

Mid Ulster

Housing Investment Plan
Annual Update 2017



Geography of Mid Ulster



Mid Ulster is divided into seven district electoral areas



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37,611

applicants were on the housing waiting list at 31 March 2017



86,069

homes managed by the Housing Executive



23,694

of these classified as being in housing stress



367,412

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



11,488

housing applicants were deemed to be homeless after investigation



£511

the average amount we spent on each dwelling for repairs



4,740

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



£107.3m

invested in over 23,000 homes



1,604

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



7,970

social homes were allocated last year



19,060

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



£336m

we collected 99.87% of rent and rates on our properties



1,070

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



500

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



668

mandatory Repair Grants were approved



0.31%

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



£671m

paid out in Housing Benefit payments



61,263

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



£860,000

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



61

jobs created or supported by SHE initiatives

Foreword

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

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

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

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

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

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

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



Professor Peter Roberts
Interim Chair



Introduction

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

This annual update will not only show how the actions contribute to achieving the HIP outcomes, but also how they can support the delivery of the emerging Mid Ulster Community Plan outcomes.

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

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

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

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

HIP Themes and Outcomes

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

Themes and Outcomes

THEME ONE

Identify and meet housing need and demand

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

THEME TWO

Improving people's homes

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

THEME THREE

Transforming people's lives

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

THEME FOUR

Enabling sustainable neighbourhoods

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

THEME FIVE

Delivering Quality Services

10. Deliver better services.



Our Community Plan 10 Year Plan for Mid Ulster

Community Planning Themes

Community Planning Themes

1. Economic Growth
2. Infrastructure
3. Education and Skills
4. Health and Wellbeing
5. Vibrant and Safe Communities

The HIP and the Community Plan

Mid Ulster District Council and their statutory partners have been preparing a Community Plan. The plan is ambitious and takes an all-inclusive approach to what the Council wants to achieve for Mid Ulster over the next 10 years. The final plan was published in May 2017 and this will be followed with performance statements published every two years. A review of the Plan will also be carried out by June 2021.

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

Housing has a key role in this process and can contribute to achieving many of these actions. Housing can have a positive effect on health and wellbeing, regeneration and the environment, community cohesion and neighbourhoods, combating fuel poverty and promoting the use of renewable energy and assisting economic growth.

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

The HIP and the Local Development Plan

The Mid Ulster Local Development Plan (LDP) will replace Cookstown Area Plan 2010, Dungannon and South Tyrone Area Plan 2010 and Magherafelt Area Plan 2015.

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

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

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

Housing allocations will be determined by:

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

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

Context

Strategic Context

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

The White Paper, 'Fixing Our Broken Housing Market'

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

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

The Draft Programme for Government (PfG)

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

Welfare Changes

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

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

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

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

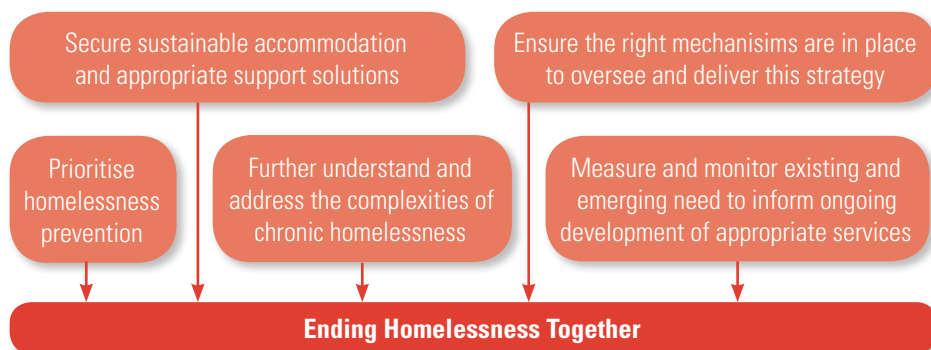
Housing Benefit Changes

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

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

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

The Homelessness Strategy has five objectives



Homelessness Strategy

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

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

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

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

Delivery Strategy

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

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

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

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

House Condition Survey 2016

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

HMO Bill

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

Housing Strategy 'Facing the Future'

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

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

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

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

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

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

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

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

Rural

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

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



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

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

Asset Management Strategy

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

Mid Ulster

Housing Investment Plan Annual Update 2017

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

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



HECA Report 2016

Tower Block Strategy

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

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

Home Energy Conservation Authority (HECA)

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

Housing Growth Indicators (HGIs)

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

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

Together Building United Communities (TBUC)

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

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



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

Local Context

Mid Ulster District Council has been in operation since 1 April 2015. The area 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. The Mid Ulster District Covers an area of 1,714 km² and the 144,000 residents live in a mixture of urban and rural areas.

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 Mid Ulster housing market and issues that have potential to affect its future development.

Housing Market Update

The Mid Ulster population is projected to grow by a further 10% by 2025. Most of this growth will be concentrated in the 65 plus age group, which will grow by a third in this period. Whilst the need for small family accommodation remains strong, there will be a requirement to design and construct suitable accommodation for older persons.

In 2015, 72.9% of 16 - 64 yr olds living in Mid Ulster were economically active. This is the same as the overall figure for Northern Ireland.

In Mid Ulster, the Public Sector employs a smaller proportion of employees

(22%) compared to Northern Ireland overall (31%). The proportion of people employed in Production (inc. manufacturing) is 29% of all employees, significantly higher than the 12% of employees employed in this sector across Northern Ireland. The proportion of people employed in the construction sector in Mid Ulster (8%) is also significantly higher than across all of Northern Ireland (4%).

Local economic performance affects the capacity for development in the private sector housing market. Figures on private new build starts would indicate that development continues on an upward trend from a low of 435 starts in 2013 to 670 in 2016.

Owner Occupied Sector

In Mid Ulster, the average price of properties sold was £140,339 in 2016, £13,689 below the Northern Ireland average of £154,028. There has been a 24% increase since 2013 compared to a 17% increase across Northern Ireland.

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

The Mid Ulster area has a HGI projected new dwelling requirement for 2012-2025 of 9,500. This data will inform the Mid Ulster Community and Local Development Plans on the requirement for additional development land.

Private Rented Sector (PRS)

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

According to the Ulster University Performance of the Private Rental Market Summary Report July to December 2016, the average monthly rent was £513 over the second half of 2016, a slight increase from £504 in the second half of 2015. Average rents remain significantly lower than the Northern Ireland average of £571. As in previous years, the volume of rental transactions in Mid Ulster over the second half of 2016 was relatively low at 323.

Terrace/townhouse properties represent the largest proportion of rented properties at 35% in LGD's outside Belfast. In Mid Ulster, the average rent for terrace/townhouses was £503. The PRS continues to occupy a key position within the Mid Ulster residential market.

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

- high demand for private rental from local people and the migrant worker population;
- increasing rental charges;
- no net additional supply;
- high demand and low turnover in the social housing sector;
- job and income uncertainty;
- lower numbers of private new build development;
- first time buyers are the most prevalent in the current market;
- lending restrictions; and
- a high level of negative equity.

Mid Ulster

Housing Investment Plan Annual Update 2017

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

Housing Benefit, continues to play a vital role in supporting low-income tenants in the PRS. At March 2017, 4,503 private tenants in the Mid Ulster area were in receipt of Housing Benefit.

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

Social Housing Sector

Housing need in Mid Ulster District has remained at a high level between 2010 and 2016. The five-year assessment for 2016-21 shows a need for 599 units. Need is highest in Dungannon 1, Coalisland and Magherafelt. The villages and small settlements throughout the council area, with the exception of Moy and Donaghmore show very low if any demand.

Single, small families and older person households comprise 86% of applicants in housing stress on the waiting list in Mid Ulster. Future housing mix in new social housing will need to cater for these household groups.

In recent years, social housing need in Mid Ulster has been delivered by housing associations on Housing Executive land. Increasingly, areas of housing need are emerging in locations

where the Housing Executive does not own land. Where such land is not available, housing associations and developers will engage other sectors to meet housing need.

Housing associations have been successful in obtaining sites throughout the Council area with 123 units completed and 89 units on site at March 2017. There are however areas where they report difficulties in obtaining sites, chiefly to the west of Dungannon. This results in housing associations having to acquire sites on the open market and therefore subject to market price fluctuations. To address social need the Housing Executive's three year SHDP has 219 housing units planned.

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

Due to the Council area's popular location and growing population, there is a need for additional housing across all tenures.



Pinebank Park, Coalisland, Apex HA

Regeneration

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

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

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

However, it is generally recognised that to achieve long-term sustainable renewal, a holistic approach should be taken. In order to best target investment, the Community Plan may seek to tie physical intervention in areas which are

characterised by a range of issues, not only environmental dereliction and blight.

Outside of the urban settlements, the Mid Ulster area encompasses a significant rural landscape. Rural communities within the council area benefit from their close proximity to these locations and also from their commutable distance via the M1 and M2 to Belfast and its wider urban settlements.

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

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

Update on Resources/Budget

The Housing Executive has not been able to set a budget for the forthcoming year as there has been no functioning government since January 2017. Therefore, no targets have been agreed for 2017-18, generating widespread uncertainty about funding over the coming year. The Housing Executive, along with other public bodies, must adapt with new, more effective and efficient ways of delivering high quality services for citizens in Northern Ireland.

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

The past year has delivered significant housing investment, for a wide range of services, and the 2016/17 public sector housing investment totalled £14.79m for Mid Ulster area. Housing expenditure and projected housing investment is set out in Table 1.

Progress Report

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



Platers Hill (former PSNI Site), Coalisland, Habinteg HA

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 |
|----------------------------|-----------------|--------------------|
| | 2016/17 | 2017/18 |
| Capital Improvement Work | 0.95 | 0.64 |
| Planned Maintenance Work* | 2.44 | 3.29 |
| Response Maintenance | 1.69 | 2.13 |
| Private Sector Grants | 1.45 | 1.54 |
| Grounds Maintenance | 0.46 | 0.38 |
| Supporting People | 3.82 | 3.71 |
| Community Development | 0.08 | ** |
| Investment in New Build*** | 3.90 | **** |
| Total | 14.79 | 11.69 |

Source: NIHE

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

** Community Development projected spend is not available.

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

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



THEME ONE

Identify and meet housing need and demand

| OUTCOME ONE IDENTIFY NEW HOUSING REQUIREMENTS | | | | |
|--|--|---|--|----------------------------|
| Plans 2016/17 | Progress | Plans 2017/19 | Long term objectives | CP Ref |
| NIHE will update the Net Stock Model (NSM) in 2017 following the 2015 review of household projections. | Ongoing. | The NSM will be updated in 2017 and 2019. | NIHE will deliver updated objective assessments of affordable housing (social and intermediate housing) need by household type. | 2C |
| NIHE will carry out an annual five year projected social housing need assessment for Mid Ulster. | Achieved. The five year social housing need for Mid Ulster is 599 units. | NIHE will carry out an annual five year projected social housing need assessment for Mid Ulster. | Continuously evaluate and update housing need and demand in line with best practice. | 2C |
| NIHE will annually assess demand for intermediate housing for Mid Ulster. | Achieved. The ten year intermediate housing need is 1,210. | NIHE will annually assess demand for intermediate housing for Mid Ulster. | | 2C |
| Latent demand tests will be carried out in agreed areas to establish social housing need. | NIHE have not carried out latent demand testing within Mid Ulster during 2016/17. | Benburb and Swatragh have been nominated for latent demand testing during 2017/18, however, site identification studies are required before commencement of the tests. New locations for testing will be determined after completion of the Housing Need Assessment process. Requests from councillors/ local representatives are welcomed. | Identify rural housing need/ demand. | 2C |
| NIHE will produce a HIP annual update for 2017/18 monitoring housing market performance across all tenures. | Achieved. | NIHE will produce HIP annual updates for 2018/19, monitoring housing market performance across all tenures. | Determine new housing requirements for local development planning through collaborative working between NIHE, DfC, NISRA and DfI. | 2C 4C 5A 5B 5C |
| DfI will review HGLs for LDPs. | Achieved. Revised annual HGI requirement for Mid Ulster is 731 per year from 2012 to 2025. | | NIHE will provide evidence based cross tenure analysis of the local housing market to inform Local Development and Community Planning. | 2A 2C |
| NIHE will annually update councils with affordable housing need reports for the production of Local Development and Community Plans. | Achieved. | NIHE to deliver annual updates of affordable housing requirement to inform Local Development and Community Plans. | | 2A 2C |
| NIHE will review housing market geographies for NI and deliver Housing Market Assessments across NI. | Housing market geographies research scheduled to commence in 2017/18. | NIHE will commence programme to deliver Housing Market Assessments across NI upon the completion of the housing market geographies research. | | 2C |

Mid Ulster

Housing Investment Plan
Annual Update 2017

Demographics

| | Mid-year estimate 2005 | Mid-year estimate 2015 | Projected 2025 |
|------------------------|------------------------|------------------------|----------------|
| Children | 30,003 (24.0%) | 33,123 (23.0%) | 35,514 (22.3%) |
| Working age | 79,753 (63.9%) | 91,267 (63.4%) | 97,101 (61.2%) |
| Older people | 15,129 (12.1%) | 19,612 (13.6%) | 26,122 (16.5%) |
| Total population | 124,885 | 144,002 | 158,737 |
| Households | -- | 49,754 | 55,182 |
| Average Household Size | -- | 2.88 | 2.85 |

Source: NISRA

Mid Ulster Household Composition of Housing Applicants at March 2017

| Type | Single Person | Small Adult | Small Family | Large Adult | Large Family | Older Person | Total |
|------------|---------------|-------------|--------------|-------------|--------------|--------------|-------|
| Applicant | 686 | 99 | 589 | 45 | 169 | 192 | 1,780 |
| App (HS) | 413 | 41 | 327 | 23 | 82 | 122 | 1,008 |
| Allocation | 137 | 21 | 128 | <10 | 38 | 37 | 366 |

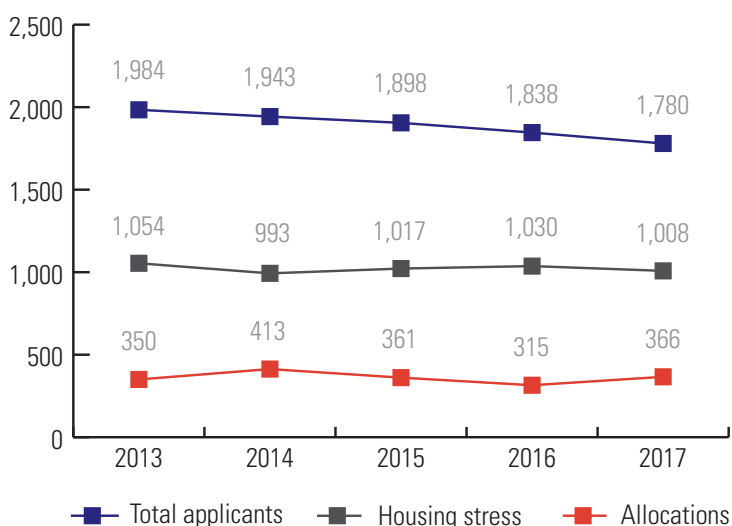
Applicant - Housing applicants at March 2017. App (HS) - Housing stress applicants at March 2017 (i.e. 30 points or more).

Allocation - Annual allocations for year ending March 2017.

Mid Ulster Housing Executive Stock at March 2017

| | Bungalow | Flat | House | Maisonette | Cottage | Total | Void |
|---------------|----------|------|-------|------------|---------|-------|------|
| Current Stock | 1,184 | 416 | 2,301 | 16 | 61 | 3,978 | 32 |
| Sold Stock | 1,077 | 97 | 6,048 | 14 | 415 | 7,651 | |

Social Housing Waiting List Trends



Source: NIHE

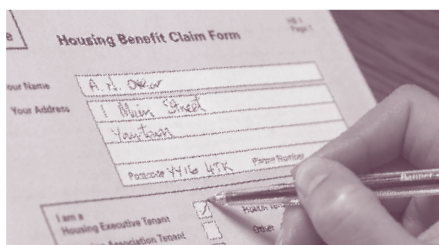
Definition of Household Types

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

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

| Plans 2016/17 | Progress | Plans 2017/19 | Long term objectives | CP Ref |
|--|---|--|---|----------|
| DfC will approve a gross, three year 2016/19 SHDP. | The SHDP delivered new build starts in six schemes, for 33 units. There were 123 units completed during 2016/17. | DfC will approve a gross, three year 2017/20 SHDP. | Maximise public funding through the procurement of affordable housing. | 2C |
| NIHE with DfC and housing associations will implement an SHDP Delivery Strategy Action Plan over the period 2017-2020. | The SHDP Delivery Strategy and Action Plan was approved by the NIHE Board in August 2016 and subsequently endorsed by DfC. A Commissioning Prospectus has been produced to support the new approach to commissioning the SHDP. The Commissioning Prospectus will provide a strategic, cross-tenure overview of housing need and demand across NI. | The SHDP Delivery Strategy Action Plan will be implemented over the period 2017-2020. The Commissioning Prospectus will be published in conjunction with the SHDP 2017-2020 in 2017. | The key objectives of the SHDP Delivery Strategy are: <ul style="list-style-type: none"> • More sustainable neighbourhoods through effective place shaping within Community Planning. • Reformed delivery of social and affordable housing to create a more flexible and responsive system. • Deliver 8,000 new social housing units and at least 2,800 new affordable homes over a four year period (subject to available funding). | 2C |
| NIHE will carry out site identification studies to examine sites for social housing as necessary. | No site identification studies were carried out in Mid Ulster during 2016/17. | Site identification studies are planned for Benburb and Swatragh during 2017/18. | | 2C |
| NIHE will work with councils to develop social housing policies for the new LDP. | The Housing Executive have responded to the Council's Preferred Options Paper (POP) and await publication of the draft Plan Strategy due the end of 2017. | NIHE will work with councils to develop social housing policies for the new LDP. | | 2A 2C |
| DfC & DfI will engage with key stakeholders on recommendations detailed in the draft PPS 22 Affordable Housing. | Provision of affordable housing will be promoted in the LDP. | NIHE will work with councils to develop an affordable housing policy in the LDP. | Introduce developer contributions for affordable housing. | 2C |

| OUTCOME TWO CONTINUED INCREASE THE SUPPLY OF AFFORDABLE RENTING TO MEET THE NEEDS OF COMMUNITIES | | | | |
|--|--|--|---|----------|
| Plans 2016/17 | Progress | Plans 2017/19 | Long term objectives | CP Ref |
| DfC will continue to implement landlord registration and tenancy deposit schemes and analyse the data received. | Achieved. There were 6,177 landlord registrations at March 2017. | DfC will continue to implement landlord registration and tenancy deposit schemes and analyse the data received. | Monitor and evaluate the performance of the PRS to assess effectiveness in meeting affordable housing need. | 2C |
| DfC will complete a fundamental review of the PRS in 2016. | Public consultation launched in January 2017 with a list of proposals to be discussed. | Following the consultation period, DfC will set out how the agreed proposals will be implemented. | Introduce effective regulation for the PRS to maintain physical and management standards. | 2C |
| NIHE plan to process new public/private HB claims within the 22 day target and HB claim amendment within seven days. | In 2016/17, new claims were processed in an average of 18.1 days. Claim amendments were processed in an average of 3.8 days. | NIHE plan to process new public/private HB claims within the 22-day target and HB claim amendment within seven days. | | 2C 5C |
| NIHE have made £370k available to fund Smartmove private rented access scheme across NI for 2016/17. | NIHE funded Smartmove private rented access scheme to a value of £445k across NI during 2016/17. | NIHE have made £450k available to fund Smartmove private rented access scheme across NI for 2017/18. | | 2C |

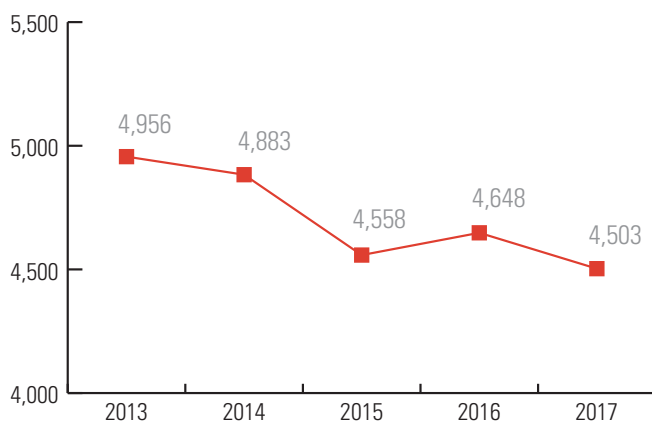


Housing Benefit public claimants at March 2017

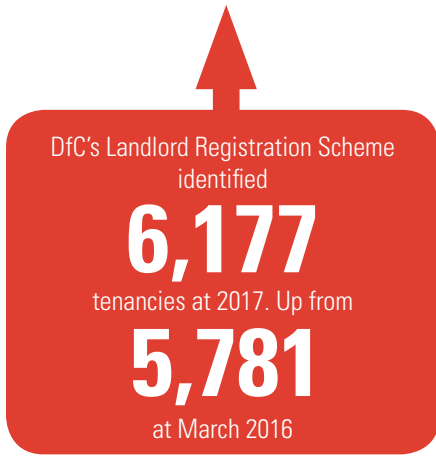
3,996

Source: NIHE

Private Housing Benefit Claimants

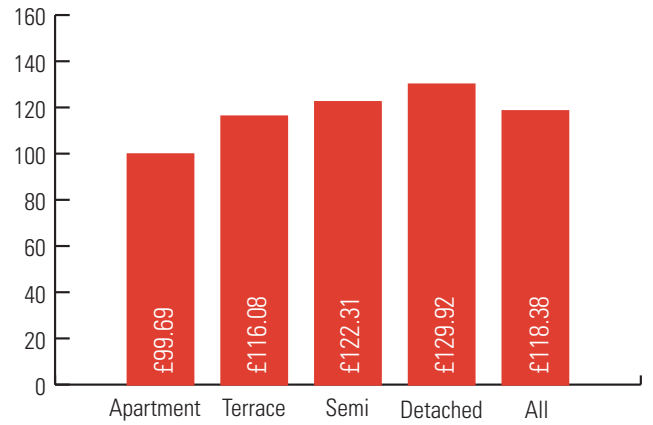


Source: NIHE



Source: DfC

Average Weekly Private Sector Rent



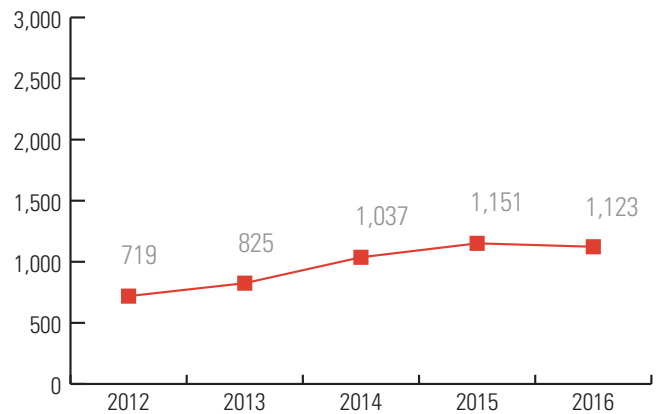
Source: Ulster University

Ten Year Intermediate Housing Demand 2016-2026



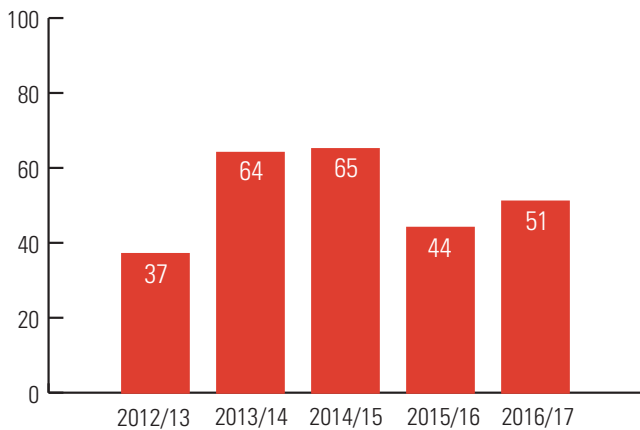
Source: NIHE

House Sales all Tenures



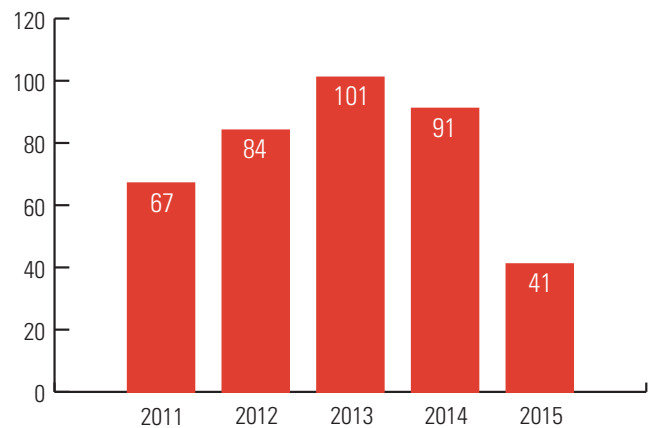
Source: LPS

Co-Ownership Approvals



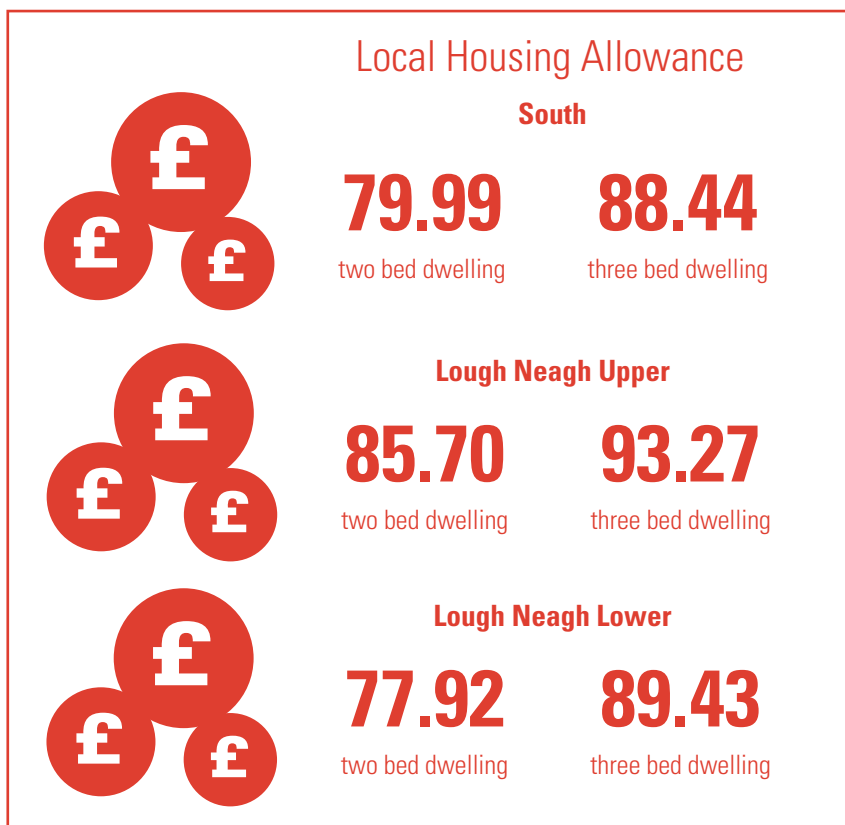
Source: Co-Ownership

Repossessions



Source: DfC

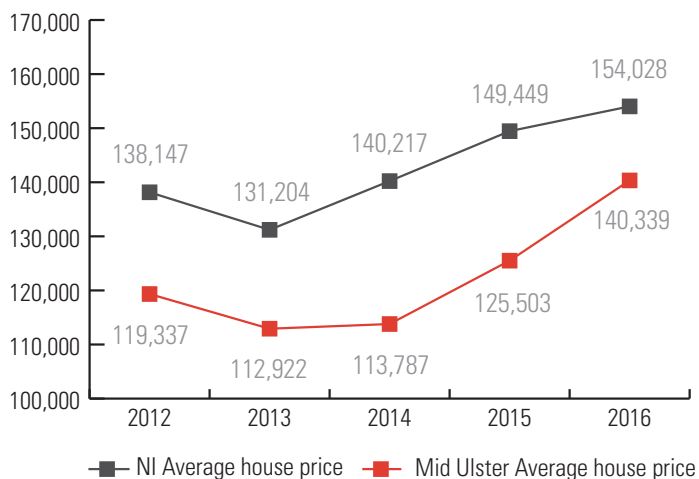
| OUTCOME THREE ASSIST HOME OWNERSHIP | | | | |
|--|--|--|--|------------------|
| Plans 2016/17 | Progress | Plans 2017/19 | Long term objectives | CP Ref |
| NIHE and housing associations will implement the House Sales and Equity Sharing Scheme. | 17 NIHE properties were sold to tenants under the House Sales Scheme during 2016/17. | NIHE and housing associations will implement the House Sales and Equity Sharing Scheme. | Continue to assist home ownership through House Sales and Equity Sharing. | 2C |
| DfC will administer committed funding of £96.3m to Co-Ownership for 2015/16 - 2018/19 with a target of 2,643 affordable homes for NI. | During 2016/17, there were 51 properties purchased through Co-Ownership in Mid Ulster. | DfC has committed funding of £100m to Co-Ownership for four years which along with £65m of private finance will allow for the provision of 2,800 new homes in NI. | Continue to assist households purchase their home through shared ownership. | 2C |
| DfC will pilot a number of initiatives across NI using the Affordable Home Loans Fund (AHLF) to deliver affordable housing. These include: <ol style="list-style-type: none"> £19m to provide up to 600 affordable homes; £9.2m in Financial Transactions Capital (FTC) funding to an empty homes scheme (being delivered by Clanmil); £5m to date in FTC funding for a Rent to Own scheme (being delivered by Co-Ownership); and Developing intermediate housing on surplus NIHE land (Clanmil and Apex). | DfC has awarded £19m FTC under AHLF. FairShare has been set up by Apex, Clanmil and Choice as a new shared ownership scheme enabling homebuyers who cannot afford to purchase a property outright, to buy a share of a property directly from a housing association and pay rent on the rest. £12.5m FTC has been awarded to Co-Ownership for the Rent to Own initiative. The Rent to Own scheme is now operational. There have been no sites identified in Mid Ulster during 2016/17 | Housing associations in NI will continue to offer affordable, high-quality properties for sale through the FairShare shared ownership scheme. Co-Ownership will continue to promote the Rent to Own scheme. | Introduce a developer contribution to increase the supply of intermediate housing. Deliver finance models to make better use of funding for intermediate housing. Deliver a range of intermediate housing products, such as intermediate rent. | 2C 2C |
| NIHE will work with councils to develop intermediate housing policies through the LDP. | Planning has commenced collaborative work with NIHE on LDP's Preferred Options Paper (POP). | NIHE will work with councils to develop intermediate housing policies through the LDP. | Deliver mixed tenure housing schemes in communities through planning. | 2C |
| 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 have been identified in Mid Ulster at this time. | NIHE will continue to investigate with housing associations, the potential for community self-build products for home ownership. | Deliver a self-build affordable housing model. | 2C |



Source: NIHE

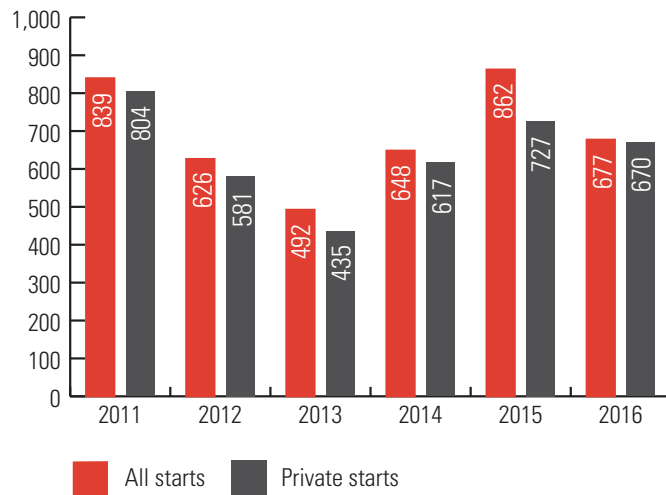
*Mid Ulster encompasses three broad rental market areas and appropriate rate is used based on property location.

Average Annual House Prices



Source: Ulster University

New Build Starts



Source: LPS



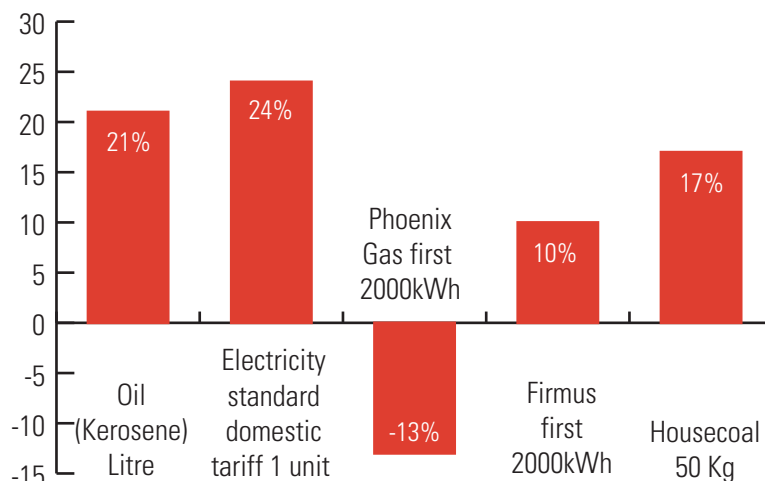
THEME TWO

Improving people's homes

| OUTCOME FOUR IMPROVE THE QUALITY OF THE HOUSING STOCK | | | | |
|---|--|---|---|----------|
| Plans 2016/17 | Progress | Plans 2017/19 | Long term objectives | CP Ref |
| Funding of discretionary grants for 2016/17 is approximately £596k. | Discretionary grant approval in 2016/17 was £903k. | Funding of discretionary grants will continue in 2017/18. | Deliver policies to support sustainable design and improve the fabric of dwellings. | 2B 2C |
| Repair notices issued by councils on private rented landlords can be recovered through a mandatory grant of up to £7,500. | There were 167 mandatory grants approved in 2016/17 with an approval value of £1,135k. | NIHE will issue mandatory repair grants as required. | | 2C |
| NIHE will register and inspect HMOs for building and management standards. | At March 2017, there were 90 properties registered as HMOs in Mid Ulster. In the past year, 10 Article 80 Notices (fit for number of occupants) and eight Article 79 Notices (Management Regulations) were served. | NIHE will register and inspect HMOs for building and management standards. | | 2C 5A |
| Funding for NIHE planned maintenance schemes in 2016/17 is estimated at £2.13m. | In 2016/17, the NIHE spent £2.44m on planned maintenance schemes. NIHE completed planned maintenance works to 460 properties: 242 properties received ECM works; 165 Kitchens; 39 Heating; and, eight properties received special capital works. | Funding for NIHE planned maintenance schemes in 2017/18 is estimated at £3.29m. NIHE will complete works to 797 properties: 376 properties will receive ECM works; 79 kitchen replacements; 230 double glazing; 70 heating; and, 40 properties will receive capital scheme works. | In line with the Asset Management Strategy, NIHE will aim to bring all of its stock up to and maintain it at modern standards, subject to funding availability. | 2C |

| OUTCOME FOUR IMPROVE THE QUALITY OF THE HOUSING STOCK CONTINUED | | | | |
|---|---|---|--|--|
| Plans 2016/17 | Progress | Plans 2017/19 | Long term objectives | CP Ref |
| Funding for NIHE capital improvement schemes in 2016/17 is estimated at £1.15m. | In 2016/17, NIHE spent £0.95m on capital improvement schemes. | Funding for NIHE capital improvement schemes in 2017/18 is £0.64m. | NIHE has been carrying out work to develop a new 10 Year Investment Plan based on principles set out in the Asset Management Strategy. | 2C |
| NIHE will complete response maintenance repairs within the required target time. | New contracts and working arrangements were introduced during 2016/17. The new contracts are progressing well but we are unable to report performance against targets until 2018. | NIHE will complete response maintenance repairs within the required target time. | | 2C |
| NIHE will carry out response maintenance repairs to customers' satisfaction. | | | | 2C |
| NIHE stock condition survey will complete in 2015 and inform the Asset Management Strategy. | NIHE's new Asset Management Strategy was approved in 2016. | NIHE will use the Asset Strategy as the basis for investment in the modernisation and maintenance of our housing stock. | | 2C |
| NIHE will commence work on the 2016 House Condition Survey (HCS). | Work is underway with the first preliminary report published on 30 March 2017. | The 2016 HCS final report will be published early 2018. | | Unfitness and decent home standards will be identified through NIHE HCS reports. |

Household Fuel Cost % Change April 2007 to January 2017



Source: NIHE

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

| Plans 2016/17 | Progress | Plans 2017/19 | Long term objectives | CP Ref |
|---|---|---|--|----------------|
| Bryson Energy, with funding from NIHE deliver an energy efficiency awareness programme annually to 160 schools across NI and a local and impartial Energy Efficiency Advice Line. | Achieved. There were 21 schools visited in the Mid Ulster area during 2016/17. | Bryson Energy will continue to deliver the Advice Line and Schools awareness programme. | Promote energy efficiency through contracts with social enterprises. | 2B 3B 3C |
| NIHE will implement the Affordable Warmth Scheme. Funding of £15.5m is available for 2016/17 across NI. | In Mid Ulster, 1,011 measures were carried out to 492 private properties under the Affordable Warmth Scheme in 2016/17. | NIHE will implement the Affordable Warmth Scheme with anticipated funding of £16m for 2017/18 across NI. | Reduce fuel poverty. | 2C 4C 5C |
| NIHE will continue to administer the Boiler Replacement Scheme on behalf of DfC for the period 2016-19 with a budget of £3m for 2016/17 across NI. | In Mid Ulster, 139 properties had boilers replaced at cost of £97k during 2016/17. | NIHE will implement the Boiler Replacement Scheme 2016-19 with anticipated funding of £700k for 2017/18 across NI. | Develop and promote alternative natural energies to improve environmental wellbeing and combat fuel poverty in the home. | 2C 4C 5C |
| NIHE's 2016/19 energy efficiency programme includes 11 schemes for 868 units at a cost of £4.76m. | During 2016/17, 39 heating installations were carried out in Mid Ulster at a cost of £214k. | NIHE's 2017/20 energy efficiency programme includes nine schemes at a cost of £4.3m. | Deliver zero carbon dwellings within the SHDP. | 2C 4C 5C |
| Bryson Energy aim to increase membership of the 27 established oil buying clubs across NI. | Almost 5,000 households have become members of oil buying clubs across NI. In the district, there are clubs in the Maghera, Magherafelt, Dungannon and Cookstown areas. | NIHE aims to increase membership of established oil buying clubs. | | 4C 5C |
| NIHE aims to complete a further 111 planned PV panel installations across NI. | A total of 1,000 PV panels have been installed across NI since 2015/16, 42 of which were in Mid Ulster. NIHE will ensure that tenants in these properties will utilise the potential of cheaper electric bills. | Seek innovative renewable options that can be used in public and private sector homes to reduce energy demand and household electric bills. | Seek value for money options for reducing energy demand, to promote across all residential sectors. | 2C 4C 5C |



THEME THREE

Transforming people's lives

| OUTCOME SIX | | | | |
|--|---|--|---|------------------------|
| PROVIDE SUITABLE ACCOMMODATION AND SUPPORT SERVICES FOR VULNERABLE RESIDENTS | | | | |
| Plans 2016/17 | Progress | Plans 2017/19 | Long term objectives | CP Ref |
| The gross, three year (2016/19) SHDP contains three supported housing schemes for 12 units, all of which are programmed to commence construction in 2016/17. | During 2016/17, the Choice HA scheme for 13 units of supported accommodation for Young People Leaving Care at Moneymore Road, Magherafelt completed. | There are no supported housing schemes included in the three year (2017/20) SHDP programme. | Maintain collaborative working practices between NIHE, Health Trusts and Probation Service to deliver innovation, capacity and housing care and support services. | 2C, 3B 4C, 5A |
| £3.95m has been approved to deliver the Supporting People programme for 2016/17. | £3.82m was spent delivering the Supporting People programme for 2016/17. 37 accommodation based schemes for 525 service users. Five floating support schemes for 224 service users. | £3.71m has been approved to deliver the Supporting People programme for 2017/18. | | 2C, 4A 4C, 5A |
| 2016/19 SHDP incorporates support for two wheelchair units. | No additional wheelchair units went on site in 2016/17. | 2017/19 SHDP incorporates support for four wheelchair units. | | 2C, 4A 4C, 5A |
| NIHE will monitor and review Supporting People services through the contract management framework and take actions to remodel/realign services as needed. | Activity plan for 2016/17 underway. | Activity Plan in place for 2017/18. | | 2C, 4A 4C, 5A |
| NIHE will assess need for social housing wheelchair housing. | Achieved. | DfC have agreed an initial Wheelchair Standard Accommodation target of 6% of general needs new build for 2017/18 which will rise to 7% for 2018/19. | | 2C, 4A 4C, 5A |
| NIHE have funding of approximately £812k for Disabled Facilities Grants (DFGs) for the private sector in 2016/17. | NIHE approved 130 DFGs spending £1,060k. 109 DFG grants completed during the year in Mid Ulster. | NIHE has funding of approximately £9.5m for DFGs for the private sector in 2017/18 across NI. | Promote independent living through DFG adaptations. | 2C, 4A 4C, 5A |
| NIHE will provide adaptations to their properties as required. | NIHE spent £350k on adaptations in 2016/17. | NIHE will provide adaptations to their properties as required. | | 2C, 4A 4C, 5A |
| The 2013/18 Traveller Need Assessment identified no accommodation requirements for traveller families in Mid Ulster. | The 2013/18 Traveller need assessment did not identify a requirement for Mid Ulster. NIHE continues to monitor the need for Traveller accommodation throughout the district. | We will continue to assess the need and requirement for traveller accommodation. Environmental works are planned at Coalisland service/transit site during 2017/18. | Identify and meet Traveller accommodation needs within communities. | 2C, 4C 5A, 5B 5C |

| OUTCOME SEVEN HOMELESSNESS IS PREVENTED OR IS ADDRESSED EFFECTIVELY | | | | |
|---|--|---|--|----------------|
| Plans 2016/17 | Progress | Plans 2017/19 | Long term objectives | CP Ref |
| Roll in of the Housing Solutions and Support Approach will continue across NI. | This approach has developed to focus on tenancy sustainment, homeless prevention and exploring housing and support options for customers who contact the NIHE with a housing issue. Housing Solutions and Support teams have been established in three Housing Executive Offices, covering five outlets. | Roll in of the Housing Solutions and Support Approach will continue across NI. | Deliver a framework and model for a fully operational housing options service. | 2C |
| NIHE have made £370k available to fund the Smartmove private rented access scheme across NI for 2016/17. | NIHE funded Smartmove private rented access scheme to a value of £445k across NI during 2016/17. | NIHE have made £450k available to fund Smartmove private rented access scheme across NI for 2017/18. | Ensure information is readily available across all tenures to meet the needs of a housing options service. | 2C |
| NIHE will work with organisations to deliver homeless services, in line with Homelessness Strategy 2012-17. | NIHE confirmed 829 homeless applications were received and 466 applicants were awarded Full Duty Applicant status. | NIHE will work with organisations to deliver homeless services, in line with Homelessness Strategy 2017-22. | Deliver an adequate supply of permanent accommodation to prevent homelessness and repeat homelessness. | 2C 4C 5C |
| Homeless applications to be processed within 33 working day target. | 100% of homeless applications were processed within 33 working days. | Homeless applications to be processed within 33 working day target. | Maintain and improve collaborative working arrangements to provide services to homeless people. | 2C 4C 5C |
| NIHE will review the Homelessness Strategy in 2017. | The Homelessness Strategy 2017-22 'Ending Homelessness Together' was published in April 2017. | | Maximise return on funding for temporary homeless accommodation. | 2C 4C 5C |

Homeless Figures

| Year | No. of homeless presenters | No. of homeless acceptances | Households placed in temporary accommodation |
|---------|----------------------------|-----------------------------|--|
| 2012/13 | 846 | 429 | 92 |
| 2013/14 | 849 | 413 | 79 |
| 2014/15 | 876 | 515 | 63 |
| 2015/16 | 817 | 480 | 60 |
| 2016/17 | 829 | 466 | 88 |

Source: NIHE

Older persons seeking sheltered accommodation

| Year | March 2016 | March 2017 |
|------------------------------|------------|------------|
| Total applicants | 42 | 47 |
| Applicants in housing stress | 31 | 37 |

Source: NIHE

Disabled Facilities Grants (DFGs)

| Year | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|------------|---------|---------|---------|---------|---------|
| Approved | 103 | 104 | 140 | 111 | 130 |
| Funding £k | 841 | 777 | 1,108 | 769 | 1,060 |

Source: NIHE

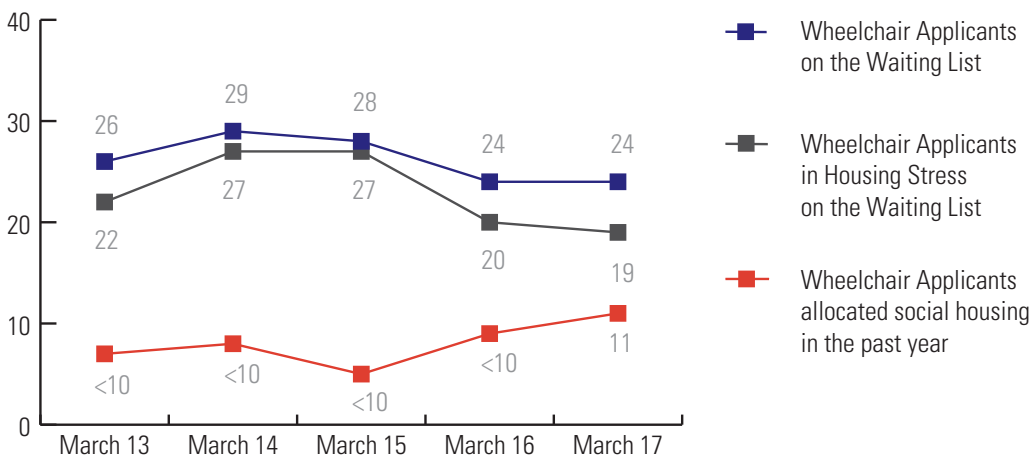
Supporting People

| Type of Service | Client Group | No. of schemes | No. of providers | Actual payments 2016-17 (£k) | Budget 2017-18 (£k) | Max. no of services users |
|------------------------------|---------------------|----------------|------------------|------------------------------|---------------------|---------------------------|
| Accommodation Based Services | Older People | 17 | 4 | 135 | 138 | 297 |
| | Homelessness | 3 | 3 | 840 | 767 | 51 |
| | Learning Disability | 9 | 6 | 1,502 | 1,434 | 99 |
| | Mental Health | 5 | 4 | 536 | 529 | 59 |
| | Young People | 3 | 2 | 237 | 278 | 19 |
| | Sub Total | | 37 | * | 3,250 | 3,146 |
| Floating Support Services | Older People | 1 | 1 | 54 | 54 | 25 |
| | Homelessness | 3 | 3 | 291 | 285 | 132 |
| | Young People | 1 | 1 | 221 | 221 | 67 |
| | Sub Total | | 5 | * | 566 | 560 |
| Grand Total | | 42 | * | 3,816 | 3,706 | 749 |

Source: NIHE

*Some providers supply both accommodation based and floating support services

Social Housing Wheelchair Statistics



Source: NIHE



NIHE spent

£350k

on adaptations to its properties



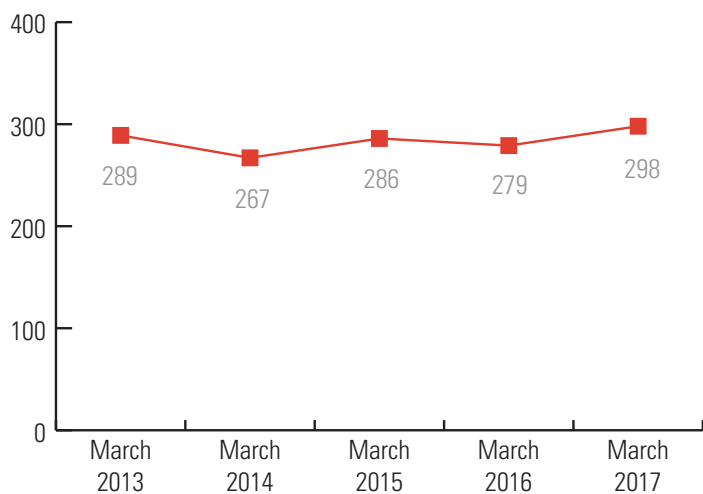
THEME FOUR

Enabling sustainable neighbourhoods

| OUTCOME EIGHT REGENERATE NEIGHBOURHOODS | | | | |
|--|--|---|---|--|
| Plans 2016/17 | Progress | Plans 2017/19 | Long term objectives | CP Ref |
| Figures on projected spend for Neighbourhood Renewal projects have not yet been made available by DfC. | During 2016/17, DfC spent approximately £826k on Neighbourhood Renewal programmes in Mid Ulster. | Figures on projected spend for Neighbourhood Renewal projects have not yet been received by DfC. | Develop collaborative working arrangements between DfC, NIHE and councils to deliver housing led regeneration in partnership with communities. | 1C 2C 4C 5C |
| NIHE will capture details of empty homes as they are identified and reported and share with DoF and DfC in line with the Housing (Amendment) Act 2016. | During 2016/17, 24 cases were reported within Mid Ulster, 12 of which were closed, four deferred and eight remain open. | The Empty Homes strategy is currently under review with DfC. | | 2C 5C |
| NIHE will implement the Heritage in Housing scheme throughout NI to bring empty town centre properties back into use, addressing blight and providing accommodation for affordable rent. | The target for the three year programme (2015-18) is to bring 15 empty properties back into use. To date, seven properties have been completed and a further five are underway. None of which are in Mid Ulster. | NIHE will examine a further year of the Heritage in Housing scheme in 2017/18. | Improve the quality of urban and rural design and townscape quality in local communities. | 1C 2C 5C |
| Promote housing led regeneration through master planning proposals in urban and village centres. | NIHE will continue to work with the Council through the Community Planning process. | Promote housing led regeneration through master planning proposals in urban and village centres. | | 1A 1C 2A 2C 4C 5C |
| NIHE will implement the Rural Strategy and Action Plan 2016-20. | On target to deliver 42 of the 43 actions included in the Rural Strategy & Action Plan. | NIHE will implement the Rural Strategy and Action Plan 2016-20. | To contribute to our vision for rural communities, 'Vibrant, shared, healthy and sustainable rural communities where everyone has access to decent and affordable housing'. | 1C 2A 2B 2C 4C 5C |
| DfC will continue to invest in social enterprise growth to increase sustainability in the broad community sector. | DfC is supporting Social Economy Enterprise growth in NI through Community Asset Transfer (CAT), Pilot Social Economy Projects, Social Enterprise Hubs and Social Innovation. | DfC will continue to invest in social enterprise growth to increase sustainability in the broad community sector. | Support local businesses and job creation through social enterprise. | 1A 1B 1C 3A 3C 4C 5C |

| OUTCOME EIGHT REGENERATE NEIGHBOURHOODS CONTINUED | | | | |
|---|---|---|----------------------|--|
| Plans 2016/17 | Progress | Plans 2017/19 | Long term objectives | CP Ref |
| NIHE's Social Housing Enterprise Strategy (SHE) will invest £0.5m in NI annually to support social housing enterprise developments. | During 2016, the Social Housing Enterprise Strategy made four awards totalling £3,393 to a range of social economy/social housing enterprise initiatives in Mid Ulster. | NIHE's SHE Strategy will continue to invest in local communities to support SHE developments. | | 1A 1B 1C 3A 3C 4C 5C |
| NIHE will transfer assets under the CAT framework to deliver community regeneration. | NIHE are currently developing the policy to implement this framework. | NIHE will transfer assets under the CAT framework to deliver community regeneration. | | 2A 2C 4C 5C |

Rural Applicants In Housing Stress



Source: NIHE



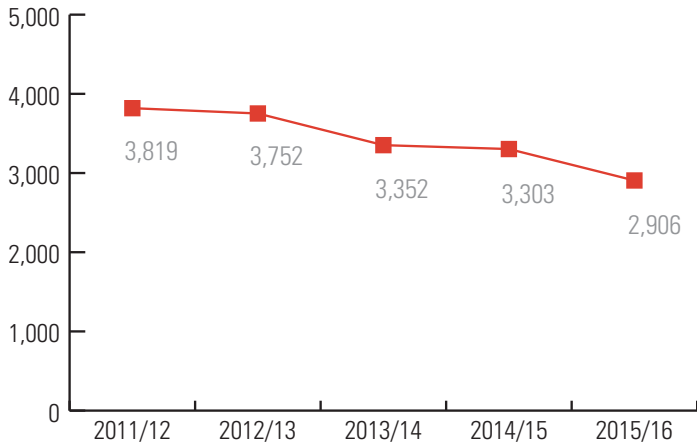
Killymaddy Hill, Dungannon, Habinteg HA

**OUTCOME NINE
CREATE SAFER AND COHESIVE COMMUNITIES**

| Plans 2016/17 | Progress | Plans 2017/19 | Long term objectives | CP Ref |
|--|---|--|--|----------------|
| Implement NIHE's Community Safety Strategy 2014-17. Update the Strategy in 2017/18. | NIHE actively deals with ASB in our estates. | Develop new Community Safety Strategy 2017/20. | Develop community confidence and continue working with our communities and partners to address Community Safety issues and tackle ASB effectively. Reduce ASB. | 5A 5B 5C |
| NIHE will work to prevent hate crimes. | A hate harassment tool kit launched in 2016, Hate Incident Practical Action (HIPA) continues to be available to address damage to properties. During 2016/17, 14 HIPA incidents, were responded to in Mid Ulster. | Continue to work to prevent hate harassment. | Continue to work to prevent hate harassment. | 5A 5B 5C |
| NIHE will continue to be a designated agency in the PCSPs. | NIHE Area Managers and Senior Staff continue to attend their respective PCSP meetings and working groups. | NIHE will continue to be a designated agency in the PCSPs. | | 5A 5B 5C |
| NIHE will assess funding bids from Community Groups and PCSPs for community safety projects. | During 2016/17, no funding applications were received for community safety projects in Mid Ulster. | NIHE will continue to assess funding applications and fund appropriate projects that address community safety issues in NIHE estates where money is available. | | 5A 5B 5C |
| NIHE will continue to partner on Anti-Social Behaviour (ASB) Forum. | Local office staff continue to work with statutory partners in addressing ASB issues through the anti-social behaviour forum and multi-agency risk assessment conferences. | NIHE will continue to partner on ASB Forum. | | 5A 5B 5C |
| NIHE will deal with reported cases of ASB in its estates. | During 2016/17, NIHE dealt with 183 cases of ASB. | NIHE will deal with reported cases of ASB in its estates. | | 5A 5B 5C |

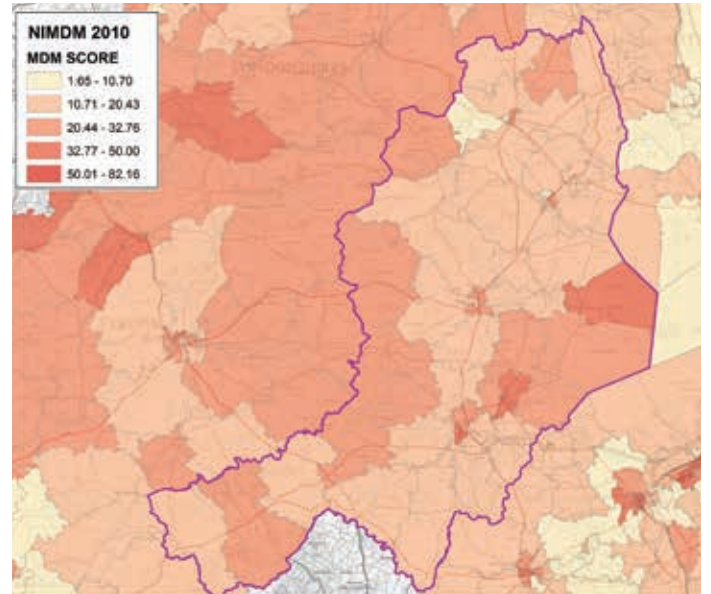
| OUTCOME NINE CREATE SAFER AND COHESIVE COMMUNITIES CONTINUED | | | | |
|--|--|---|---|----------------|
| Plans 2016/17 | Progress | Plans 2017/19 | Long term objectives | CP Ref |
| NIHE will work to raise awareness and promote integration through its Good Relations Strategy and Race Relations Policy. | NIHE has provided Hate Crime Training to more than 70 staff across the organisation. | NIHE will implement bespoke training in good relations for staff and community groups. | Promote the shared ethos and development of shared communities through education programmes and shared new build developments. | 5A 5B 5C |
| NIHE will implement BRIC2. NIHE will promote the good neighbour charter and the five cohesion themes of Race Relations, Communities in Transition, Interfaces, Flags, Emblems & Sectional Symbols. | NIHE has completed phase one of the BRIC2 programme with 26 estates involved across NI. Some phase 2 areas have been identified and are currently being invited onto the programme. Within Mid Ulster, Killowen Drive Residents Association completed the BRIC2 programme over the past year with training in Culnady currently ongoing. | NIHE will identify another 26 groups to be involved in phase 2 of the BRIC2 across NI. | | 5A 5B 5C |
| NIHE will continue to fund Supporting Communities NI (SCNI) in their work with communities. | SCNI continues to be highly active in Mid Ulster, supporting community groups. There is a dedicated Supporting Communities worker for Mid Ulster which allows NIHE to encourage the formation of new groups. | Update the Community Involvement Strategy in 2017/18. | Increase tenant involvement in the management and future development of their communities. | 5A 5B 5C |
| NIHE will implement the Community Involvement Strategy 2014/17. | Achieved. Consultation on 2017/20 Strategy commenced January 2017. | NIHE will implement the Community Involvement Strategy and update for 2017/20. | Establish strong, collaborative working arrangements between government agencies, voluntary organisations and local community groups to support community regeneration. | 5A 5B 5C |
| NIHE will continue to provide funding for Community Grants and Scrutiny Panels in Mid Ulster. | £14,000 was spent on Community Grants, £62,923 on Community Cohesion and £2,000 on Scrutiny Panels in Mid Ulster during 2016/17. | In 2017/18, further funding will be made available by the Housing Executive for Community Grants and Scrutiny Panels. | | |

Anti Social Behaviour Incidents



Source: NINIS/NISRA

Multiple Deprivation Measure 2010



Burnvale Crescent, Burn Road, Cookstown, Fold HA



Tafelta Rise, Moneymore Road, Magherafelt, Choice HA



THEME FIVE

Delivering quality services

| OUTCOME TEN DELIVER BETTER SERVICES | | | | |
|--|--|--|---|----------|
| Plans 2016/17 | Progress | Plans 2017/19 | Long term objectives | CP Ref |
| Increase rent collection to reinvest to improve services. | NIHE collected 99.63% of rent during 2016/17. | Increase rent collection to reinvest to improve services. | Maximise income to deliver better services and improve stock. | 2C |
| Reduce arrears to maximise income. | Arrears increased by £3k during 2016/17. This includes technical arrears due to mitigation of welfare reform. | Reduce arrears to maximise income. | | 2C |
| Implement the Tenancy Fraud Action Plan. | Action Plan in place and statistics reported quarterly to DfC. | Continue to report Tenancy Fraud statistics to DfC. | Monitor and reduce tenancy fraud. | 2C |
| Maintain voids below 1% of total stock to make best use of housing stock and increase revenue from rents. | NIHE voids at April 17 were 0.38% 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. | 1C 2C |
| Implement the welfare reform project plan as required. | NIHE have established a project team and project plan to investigate all welfare changes; identify the impact on our customers and business, and to develop appropriate responses. We are working very closely with DfC on the reforms and associated mitigations. | NIHE will continue to communicate with tenants and applicants, provide advice and assistance on the impacts of welfare changes and the mitigations available, as well as assisting DfC deliver the reforms and associated mitigations where appropriate. | Make best use of stock, minimise arrears and help sustain tenancies. | 2C |
| Contribute to and support the DfC Fundamental Review of Social Housing Allocations. | Ongoing. NIHE continues to work closely with DfC to progress this review. | Continue to contribute to the DfC Fundamental Review of Social Housing Allocations. | To improve the process for housing assessment and allocation of social housing. | 2C |
| Implement the Sustaining Tenancy Strategy locally and incorporate the approach in the 'Build Yes' revised ways of working. | The approach outlined in the strategy has now been mainstreamed into the 'Build Yes' new ways of working. | We will be rolling out the new ways of working across the organisation. | Reduce tenancy failure and help tenants stay in their own home. | 2C |
| Continue to monitor tenants' satisfaction through the CTOS. | Ongoing. | Continue to monitor tenants' satisfaction through the CTOS. | | 2C |



Appendices

Appendix 1 Community Planning Themes and Outcomes

| Theme | Outcome | Ref |
|---|--|-----|
| Theme 1 Economic Growth | We prosper in a stronger and more competitive economy. | 1A |
| | We have more people working in a diverse economy. | 1B |
| | Our towns and villages are vibrant and competitive. | 1C |
| Theme 2 Infrastructure | We are better connected through appropriate infrastructure. | 2A |
| | We will increasingly value our environment and enhance it for our children. | 2B |
| | We will enjoy increased access to affordable quality housing. | 2C |
| Theme 3 Education and Skills | Our people are better qualified and more skilled. | 3A |
| | We give our children and young people the best chance in life. | 3B |
| | We are more entrepreneurial, innovative and creative. | 3C |
| Theme 4 Health and Wellbeing | We are better enabled to live longer healthier and more active lives. | 4A |
| | We have better availability to the right health service, in the right place at the right time. | 4B |
| | We care more for those most vulnerable and in need. | 4C |
| Theme 5 Vibrant and Safe Communities | We are a safer community. | 5A |
| | We have a greater value and respect for diversity. | 5B |
| | We have fewer people living in poverty and fewer areas of disadvantage. | 5C |

Appendix 2**Social Housing Need by settlement 2016/21**

| Settlement | Social Housing Need 2016-21 |
|-----------------------------------|-----------------------------|
| Dungannon 1 | 323 |
| Magherafelt | 71 |
| Coalisland | 84 |
| Moy | 25 |
| Donaghmore | 24 |
| Draperstown | 12 |
| Ardboe/Moortown/Ballinderry | 10 |
| Remaining settlements* (need <10) | 50 |
| Total | 599 |

** Remaining settlements include Dungannon 2, Moygashel, Aghnacloy, Ballyronan, Ballymaguigan, Bellaghy, Benburb, Bush, Cappagh, Castlecaulfield, Castledawson, Granville/Brantry, Gulladuff, Mountjoy and Tullyhogue.*

New Intermediate Housing Demand for Mid Ulster 2016/26

| Council | Intermediate housing demand 2016/26 |
|------------|-------------------------------------|
| Mid Ulster | 1,210 |

Appendix 3

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

| Scheme | No of units | Client group | Housing association | Policy theme |
|--|-------------|---------------------------|---------------------|--------------|
| Ashdene, Dungannon | 1 | General Needs | Apex | Urban |
| Killymaddy Hill, Dungannon | 19 | General Needs | Habinteg | Urban |
| Burn Road, Cookstown | 58 | General Needs | Radius | Urban |
| 19-21 Moneymore Road, Magherafelt | 13 | Young People Leaving Care | Choice | Supported |
| College Gardens, Magherafelt | 6 | General Needs | Clanmil | Urban |
| Piney Way, Magherafelt | 4 | General Needs | Triangle | Urban |
| Pinebank Park, Coalisland | 16 | General Needs | Apex | Urban |
| Crawfordsburn Drive, Maghera ESP* | 1 | General Needs | Radius | Rural |
| Ballinderry Bridge Road, Ballinderry (T) | 5 | General Needs | Triangle | Rural |
| Total | 123 | | | |

* Existing Satisfactory Purchase

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

| Scheme | No of units | Client group | Housing association | Policy theme |
|---|-------------|---------------|---------------------|--------------|
| Pinebank Park Phase 2, Coalisland | 9 | General Needs | Apex | Urban |
| The Cloisters, Phase 2, Killyman Road, Dungannon | 28 | General Needs | Habinteg | Urban |
| The Cloisters, Killyman Road, Dungannon | 1 | General Needs | Habinteg | Urban |
| PSNI Site, Barrack Street, Coalisland | 18 | General Needs | Habinteg | Urban |
| 4-6 William Street & 8-20 Sloan Street, Dungannon | 28 | General Needs | Radius | Urban |
| Gortgonis Road, Coalisland ESPs* | 2 | General Needs | Rural | Urban |
| Brewery Court, Donaghmore ESP* | 1 | General Needs | Rural | Rural |
| Ronan Court, Magherafelt ESP* | 1 | Mental Health | South Ulster | Supported |
| Killyman Street, Moy ESP* | 1 | General Needs | Triangle | Rural |
| Total | 89 | | | |

* Existing Satisfactory Purchase

Appendix 3 continued

Social Housing Development Programme: Schemes programmed 2017-20

| Scheme | No of units | Client group | Date | Housing association | Policy theme |
|--|-------------|---------------|---------|---------------------|--------------|
| Carland Road, Dungannon | 49 | General Needs | 2017/18 | Radius | Urban |
| Leckagh Cottages, Magherafelt (T) | 10 | General Needs | 2017/18 | Choice | Urban |
| Roskeen Park, Moygashel (T) | 8 | General Needs | 2017/18 | Apex | Rural |
| 34-38 The Square, Dungannon Rd, Coalisland | 10 | General Needs | 2017/18 | Habinteg | Urban |
| Barrack Street, Coalisland | 28 | General Needs | 2017/18 | Radius | Urban |
| Castle Grove/Place, Castlecaulfield (T) | 5 | General Needs | 2017/18 | Choice | Rural |
| Annagole, Dungannon | 17 | General Needs | 2018/19 | South Ulster | Urban |
| Land adj to Donaghmore PS, Donaghmore | 15 | General Needs | 2018/19 | Radius | Rural |
| Dungannon Phase 2 ESPs* | 10 | General Needs | 2018/19 | Triangle | Urban |
| Killowen Drive, Magherafelt (T) | 16 | General Needs | 2018/19 | Choice | Urban |
| Draperstown ESPs* | 5 | General Needs | 2018/19 | Rural | Rural |
| Draperstown ESPs* | 6 | General Needs | 2018/19 | Triangle | Rural |
| St Patrick's School Site, Dungannon | 30 | General Needs | 2019/20 | Habinteg | Urban |
| Dungannon Phase 3 ESPs* | 10 | General Needs | 2019/20 | Triangle | Urban |
| Total | 219 | | | | |

* Existing Satisfactory Purchase

Appendix 4

Maintenance and Grants programme: Schemes completed at March 2017

| Work Category | Scheme | Units |
|-------------------------------|-----------------------------------|-------|
| External Cyclical Maintenance | Riverside/Castledawson | 242 |
| Revenue Replacement | Moneymore/Parkview/Ardstewart | 81 |
| | Donaghmore Road, Fivemiletown/Moy | 84 |
| Heating Installation | Cookstown 15 Year Replacements | 39 |
| Capital Scheme | Ackinduff/Drumreagh/Ivybank | 6 |
| Special Capital | Dunlea Vale | 8 |

Maintenance and Grants programme: Scheme activity and expected completions up to March 2018

| Work Category | Scheme | Units |
|-------------------------------|-----------------------------------|-------|
| External Cyclical Maintenance | Riverside/Castledawson/Killowen | 10 |
| | Donaghmore/Castlecaulfield | 148 |
| | Glenelly Villas/Bradley Park | 218 |
| Revenue Replacement | Millburn Park/Close, Cookstown | 79 |
| Heating Installation | Magherafelt | 70 |
| Double Glazing | Coalisland/Moygashel/Mountjoy | 120 |
| | Magherafelt | 110 |
| Capital Scheme | Killymoon Crescent | 12 |
| | Magherafelt Aluminiums | 8 |
| | Ackinduff/Drumreagh/Ivybank | 15 |
| | Donaghmore Road, Fivemiletown/Moy | 5 |
| Revenue Repair | 14 & 16 Braeside | 2 |

Note: Some schemes may start and complete in year.

Appendix 4 continued
Definition of Work Categories

| | |
|-------------------------------|--|
| External Cyclical Maintenance | Work to the external fabric of a dwelling and its immediate surrounding area. |
| Revenue Repair/Replacement | Repair or replacement of obsolete internal elements, e.g. sanitary ware and kitchen units. |
| Heating Installation | Replacement of solid fuel or electric heating. |
| Capital Scheme | Improvement Works. |
| Special Capital | Health and Safety Works. |
| Double Glazing | Replacement of single glazed with double glazed units. |

Adaptations to Housing Executive stock in 2016/17

| Type of Adaptation | Adaptations commenced April 2016 to March 2017 | Adaptations spend April 2016 to March 2017 £k |
|-----------------------|---|--|
| Extension to dwelling | 10 | 230 |
| Lifts | <10 | 20 |
| Showers | 55 | 100 |
| Total | -- | 350 |

Grants Performance 2016/17

| Grant Type | Approved | Approval Value £k | Completed |
|----------------------|--------------------------------|-------------------|-----------|
| Mandatory Grants | - Disabled Facilities Grant | 130 | 109 |
| | - Repairs Grant | 37 | 37 |
| Discretionary Grants | - Renovation Grant | 59 | 28 |
| | - Home Repair Assistance Grant | 25 | 20 |

Appendix 5 Management Team contact details

| Housing Services | | All enquiries 03448 920 900 |
|---|-------------------|-------------------------------|
| Office | Contact | Contact Information |
| Dungannon Office 6 Ballygawley Rd, Dungannon BT70 1EL | | dungannon@nihe.gov.uk |
| Cookstown Office 15 Morgan's Hill Road, Cookstown BT80 8HA | | cookstown@nihe.gov.uk |
| Magherafelt Office 3 Ballyronan Rd, Magherafelt BT45 6BP | | magherafelt@nihe.gov.uk |
| South Regional Manager Marlborough House, Central Way, Craigavon BT64 1AJ | Comghal McQuillan | comghal.mcquillan@nihe.gov.uk |
| Area Manager Magherafelt Office, 3 Ballyronan Road Magherafelt BT45 6BP | Michael Dallat | michael.dallat@nihe.gov.uk |
| Assistant Area Manager Magherafelt Office, 3 Ballyronan Road Magherafelt BT45 6BP | Margaret Bradley | margaret.bradley@nihe.gov.uk |
| Assistant Housing Services Manager Magherafelt Office 3 Ballyronan Road, Magherafelt BT45 6BP | Declan McAllister | declan.mcallister@nihe.gov.uk |
| Assistant Housing Services Manager Dungannon Office 6 Ballygawley Road, Dungannon BT70 1EL | Helen Hicks | helen.hicks@nihe.gov.uk |
| Maintenance Manager Cookstown Office 15 Morgan's Hill Road, Cookstown BT80 8HA | John McArthur | john.mcarthur@nihe.gov.uk |

| Regional Services | | All enquiries 03448 920 900 |
|--|--|-----------------------------|
| Office | Contact | Contact Information |
| Land and Regeneration Services 2 Adelaide Street, Belfast BT2 8PB | Elma Newberry Assistant Director | elma.newberry@nihe.gov.uk |
| Central Grants 2 Adelaide Street, Belfast BT2 8PB | Danny O'Reilly Senior Principal Officer | daniel.o'reilly@nihe.gov.uk |
| Regional Place Shaping South Marlborough House, Central Way, Craigavon BT64 1AJ | Keery Irvine Head of Place Shaping | keery.irvine@nihe.gov.uk |
| Development Programme Group 2 Adelaide Street, Belfast BT2 8PB | Roy Baillie Head of Development Programme Group | robert.baillie@nihe.gov.uk |
| Supporting People 2 Adelaide Street, Belfast BT2 8PB | Anne Sweeney Assistant Director | anne.sweeney@nihe.gov.uk |

**Appendix 6
Glossary**

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

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

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

Housing
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