

# Mid Ulster

Housing Investment Plan  
Annual Update 2016





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Geography of Mid Ulster District Council



Mid Ulster 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

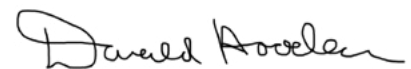
a community plan. The Housing Executive, as a statutory partner in planning and community planning, has actively engaged with each of the new council's Local Development Plan (LDP) and community planning teams, other statutory partners and community representatives.

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

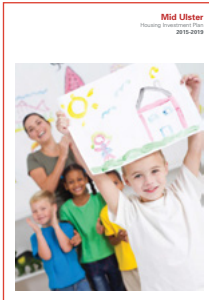
2015/16 has been an exceptional year for the Housing Executive. Over this period:

- 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 Mid Ulster 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 Mid Ulster 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 Mid Ulster is one where:

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

This vision for Mid Ulster 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.

### Thematic working groups:

1. Economic growth
2. Vibrant and safe communities
3. Health and wellbeing
4. Education and skills
5. Infrastructure

### The HIP and the Community Plan

Mid Ulster Council and their statutory partners are developing a community plan. Housing has a key role in this process and can contribute to achieving many of these outcomes. In addition, actions contained within the HIP often contribute to more than one community plan outcome.

Housing can have a positive effect on health and wellbeing, regeneration, the environment, community cohesion and neighbourhoods, combating fuel poverty and promoting the use of renewable energy and assisting economic growth.

We are committed to working with the council and other public agencies and the community to provide better public services.

### 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 Mid Ulster for fifteen 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 the LDP's.

## 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.

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

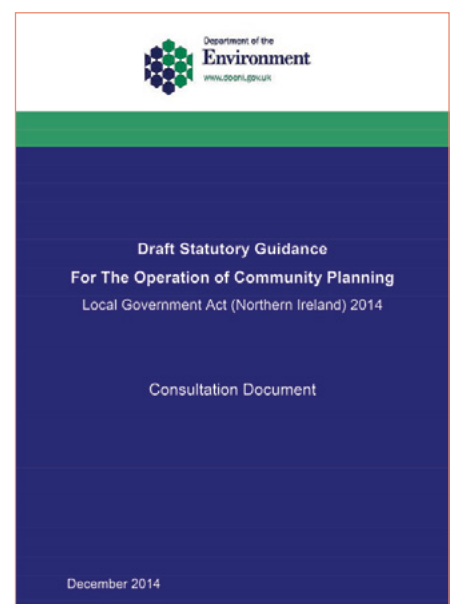
- resources originally earmarked for those who lose out from tax credit cuts will be allocated to those who will be adversely affected by the introduction of universal credit.

## Local Government Reform

### Statutory Guidance for the Operation of Community Planning

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

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



Statutory Guidance for the Operation of Community Planning



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

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

### Housing Strategy 'Facing the Future'

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

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

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

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

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

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

The **Review of Supporting People**, carried out by the Department for Social Development (DfC) 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**, DfC is currently working up proposals based on the recommendations. Proposals will be subject to public consultation.

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

## The Rural Needs Bill

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

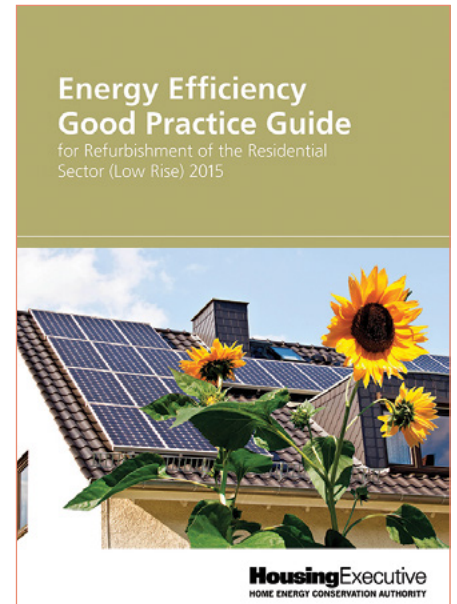
The Housing Executive has endorsed rural proofing since it was first introduced by DARD in 2002 and procedures are in place to rural proof all new and revised corporate strategies and policies. However, in recognition that rural circumstances are often different from urban, our **Rural Strategy & Action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

## Housing design

An ageing 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



Ranfurly House, Dungannon

### Local Context

Mid Ulster amalgamated the three former councils of Dungannon and South Tyrone, Cookstown and Magherafelt in April 2015. The boundary extends from Swatragh and Bellaghy in the North to Fivemiletown, Aughnacloy and Moy in the South with Lough Neagh forming a significant part of its eastern border.

Much of the district is approximately 50 miles from Belfast with many settlements easily accessible to the M1 and M2. The range of facilities, recreational opportunities and its strategic location at the heart of Northern Ireland make the area an attractive place to live and work.

This section summarises the current Mid Ulster 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 and according to the University of Ulster, Mid Ulster has experienced a renaissance over 2015. However, it should be noted that housing markets are not coterminous within the local government district boundaries, therefore there is a need for councils to cooperate with their neighbouring councils to address any potential land use requirements. Addressing these issues will require a multi-agency approach, such as the framework provided by the community planning process.

The district has a growing population of approximately 142,895. 23% of the population is aged 15 or younger, 64% are 16-64 and 13% are 65 and over. 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 (HGI) are estimates of new dwelling requirements based on new household projections. The Department for Regional Development have realigned HGI 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 Mid Ulster LDP on the need for additional development land.

The economic performance of Mid Ulster as demonstrated through levels of unemployment, economically inactive and low incomes, continues to perform well compared to the rest of Northern Ireland.

The local economic performance affects the capacity for development in the private sector housing market and from 2012 private new build starts have increased by 25% (LPS).

## Owner Occupied Sector

The private housing market had been showing some signs of improvement with gradually increasing numbers of transactions. However, this trend plateaued during 2015. House prices have increased marginally in the past year but remain much lower than the Northern Ireland average. Despite lower house prices and low interest rates, negative equity and rigorous bank lending practices have constrained the housing market.

Feedback from local estate agents reports the following:

- demand is outweighing supply across all price ranges;
- low income households can find difficulty accessing owner occupied market creating demand for intermediate housing;
- there is a slight increase with the start of new build developments however, sustained recovery in the new build sector is not yet achieved, nor does it appear likely in the short to medium term.

## 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 Mid Ulster. High demand areas include: Cookstown, Dungannon, Magherafelt and Coalisland where demand for rented properties outweighs supply.

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

- high demand for private rental;
- no net additional supply;
- continuing need for additional 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 increased in the past 12 months due to the popularity of this sector and limited additional supply. 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, 4,648 private tenants in Mid Ulster 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

Housing need for Mid Ulster District remained at a high level between 2010 and 2015. The five year (2015/20) projected housing need for the district identified a requirement for 538 units with need most evident in Dungannon, Coalisland and Magherafelt.

Approximately 72% of the social housing waiting list comprises single households and small families. The predominance of single and smaller family households demonstrates a significant requirement for one and two bedroom dwellings.

According to the DOE Housing Land Availability reports (revised July 2014) there is the potential of 814 hectares which equates to 15,294 potential dwellings within Mid Ulster district council 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 'Unmet Need Prospectus' annually [www.nihe.gov.uk/index/corporate/unmet\\_need\\_prospectus.htm](http://www.nihe.gov.uk/index/corporate/unmet_need_prospectus.htm) to identify new locations at which new social housing is required.

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. Two studies have taken place in Mid Ulster, one in Dungannon town and one in Donaghmore with Fold Housing Association taking both forward with a view to acquisition and subsequent development.

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 Mid Ulster Council, 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.

Public Realm works of £8million have commenced in Cookstown, Dungannon and Magherafelt which include upgrading pedestrian areas and pavements with high quality materials, improved lighting provision, undergrounding of overhead cables, new street furniture, signage and tree planting.

## 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 £17.88m for Mid Ulster. Housing expenditure and projected housing investment is set out in the table below:

## Hanover House, Coagh



## 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.

Table 1: Mid Ulster actual/projected public sector housing spend

Activity areas	Actual spend £m	Projected spend £m
	2015/16	2016/17
Capital improvement work	0.26	1.15
Planned maintenance work*	4.05	2.13
Response maintenance	1.56	1.57
Private sector grants	1.33	1.35
Grounds maintenance	0.33	0.48
Supporting People	3.65	3.95
Investment in new build**	6.70	***
Total	17.88	10.63

Source: NIHE

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

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

\*\*\* The total cost of units in the gross Social Housing Development Programme (SHDP) for 2016/17 has not been finalised.





# THEME ONE

## Identify and meet housing need and demand

### OUTCOME 1: IDENTIFY NEW HOUSING REQUIREMENTS

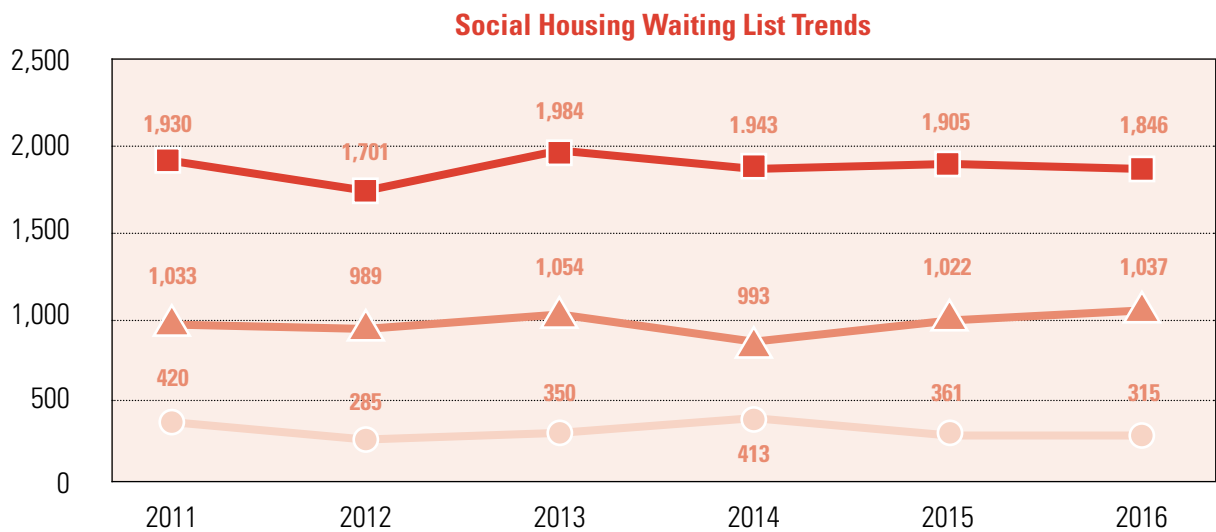
Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
NIHE will update the Net Stock Model (NSM) in 2015 following the 2015 review of household projections.	Achieved. An ongoing requirement was estimated at 1,600 new social housing units per annum across Northern Ireland.	The NSM will be updated 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 Mid Ulster.	Achieved. The five year social housing need is for 538 units.	NIHE will carry out an annual five year social housing need assessment for Mid Ulster.	Continuously evaluate and update housing need and demand in line with best practice.
NIHE will annually assess demand for intermediate housing for Mid Ulster.	Achieved. The ten year intermediate housing demand is 1,370.	NIHE will annually assess demand for intermediate housing for Mid Ulster.	
NIHE will carry out latent demand tests in Knockloughrim, Gulladuff and Bellaghy in 2015/16.	Achieved. No need was identified in Knockloughrim and Gulladuff. Bellaghy continues to show a projected need of 6 units.	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).
DRD will review Housing Growth Indicators (HGIs) for LDPs across all Council areas.	Currently underway.	Department of Infrastructure will announce HGIs in 2016.	NIHE will provide evidence based cross tenure analysis of the local housing market to inform local development and community planning.

**OUTCOME 1: IDENTIFY NEW HOUSING REQUIREMENTS - *continued***

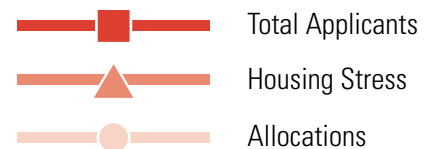
Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
<p>NIHE will annually update councils with affordable housing need reports for the production of local development and community plans.</p>	<p>Achieved.</p>	<p>NIHE to deliver annual updates of affordable housing requirement to inform local development and community plan.</p>	
<p>NIHE will review housing market geographies for NI and deliver Housing Market Assessments across NI.</p>	<p>Housing market geographies research scheduled to commence in 2017/18.</p>	<p>NIHE will review housing market geographies for NI and deliver Housing Market Assessments across NI.</p>	
<p>A feasibility study will be carried out in Bellaghy and Draperstown to determine if NIHE land is suitable for newbuild schemes as the result of latent demand tests.</p>	<p>An indicative scheme has been drawn up for Hunter's Park, Bellaghy with the view to transfer to a Housing Association for development.</p> <p>A study has been carried out in Draperstown, however further feasibility is required to determine development potential.</p>	<p>NIHE will assess the need for site identification studies in Mid Ulster and carry out as necessary.</p>	

Demographics	Mid-year estimate 2004	Mid-year estimate 2014	Projected 2024
Children	29,980 (24.4%)	32,995 (23.1%)	35,550 (22.6%)
Working age	77,836 (63.5%)	90,787 (63.5%)	96,442 (61.3%)
Older people	14,829 (12.1%)	19,113 (13.4%)	25,364 (16.1%)
Total Population	122,645	142,895	157,356
Households	-	49,267	54,583
Average Household Size	-	2.88	2.86

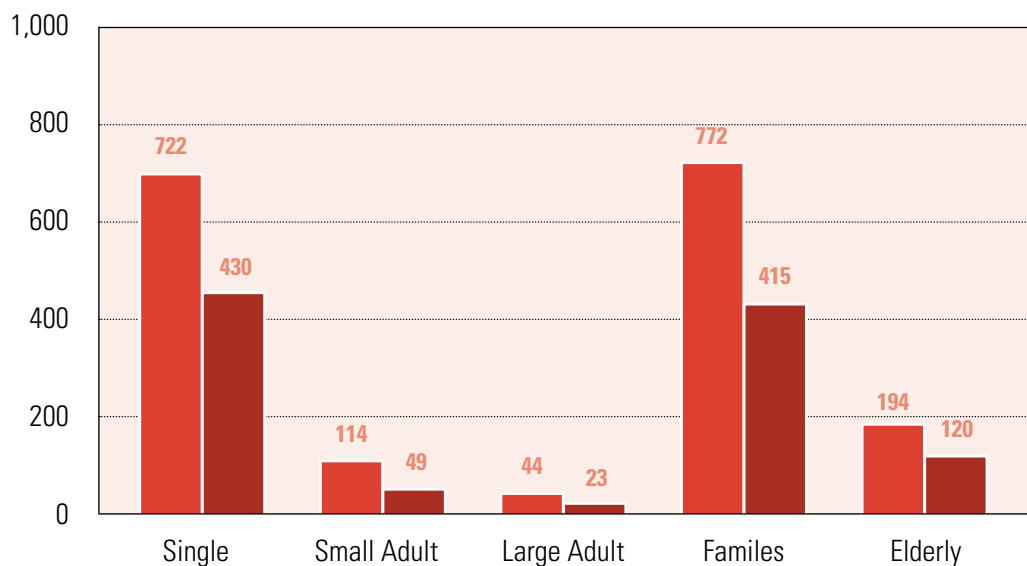
Source: NISRA



Source: NIHE



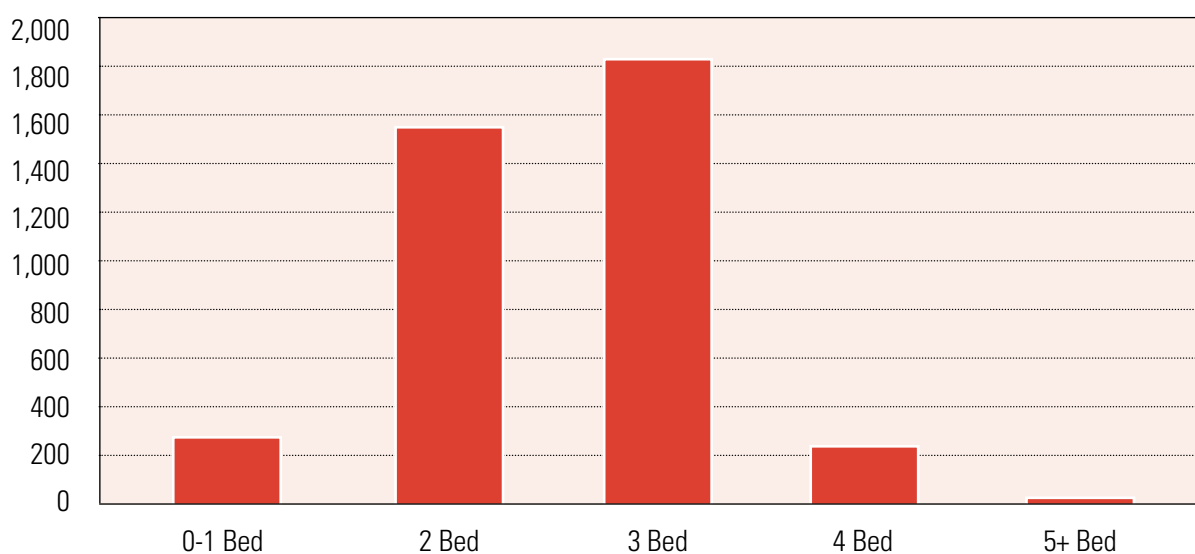
**Social Housing waiting list by households March 2016**



Source: NIHE

■ All Applicants ■ Housing Stress

**NIHE Housing Stock by bedroom March 2016**



Source: NIHE

**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 (SIS) as necessary.</p> <p>NIHE will work with councils to develop social housing policies for the new LDP.</p>	<p>The SHDP delivered new build starts in 8 schemes, for 60 units during 2015/16.</p> <p>Ongoing. A Commissioning Prospectus is currently being finalised. Work is also underway to produce an SHDP Delivery Strategy document and Action Plan.</p> <p>Donaghmore SIS completed. Discussions are ongoing with land owners.</p> <p>Council Planning has commenced collaborative work with NIHE on LDP's preferred options paper.</p>	<p>DfC will approve a gross, 3-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 &amp; Ministerial approval in August 2016, prior to publication.</p> <p>NIHE will carry out SIS as necessary.</p> <p>NIHE will work with councils to develop social housing policies for the new LDP.</p>	<p>Maximise public funding through the procurement of affordable housing.</p> <p>NIHE and local council will introduce policies to identify land for mixed tenure development through development planning processes.</p>
<p>DOE and DSD will publish PPS22 Affordable Housing.</p>	<p>DSD carried out and published economic research on viability of PPS22.</p>	<p>DfC &amp; 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>Introduce developer contributions for affordable housing.</p>
<p>DSD will continue to implement landlord registration and tenancy deposit schemes and analyse the data received.</p>	<p>Achieved – There were 5,781 landlord registrations at March 2016.</p>	<p>DfC will continue to implement landlord registration and tenancy deposit schemes and analyse the data received.</p>	<p>Monitor and evaluate the performance of the PRS to assess effectiveness in meeting affordable housing need.</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
DSD will complete a fundamental review of the PRS in 2016.	First phase of consultation completed February 2016.	DfC will assess consultation responses for Phase 1 of the Review of Regulation and the Role of the PRS in 2016 and will publish a Phase 2 consultation document.	Introduce effective regulation for the PRS to maintain physical and management standards.
NIHE plan to process new public/private HB claims within the 25-day target and HB claim amendment within eight days.	The level of performance achieved for the year 2015/2016 was an average speed of 20 days in respect of new claims and an average of five days in respect of HB claim amendments.	NIHE plan to process new public/private HB claims within the 25-day target and HB claim amendment within eight days.	
NIHE have made £450k available to fund Smartmove private rented access scheme across NI for 2015/16.	Smartmove recently commenced in Dungannon. NIHE funded Smartmove private rented access scheme to a value of £359k across NI during 2015/16.	NIHE have made £370k available to fund Smartmove private rented access scheme across NI for 2016/17.	

Henderson Park, Stewartstown (Triange Housing Association)



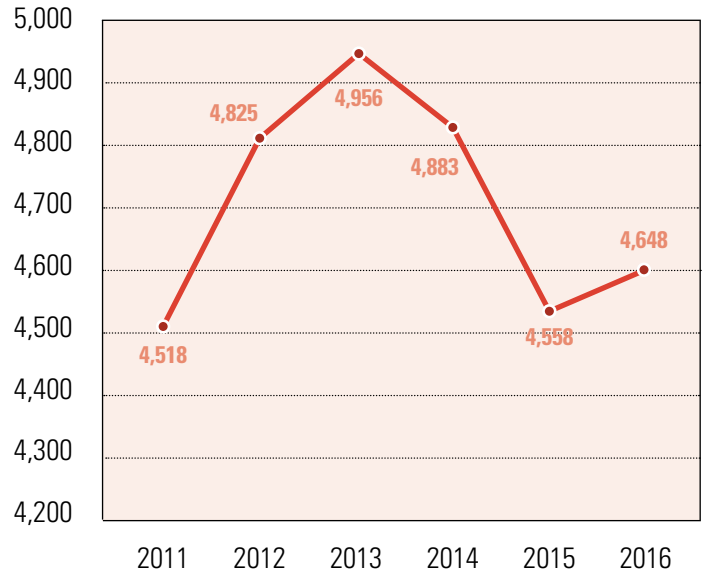
Housing Benefit NIHE and Housing Association Claimants at March 2016



**4,073**

Source: NIHE

**Private Housing Benefit Claimants**

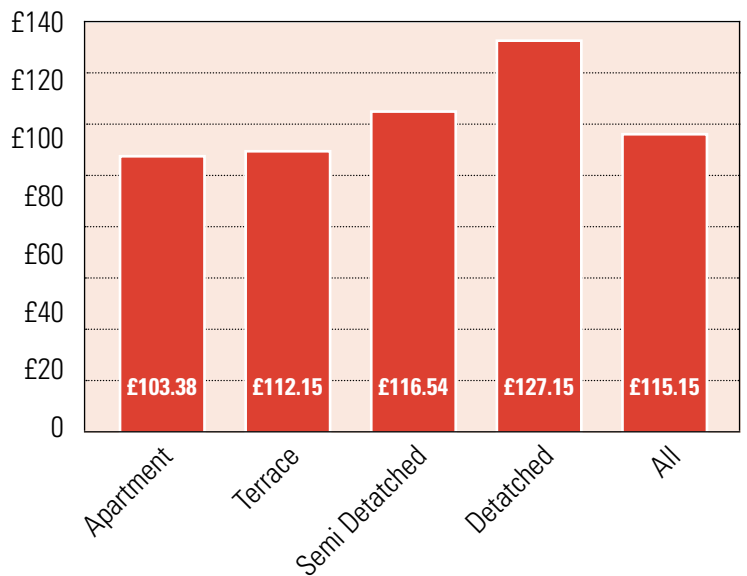


Source: NIHE

DSD's Landlord Registration Scheme identified **5,781** tenancies at 2016. Up from **5,373** at 2015

Source: DSD

**Average Weekly Private Sector Rent by House Type**



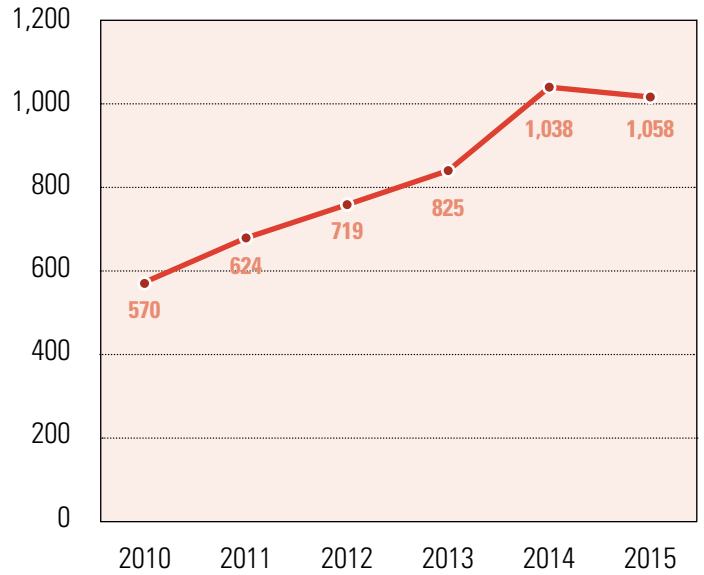
Source: University of Ulster

Ten year intermediate housing demand  
2015-2025



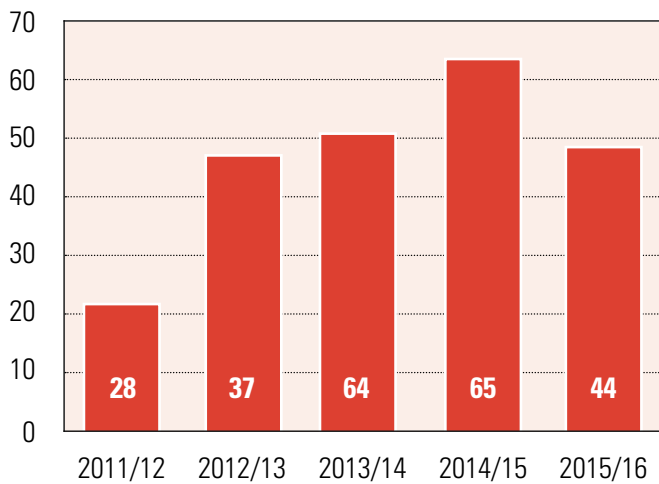
Source: NIHE

**House Sales All Tenures**



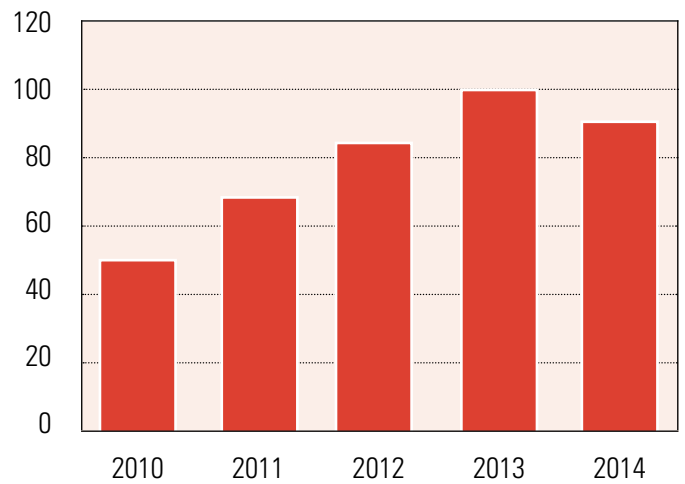
Source: LPS

**Co-Ownership**



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.	29 NIHE dwellings were sold 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.	DSD has committed a total of £96.3m to Co-ownership for their core scheme shared equity programme for the period 2015/16 to 2018/19.  Co-Ownership Housing Association has approved 44 applications for the district.	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 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).	DSD has awarded £19m FTC under AHLF.          £12.5 million FTC has been awarded to Co-ownership for the Rent to Own initiative.	          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.  NIHE will work with councils to develop intermediate housing policies through the LDP.	DSD carried out and published economic research on viability of PPS 22.  Council Planning has commenced collaborative work with NIHE on LDP's preferred options paper.	NIHE will work with councils to develop intermediate housing policies through the LDP.	Deliver mixed tenure housing schemes in communities through planning.
NIHE will continue to investigate with housing associations, the potential for community self-build products for home ownership.	Work on site investigation is ongoing with Habitat for Humanity however no sites are located within the Mid Ulster area.	NIHE will continue to investigate with housing associations, the potential for community self-build products for home ownership.	Deliver a self-build affordable housing model.



Source: NIHE



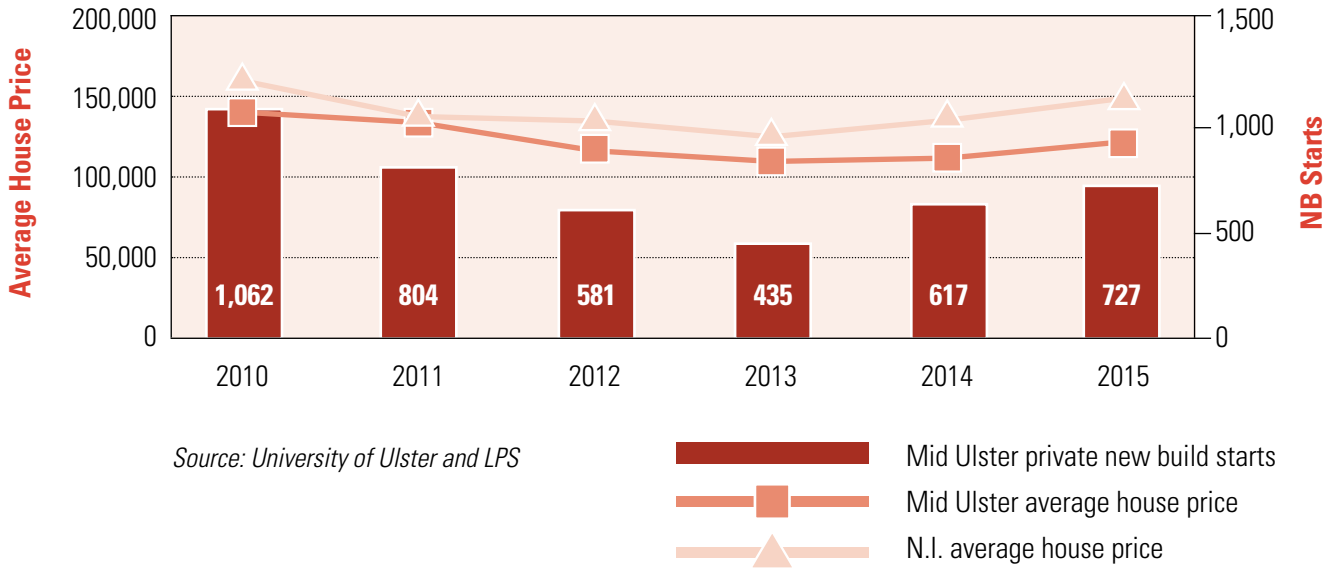
\*Mid Ulster encompasses three broad rental market areas and appropriate rate is used based on property location.

**Housing land availability**

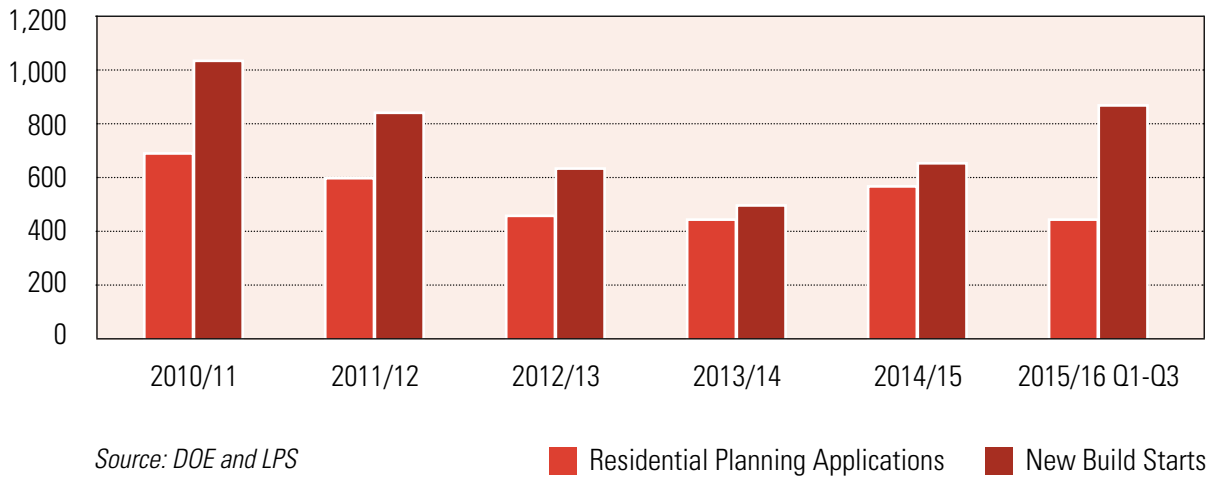
Year	Total potential dwellings	Available potential (hectares)
2011	13,188	714
2012	15,350	815.9
2013	15,294	814.3
2014	15,294	814.3

Land Availability Report (Planning NI: 2011-2013 Revised 2014)

### Average House Prices and Private New Build Starts



### Residential planning applications and 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
Funding of discretionary renovation grants for 2015/16 is £176k.	Actual spend on discretionary grants during 2015/16 was £383k. Renovation Grants approval was £332k and Home Repair Assistance Grants approval value was £64k.	Funding of discretionary grants for 2016/17 is approximately £596k.	Deliver policies to support sustainable design and improve the fabric of dwellings.
DSD and NIHE will introduce a pilot loan scheme for private house maintenance in NI in 2015/16 with funding of £1m.	Pilot loan scheme suspended until further research is carried out.	Complete further research into other loan schemes for private house maintenance.	Deliver innovative approaches to finance housing maintenance across all tenures.
Repair notices issued by councils to private rented landlords can be recovered through a mandatory grant of up to £7,500.	21 Mandatory repair grants to a value of £52k were approved during 2015/16.	NIHE will issue mandatory Repair Grants as required.	
NIHE will register and inspect HMOs for building and management standards.	86 of HMO's were registered by 2016. In the past year, five Article 80 Notices (fit for the number of occupants) and nine Article 79 Notices (Management Regulations) were served.	NIHE will register and inspect HMOs for building and management standards.  NIHE will commence work on the 2016 House Condition Survey.	
Funding for NIHE planned maintenance schemes in 2015/16 is estimated at £2.48m.	Actual spend for planned maintenance work was £4.05m 2015/16.	Funding for NIHE planned maintenance schemes in 2016/17 is estimated at £2.13m.	NIHE will maintain properties in line with its Asset Management Strategy.
Funding for NIHE capital improvement schemes in 2015/16 is estimated at £0.64m.	Actual spend on capital improvement schemes during 2015/16 was £0.26m.	Estimated funding for NIHE capital improvement work during 2016/17 £1.15m.	

**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.	NIHE performed over the 90% target for response maintenance repairs at an average rate of 95%.	NIHE will complete response maintenance repairs within the required target time.	
NIHE will carry out response maintenance repairs to customer's satisfaction.	NIHE performed over the 90% target for response maintenance repairs to customers satisfaction at an average rate of 99%.	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.	Unfitness and decent home standards will be identified through NIHE House Condition Survey reports.

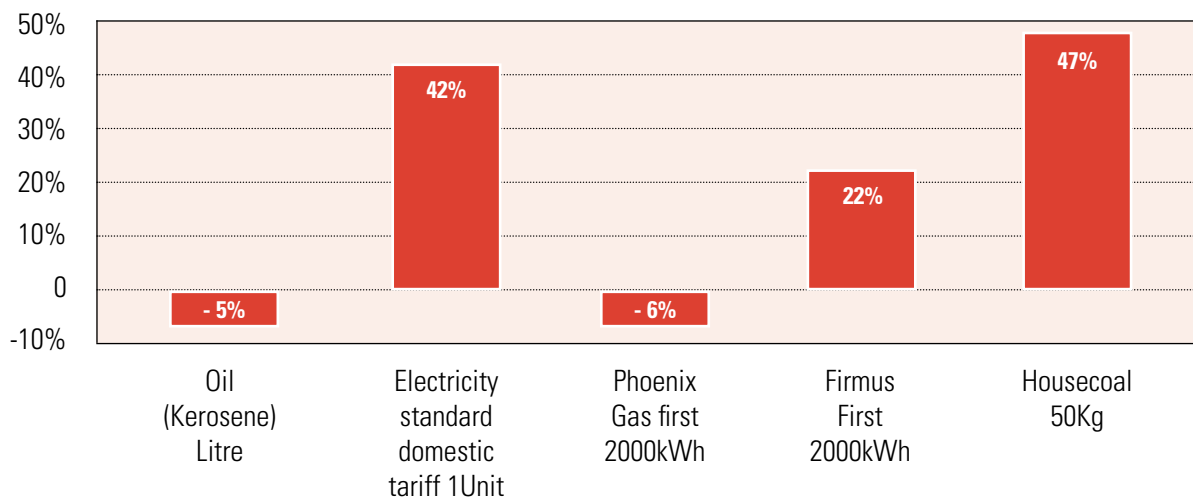
**OUTCOME 5: DEVELOP LOW CARBON HOMES AND REDUCE FUEL POVERTY**

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
NIHE funded energy efficiency awareness programme will be delivered annually to 160 schools across NI by Bryson House.	Achieved. There were 32 schools visited in Mid Ulster 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 Mid Ulster, 625 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.
NIHE will implement Boiler Replacement scheme to 2016 with a budget of £2m across NI.	In Mid Ulster, 220 properties had boilers replaced at cost of £154k.	NIHE will implement the Boiler Replacement scheme 2016-19 with a budget of £3m for 2016/17 across NI.	Develop and promote alternative natural energies to improve environmental wellbeing and combat fuel poverty in the home.

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

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
<p>NIHE's 2015/19 energy efficiency programme includes 4 schemes for 312 units at a cost of £1.87m.</p> <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>At March 2016, 4 schemes for 257 units were completed at a cost of £157k.</p> <p>There were 27 oil buying clubs established in NI by November 2015. They are operating in the following areas; Ballinascreen, Draperstown; CUT – Culnady, Upperlands, Tamlaght; DAMOC – Desertmartin &amp; Magherafelt, Lisnahull, Dungannon MUVE–Cookstown.</p> <p>At March 2016, 975 installations of PV panels were completed across NI, 55 of these were completed in Mid Ulster.</p>	<p>NIHE's 2016/19 energy efficiency programme includes 11 schemes for 868 units at a cost of £4.76m.</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>	<p>Deliver zero carbon dwellings within the SHDP.</p>

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



Source: NIHE





# THEME THREE

## Transforming people's lives

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

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
<p>The gross, three year (2015/18) SHDP contains one supported housing scheme for 10 units.</p> <p>£3.23m has been approved to deliver the Supporting People programme for 2015/16.</p>	<p>A scheme for 13 units of supported accommodation for Young People Leaving Care (YPLC) went on site as on 31st March 2016 at Moneymore Road, Magherafelt. Choice HA is developing the scheme.</p> <p>£3.65m was spent delivering the Supporting People Programme for 2015/16 in Mid Ulster.</p> <p>34 accommodation based schemes for 486 persons.</p> <p>6 floating support schemes for 264 persons.</p>	<p>The gross, three year (2016/19) SHDP contains 3 supported housing schemes for 12 units all of which are programmed to commence construction in 2016/17.</p> <p>£3.95m has been approved to deliver the Supporting People programme for 2016/17.</p>	<p>Maintain collaborative working practices between NIHE, Health Trusts and Probation Service to deliver innovation, capacity and housing care and support services.</p>
<p>DSD and NIHE will complete the review of the Supporting People Strategy by 2016. NIHE initiated research to identify supported housing needs by client group.</p>	<p>Achieved.</p>	<p>Implementation of the recommendations of the DfC Supporting People Review.</p>	<p>Research and review the strategic direction and delivery services of supporting people programme, to inform future commissioning plans for each client group.</p>
<p>Complete NIHE research to evaluate accommodation based Supporting People schemes.</p>	<p>Completed and published in September 2015.</p>		<p>Establish a supported housing need assessment methodology by client group.</p>
<p>NIHE will monitor and review Supporting People services through the contract management framework and take actions to remodel / realign services as needed.</p> <p>NIHE will assess need for social housing wheelchair housing.</p>	<p>Activity plan for 2015/16 completed.</p> <p>Achieved. NIHE identified a need for 28 wheelchair properties for 2015/20.</p>	<p>Activity Plan in place for 2016/17.</p> <p>NIHE will assess need for social housing wheelchair housing.</p>	

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

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
<p>NIHE have funding of approximately £895k for disabled facilities grants for the private sector in 2015/16.</p> <p>NIHE will provide adaptations to their properties as required.</p>	<p>Private sector grants continue to provide Mandatory Disabled Facilities referred by the Health Trust.</p> <p>NIHE approved 111 Disabled Facilities Grants to a value of £770k during 2015/16.</p> <p>Adaptations to a value of 159k were completed in Mid-Ulster during 2015/16.</p>	<p>NIHE have funding of approximately £812k for disabled facilities grants for the private sector in 2016/17.</p> <p>NIHE will provide adaptations to their properties as required.</p>	<p>Promote independent living through information, disabled facilities grants adaptations.</p>
<p>The 2013/18 Traveller Need Assessment identified no accommodation requirements for Traveller families in Mid Ulster.</p>	<p>NIHE continues to monitor the need for Traveller accommodation throughout the district.</p>	<p>We will continue to assess the need and requirement for traveller accommodation.</p>	<p>Identify and meet Travellers accommodation needs within communities.</p>

## OUTCOME 7: HOMELESSNESS IS PREVENTED OR IS ADDRESSED EFFECTIVELY

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
Provide homeless advice through a housing options service to prevent homelessness.	This approach has evolved to focus on homeless prevention through the development of a Housing Solutions and Support Approach. Housing Solutions and Support teams have been established in three Pilot Housing Executive Offices.	Roll in of the Housing Solutions and Support Approach will continue across NI.	Deliver a framework and model for a fully operational housing options service.  Ensure information is readily available across all tenures to meet the needs of a housing options service.
Enhance the work in the pilot private rented sector access scheme to prevent homelessness. NIHE have made £450k available to fund the Smartmove private rented access scheme across NI for 2015/16.	NIHE funded Smartmove private rented access scheme to a value of £359k across NI during 2015/16.  Smartmove has only recently been involved in Mid Ulster and opportunities in the private sector are extremely limited with rents being higher. Work continues on this project.	NIHE have made £370k available to fund Smartmove private rented access scheme across NI for 2016/17.	Deliver an adequate supply of permanent accommodation to prevent homelessness and repeat homelessness.
NIHE will work with organisations to deliver homeless services, in line with Homelessness Strategy 2012-17.	NIHE confirmed 817 homeless applications were received and 480 applicants were awarded Full Duty Applicant status.	NIHE will work with organisations to deliver homeless services, in line with Homelessness Strategy 2012-17.	Maintain and improve collaborative working arrangements to provide services to homeless people.
Homeless applications to be processed within 33 working days target.	100% of homeless applications were processed within 33 working days target within Mid Ulster.	Homeless applications to be processed within 33 working days target.	Maximise return on funding for temporary homeless accommodation.
NIHE will review the Homelessness Strategy in 2017.	Ongoing.	NIHE will review the Homelessness Strategy in 2017.	

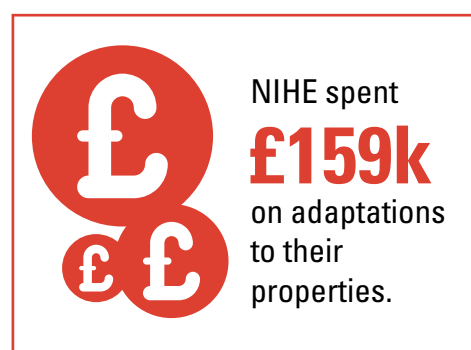
### Supporting People Information

Type of Service	Client Group	No. of Schemes	No. of Providers	Actual Payments 2015-16 (£k)	Max Annual Contracted funding (£k)	Max. No. of Service Users
Accommodation Based Services	Older People	16	4	139	167	290
	Homelessness	4	4	1,095	1,044	61
	Learning Disability	8	4	1,112	1,417	87
	Mental Health	4	3	552	567	42
	Young People	2	2	85	85	6
	<b>Total</b>		<b>34</b>	<b>17</b>	<b>2,983</b>	<b>3,280</b>
Floating Support Services	Older People	2	2	161	161	65
	Homelessness	3	3	288	285	132
	Young People	1	1	221	221	67
	<b>Total</b>		<b>6</b>	<b>6</b>	<b>670</b>	<b>667</b>
<b>Grand Total</b>		<b>40</b>	<b>23</b>	<b>3,653</b>	<b>3,947</b>	<b>750</b>

### Homeless Figures

Year	No. of Homeless Presenters	No. of Homeless Acceptances	Households placed in Temporary Accommodation
2011/12	931	413	100
2012/13	846	429	92
2013/14	849	413	79
2014/15	876	515	63
2015/16	817	480	60

Source: NIHE



### Disabled Facilities Grants figures

Year	2011/12	2012/13	2013/14	2014/15	2015/16
DFGs approved	142	103	104	140	111
Funding (£k)	1,249	841	777	1,108	769

Source: NIHE

### Accessible Housing Executive Stock

Property Type	Bungalows	* Mobility Bungalows	Accessible Properties including extensions and lifts	Ground floor flats
Number	1,179	486	314	243

Source: NIHE \* subset of bungalows



# THEME FOUR

## Enabling sustainable neighbourhoods

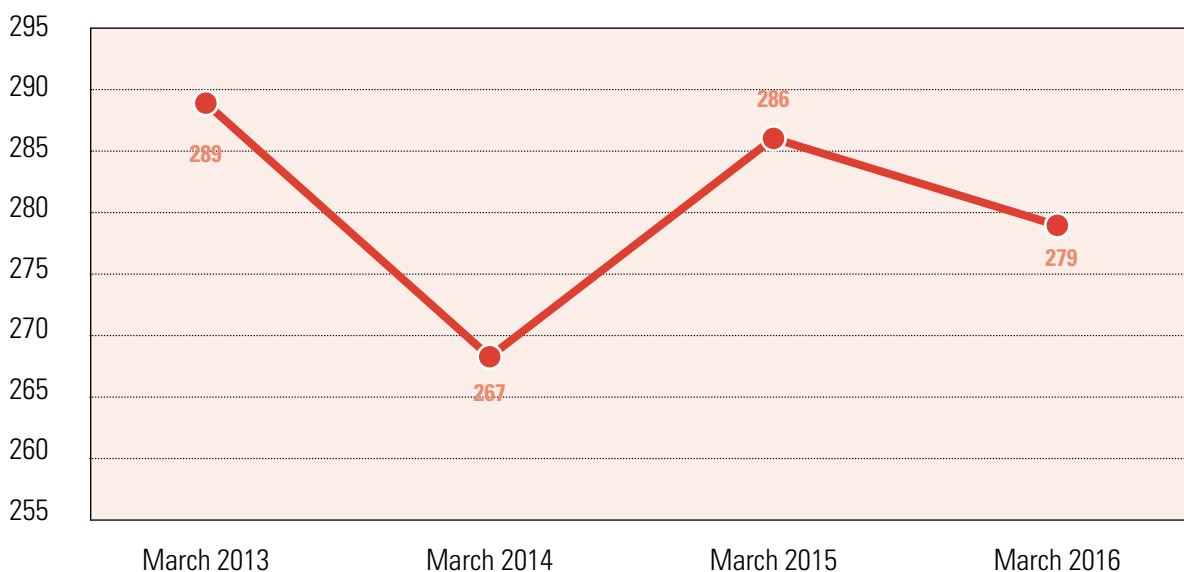
### OUTCOME 8: REGENERATE NEIGHBOURHOODS

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
DSD have funded Neighbourhood Renewal programmes for 2015/16.	NIHE will continue to work closely with the council through the community planning process.  DSD spend for 2015/16 is £558k for Neighbourhood Renewal programmes.	Figures on projected spend for 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 24 empty homes reported and there are currently eight open cases in Mid Ulster 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.	Improvements to community facilities, particularly at the Ogras Centre in Coalisland which were completed in 15/16 are key to Neighbourhood Renewal making an impact.	Promote housing led regeneration through master planning proposals in urban and village centres.	Improve the quality of urban and rural design and townscape quality in local communities.
NIHE will 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.	DfC is supporting Social Economy Enterprise growth in NI through Community Asset Transfer, Pilot Social Economy Projects, Social Enterprise Hubs and Social Innovation.	DfC will continue to invest in social enterprise growth to increase sustainability in the broad community sector.	Support local businesses and job creation through social enterprise.

**OUTCOME 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.	NIHE's Social Housing Enterprise Strategy will invest £0.5m in NI annually to support social housing enterprise developments. It will also create new and additional social enterprises within communities and introduce a digital Skills and Development Support Framework to up-skill local social enterprises and social entrepreneurs.	
NIHE will transfer assets under the CAT framework to deliver community regeneration.	There are current proposals to transfer assets within Mid Ulster at present.	NIHE will transfer assets under the CAT framework to deliver community regeneration.	

**Rural Applicants in Housing Stress**



Source: NIHE



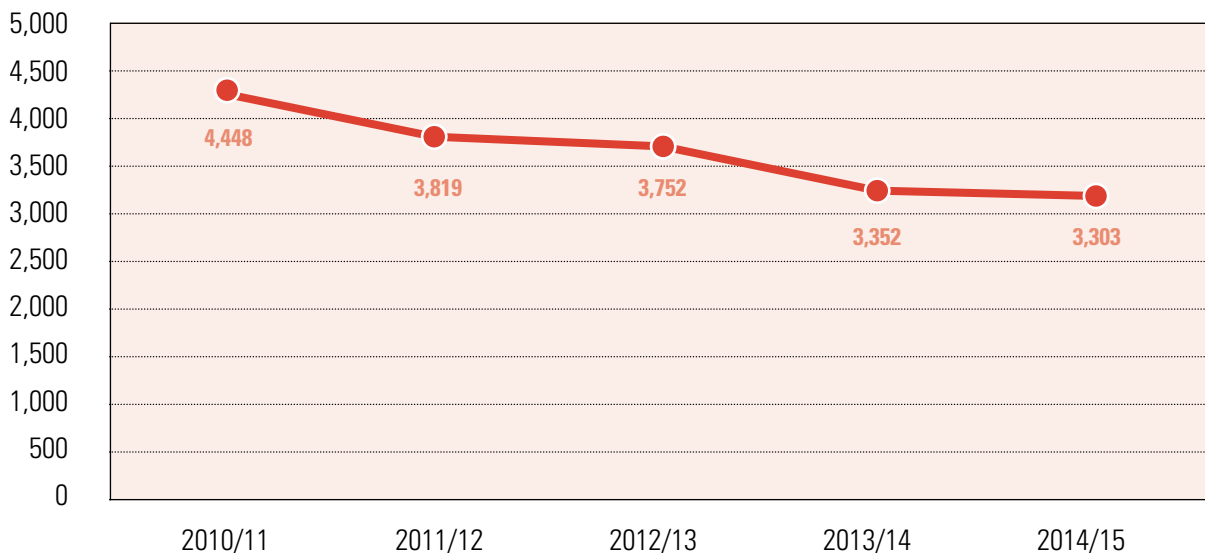
## OUTCOME 9: CREATE SAFER AND COHESIVE COMMUNITIES

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
<p>Implement NIHE's Community Safety Strategy 2014-17.</p> <p>NIHE will continue to be a designated agency in the PCSPs.</p> <p>NIHE will continue to partner on Anti-Social Behaviour Forum (ASBF) and Multi Agency Risk Assessment Conferences (MARAC).</p> <p>NIHE will continue to provide support to victims of domestic abuse.</p>	<p>NIHE actively deals with anti-social Behaviour (ASB) in our estates. We participate in the HIPA scheme to help people deal with hate incidents at their home.</p> <p>NIHE continue to work in partnership with PCSPs as a designated agency.</p> <p>Achieved: During 2015/16, NIHE dealt with 180 cases of ASB.</p> <p>NIHE will continue to provide referrals / placements to Women's Aid. We continue to support victims of domestic and sexual violence through the MARAC arrangements.</p>	<p>Implement NIHE's Community Safety Strategy 2014-17. Update the Strategy in 2017/18.</p> <p>NIHE will continue to be a designated agency in the PCSPs.</p> <p>NIHE will continue to partner on ASBF and MARAC.</p> <p>NIHE will continue to provide support to victims of domestic abuse and maintain our close working partnership with Women's Aid.</p>	<p>Prevent crime and the fear of crime especially amongst the most vulnerable in society.</p> <p>Reduce anti-social behaviour.</p>
<p>NIHE will continue to fund Supporting Communities NI (SCNI) in their work with communities.</p>	<p>Mid Ulster Council continue to work closely with SCNI locally at both Housing Community Network and Scrutiny Panel level.</p>	<p>Update the Community Involvement Strategy in 2017/18.</p>	<p>Increase tenant involvement in the management and future development of their communities.</p>
<p>NIHE will implement the Community Involvement Strategy and update the strategy in 2017/18.</p>	<p>Achieved: £14K has been spent within Mid Ulster on Community Cohesion during 2015/16.</p>	<p>NIHE will implement the Community Involvement Strategy and update in 2017/18.</p>	<p>Establish strong, collaborative working arrangements between government agencies, voluntary organisations and local community groups to support community regeneration.</p>

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

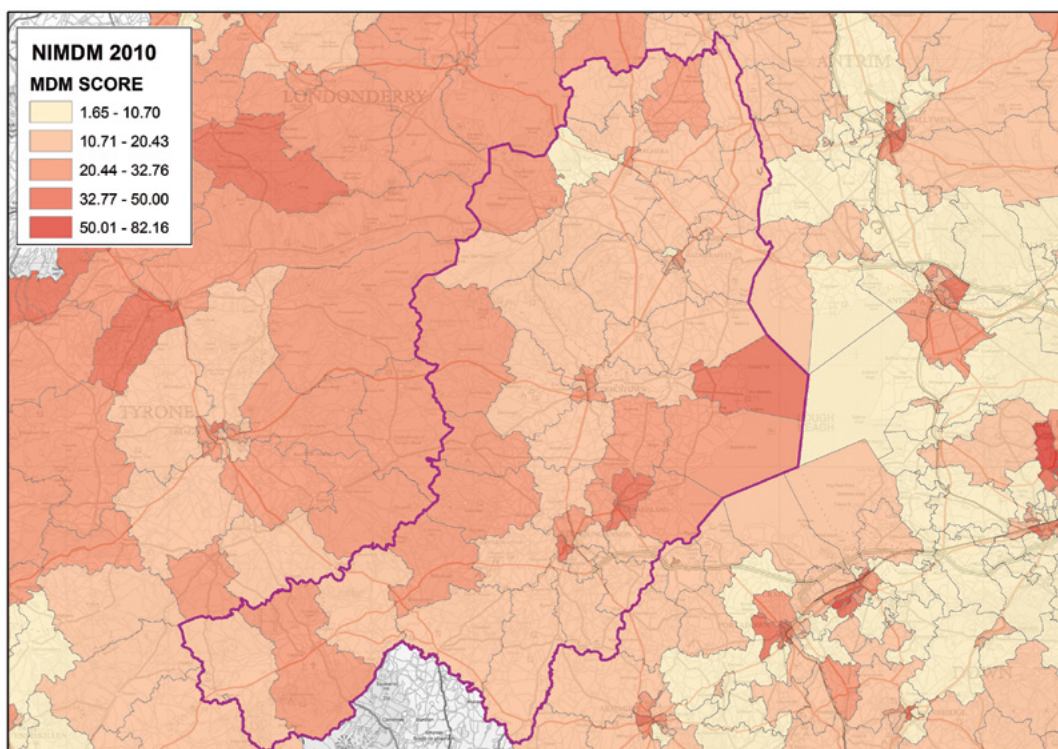
Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
<p>NIHE funded £19k for community involvement work.</p> <p>NIHE will implement BRIC 2. NIHE will promote the good neighbour charter and the five cohesion themes of Race Relations, Communities in Transition, Interfaces, Flags, Emblems &amp; Sectional Symbols.</p>	<p>Dungannon District spent £10k across 8 different projects cutting across the following themes -</p> <p>Race Relations and Integration And Segregation.</p> <p>NIHE has completed Phase 1 of the BRIC 2 programme with 26 estates involved across NI.</p> <p>Within the Mid Ulster Area, three community groups are included in BRIC 2. These are Killowen Drive Residents Association; Glenburn Community Association and Culnady Rural Development Group. As part of the programme a number of projects are planned, including environmental improvements. A further number of projects are currently under consideration.</p>	<p>NIHE will identify a further 26 groups to be involved in Phase 2 of the BRIC 2 across NI.</p>	
<p>NIHE will work to prevent hate crimes through its Good Relations Strategy and Race Relations Policy.</p>	<p>NIHE has provided Hate Crime Training to more than 70 staff across the organisation.</p>	<p>NIHE will implement bespoke training in good relations for staff and community groups.</p>	<p>Promote the development of shared communities through education programmes and shared new build developments.</p>

### Anti social Behavioural Incidents



Source: NISRA

### Multiple Deprivation Measure 2010



Source: NISRA



# THEME FIVE

## Delivering quality services

### OUTCOME 10: DELIVER BETTER SERVICES

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
Increase rent collection to reinvest to improve services.	NIHE collected 99.8% of rent during 2015/16.	Increase rent collection to reinvest and to improve services.	Maximise income to deliver better services and improve stock.
Reduce arrears to maximise income.	Arrears were reduced by £49k during 2015/16.	Reduce arrears to maximise income.	
Meet the Public Accounts Committee to establish a tenancy fraud baseline for future monitoring.	Baseline level of tenancy fraud established. Action Plan in place and statistics reported quarterly to DfC.	Implement the Tenancy Fraud Action Plan.	Monitor and reduce tenancy fraud.
Maintain voids below 1% of total stock to make best use of housing stock and increase revenue from rents.	NIHE voids at April 16 were 0.7% of total stock.	Maintain voids below 1% of total stock to make best use of housing stock and increase revenue from rents.	Make best use of stock.
Implement the Sustaining Tenancy Strategy.	Revised Customer Support and Tenancy Sustainment Strategy approved by the Board and work commenced on the development of local action plans.  Local staff work to identify vulnerable people and work closely with support agencies.	Implement the Strategy locally and incorporate the approach in the Build Yes revised ways of working.	Reduce tenancy failure and help tenants stay in their own home.
Implement the welfare reform action plan as required.	The Welfare Reform Action Plan focussed mainly on the proposed Social Sector Size Criteria (SSSC - also referred to as the 'Bedroom Tax'). We have been tracking legislative developments in relation to its introduction in Northern Ireland and linking with DSD on the Government's proposals to provide full mitigation of the bedroom tax for Housing Executive and Housing Association tenants.	NIHE will continue to liaise with DfC in relation to how the SSSC will be mitigated, in order to determine what action may be required in the year ahead.	Monitor and improve customer satisfaction levels.
Continue to monitor tenant's satisfaction through the CTOS.	Ongoing.	Continue to monitor tenant's satisfaction through the CTOS.	



# Appendices

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

SETTLEMENT	SOCIAL HOUSING NEED 2015/20
Main Urban Centre	
Dungannon 1	275
Dungannon 2	0
Cookstown North	0
Cookstown South	0
Magherafelt	75
Moygashel	6
Towns	
Coalisland	100
Maghera	5
Bellaghy	6
Castledawson	6
Draperstown	10
Villages	
Ackinduff / Sheer's Place	0
Ardboe / Moortown / Ballinderry	0
Aughnacloy	0
Ballygawley	0
Ballyronan	0
Ballymaguigan	0
Bush	0
Caledon	0
Cappagh	0
Castlecaulfield	5
Clogher	0
Coagh / Lisnahull	0
Cookstown Rural Cottages	0
Donaghmore	15
Fivemiletown	0
Granville / Brantry	0
Gulladuff	0
Innishrush	0
Killyman / Laghey	0
Knockloughrim	0

## Mid Ulster

Housing Investment Plan

Annual Update 2016

SETTLEMENT	SOCIAL HOUSING NEED 2015/20
Lissan / Dunamore	0
Loup	0
Moneymore	0
Mountjoy	0
Moy	35
Newmills	0
Pomeroy	0
Rock	0
Sandholes	0
Stewartstown	0
Swatragh	0
Tobermore	0
Tullyhogue	0
Upperlands	0
<b>Total</b>	<b>538</b>

### New Intermediate Housing Demand 2015/25:

COUNCIL	INTERMEDIATE HOUSING DEMAND 2015/25
Mid Ulster	1,370



**Appendix Two:  
Social Housing Development Programme**

**SCHEMES COMPLETED APRIL 2015 - MARCH 2016**

Scheme	No of units	Client group	Housing Association	Policy theme
Gortview Phase 2, Coalisland	9	General Needs	Apex Housing	Urban
3 Gortview Park, Coalisland	1	General Needs	Apex Housing	Urban
Gortview Phase 3, Coalisland	11	General Needs	Apex Housing	Urban
45 Irish Street, Dungannon	10	General Needs	Clanmil	Urban
Mullaghboy Crescent, Magherafelt (T)	11	General Needs	Triangle	Urban
Hillmount Crescent, Tobermore (T)	6	General Needs	Triangle	Rural
Henderson Park, Stewartstown (T)	6	General Needs	Triangle	Rural
O'Neill Park, Ballymaguigan (T)	6	General Needs	Triangle	Rural
<b>Total</b>	<b>60</b>			

**SCHEMES ON SITE AT 31ST MARCH 2016**

Scheme	No of units	Client group	Housing Association	Policy theme
Killymaddy Hill, Dungannon	19	General Needs	Habinteg	Urban
Ashdene, Dungannon	1	General Needs	Apex Housing	Urban
College Gardens, Magherafelt	6	General Needs	Clanmil	Urban
Burn Road, Cookstown	58	General Needs	Fold	Urban
The Cloisters, Phase 2, Killyman Road, Dungannon	28	General Needs	Habinteg	Urban
The Cloisters, Killyman Road, Dungannon	1	General Needs	Habinteg	Urban
William Street & Sloan Street, Dungannon	28	General Needs	Helm Housing	Urban
PSNI Site, Barrack Street, Coalisland	18	General Needs	Habinteg	Urban
Ballinderry Bridge Road, Ballinderry (T)	5	General Needs	Triangle	Rural
Killyman Street, Moy	1	General Needs	Triangle	Rural
Crawfordsburn Drive, Maghera	1	General Needs	Helm Housing	Rural
Moneymore Road, Magherafelt	13	YPLC	Choice	Supported
<b>Total</b>	<b>179</b>			

<b>SCHEMES PROGRAMMED 2016/19</b>					
<b>Scheme</b>	<b>No of units</b>	<b>Client group</b>	<b>Year</b>	<b>Housing Association</b>	<b>Policy theme</b>
Beech Valley, Dungannon	50	General Needs	2016/17	Clanmil	Urban
Dungannon 1 ESP's, Dungannon	10	General Needs	2016/17	Triangle	Urban
Quarry Lane, Dungannon	40	General Needs	2017/18	Fold	Urban
Annagole, Dungannon	13	General Needs	2017/18	South Ulster	Urban
Dungannon Phase 2 ESPs, Dungannon	10	General Needs	2017/18	Triangle	Urban
Church Street, Cookstown	1	Mental Health	2016/17	South Ulster	Supported
Ronan Court, Magherafelt	1	Mental Health	2016/17	South Ulster	Supported
Leckagh Cottages, Magherafelt (T)	10	General Needs	2017/18	Choice	Urban
Barrack Street, Coalisland	28	General Needs	2016/17	Helm Housing	Urban
Land adjacent to Donaghmore Primary School, Pomeroy Road, Donaghmore	15	General Needs	2016/17	Helm Housing	Rural
Castle Grove / Place, Castlecaulfield (T)	4	General Needs	2016/17	Choice	Rural
South Area MH St Lukes Dungannon	10	Mental Health	2016/17	Triangle	Supported
Draperstown ESP's, Draperstown	6	General Needs	2016/17	Triangle	Rural
Draperstown ESPs, Draperstown	6	General Needs	2018/19	Triangle	Rural
Roskeen Park, Moygashel (T)	8	General Needs	2016/17	Apex Housing	Urban
<b>Total</b>	<b>212</b>				

**Appendix Three:  
Maintenance and grants information**

<b>SCHEMES COMPLETED 1ST APRIL 2015 - 31ST MARCH 2016</b>		
<b>Work Category</b>	<b>Scheme</b>	<b>Units</b>
Double Glazing	DG Windows Magherafelt	26
	Somme Place, Roxborough Park, Moygashel Court, Moygashel/ Lodge Villas, Donaghmore/ Espey Park, Laghey/ Castlehill Park, Ballygawley	26
External Cyclical Maintenance	Magherafelt, Leckagh / Drive / Walk	132
	Coalisland/ Dungannon/ Killeen	190
	Cookstown North / Coolnafranky	267
Heating Installation	Magherafelt Heating	66
	Dungannon/ Moygashel 15 year Heating Replacement	63
	Coalisland / Rural 15 year Heating Replacement	64
	Stewart Avenue, Sullenboy Park, Killymoon Road, Millburn Park, Cookstown/ Rockview Park, Moneymore	64
Revenue Replacement	Cookstown, Princess Avenue, Windsor Crescent, Cooke Crescent	62
Smoke Alarm Replacement	Magherafelt Smoke Alarm Replacement	131
	Cookstown SA Replacements	32
	Dungannon District	37

<b>SCHEMES STARTED BETWEEN 1ST APRIL 2015 AND 31ST MARCH 2016</b>		
<b>Work Category</b>	<b>Scheme</b>	<b>Units</b>
Heating Installation	Lisnahun Heating 15year Replacement - Ballysaggart Park, Corrainey Gardens/Park, Lisnahun Gdns/Park/Road, Mullaghmore Park.	108
	Dungannon 15year Replacement – Breakly Way, Broom Drive, Spout Walk / Road/Gardens Fivemiletown. Castle Drive Caledon. Crossowen Gdns, Clogher. Drumcoo Green, Fairfield Estate, Dunlea Vale, Kilcoole Drive, Main Rd, Springdale Dungannon. Neville Dr, Moygashel. Innishmore Park, Knockmoy Park / Terrace, Lisnatrane Road, Mourne Ave / Crescent Coalisland.	140
External Cyclical Maintenance	Riverside / Castledawson	306
Health & Safety Works, Fire Doors	Magherafelt Low Rise – Glenburn Pk, Magherafelt. Hall Crescent, Meeting House Ave, Maghera.	38
Special Capital Scheme	19-22 & 43-46 Dunlea Vale, Dungannon	8
Revenue Replacement	Moygashel Court / Park, Prince Andrew Crescent, Stevensons Avenue Moygashel. Knockview Augher. Oaks Road, Lakeview Park, Aghinduff Park Dungannon. Broom Drive Fivemiletown.	106
	Moneymore / Parkview / Ard Stewart - Ard Stewart, Church View, Gausson Villas, Northland Road, Park View, Windsor Terrace, Woodvale Crescent.	90

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

<b>PROGRAMME OF WORK FOR 2016/17</b>		
<b>Work Category</b>	<b>Scheme</b>	<b>Units</b>
Double Glazing	Moygashel Park, Neville Drive Moygashel. Granville Terrace, Springdale Dungannon. Castle Place, Castlecaulfield. Meenagh Park, Tirowen Gardens, Altowen Park, Canal Place, Dernagh Cottages, Derryowen Place, Gortgonis Park / Terrace, Innishmore Park Coalisland.	130
	Magherafelt Defective Double-glazing	113
External Cyclical Maintenance	Donaghmore / Castlecaulfield	135
	Moneymore / Ardboe	193
	Magherafelt, Glenelly Villas/ Bradley Park	208
Structurally Defective stock, Cladding schemes	Killymoon Crescent aluminium bungalows	12
	Magherafelt, Mallon Villas aluminium bungalows	8
Heating Installation	Cookstown 15 Year replacements	39
Revenue Replacement	Moneymore / Parkview / Ard Stewart - Ard Stewart, Church View, Gausson Villas, Northland Road, Park View, Windsor Terrace, Woodvale Crescent.	81
	Donaghmore Road, Fivemiletown/ Moy	84

<b>RESERVE PROGRAMME 2016/17</b>		
<b>Work Category</b>	<b>Scheme</b>	<b>Units</b>
Heating Installation	Magherafelt 15 Year replacements	43

<b>ANALYSIS OF ADAPTATIONS TO HOUSING EXECUTIVE STOCK 2015/16</b>		
<b>Type of Adaptation</b>	<b>Adaptations commenced April 2015 to March 2016</b>	<b>Adaptations spend April 2015 to March 2016 (£k)</b>
Extension to dwelling	5	87
Lifts	<5	18
Showers	27	54
<b>Total</b>		<b>159</b>

<b>GRANTS PERFORMANCE 2015/16</b>			
Grant Type	Approved	Approval Value (£k)	Completed
<b>Mandatory Grants</b>			
Disabled Facilities Grants	111	770	108
Repair Grant	21	52	21
<b>Discretionary Grants</b>			
Renovation Grant	28	332	22
Home Repair Assistance Grants	16	64	11
<b>Total</b>	<b>176</b>	<b>£1,218</b>	<b>162</b>

<b>DEFINITION OF WORK CATEGORIES</b>	
External Cyclical Maintenance	Work to the external fabric of a dwelling and its immediate surrounding area.
Revenue Replacement	Replacement of obsolete internal elements, e.g. sanitary ware and kitchen units.
Smoke Alarm Installation/Replacement	Installation/replacement of hard wire smoke alarms (replacement after 10 years).
Heating Installation	Replacement of solid fuel or electric heating.
Health and Safety	Specific works where health and safety issues have been identified.
Double Glazing	Replacement of single glazed with double glazed units.
Special Scheme	Improvement works to dwellings outside the Improvement to Purpose Built Stock programme
Special Capital Scheme	Health and Safety Works
Structurally Defective stock, Cladding schemes	Structurally defective stock is basically "non-traditional housing" i.e. aluminium bungalows or "no fines" properties, the accepted solution for aluminium's is to clad the external walls with insulation board and render

**Appendix Four:**  
**Household composition of housing applicants at March 2016**

	TYPE	SINGLE PERSON	SMALL ADULT	SMALL FAMILY	LARGE ADULT	LARGE FAMILY	OLDER PERSON	TOTAL
Dungannon 1	Applicant	207	32	246	14	71	21	591
	<b>App (HS)</b>	<b>145</b>	<b>15</b>	<b>148</b>	<b>7</b>	<b>36</b>	<b>16</b>	<b>367</b>
	Allocation	18	1	14	2	2	0	37
Dungannon 2	Applicant	24	2	19	0	4	16	65
	<b>App (HS)</b>	<b>16</b>	<b>2</b>	<b>13</b>	<b>0</b>	<b>3</b>	<b>12</b>	<b>46</b>
	Allocation	4	1	4	1	0	3	13
Moygashel	Applicant	8	0	6	1	0	5	20
	<b>App (HS)</b>	<b>6</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>4</b>	<b>13</b>
	Allocation	3	0	1	0	0	0	4
Coalisland	Applicant	88	12	80	4	17	13	214
	<b>App (HS)</b>	<b>52</b>	<b>6</b>	<b>50</b>	<b>3</b>	<b>9</b>	<b>8</b>	<b>128</b>
	Allocation	13	1	14	2	3	1	34
Ackinduff / Sheer's Place	Applicant	1	0	1	0	0	0	2
	<b>App (HS)</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>
	Allocation	0	0	0	0	0	0	0
Augher	Applicant	4	1	2	0	2	2	11
	<b>App (HS)</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>4</b>
	Allocation	1	0	0	0	0	0	1
Aughnacloy	Applicant	14	1	8	0	2	2	27
	<b>App (HS)</b>	<b>6</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>12</b>
	Allocation	3	0	2	1	0	2	8
Ballygawley	Applicant	9	1	10	0	2	4	26
	<b>App (HS)</b>	<b>4</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>12</b>
	Allocation	3	0	0	0	0	1	4
Benburb	Applicant	3	0	0	0	0	0	3
	<b>App (HS)</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>
	Allocation	0	0	0	0	0	0	0
Bush	Applicant	4	0	5	0	0	0	9
	<b>App (HS)</b>	<b>3</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>
	Allocation	2	0	0	0	0	0	2
Caledon	Applicant	2	0	0	0	1	2	5
	<b>App (HS)</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>4</b>
	Allocation	2	1	2	0	1	0	6

	TYPE	SINGLE PERSON	SMALL ADULT	SMALL FAMILY	LARGE ADULT	LARGE FAMILY	OLDER PERSON	TOTAL
Cappagh	Applicant	4	0	2	0	0	0	6
	<b>App (HS)</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>
	Allocation	0	0	0	0	0	0	0
Castlecaulfield	Applicant	5	0	3	1	0	1	10
	<b>App (HS)</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>6</b>
	Allocation	1	0	1	0	1	0	3
Clogher	Applicant	7	3	3	0	0	3	16
	<b>App (HS)</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>7</b>
	Allocation	2	1	0	0	0	0	3
Donaghmore	Applicant	9	1	17	1	4	5	37
	<b>App (HS)</b>	<b>6</b>	<b>1</b>	<b>11</b>	<b>0</b>	<b>3</b>	<b>5</b>	<b>26</b>
	Allocation	0	0	0	0	0	0	0
Fivemiletown	Applicant	3	0	3	0	1	3	10
	<b>App (HS)</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>6</b>
	Allocation	11	1	7	0	0	3	22
Granville/Brantry	Applicant	1	3	4	0	1	0	9
	<b>App (HS)</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>4</b>
	Allocation	0	0	0	0	1	0	1
Killyman /Laghey	Applicant	3	0	3	0	0	2	8
	<b>App (HS)</b>	<b>2</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>7</b>
	Allocation	0	0	0	0	0	0	0
Mountjoy	Applicant	2	0	0	0	0	1	3
	<b>App (HS)</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>3</b>
	Allocation	1	0	0	0	0	1	2
Moy	Applicant	21	0	13	0	5	7	46
	<b>App (HS)</b>	<b>16</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>1</b>	<b>5</b>	<b>32</b>
	Allocation	2	0	1	0	2	0	5
Newmills	Applicant	1	2	2	0	0	3	8
	<b>App (HS)</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>4</b>
	Allocation	2	0	0	0	1	0	3
<b>Dungannon District Total</b>	<b>Applicant</b>	<b>420</b>	<b>58</b>	<b>427</b>	<b>21</b>	<b>110</b>	<b>90</b>	<b>1,126</b>
	<b>App (HS)</b>	<b>274</b>	<b>25</b>	<b>258</b>	<b>12</b>	<b>56</b>	<b>69</b>	<b>694</b>
	<b>Allocation</b>	<b>68</b>	<b>6</b>	<b>46</b>	<b>6</b>	<b>11</b>	<b>11</b>	<b>148</b>

## Mid Ulster

Housing Investment Plan

Annual Update 2016

	TYPE	SINGLE PERSON	SMALL ADULT	SMALL FAMILY	LARGE ADULT	LARGE FAMILY	OLDER PERSON	TOTAL
Cookstown North	Applicant	31	3	7	2	2	16	61
	<b>App (HS)</b>	<b>13</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>11</b>	<b>28</b>
	Allocation	20	0	7	0	3	6	36
Cookstown South	Applicant	34	6	25	1	5	7	78
	<b>App (HS)</b>	<b>19</b>	<b>2</b>	<b>13</b>	<b>0</b>	<b>3</b>	<b>4</b>	<b>41</b>
	Allocation	11	1	4	0	4	0	20
Ardboe/Moortown/Ballinderry	Applicant	10	1	12	1	5	1	30
	<b>App (HS)</b>	<b>6</b>	<b>0</b>	<b>10</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>19</b>
	Allocation	1	0	0	0	1	0	2
Ballyronan	Applicant	3	0	2	0	0	0	5
	<b>App (HS)</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>
	Allocation	1	0	0	0	0	0	1
Drumullan	Applicant	0	0	0	0	0	0	0
	<b>App (HS)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	Allocation	0	0	1	0	0	0	1
Dunnamore/Orritor	Applicant	0	0	0	0	0	0	0
	<b>App (HS)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	Allocation	0	0	0	0	0	0	0
Finnobar/Coagh/Lisnahull	Applicant	0	1	0	0	0	3	4
	<b>App (HS)</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>
	Allocation	3	0	0	0	0	0	3
Loup	Applicant	1	0	0	0	0	0	1
	<b>App (HS)</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>
	Allocation	0	0	0	0	0	0	0
Moneymore	Applicant	6	2	3	0	1	3	15
	<b>App (HS)</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>6</b>
	Allocation	1	0	0	0	0	1	2
Pomeroy	Applicant	8	1	2	1	1	3	16
	<b>App (HS)</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>5</b>
	Allocation	1	0	0	0	1	0	2
Rock	Applicant	1	0	1	0	0	0	2
	<b>App (HS)</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>
	Allocation	0	0	0	0	0	0	0



	TYPE	SINGLE PERSON	SMALL ADULT	SMALL FAMILY	LARGE ADULT	LARGE FAMILY	OLDER PERSON	TOTAL
Sandholes	Applicant	0	0	0	1	0	0	1
	<b>App (HS)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	Allocation	1	0	1	0	0	0	2
Stewartstown	Applicant	2	1	4	1	1	3	12
	<b>App (HS)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>3</b>
	Allocation	0	0	6	0	0	0	6
Tullyhogue	Applicant	3	0	1	0	0	1	5
	<b>App (HS)</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>4</b>
	Allocation	0	1	3	0	0	0	4
Tynure / Lissan / Dunman	Applicant	0	0	2	0	0	0	2
	<b>App (HS)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	Allocation	0	0	0	0	0	0	0
Rural Cottages	Applicant	1	1	1	0	1	0	4
	<b>App (HS)</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>
	Allocation	1	0	0	0	0	0	1
<b>Cookstown District Total</b>	<b>Applicant</b>	<b>100</b>	<b>16</b>	<b>60</b>	<b>7</b>	<b>16</b>	<b>37</b>	<b>236</b>
	<b>App (HS)</b>	<b>52</b>	<b>5</b>	<b>27</b>	<b>3</b>	<b>5</b>	<b>23</b>	<b>115</b>
	<b>Allocation</b>	<b>40</b>	<b>2</b>	<b>22</b>	<b>0</b>	<b>9</b>	<b>7</b>	<b>80</b>

Magherafelt	Applicant	104	20	65	8	22	38	257
	<b>App (HS)</b>	<b>60</b>	<b>8</b>	<b>35</b>	<b>4</b>	<b>8</b>	<b>13</b>	<b>128</b>
	Allocation	11	1	10	1	1	5	29
Maghera	Applicant	32	6	16	1	7	9	71
	<b>App (HS)</b>	<b>12</b>	<b>4</b>	<b>3</b>	<b>0</b>	<b>3</b>	<b>5</b>	<b>27</b>
	Allocation	6	0	6	0	3	1	16
Bellaghy	Applicant	4	1	3	2	2	0	12
	<b>App (HS)</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>5</b>
	Allocation	2	0	1	0	0	0	3
Castledawson	Applicant	21	5	14	1	1	4	46
	<b>App (HS)</b>	<b>13</b>	<b>3</b>	<b>10</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>29</b>
	Allocation	4	0	1	0	1	3	9
Draperstown	Applicant	20	4	17	3	3	8	55
	<b>App (HS)</b>	<b>7</b>	<b>2</b>	<b>5</b>	<b>0</b>	<b>1</b>	<b>6</b>	<b>21</b>
	Allocation	0	0	0	0	0	0	0

	TYPE	SINGLE PERSON	SMALL ADULT	SMALL FAMILY	LARGE ADULT	LARGE FAMILY	OLDER PERSON	TOTAL
Tobermore	Applicant	1	1	0	0	1	2	5
	<b>App (HS)</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>
	Allocation	4	1	4	0	0	0	9
Ballymaguigan	Applicant	2	0	1	0	0	1	4
	<b>App (HS)</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>
	Allocation	0	0	5	0	0	0	5
Carmean	Applicant	1	0	0	0	0	0	1
	<b>App (HS)</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>
	Allocation	0	0	0	0	0	0	0
Clady	Applicant	7	1	0	0	2	1	11
	<b>App (HS)</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>
	Allocation	2	0	1	0	0	0	3
Creagh	Applicant	0	0	0	0	0	0	0
	<b>App (HS)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	Allocation	0	0	0	0	0	0	0
Culnady	Applicant	1	0	0	0	0	0	1
	<b>App (HS)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	Allocation	1	0	0	0	0	0	1
Curran	Applicant	0	0	0	0	0	0	0
	<b>App (HS)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	Allocation	0	0	0	0	0	0	0
Desertmartin	Applicant	0	0	0	0	0	0	0
	<b>App (HS)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	Allocation	0	1	0	0	0	0	1
Fallahogey	Applicant	0	0	0	0	0	0	0
	<b>App (HS)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	Allocation	0	0	0	0	0	0	0
Gulladuff	Applicant	3	1	0	0	0	2	6
	<b>App (HS)</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>3</b>
	Allocation	3	0	0	0	0	0	3

	TYPE	SINGLE PERSON	SMALL ADULT	SMALL FAMILY	LARGE ADULT	LARGE FAMILY	OLDER PERSON	TOTAL
Innishrush	Applicant	0	0	1	0	0	0	1
	<b>App (HS)</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>
	Allocation	0	0	0	0	0	0	0
Kilross	Applicant	0	0	0	0	0	0	0
	<b>App (HS)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	Allocation	0	0	0	0	0	0	0
Knockloughrim	Applicant	0	0	0	0	0	0	0
	<b>App (HS)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	Allocation	0	0	0	0	0	0	0
Lisnamuck	Applicant	0	0	0	0	0	0	0
	<b>App (HS)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	Allocation	0	0	0	0	0	0	0
Longfield	Applicant	0	1	0	0	0	0	1
	<b>App (HS)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	Allocation	0	0	0	0	0	0	0
Moneyneany	Applicant	0	0	0	1	0	1	2
	<b>App (HS)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>
	Allocation	0	0	0	0	0	0	0
Portglenone	Applicant	0	0	0	0	0	0	0
	<b>App (HS)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	Allocation	0	0	0	0	0	0	0
Rural Cottages	Applicant	0	0	0	0	0	0	0
	<b>App (HS)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	Allocation	0	0	0	0	0	1	1
Swatragh	Applicant	5	0	4	0	0	1	10
	<b>App (HS)</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>
	Allocation	1	0	1	0	0	0	2
Tamlaght	Applicant	1	0	0	0	0	0	1
	<b>App (HS)</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>
	Allocation	0	0	1	0	0	0	1

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	TYPE	SINGLE PERSON	SMALL ADULT	SMALL FAMILY	LARGE ADULT	LARGE FAMILY	OLDER PERSON	TOTAL
Tullyheron	Applicant	0	0	0	0	0	0	0
	<b>App (HS)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	Allocation	0	0	0	0	0	0	0
Upperlands	Applicant	0	0	0	0	0	0	0
	<b>App (HS)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	Allocation	3	0	0	0	1	0	4
Magherafelt District Total	Applicant	202	40	121	16	38	67	484
	<b>App (HS)</b>	<b>104</b>	<b>19</b>	<b>56</b>	<b>8</b>	<b>13</b>	<b>28</b>	<b>228</b>
	Allocation	37	3	30	1	6	10	87
<b>Mid Ulster Total</b>	<b>Applicant</b>	<b>722</b>	<b>114</b>	<b>608</b>	<b>44</b>	<b>164</b>	<b>194</b>	<b>1,846</b>
	<b>App (HS)</b>	<b>430</b>	<b>49</b>	<b>341</b>	<b>23</b>	<b>74</b>	<b>120</b>	<b>1,037</b>
	<b>Allocation</b>	<b>145</b>	<b>11</b>	<b>98</b>	<b>7</b>	<b>26</b>	<b>28</b>	<b>315</b>

*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
Dungannon 1	89	100	336	0	0	525	10
	<b>47</b>	<b>25</b>	<b>672</b>	<b>0</b>	<b>0</b>	<b>744</b>	
Dungannon 2	37	15	95	0	0	147	2
	<b>10</b>	<b>3</b>	<b>276</b>	<b>0</b>	<b>0</b>	<b>289</b>	
Moynashel	10	10	46	0	6	72	1
	<b>13</b>	<b>0</b>	<b>245</b>	<b>0</b>	<b>17</b>	<b>275</b>	
Coalisland	46	17	237	0	1	301	3
	<b>16</b>	<b>1</b>	<b>326</b>	<b>0</b>	<b>10</b>	<b>353</b>	
Ackinduff/ Sheer's Place	8	0	23	0	0	31	0
	<b>32</b>	<b>0</b>	<b>23</b>	<b>0</b>	<b>4</b>	<b>59</b>	
Augher	8	4	23	0	0	35	1
	<b>2</b>	<b>0</b>	<b>42</b>	<b>0</b>	<b>0</b>	<b>44</b>	
Aughnacloy	19	0	29	0	0	48	2
	<b>3</b>	<b>0</b>	<b>85</b>	<b>0</b>	<b>0</b>	<b>88</b>	
Ballygawley	22	8	21	0	2	53	0
	<b>19</b>	<b>0</b>	<b>55</b>	<b>0</b>	<b>1</b>	<b>75</b>	
Benburb	2	0	3	0	0	5	0
	<b>24</b>	<b>0</b>	<b>28</b>	<b>0</b>	<b>4</b>	<b>56</b>	
Bush	9	0	17	0	0	26	2
	<b>18</b>	<b>0</b>	<b>71</b>	<b>0</b>	<b>0</b>	<b>89</b>	
Caledon	27	1	32	0	5	65	1
	<b>36</b>	<b>1</b>	<b>37</b>	<b>0</b>	<b>39</b>	<b>113</b>	
Cappagh	6	0	3	0	0	9	0
	<b>18</b>	<b>0</b>	<b>19</b>	<b>0</b>	<b>0</b>	<b>37</b>	
Castlecaulfield	7	2	5	0	4	18	0
	<b>16</b>	<b>2</b>	<b>68</b>	<b>0</b>	<b>29</b>	<b>115</b>	
Clogher	15	11	34	0	1	61	3
	<b>7</b>	<b>3</b>	<b>44</b>	<b>0</b>	<b>4</b>	<b>58</b>	
Donaghmore	22	0	24	0	1	47	2
	<b>15</b>	<b>1</b>	<b>124</b>	<b>0</b>	<b>15</b>	<b>155</b>	
Fivemiletown	61	8	44	0	0	113	1
	<b>25</b>	<b>0</b>	<b>131</b>	<b>0</b>	<b>0</b>	<b>156</b>	
Granville / Branty	21	0	6	0	0	27	0
	<b>54</b>	<b>0</b>	<b>64</b>	<b>0</b>	<b>2</b>	<b>120</b>	

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COMMON LANDLORD AREA	BUNG (i)	FLAT	HOUSE	MAIS (ii)	COTTAGE	TOTAL	VOID
Killyman / Laghey	7	0	17	0	4	28	2
	<b>21</b>	<b>0</b>	<b>89</b>	<b>0</b>	<b>11</b>	<b>121</b>	
Mountjoy	13	0	19	0	0	32	0
	<b>55</b>	<b>0</b>	<b>46</b>	<b>0</b>	<b>4</b>	<b>105</b>	
Moy	24	3	37	0	0	64	1
	<b>12</b>	<b>1</b>	<b>139</b>	<b>0</b>	<b>3</b>	<b>155</b>	
Newmills	8	0	7	0	0	15	0
	<b>7</b>	<b>0</b>	<b>58</b>	<b>0</b>	<b>0</b>	<b>65</b>	
Dungannon District Total	461	179	1,058	0	24	1,722	31
	<b>450</b>	<b>37</b>	<b>2,642</b>	<b>0</b>	<b>143</b>	<b>3,272</b>	

Cookstown North	51	63	170	11	0	295	2
	<b>23</b>	<b>17</b>	<b>376</b>	<b>9</b>	<b>0</b>	<b>425</b>	
Cookstown South	52	57	225	0	0	334	2
	<b>47</b>	<b>7</b>	<b>534</b>	<b>0</b>	<b>2</b>	<b>590</b>	
Ardboe / Moortown / Ballinderry	14	0	38	0	0	52	4
	<b>12</b>	<b>0</b>	<b>93</b>	<b>0</b>	<b>0</b>	<b>105</b>	
Ballyronan	4	0	4	0	0	8	0
	<b>13</b>	<b>0</b>	<b>37</b>	<b>0</b>	<b>0</b>	<b>50</b>	
Drummullan	2	0	6	0	0	8	0
	<b>6</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>16</b>	
Dunamore / Orritor	0	0	4	0	0	4	0
	<b>9</b>	<b>0</b>	<b>33</b>	<b>0</b>	<b>0</b>	<b>42</b>	
Finnobar / Coagh / Lisnahull	16	0	27	0	0	43	0
	<b>2</b>	<b>0</b>	<b>53</b>	<b>0</b>	<b>0</b>	<b>55</b>	
Loup	4	0	6	0	0	10	0
	<b>1</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>11</b>	
Moneymore	21	3	40	0	0	64	0
	<b>35</b>	<b>1</b>	<b>120</b>	<b>0</b>	<b>0</b>	<b>156</b>	
Pomeroy	27	0	26	0	0	53	1
	<b>22</b>	<b>0</b>	<b>45</b>	<b>0</b>	<b>0</b>	<b>67</b>	
Rock	6	0	4	0	0	10	0
	<b>7</b>	<b>0</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>23</b>	
Sandholes	1	0	8	0	0	9	0
	<b>1</b>	<b>0</b>	<b>17</b>	<b>0</b>	<b>4</b>	<b>22</b>	

COMMON LANDLORD AREA	BUNG (i)	FLAT	HOUSE	MAIS (ii)	COTTAGE	TOTAL	VOID
Stewartstown	10	6	59	0	0	75	0
	<b>3</b>	<b>2</b>	<b>88</b>	<b>0</b>	<b>0</b>	<b>93</b>	
Tullyhogue	8	0	25	0	0	33	0
	<b>6</b>	<b>0</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>56</b>	
Tynure / Lissan / Dunman	0	0	0	0	0	0	0
	<b>0</b>	<b>0</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>25</b>	
Rural Cottages	0	0	0	0	10	10	0
	<b>8</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>140</b>	<b>152</b>	
Cookstown District Total	216	129	642	11	10	1,008	9
	<b>195</b>	<b>27</b>	<b>1,511</b>	<b>9</b>	<b>146</b>	<b>1,888</b>	

Magherafelt	150	62	237	6	0	455	5
	<b>84</b>	<b>16</b>	<b>680</b>	<b>4</b>	<b>0</b>	<b>784</b>	
Maghera	125	21	103	0	0	249	4
	<b>97</b>	<b>11</b>	<b>350</b>	<b>0</b>	<b>0</b>	<b>458</b>	
Bellaghy	24	2	26	0	0	52	1
	<b>15</b>	<b>0</b>	<b>116</b>	<b>0</b>	<b>0</b>	<b>131</b>	
Castledawson	53	6	50	0	0	109	0
	<b>49</b>	<b>1</b>	<b>133</b>	<b>0</b>	<b>0</b>	<b>183</b>	
Draperstown	29	9	33	0	0	71	1
	<b>40</b>	<b>5</b>	<b>134</b>	<b>0</b>	<b>0</b>	<b>179</b>	
Tobermore	19	0	28	0	0	47	0
	<b>14</b>	<b>0</b>	<b>69</b>	<b>0</b>	<b>0</b>	<b>83</b>	
Ballymaguigan	2	0	3	0	0	5	0
	<b>18</b>	<b>0</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>27</b>	
Carmean	4	0	0	0	0	4	0
	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>	
Clady	19	0	11	0	0	30	0
	<b>7</b>	<b>0</b>	<b>65</b>	<b>0</b>	<b>0</b>	<b>72</b>	
Creagh	0	0	0	0	0	0	0
	<b>8</b>	<b>0</b>	<b>19</b>	<b>0</b>	<b>0</b>	<b>27</b>	
Culnady	4	0	11	0	0	15	0
	<b>0</b>	<b>0</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>17</b>	
Curran	1	0	4	0	0	5	0
	<b>1</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>9</b>	

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COMMON LANDLORD AREA	BUNG (i)	FLAT	HOUSE	MAIS (ii)	COTTAGE	TOTAL	VOID
Desertmartin	5	4	15	0	0	24	0
	<b>9</b>	<b>0</b>	<b>28</b>	<b>0</b>	<b>0</b>	<b>37</b>	
Fallahogey	1	0	5	0	0	6	0
	<b>8</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>13</b>	
Gulladuff	9	0	15	0	0	24	0
	<b>3</b>	<b>0</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>33</b>	
Innishrush	2	2	6	0	0	10	0
	<b>0</b>	<b>0</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>17</b>	
Kilross	7	0	0	0	0	7	0
	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11</b>	
Knockloughrim	7	0	3	0	0	10	0
	<b>21</b>	<b>0</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>39</b>	
Lisnamuck	3	0	0	0	0	3	0
	<b>1</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>11</b>	
Longfield	0	0	1	0	0	1	0
	<b>0</b>	<b>0</b>	<b>24</b>	<b>0</b>	<b>0</b>	<b>24</b>	
Moneyneany	9	0	5	0	0	14	0
	<b>5</b>	<b>0</b>	<b>21</b>	<b>0</b>	<b>0</b>	<b>26</b>	
Portglenone	2	0	5	0	0	7	0
	<b>8</b>	<b>0</b>	<b>21</b>	<b>0</b>	<b>0</b>	<b>29</b>	
Rural Cottages	0	0	0	0	27	27	0
	<b>2</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>126</b>	<b>130</b>	
Swatragh	7	0	16	0	0	23	0
	<b>8</b>	<b>0</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>58</b>	
Tamlaght	10	0	2	0	0	12	0
	<b>12</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>17</b>	
Tullyheron	6	0	4	0	0	10	0
	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Upperlands	11	2	31	0	0	44	1
	<b>3</b>	<b>0</b>	<b>56</b>	<b>0</b>	<b>0</b>	<b>59</b>	
Magherafelt District Total	509	108	614	6	27	1,264	12
	<b>430</b>	<b>33</b>	<b>1,887</b>	<b>4</b>	<b>126</b>	<b>2,480</b>	
<b>Mid Ulster Total</b>	1,186	416	2,314	17	61	3,994	52
	<b>1,075</b>	<b>97</b>	<b>6,040</b>	<b>13</b>	<b>415</b>	<b>7,640</b>	

\*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
<b>All enquiries 03448 920 900</b>		
Dungannon Office 6 Ballygawley Rd Dungannon BT70 1EL		<a href="mailto:dungannon@nihe.gov.uk">dungannon@nihe.gov.uk</a>
Cookstown Office 15 Morgan's Hill Rd Cookstown BT80 8HA		<a href="mailto:cookstown@nihe.gov.uk">cookstown@nihe.gov.uk</a>
Magherafelt Office 3 Ballyronan Road Magherafelt BT45 6BP		<a href="mailto:magherafelt@nihe.gov.uk">magherafelt@nihe.gov.uk</a>
South Regional Manager	Comghal McQuillan	<a href="mailto:comghal.mcquillan@nihe.gov.uk">comghal.mcquillan@nihe.gov.uk</a>
Area Manager	Michael Dallat	<a href="mailto:michael.dallat@nihe.gov.uk">michael.dallat@nihe.gov.uk</a>
Housing Services Manager	Margaret Bradley	<a href="mailto:margaret.bradley@nihe.gov.uk">margaret.bradley@nihe.gov.uk</a>
Assistant Housing Services Manager	Helen Hicks	<a href="mailto:helen.hicks@nihe.gov.uk">helen.hicks@nihe.gov.uk</a>
Senior Housing Officer	Siobhan McSwiggan	<a href="mailto:siobhan.mcswiggan@nihe.gov.uk">siobhan.mcswiggan@nihe.gov.uk</a>
Maintenance Manager Cookstown & Dungannon	Stanley Matthews	<a href="mailto:stanley.matthews@nihe.gov.uk">stanley.matthews@nihe.gov.uk</a>
Maintenance Manager (Magherafelt)	Philip Meenan	<a href="mailto:philip.meenan@nihe.gov.uk">philip.meenan@nihe.gov.uk</a>

<b>REGIONAL SERVICES</b>		
Land and Regeneration 2 Adelaide Street Belfast BT2 8PB	Elma Newberry	<a href="mailto:elma.newberry@nihe.gov.uk">elma.newberry@nihe.gov.uk</a>
Supporting People	Anne Sweeney	<a href="mailto:anne.sweeney@nihe.gov.uk">anne.sweeney@nihe.gov.uk</a>
Central Grants 2 Adelaide Street Belfast BT2 8PB	Danny O'Reilly	<a href="mailto:daniel.o'reilly@nihe.gov.uk">daniel.o'reilly@nihe.gov.uk</a>
Head of Place Shaping South Marlborough House, Craigavon	Ailbhe Hickey	<a href="mailto:ailbhe.hickey@nihe.gov.uk">ailbhe.hickey@nihe.gov.uk</a>

**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.
HMO	A House of Multiple Occupation means a house occupied by more than two people who are not all members of the same family.
HIPA	The Hate Incidents Practical Action Scheme.
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 considered to be in housing stress, or housing need.
Intermediate Housing	Intermediate Housing consists of shared ownership housing provided through a Registered Housing Association (e.g. Co-ownership Housing Association) and helps eligible households who can afford a small mortgage, but that are not able to afford to buy a property outright. The property is split between part ownership by the householder and part social renting from the Registered Housing Association.
Latent demand test	Housing needs survey carried out in a rural area to assess any potential hidden need.

Lifetime Homes	Housing design standards, which make a home more adaptable through a person's life cycle
Mandatory repair grant	This is a grant made available by the Housing Executive to landlords who have been served a repair notice by the council.
Neighbourhood Renewal	Government Departments and agencies working in partnership to tackle disadvantage and deprivation
Net Stock Model	An assessment of housing need at a Northern Ireland level, using net household projections
NIFHA	Northern Ireland Federation of Housing Associations
NISRA	Northern Ireland Statistics and Research Agency
OFMDFM	Office of the First Minister and Deputy First Minister
Oil buying clubs	Oil buying clubs are designed to help consumers reduce their costs by purchasing oil orders in bulk as part of a group.
PCSPs	Policing and Community Safety Partnerships
PPS	Planning Policy Statement
Quality Assessment Framework	The Quality Assessment Framework sets out the standards expected in the delivery of Supporting People services.
RDP	Rural Development Programme
SCNI	Supporting Communities Northern Ireland provides training and funding for community groups.
Shared Housing	These are communities where people choose to live with others regardless of their religion or race, in a neighbourhood that is safe and welcoming to all.
SHDP	Social Housing Development Programme, the SHDP provides grant funding to Housing Associations to build social housing. The programme is managed by the Housing Executive on a three-year rolling programme.
Smartmove Housing	This is a charitable organisation offering advice; support and accommodation to people who are homeless and in acute housing need.
Social Enterprise	Social enterprises are businesses with primarily social objectives whose profits are reinvested to achieve these objectives in a community.

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





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