NIHE will transfer assets under the CAT framework to deliver community regeneration.	NIHE are currently developing the policy to implement this framework. There are no plans to transfer assets to local community groups at present however, NIHE remains open to any reasonable proposal from constituted groups in Omagh and Fermanagh.	NIHE will transfer assets under the CAT framework to deliver community regeneration.		2A 2B 3B

Rural Applicants in Housing Stress



Source: NIHE



The Saturday Club, Community Cohesion Project in Campsie, Omagh



Community Safety Grant £20K awarded for five South West PCSP Community Safety Wardens

**OUTCOME NINE
CREATE SAFER AND COHESIVE COMMUNITIES**

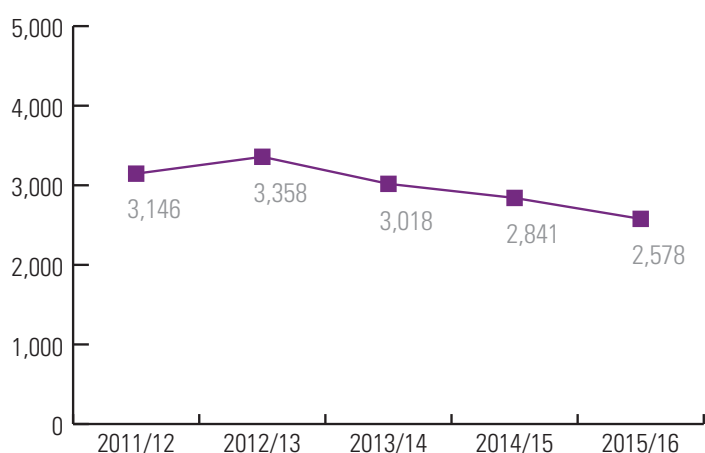
Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
Implement NIHE's Community Safety Strategy 2014-17. Update the Strategy in 2017/18.	NIHE actively deals with ASB in our estates. All reports of ASB are thoroughly investigated by dedicated Case Officers who endeavour to resolve the issues as soon as possible. Solutions may take the form of mediation or even re-locating some parties. In extreme cases perpetrators may face eviction proceedings, where appropriate.	Develop new Community Safety Strategy 2017/20.	Develop community confidence and continue working with our communities and partners to address Community Safety issues and tackle ASB effectively. Reduce ASB crime.	1C
NIHE will work to prevent hate crimes.	A hate harassment tool kit launched in 2016, Hate Incident Practical Action (HIPA) continues to be available to address damage to properties. During 2016/17 one HIPA incident was responded to in Omagh while there were no incidents in Fermanagh.	Continue to work to prevent hate harassment.	Continue to work to prevent hate harassment.	1C
NIHE will continue to be a designated agency in the PCSPs.	NIHE Area Managers and Senior Staff continue to attend their respective PCSP meetings and working groups.	NIHE will continue to be a designated agency in the PCSPs.		1C
NIHE will assess funding bids from Community Groups and PCSPs for community safety projects.	During 2016/17, £27,020 was awarded in Fermanagh and Omagh for community safety projects. Most of this (£20,000) went towards the funding of Community Safety Wardens who have been on patrol since December 2016. The wardens have been well received in the community and, by their presence, have acted as a deterrent, thereby providing additional support to the most vulnerable in society, particularly during anti-social hours. Hospital Road (Omagh) Community Association received £5,020 for a Celebration of Culture Beacon, while Strathroy (Omagh) Community Association received £2,000 for a Youth Project. A ceramic mural was also launched in Campsie in August 2016.	NIHE will continue to assess funding applications and fund appropriate projects that address community safety issues in NIHE estates where money is available.		1A 1B 1C 1D
NIHE will continue to partner on Anti-Social Behaviour (ASB) Forum.	Local office staff continue to work with statutory partners in addressing ASB issues. Regular meetings are held with NIHE, PSNI, Fermanagh and Omagh District Council and Youth Justice Agency taking turns to host and organise meetings in Omagh and Enniskillen. Exchanging information and working together has ensured some effective resolutions to ASB issues.	NIHE will continue to partner on ASB Forum.		1C

OUTCOME NINE CREATE SAFER AND COHESIVE COMMUNITIES CONTINUED				
Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
NIHE will deal with reported cases of ASB in its estates.	During 2016/17, NIHE dealt with 194 cases of ASB in the district.	NIHE will deal with reported cases of ASB in its estates.		1C
NIHE will work to raise awareness and promote integration through its Good Relations Strategy and Race Relations Policy.	NIHE has provided Hate Crime Training to more than 70 staff across the organisation. This training has yet to be undertaken by staff in the district. The training will complement the ongoing good relations work many community groups across FODC.	NIHE will implement bespoke training in good relations for staff and community groups.		1C
NIHE will implement BRIC2. NIHE will promote the good neighbour charter and the five cohesion themes of Race Relations, Communities in Transition, Interfaces, Flags, Emblems & Sectional Symbols.	NIHE has completed phase 1 of the BRIC2 programme with 26 estates involved across NI. In FODC over £56,000 was invested into various Cohesion and BRIC2 projects. Four community groups, Mullaghmore & Castlevew (Omagh), Hospital Road (Omagh), West End Partnership (Enniskillen) and Carrowshee & Sylvan Hill (Lisnaskea) have completed their BRIC2 programmes. They undertook a wide range of activities including: Estate Fun Days; Exploring & Learning History; Youth Diversionary; and, Environmental Improvement projects, all of which created opportunities to bring communities together and promote good relations.	NIHE will identify another 26 groups to be involved in phase 2 of the BRIC2 across NI.	Promote the shared ethos and development of shared communities through education programmes and shared new build developments.	1C
NIHE will continue to fund Supporting Communities NI (SCNI) in their work with communities.	SC continues to be active and supportive to all community groups in Fermanagh and Omagh. With a member of staff based in Enniskillen, SC are always ready to assist in the formation of new groups and provide support and advice to existing groups. The Scrutiny Panel, NIHE staff and members from Supporting Communities went to Newry Local Office in January 2017 for training on dealing with Homeless applications and the Systems Thinking approach to our business. In addition, Supporting Communities also managed a pilot Digital inclusion Project (D4C) in conjunction with the Housing Executive during the year. In FODC members of community groups were able to participate in an IT project to increase awareness of and enhance skills in IT usage.	Update the Community Involvement Strategy in 2017/18.	Increase tenant involvement in the management and future development of their communities.	1C

OUTCOME NINE CREATE SAFER AND COHESIVE COMMUNITIES CONTINUED

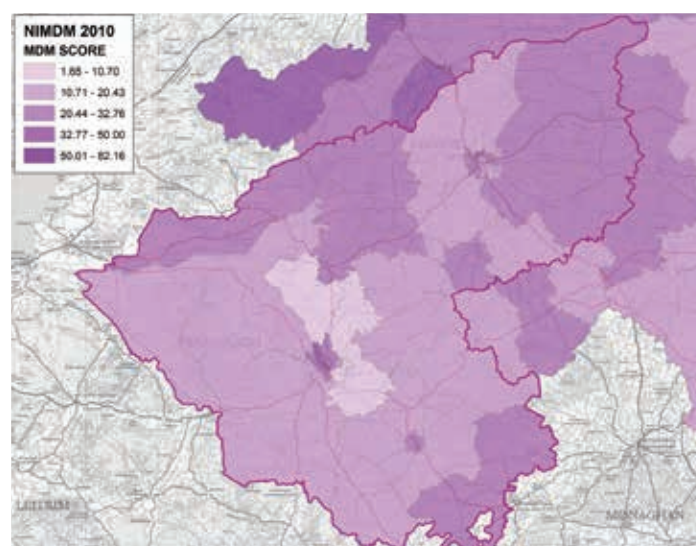
Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
NIHE will implement the Community Involvement Strategy 2014/17.	Achieved. Consultation on 2017/20 Strategy commenced January 2017.	NIHE will implement the Community Involvement Strategy and update for 2017/20.	Establish strong, collaborative working arrangements between government agencies, voluntary organisations and local community groups to support community regeneration.	1C
Funding of almost £17,000 for 2016/17 was available in FODC for Community Grants and Scrutiny Panels.	Approximately £7,000 was spent in 2016/17 on Community Grants, Scrutiny Panels and local Housing Community Network budgets in South West Area. The Community Grants included awards for Halloween and Christmas activities, various educational activities as well as organised trips.	Funding of £17,000 for 2017/18 for Community Grants and Scrutiny Panel will be made available by NIHE.		1C

Anti Social Behaviour Incidents



Source: NINIS/NISRA

Multiple Deprivation Measure 2010





THEME FIVE

Delivering quality services

OUTCOME TEN DELIVER BETTER SERVICES				
Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
Increase rent collection to reinvest to improve services.	NIHE collected 99.41% of rent during 2016/17.	Increase rent collection to reinvest to improve services.	Maximise income to deliver better services and improve stock.	2A
Reduce arrears to maximise income.	Arrears increased by £25k during 2016/17. This includes technical arrears due to mitigation of welfare reform.	Reduce arrears to maximise income.		2A
Implement the Tenancy Fraud Action Plan.	Action Plan in place and statistics reported quarterly to DfC.	Continue to report Tenancy Fraud statistics to DfC.	Monitor and reduce tenancy fraud.	2A
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 0.33% of total stock.	Maintain voids below 1% of total stock to make best use of housing stock and increase revenue from rents.	Make best use of stock.	3B
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.	2A
Contribute to and support the DfC Fundamental Review of Social Housing Allocations.	Ongoing. NIHE continues to work closely with DfC to progress this review.	Continue to contribute to the DfC Fundamental Review of Social Housing Allocations.	To improve the process for housing assessment and allocation of social housing.	3B
Implement the Sustaining Tenancy Strategy locally and incorporate the approach in the 'Build Yes' revised ways of working.	The approach outlined in the strategy has now been mainstreamed into the 'Build Yes' new ways of working.	We will be rolling out the new ways of working across the organisation.	Reduce tenancy failure and help tenants stay in their own home.	3B
Continue to monitor tenants' satisfaction through the CTOS.	Ongoing.	Continue to monitor tenants' satisfaction through the CTOS.		3B



Appendices

Appendix 1 Community Planning Themes and Outcomes

Theme	Outcome	Ref
<i>People and Communities</i>	Our people are healthy and well - physically, mentally and emotionally	1A
	Older people lead more independent, engaged and socially connected lives	1B
	Our communities are inclusive, safe, resilient and empowered	1C
	Our people have the best start in life with lifelong opportunities to fulfil their potential	1D
<i>Economy, Infrastructure and Skills</i>	Our economy is thriving, expanding and outward looking	2A
	Our district is a connected place	2B
<i>Environment</i>	Our outstanding natural environment and built and cultural heritage is sustainably managed and, where possible, enhanced	3A
	Our district is an attractive and accessible place	3B

Appendix 2
Social Housing Need by settlement 2016/21

Settlement	Social Housing Need 2016-21
Enniskillen Town	119
Omagh	20
Remaining settlements* (need <10)	6
Total	145

** Remaining settlements include Arney/Bellanaleck, Gortin, Kinawley and Maguiresbridge where need in each settlement is less than 10.*

New Intermediate Housing Demand for Fermanagh and Omagh 2016/26

Council	Intermediate housing demand 2016/26
Fermanagh and Omagh District Council	590

Appendix 3

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

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			

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

Scheme	No of units	Client group	Housing association	Policy theme
Crevenish Road, Kesh	3	Mental Health	South Ulster	Supported
Total	3			

Social Housing Development Programme: Schemes programmed 2017-20

Scheme	No of units	Client group	Housing association	Policy theme
Woodside Avenue, Omagh	14	General Needs	Apex	Urban
Fermanagh Women's Aid	4	Vulnerable Women	Apex	Supported
80-86 Forthill Street, Enniskillen	24	General Needs	Connswater	Urban
Total	42			

Appendix 4

Maintenance Programme: Schemes completed at March 2017

Work Category	Scheme	Units
External Cyclical Maintenance	Rosslea/Lisnaskea/Newtownbutler	141
	Lisnaskea/Newtownbutler	102
	Strule Park/Starrs Crescent etc.	137
Revenue Replacement	Fairmount/Beltrim/Ashfield	82
	Strule/Summerhill/Watson Park, Omagh	104
	Belleek/Donagh/Rosslea	81
	Kilmacormick Phase 1, Enniskillen	22
Double Glazing	Lisnaskea/Lisbellaw/Newtownbutler	20
Capital Scheme	Brookmount Lodge Roofs/Windows	11

Note: Some schemes may start and complete in year.

Maintenance Programme: Scheme activity and expected completions up to March 2018

Work Category	Scheme	Units
External Cyclical Maintenance	Lisnaskea/Newtownbutler	50
	Kilmacormick, Enniskillen	151
	Castleview/McClay Park, Omagh	239
Revenue Replacement	Strule/Summerhill/Watson Park, Omagh	1
	Kilmacormick Phase 1, Enniskillen	66
	Culmore/O'Kane/Fairview, Omagh	99
	Cornagrade/Drumbeg, BKR, Enniskillen	73
Heating Installation	Beragh/Carrickmore/Tamlaght	24
Double Glazing	Lisnaskea/Lisbellaw/Newtownbutler	309
	Kilmacormick 2/Irvinestown	303
	Carnmore Lodge/Cornagrade	30
Capital Schemes	Townhill Park Roofs	10
	Omagh Aluminium Bungalows	10
	Galloon Gardens Roofs	10

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.
Heating Installation	Replacement of solid fuel or electric heating.
Double Glazing	Replacement of single glazed with double glazed units.
Capital Scheme	Improvement Works.
BKR	Bathroom/Kitchen/Rewiring

Adaptations to Housing Executive stock in 2016/17

Type of Adaptation	Adaptations commenced April 2016 to March 2017	Adaptations spend April 2016 to March 2017 £k
Extension to dwelling	<10	80
Lifts	<10	20
Showers	24	40
Total	-	140

Grants Performance 2016/17

Grant Type	Approved	Approval Value £k	Completed
Mandatory Grants	- Disabled Facilities Grant	115	89
	- Repairs Grant	111	111
Discretionary Grants	- Renovation Grant	64	32
	- Replacement Grant	<10	<10
	- Home Repair Assistance Grant	59	51

Appendix 5
Management Team contact details

Housing Services		All enquiries 03448 920 900
Office	Contact	Contact Information
Fermanagh Office, Riverview House, Head Street, Enniskillen BT74 7DA		fermanagh@nihe.gov.uk
Omagh Office, MacAllister House, Woodside Avenue, Omagh BT79 7BP		omagh@nihe.gov.uk
South Regional Manager Marlborough House, Central Way Craigavon BT64 1AJ	Comghal McQuillan	comghal.mcquillan@nihe.gov.uk
Area Manager Fermanagh Office, Riverview House Head Street, Enniskillen BT74 7DA	Oonagh McAvinney	oonagh.mcavinney@nihe.gov.uk
Housing Services Manager (A) Fermanagh Office, Riverview House Head Street, Enniskillen BT74 7DA	Ignatius Maguire	ignatius.maguire@nihe.gov.uk
Assistant Housing Services Manager (Fermanagh) (A) Fermanagh Office, Riverview House Head Street, Enniskillen BT74 7DA	Annette McCarney	annette.mccarney@nihe.gov.uk
Assistant Housing Services Manager MacAllister House, Woodside Avenue Omagh BT79 7BP	Edith Bell	edith.bell@nihe.gov.uk
Maintenance Manager (South West) Fermanagh Office, Riverview House Head Street, Enniskillen BT74 7DA	David Robinson	david.robinson@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
Marlborough House, Central Way Craigavon BT64 1AJ	Keery Irvine Head of Place Shaping	keery.irvine@nihe.gov.uk
Development Programme Group 2 Adelaide Street, Belfast BT2 8PB	Roy Baillie Head of Development Programme Group	robert.baillie@nihe.gov.uk
Supporting People 2 Adelaide Street, Belfast BT2 8PB	Anne Sweeney Assistant Director	anne.sweeney@nihe.gov.uk

Appendix 6 Glossary

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

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

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

Housing
Executive

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