

Newry, Mourne & Down

Housing Investment Plan

Annual Update 2016



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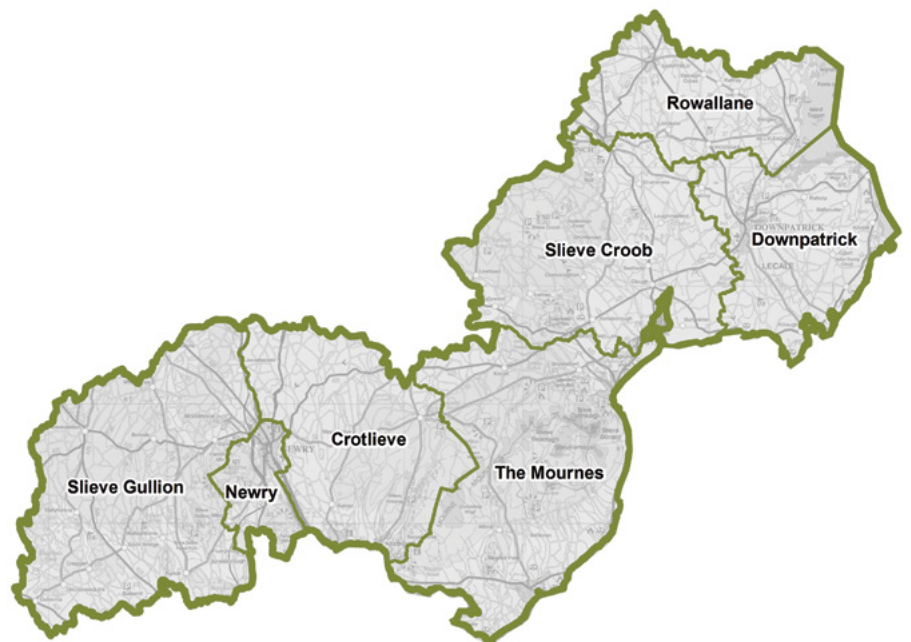
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Geography of Newry, Mourne & Down District Council



Newry, Mourne & Down is divided into seven district electoral areas



Foreword

Last year saw the launch of our four year Housing Investment Plans (HIP), which identified housing related outcomes to initiate discussions with councils and stakeholders to develop a shared vision for the future of housing in your council area.

This year we are launching our first HIP annual update. The annual update reports on the progress of the Housing Executive and other agencies to achieve these outcomes and on how we intend to deliver housing ambitions over the remaining three years of the HIP, and the longer term.

In 2015, new powers were introduced to councils, including responsibility for planning and a duty to produce

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

Joint working throughout the last year has enabled us to develop strong relationships and to benefit from collaboration and sharing information. The HIP has been instrumental in this process.

Close working with stakeholders, and our role in the community plan are key elements in the Housing Executive's 'Journey to Excellence' programme,

which aims to deliver top class housing and regeneration solutions to meeting the needs of communities and partners now and in the future.

We look forward in 2016 to further developing our relationships with councils and other stakeholders through the planning and community planning processes to build lasting housing solutions to benefit the whole community.



Donald Hoodless
Chairman

HOUSING EXECUTIVE REGIONAL ACHIEVEMENTS

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

- Working alongside housing associations we saw 1,568 new homes started last year;
- Our response maintenance performance exceeded targets in terms of tenant satisfaction and completion rates;
- 25,100 of our homes were included in the largest planned maintenance programme for many years, which saw expenditure of £85.3m;
- Over £81m has been channelled into regional services, helping vulnerable people across Northern Ireland, including £8.3m on tackling homelessness and £73m through the Supporting People programme;
- 9,973 homes were supported through private sector grants including a spend of over £15m on fuel poverty schemes and over £12m spent on grants for private homeowners;
- £676.7m in housing benefit was administered in the last year to 165,314 customers;
- In May 2015, the organisation secured the Investors in People 'Silver Award' accreditation. The organisation was re-credited Customer Service Excellence (CSE) with overall customer satisfaction levels for the current year running over 81%;
- The Housing Executive has met all of its key targets for 2015/16. Importantly, we have delivered positive outcomes for customers across the range of Housing Executive functions in both landlord and regional services. The Housing Executive is well placed to continue to deliver much needed investment and services to people in Northern Ireland in the years ahead.



Introduction

In 2015, the Housing Executive published the Newry, Mourne and Down District Council HIP (NMDDC) 2015-19, which aims to provide



a long term and ambitious vision for the development of housing. This year we have produced our first annual update, the purpose of which is to record progress of actions set out in the HIP for 2015/16, and to detail new proposals for 2016-19. The annual update should be read in conjunction with the HIP 2015-19.

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

Since the publication of the HIP, the Housing Executive, as a statutory community planning and 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 Local Development Plan processes.

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

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

Vision

The housing sector throughout Northern Ireland faces a number of challenges in the current economic climate but is committed to working in a way that goes beyond a simple 'bricks and mortar' approach. The housing vision for the NMDDC is one where:

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

This vision for the NMDDC seeks to deliver sustainable communities, living in dwellings of a decent standard and in sufficient numbers to meet local needs in both urban and rural areas.

Themes and Outcomes

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

Themes and Outcomes

THEME ONE

Identify and meet housing need and demand

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

THEME TWO

Improving people's homes

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

THEME THREE

Transforming people's lives

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

THEME FOUR

Enabling sustainable neighbourhoods

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

THEME FIVE

Delivering quality services

10. Deliver better services.

NMDDC Thematic working groups:

1. Economic Development, Regeneration and Tourism;
2. Environment and Spatial Development;
3. Health and Wellbeing;
4. Safety and Good Relations.

The HIP and the Community Plan

Community Planning is about a range of partners in the public and voluntary sectors working together to better plan, resource and deliver quality services that meet the needs of people who live and work in Newry, Mourne and Down.

The Community Plan is recognised by all Partners as the sovereign strategic planning document for the delivery of public services in Newry, Mourne and Down over the 14 years from 2016 to 2030 and will set out the overall vision for the local area.

For the past year four thematic groups have been gathering and interrogating evidence across the four themes identifying potential outcomes along with indicators of how to measure success. The work of these groups will feed into the overall Community Plan for Newry, Mourne and Down Council which is scheduled for publication by March 2017, following a period of public consultation.

The HIP and the Local Development Plan (LDP)

The LDP contributes to the development of sustainable, safe and cohesive communities and to meeting the needs of all our citizens. NI is the first region to require by legislation that the LDP takes account of Community Plan priorities.

The community plan is based on a detailed analysis of future risks and opportunities for Newry, Mourne and Down. Partners aim to bring about the changes that are needed in order to minimise the risks and grasp the opportunities, and so improve the quality of life and the wellbeing of all Newry, Mourne and Down's residents.

These changes will only come about through effective engagement and partnership working with individuals, families, communities and the private, voluntary and public sectors.

The community plan is the overarching strategic plan for Newry, Mourne and Down. It provides a framework for the other strategies and plans we will put in place to deliver the outcomes in the community plan.

Context

Strategic Context

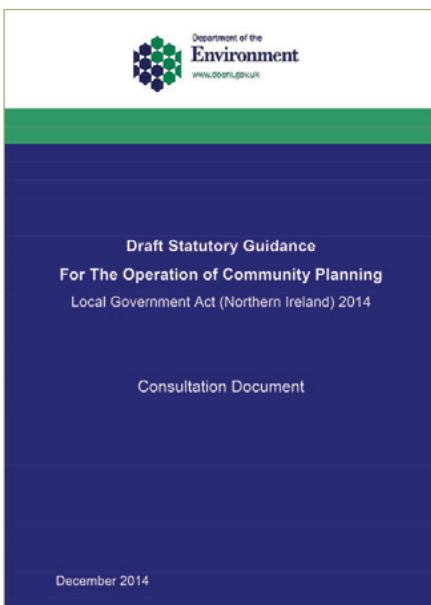
The HIP annual update has been developed within the context of the Northern Ireland policy framework. There has been significant development in this area since the publication of the HIP. The relevant policies and strategies, which set the financial, legal and policy parameters within which the housing industry currently operates in Northern Ireland, are discussed.

The draft Programme for Government (PfG)

On 26 May 2016, the NI Executive agreed the draft Programme for Government (PfG) Framework 2016-21. The draft framework contains 14 strategic outcomes which, taken together, set a clear direction of travel and enable continuous improvement on the essential components of societal wellbeing. A consultation on the draft Framework has been launched and will run until 22 July 2016.



NI Executive Budget



Statutory Guidance for the Operation of Community Planning

A Fresh Start

A Fresh Start, The Stormont Agreement and Implementation Plan agreed a number of initiatives, including:

- Government Restructuring;
- NI Executive Budget;
- Welfare Reform.

Northern Ireland **government departments** have been restructured reducing the number from twelve to nine. Under the restructuring the Department for Communities (DfC) will be responsible for housing and regeneration.

A new **Budget** was approved in January 2016 based on the new government departments. There are a number of emerging objectives which the Minister for DfC will consider, establishing priorities according to the available resources in 2016-17, including:

- how to continue to support vulnerable members of society through joined up service delivery;
- how to support and develop vibrant communities through providing access to decent affordable homes, and creating urban centres which are sustainable, welcoming and accessible; and
- manage staffing levels to deliver required cost reductions while ensuring business continuity through housing reform.

The 2016-17 Northern Ireland Executive's Budget requires a reduction of 5.7% to unprotected areas of DfC which equates to a reduction of £38.5 million. Pressure will continue to be applied to make savings while maintaining existing and new housing services.

Under the 'Fresh Start Agreement', the Northern Ireland Executive agreed to examine ways of mitigating hardships created by **Welfare Reform** legislation. The Welfare Reform Mitigations Group, has put forward a number of proposals for a four year period including:

- a series of supplementary payments to carers, people suffering from ill health and low income families;
- the 'bedroom tax' should not be introduced; and
- resources originally earmarked for those who lose out from tax credit cuts to be allocated to those who will be adversely affected by the introduction of universal credit.

Local Government Reform

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

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



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

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

Housing Strategy 'Facing the Future'

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

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

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

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

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

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

The **Review of Supporting People**, carried out by the Department for Social Development (DSD) was completed and published in December 2015. The Housing Executive is working closely with DfC to develop an action plan to deliver the report's recommendations over the next two to three years. The key priorities are to deliver:

- a Strategic Needs Assessment;
- an outcomes framework;
- value for money;
- provider selection; and
- regulation of services.

Following publication of research into the fundamental **Review of the Social Housing Allocation Policy**, DfC is currently working up proposals based on the recommendations. Proposals will be subject to public consultation.

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

The Rural Needs Bill

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

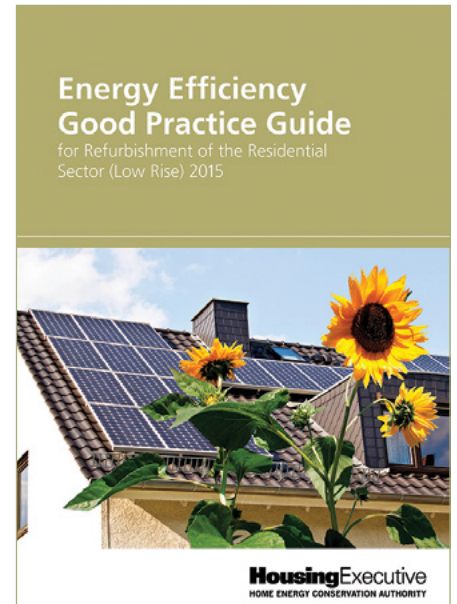
The Housing Executive has endorsed rural proofing since it was first introduced by DARD in 2002 and procedures are in place to rural proof all new and revised corporate strategies and policies. However, in recognition that rural circumstances are often different from urban, our **Rural Strategy & Action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

Housing design

An ageing demographic and a rise in the number of people surviving trauma and congenital conditions is anticipated to increase demand for more flexibly designed wheelchair accommodation. DfC and the Housing Executive are working to review wheelchair design and space standards for social housing that reflects best practice. On approval, new standards will be included in DfC's Housing Association Guide.

The Housing Executive has prepared an **Energy Efficiency Good Practice Guide for Refurbishment**, which can be applied across all tenures. At present, energy efficiency measures tend to be carried out in an ad hoc manner. This has proved less than effective in tackling fuel poverty.

The Housing Executive advocates a whole house energy efficiency programme which simultaneously delivers heating, wall insulation, loft insulation, double-glazing and external doors. This external fabric plus heating approach will deliver maximum comfort to householders in one scheme. We would advocate this approach should be applied across all housing tenures to reduce fuel poverty and CO2 emissions whilst enhancing health and well-being.



Energy Efficiency Good Practice Guide



Newry Town Hall

Local Context

NMDDC enjoys a rich historic, cultural and built heritage which is complemented by outstanding natural assets. The area provides opportunities for learning, employment, leisure, tourism and entertainment and is renowned for its scenic beauty. NMDDC is the 3rd largest Council, making up approximately 11% of the total land area of Northern Ireland and providing services to over 9.5% of the total population. This section summarises the current NMDDC housing market and issues that have the potential to affect its future development.

Housing Market Update

The local housing market is slowly recovering following the economic crash in 2007. There has been a small increase in house prices over the past year and private sector house development continues to rise. A number of imbalances in the housing market remain however with lack of mixed tenure development, undersupply of private rented accommodation and an increasing number of applicants in housing stress on the social housing waiting list which all pose particular challenges. Addressing these issues will require a multi-agency approach, such as the framework provided by the community planning process.

The district has a growing population of approximately 175,403. 23% of the population is aged 15 or younger, 63% are 16-64 and 14% are 65 and over. The population has a higher propensity for growth than other councils in Northern Ireland with a younger population. Similar to other councils, the older population is growing, albeit at a lower rate.

Whilst the need for family accommodation remains strong, there is also a requirement to construct dwellings to facilitate the increase in elderly and smaller households.

Housing Growth Indicators (HGI) are estimates of new dwelling requirements based on new household projections. The Department for Regional Development has realigned HGIs for Northern Ireland, based on 2012 household figures and it is anticipated that these will be announced by the Department for Infrastructure in 2016. This information will inform NMDDC LDP on the need for additional development land.

Economic performance in NMDDC, as demonstrated through levels of unemployment, economically inactive and low incomes, is showing signs of recovery. The claimant count, in particular, has demonstrated the third highest decrease in N.I., in the year to January 2016, at 26.8%, behind Belfast and Derry and Strabane council areas.

The Northern Ireland Multiple Deprivation Measure 2010 looks at a range of deprivation measures, incorporating economic, social and environmental indicators. While the majority of Newry, Mourne and Down enjoy relatively low levels of deprivation, approximately 14% of residents live within the most deprived 30% of Super Output Areas. The local economic performance affects the capacity for development in the private sector housing market.

According to the DOE Housing Land Availability reports (revised July 2014) there is the potential of 653.75 hectares which equates to 13,872 potential dwellings within NMDDC settlement.

Owner Occupied Sector

The private housing market had been showing signs of improvement with gradually increasing numbers of transactions. House prices have increased in the past year but remain lower than the Northern Ireland average.

Feedback from local estate agents reports the following:

- First time buyers comprise the majority of sales at present;
- Demand for urban and suburban areas is higher, as households wish to be closer to work, schools and services however location is important;
- Sustained recovery in the new build sector is not yet achieved, nor does it appear likely in the short to medium term;
- New build developments remain popular and comprise the majority of transactions at present.

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 NMDDC. High demand areas include: Newry City; Downpatrick; Warrenpoint and Newcastle where demand for rented properties far outweighs supply.

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

- High demand for private rental in Newry City and Downpatrick;
- Individuals make up the majority of owners of private rental properties in the area with investor numbers having dropped dramatically;
- Rental charges have increased significantly;
- No net additional supply;
- High demand and low turnover in the social housing sector;
- Job and income uncertainty;
- Low numbers of private new build development;
- Lending restrictions and difficulties attaining a mortgage for those applicants whose salary is paid in euro;
- A high level of negative equity.

Housing benefit continues to play a vital role in supporting low-income tenants in the PRS. At March 2016, 7,299 private tenants in NMDDC were in receipt of housing benefit.

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



New Build



Private Rented Sector (PRS)

Social Housing Sector

Housing need in NMDDC remained at a very high level during 2010/15 period and remains so with a 5 year projected need requirement of 1,693 units for 2015/20. Need is concentrated in Newry City (660 units), Newcastle (250 units), Warrenpoint (155 units), and Downpatrick (125 units). Housing need is also evident throughout the large rural hinterland with the villages of Castlewellan, Bessbrook/ Derramore, Crossgar, Saintfield and Rostrevor showing the highest requirement.

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

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

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

The Housing Executive carries out studies on lands within the settlement limits of district towns, and villages for development potential and passes these studies to housing associations for investigation/acquisition.

It is important that the emerging community plans and LDPs, through engagement with local communities and elected representatives, take the opportunity to develop a housing strategy for NMDDC, which promotes sustainable, mixed tenure communities in line with the Regional Development Strategy and the Strategic Planning Policy Statement.

Regeneration

Regeneration and sustaining communities are key themes of DSD's Housing Strategy and Urban Regeneration and Policy Framework, which sets out objectives that will form the basis of any future policy or programme development in urban regeneration and community development. There are a number of regeneration initiatives within NMDDC and include:

The Regional Development Strategy contains a spatial framework, which promotes co-operation between places and encourages clustering of services to avoid duplication.

Newry is recognised as the South Eastern City gateway due to its proximity to the land border and the port of Warrenpoint. It also has the potential to cluster with Dundalk which has provided the impetus for joint working to develop regional Gateways and to develop the wider eastern seaboard corridor. Newry and Mourne Council and Louth Local Authorities signed a 'Memorandum of Understanding (MOU) committing the region to increased cross border co-operation.

The MOU is the first of its type in Europe and underpins the pivotal role of the greater Newry region. It sets out the detailed workings of the strategic alliance between these bodies and seeks to support and promote the economic development and competitiveness of the region. This relationship will promote collaboratively working and sharing of key services.

Downpatrick and Newcastle are considered hubs with potential to cluster, as each of the towns act as important centres for retailing, commerce and business and serve a substantial number of dispersed smaller settlements.

The '**Masterplan for Newry City Centre**', launched in 2011, provides the basis for decision making on the implementation of urban regeneration initiatives in the town centre for the period up to 2026. Masterplans for Downpatrick and the South East Coast have been produced; Newcastle, Kilkeel and Warrenpoint together can become collectively strong with potential for tourism that will help drive public and private investment into the region.

A new economic forum in partnership with local private, voluntary and public sector organisations will also be established. The Council will also continue to work closely with the local community and voluntary sector and other Government agencies to lever in external funding in support of communities.

The Council will be leading on the local delivery of the Social Investment Fund and consultation will begin this year on the new Peace IV programme.

A large mixed-use regeneration scheme at Damolly Meadows has been granted planning permission. The £47 million mixed development, proposed by Warrenpoint-based Hill Partnership includes a mix of 70 light industrial and business starter units, a retail food store, 14 homes, a coffee shop and associated landscaping on the 32-acre site at Damolly Meadows, near Carnbane Way.

It is anticipated that construction jobs will generate £7.1m in wages in the Newry area while the 400 part time and full time jobs will mean a further £6.9m in local wages. The development is believed to be the largest in Northern Ireland in almost a decade.

Update on resources/budget

Pressure on public spending continues to be applied, requiring public bodies to adapt with new, more effective and efficient ways of delivering high quality services for citizens in Northern Ireland. An austere fiscal environment, reducing pay-bill, changing demographics and public expectation, services for the convenience of customers, and keeping up with advances in technology are some of the considerable challenges public bodies face in the service arena.

Cross cutting themes and objectives in the draft PfG set out the direction of travel for public services.

The early engagement in the community planning process has also highlighted the potential for collaboration between councils, statutory partners and the third sector to deliver effective services. Community planning will also enable the better targeting of limited public sector resources more efficiently.

The past year has delivered significant public sector housing investment, for a wide range of services, and the 2015/16 housing investment totalled £23.6 million for NMDDC. Housing expenditure and projected housing investment is set out in the table below:

Table 1: NMDDC actual/projected public sector housing spend

Activity areas	Actual spend £m	Projected spend £m
	2015/16	2016/17
Capital improvement work	0.66	1.70
Planned maintenance work*	2.92	4.41
Response maintenance	2.76	2.86
Private sector grants	1.54	1.19
Grounds maintenance	0.31	0.38
Supporting People	5.81	6.55
Investment in new build**	9.60	***
Total	23.60	17.09

Source: NIHE

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

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

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



St Patrick's Centre, Downpatrick

Progress Report

The following sections contain progress report tables for each HIP outcome.

The tables detail progress of housing proposals set out in the HIP for 2015-19, new plans and schemes for 2016-19 and reaffirm the ten-year vision.

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



THEME ONE

Identify and meet housing need and demand

OUTCOME 1: IDENTIFY NEW HOUSING REQUIREMENTS

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
<p>NIHE will update the Net Stock Model (NSM) in 2015 following the 2015 review of household projections.</p> <p>NIHE will carry out an annual five-year social housing need assessment for NMDDC.</p> <p>NIHE will annually assess demand for intermediate housing for NMDDC.</p>	<p>Achieved. An ongoing requirement was estimated at 1,600 new social housing units per annum across Northern Ireland.</p> <p>Achieved. The five year social housing need for NMDDC is 1,693 units.</p> <p>Achieved. The ten year intermediate housing demand is 1,440.</p>	<p>The NSM will be updated in 2017 and 2019.</p> <p>NIHE will carry out an annual five-year social housing need assessment for NMDDC.</p> <p>NIHE will annually assess demand for intermediate housing for NMDDC.</p>	<p>NIHE will deliver updated objective assessments of affordable housing (social and intermediate housing) need by household type.</p> <p>Continuously evaluate and update housing need and demand in line with best practice.</p>
<p>NIHE will analyse the results of a latent demand test in Annsborough and report on hidden demand for rural housing.</p>	<p>There was a low response rate to the Annsborough test. As a result, no scheme will be included in the Social Housing Development Programme.</p> <p>Culloville and Whitecross were also tested during the year. There was a high response rate for Culloville and Triangle HA will be taking forward the development of a five unit scheme at St Bridget's Park as a result.</p> <p>The results of the test in Whitecross are being analysed.</p>	<p>Ballyhornan has been suggested as a possible latent demand location.</p> <p>NIHE will determine further locations to test after the completion of the Housing Need Assessment process. Requests from Councillors or local representatives on test locations will also be considered.</p>	<p>Identify rural housing need/demand.</p>
<p>NIHE will produce a HIP annual update for 2016/17 monitoring housing market performance across all tenures.</p>	<p>Achieved.</p>	<p>NIHE will produce HIP annual updates for 2017/18 and 2018/19 monitoring housing market performance across all tenures.</p>	<p>Determine new housing requirements for local development planning through collaborative working between Housing Executive, Department for Communities (DfC), NISRA and Department for Infrastructure (DfI).</p>

OUTCOME 1: IDENTIFY NEW HOUSING REQUIREMENTS - *continued*

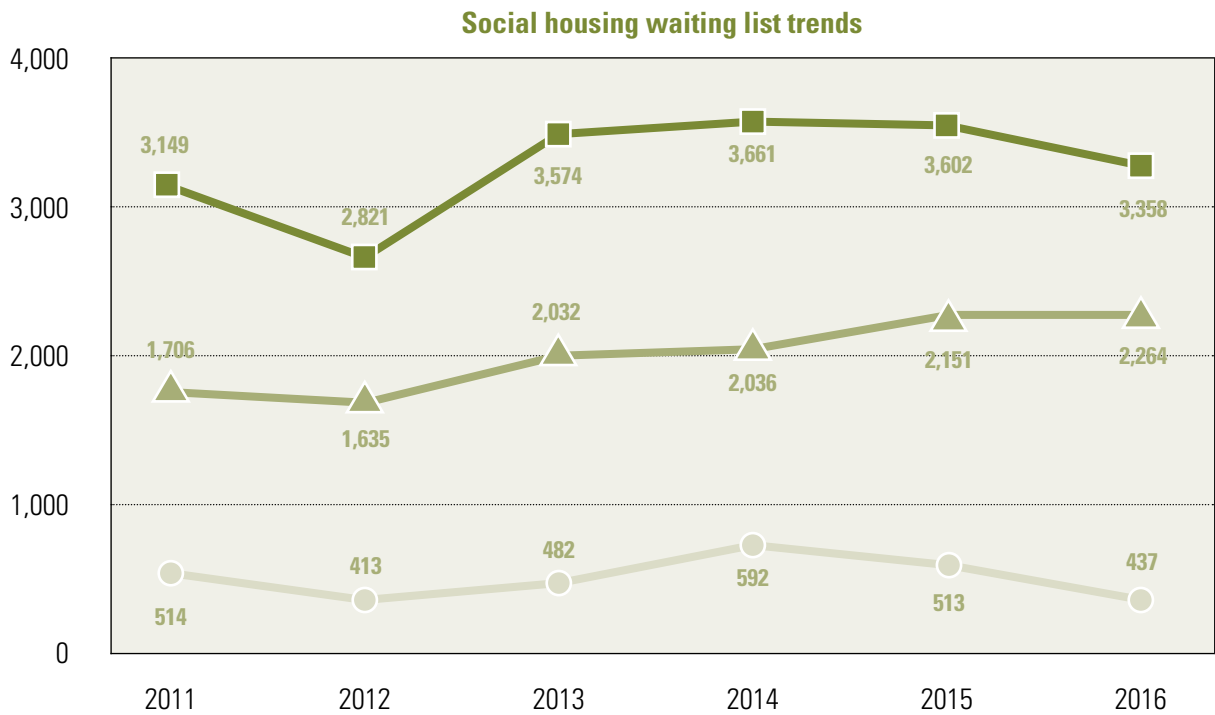
Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
DRD will review HGIs for LDPs across all council areas.	Currently underway.	Department of Infrastructure will announce HGIs in 2016.	NIHE will provide evidence based cross tenure analysis of the local housing market to inform local development and community planning.
NIHE will annually update councils with affordable housing need reports for the production of local development and community plans.	Achieved.	NIHE to deliver annual updates of affordable housing requirement to inform local development and community plan.	
NIHE will review housing market geographies for NI and deliver Housing Market Assessments across NI.	Housing market geographies research scheduled to commence in 2017/18.	NIHE will review housing market geographies for NI and deliver Housing Market Assessments across NI.	



Tandragee Road, Newry City

Demographics	Mid-year estimate 2004	Mid-year estimate 2014	Projected 2024
Children	38,813 (24.5%)	39,602 (22.6%)	41,997 (22.0%)
Working age	100,067 (63.1%)	110,610 (63.1%)	114,905 (60.3%)
Older people	19,580 (12.4%)	25,191 (14.3%)	33,638 (17.7%)
Total Population	158,460	175,403	190,540
Households	-	63,961	70,251
Average Household Size	-	2.73	2.68

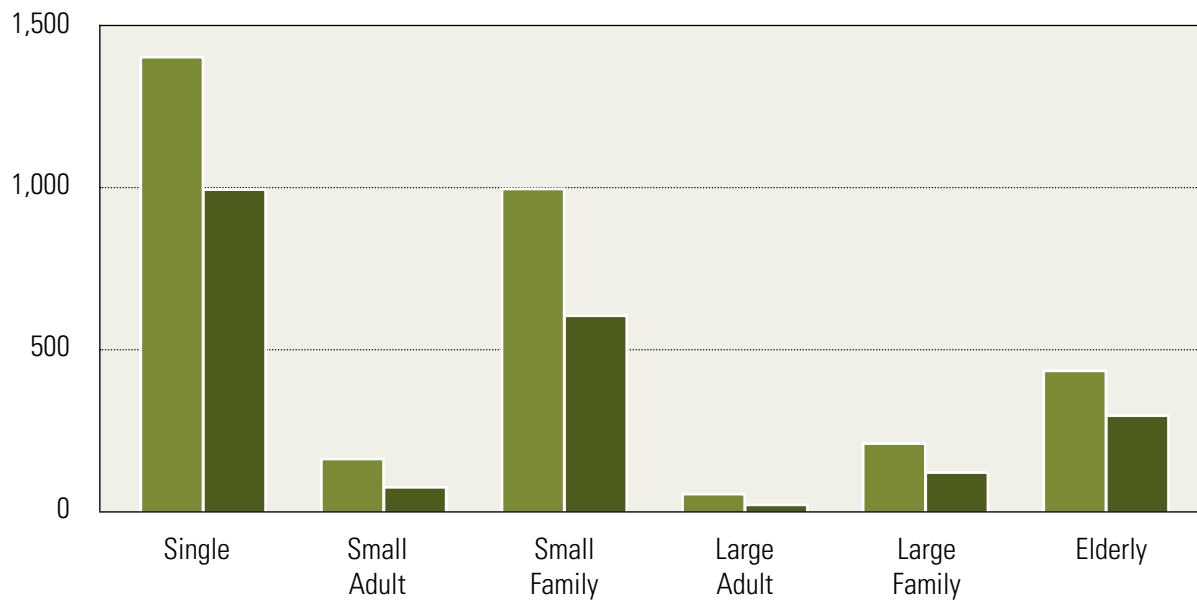
Source: NISRA



Source: NIHE

- Total Applicants
- Housing Stress
- Allocations

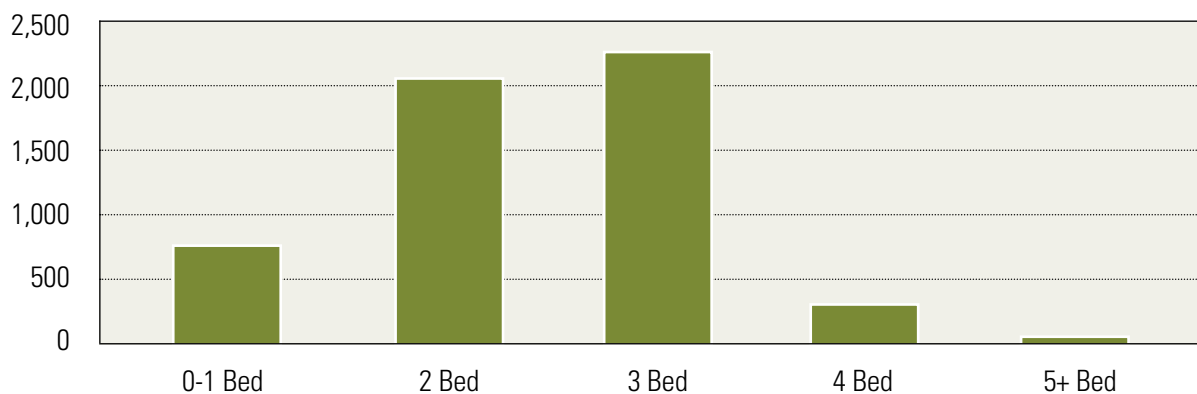
Social Housing waiting list by households March 2016



Source: NIHE

■ All Applicants ■ Housing Stress

NIHE Housing Stock by bedroom March 2016



Source: NIHE

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

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
<p>DSD will approve a gross, three year 2015/18 SHDP.</p> <p>NIHE with DSD and HAs will formulate a delivery strategy for the SHDP ready for implementation in April 2016.</p> <p>Site identification studies will be carried out by NIHE at Newry City, Newcastle, Warrenpoint, Rostrevor and Camlough.</p>	<p>The SHDP delivered new build starts in 22 schemes, for 100 units, including 24 one-bed units in 2015/16.</p> <p>Ongoing. A Commissioning Prospectus is currently being finalised. Work is also underway to produce a SHDP Delivery Strategy document and Action Plan.</p> <p>It is anticipated that the studies will commence late 2016 / early 2017.</p>	<p>DfC will approve a gross, three year 2016/19 SHDP.</p> <p>A new approach to commissioning the SHDP will be informed by the publication of the Commissioning Prospectus, which will provide a strategic, cross-tenure overview of housing need and demand across NI. A formal Delivery Strategy document (and accompanying Action Plan) will be submitted for NIHE Board & Ministerial approval in July 2016, prior to publication.</p> <p>NIHE will carry out site identification studies as necessary.</p>	<p>Maximise public funding through the procurement of affordable housing.</p>
<p>NIHE will work with councils to develop social housing policies for the new LDP.</p>	<p>Council planning has commenced collaborative work with NIHE on LDP's preferred options paper.</p>	<p>NIHE will work with councils to develop social housing policies for the new LDP.</p>	<p>NIHE and local council will introduce policies to identify land for mixed tenure development through development planning processes.</p>
<p>NIHE will work with the council to deliver social housing sites identified in the extant area plan.</p>	<p>Ongoing. Housing associations are actively trying to progress a number of these sites however difficulties with sellers, insufficient finance and in some cases opposition from the local community have arisen.</p>	<p>Continue to work with housing associations, Council Planning and the local community in progressing sites with a Key Site Requirement Zoning for social housing.</p>	

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

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
DOE and DSD will publish PPS22 Affordable Housing. DSD will continue to implement landlord registration and tenancy deposit schemes and analyse the data received.	DSD carried out and published economic research on viability of PPS22. Achieved. There were 7,284 landlord registrations at March 2016.	DfC & DfI will engage with key stakeholders on recommendations detailed in the research report. Provision of affordable housing will be promoted in the LDP. DfC will continue to implement landlord registration and tenancy deposit schemes and analyse the data received.	Introduce developer contributions for affordable housing. Monitor and evaluate the performance of the PRS to assess effectiveness in meeting affordable housing need.
DSD will complete a fundamental review of the PRS in 2016.	First phase of consultation completed February 2016.	DfC will assess consultation responses for phase 1 of the Review of Regulation and the Role of the PRS in 2016 and will publish a phase two consultation document.	Introduce effective regulation for the PRS to maintain physical and management standards.
NIHE plan to process new public/private HB claims within the 25-day target and HB claim amendment within eight days.	The level of performance achieved for the year 2015/2016 was an average of 17.7 days in respect of new claims and an average of 5.5 days in respect of HB claim amendments.	NIHE plan to process new public and private HB claims within 25 days and HB claim amendment within eight days.	
NIHE have made £450k available to fund Smartmove private rented sector access scheme across NI for 2015/16.	Smartmove is experiencing difficulty sourcing properties in NMDDC due to financial constraints and high demand for private rental housing.	NIHE have made £370k available to fund Smartmove private rented sector access scheme across NI for 2016/17.	

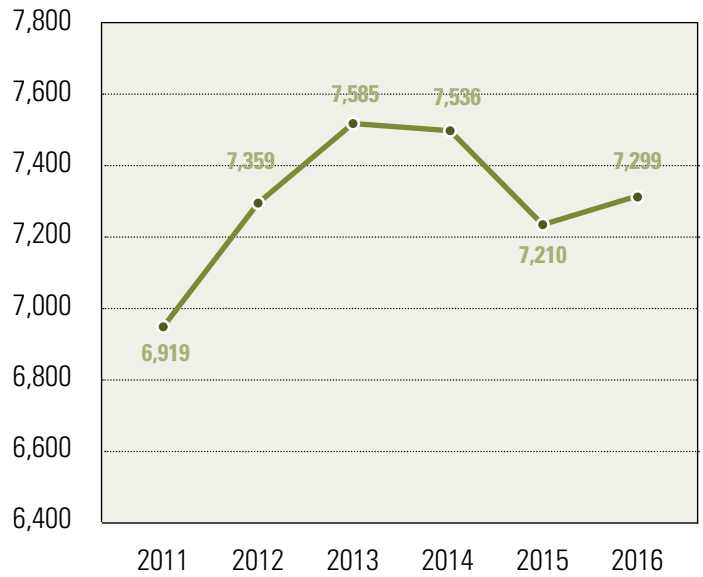
Housing Benefit NIHE and HA Claimants at March 2016



6,117

Source: NIHE

Private Housing Benefit Claimants



Source: NIHE

DSD's Landlord Registration Scheme identified **7,284** tenancies at 2016. Up from **6,668** at 2015

Source: DSD

Average private weekly rent by house type



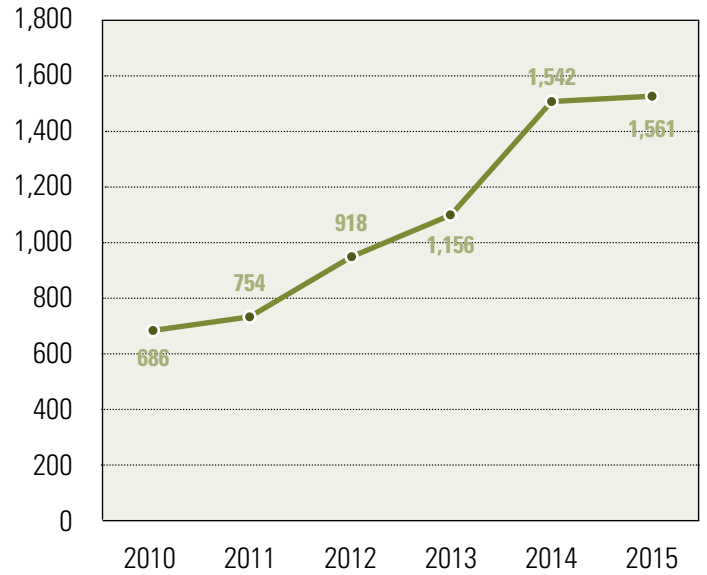
Source: University of Ulster

Ten year intermediate housing demand
2015-2025



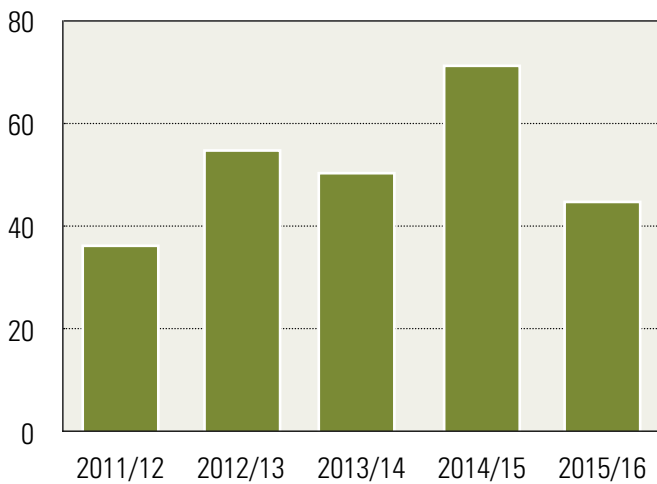
Source: NIHE

House sales all tenures



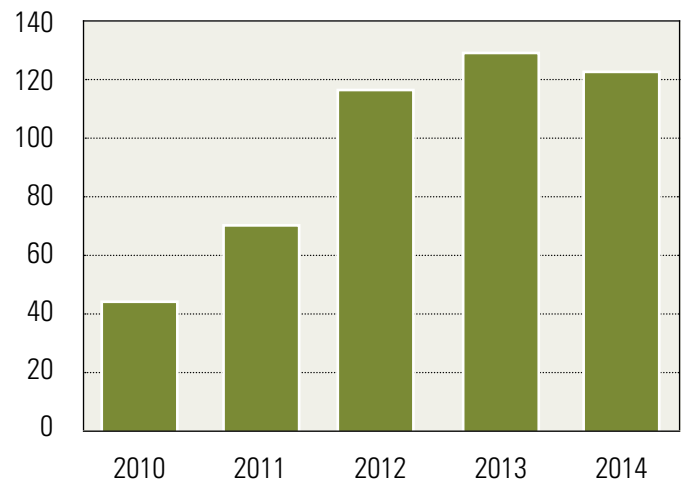
Source: LPS

Co ownership purchases



Source: Co-Ownership

Repossessions



Source: DSD

OUTCOME 3: ASSIST HOME OWNERSHIP

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
NIHE and housing associations will implement the House Sales and Equity Sharing Scheme.	32 NIHE dwellings were sold to existing tenants under the House Sales Scheme during 2015/16.	NIHE and housing associations will implement the House Sales and Equity Sharing Scheme.	Continue to assist home ownership through House Sales and Equity Sharing.
DSD has committed funding of £15m to Co-ownership for 2015/16 with a target of 300 approvals in NI.	DSD has committed a total of £96.3m to Co-ownership for their core scheme shared equity programme for the period 2015/16 to 2018/19. 46 properties were purchased using Co-ownership in NMDDC during 2015/16.	DfC will administer committed funding of £96.3m to Co-ownership for 2015/16 -2018/19 with a target of 2,643 affordable homes for NI.	Continue to assist households in purchasing their home through shared ownership.
<p>DSD will pilot a number of initiatives across NI using the Affordable Home Loans Fund (AHLF) to deliver affordable housing. These include:</p> <ol style="list-style-type: none"> 1. £19m to provide up to 600 affordable homes; 2. £9.2m in Financial Transactions Capital (FTC) funding to an empty homes scheme (being delivered by Clanmil); and 3. £5m to date in FTC funding for a Rent to Own scheme (being delivered by Co-ownership); 4. Developing intermediate housing on surplus NIHE land (Clanmil and APEX). 	<p>DSD has awarded £19m FTC under AHLF in N.I.</p> <p>£12.5 million FTC has been awarded to Co-ownership for the Rent to Own initiative.</p> <p>There have been no sites identified within NMDCC during 2015/16.</p>	<p>It is expected that the Co-ownership Rent To Own initiative will become operational in 2016/17.</p>	<p>Introduce a developer contribution to increase the supply of intermediate housing.</p> <p>Deliver finance models to make better use of funding for intermediate housing.</p> <p>Deliver a range of intermediate housing products, such as intermediate rent.</p>

OUTCOME 3: ASSIST HOME OWNERSHIP - *continued*

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
<p>DOE and DSD will work to finalise PPS 22 'Affordable Housing' to facilitate intermediate housing.</p> <p>NIHE will work with councils to develop intermediate housing policies through the LDP.</p>	<p>DSD carried out and published economic research on viability of PPS 22.</p> <p>Council planning has commenced collaborative work with NIHE on LDP's preferred options paper.</p>	<p>NIHE will work with councils to develop intermediate housing policies through the LDP.</p>	<p>Deliver mixed tenure housing schemes in communities through planning.</p>
<p>NIHE will continue to investigate with housing associations, the potential for community self-build products for home ownership.</p>	<p>Work on site investigation is ongoing with Habitat for Humanity. Currently no sites have been identified in NMDDC.</p>	<p>NIHE will continue to investigate with housing associations, the potential for community self-build products for home ownership.</p>	<p>Deliver a self-build affordable housing model.</p>



Hunters Close, Ardglass



John Street, Downpatrick



Source: NIHE

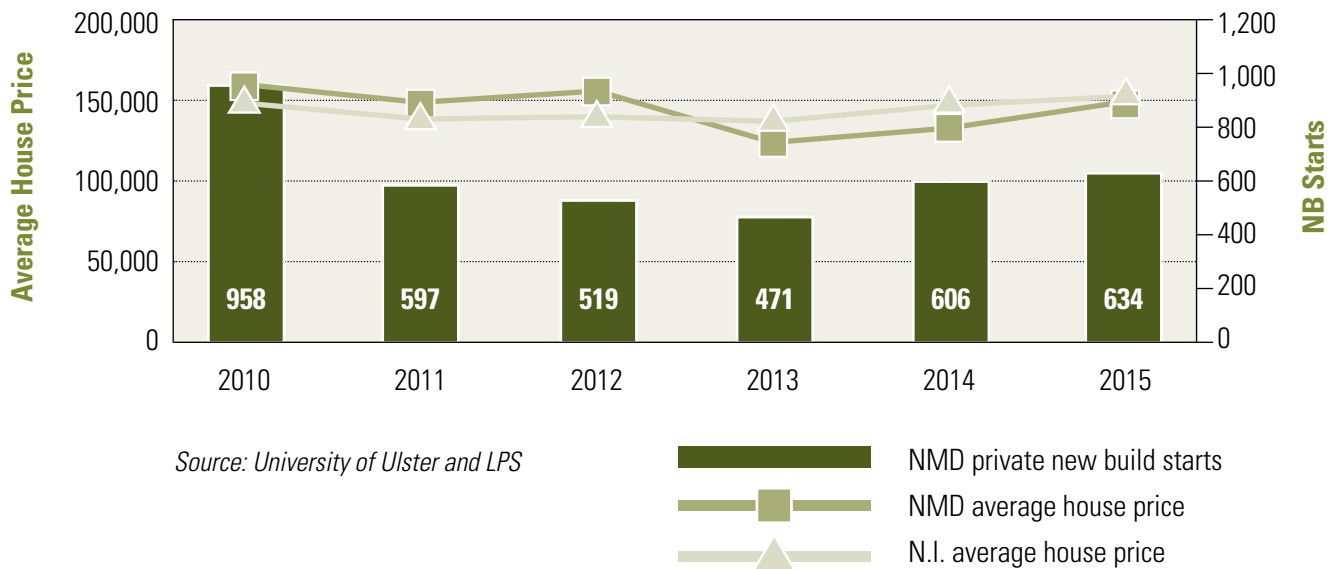
*NMDDC encompasses two broad rental market areas and either the South or South East rate is used depending on property location.

Housing land availability

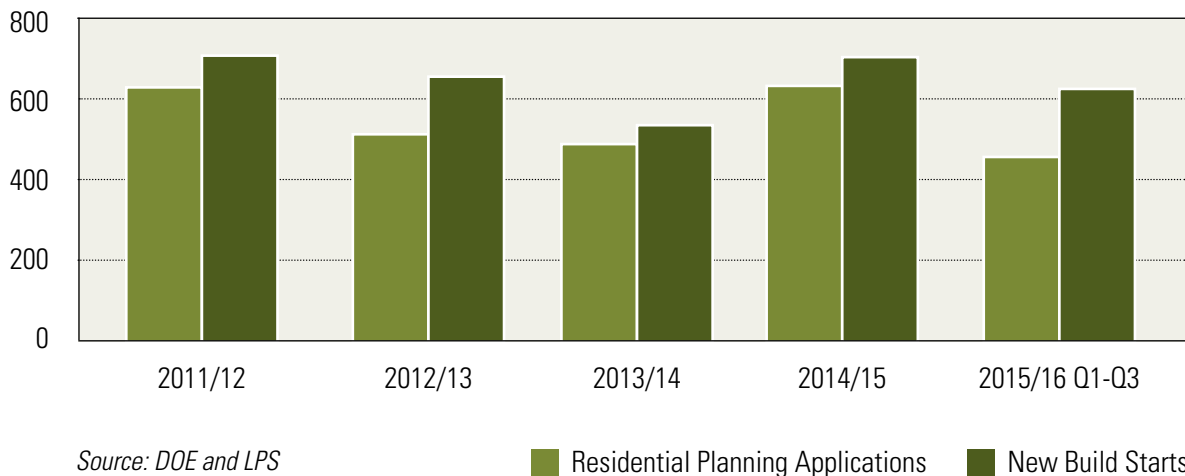
Year	Total potential dwellings	Available potential (hectares)
2011	13,077	632.5
2012	13,740	652.9
2013	13,915	654.6
2014	13,872	653.75

Land Availability Report (Planning NI: 2011, 2012, 2013 and NMDDC 2014)

Average house prices and private new build starts



Residential planning applications and new build starts





THEME TWO

Improving people's homes

OUTCOME 4: IMPROVE THE QUALITY OF THE HOUSING STOCK

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
Funding of discretionary grants for 2015/16 is £160k.	NIHE spent approximately £212k on discretionary grants during 2015/16.	Funding of discretionary grants for 2016/17 is £214k.	Deliver policies to support sustainable design and improve the fabric of dwellings.
DSD and NIHE will introduce a pilot loan scheme for private house maintenance in NI in 2015/16 with funding of one million pounds.	Pilot loan scheme suspended until further research is carried out.	Complete further research into other loan schemes for private house maintenance.	Deliver innovative approaches to finance housing maintenance across all tenures.
Repair notices issued by councils on private rented landlords can be recovered through a mandatory grant of up to £7,500.	38 mandatory repair grants to a value of £77k were approved during 2015/16. 38 repair grants completed during the year.	NIHE will issue mandatory repair grants as required.	
Funding of discretionary renovation grants is £123k.	13 renovation grants were approved during the year with an approval value of £167k. 10 renovation grants completed. Replacement grants to a value of £56k were also approved during the year.	NIHE will continue to fund discretionary renovation grants.	
Funding of discretionary home repair assistance (HRA) grants is £7k.	Five home repair assistance grants were approved during the year with an approval value of £11k. 7 HRA grants completed.	NIHE will continue to fund discretionary home repair assistance grants.	
NIHE will register and inspect HMOs for building and management standards.	111 HMOs were registered by 31 March 2016. In the past year, 17 Article 80 Notices (fit for the number of occupants) and 52 Article 79 Notices (Management Regulations) were served.	NIHE will register and inspect HMOs for building and management standards. NIHE will commence work on the 2016 House Condition Survey.	

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

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
Funding for NIHE planned maintenance schemes in 2015/16 is estimated at £2.66m which will account for the completion of prior schemes and the start of further schemes this year.	Actual spend on planned maintenance schemes during 2015/16 was £2.92m.	Funding for NIHE planned maintenance schemes in 2016/17 is estimated at £4.41m.	NIHE will maintain properties in line with its Asset Management Strategy. Unfitness and decent home standards will be identified through NIHE House Condition Survey reports.
Funding for NIHE capital improvement schemes in 2015/16 is estimated at £880k for three major schemes and eight disabled person's extensions. NIHE will complete response maintenance repairs within the required target time. NIHE will carry out response maintenance repairs to customer's satisfaction. NIHE stock condition survey will complete in 2015 and inform the Asset Management Strategy.	Actual spend on capital improvement schemes during 2015/16 was £662k. 94.5% of NIHE response maintenance repairs were completed within the required target time. 99.1% of NIHE customers were satisfied with response maintenance repairs. Achieved.	Funding for NIHE capital improvement schemes in 2016/17 is estimated at £1.70m. NIHE will complete response maintenance repairs within the required target time. NIHE will carry out response maintenance repairs to customer's satisfaction. NIHE will use information from the survey to build future programmes of improvement work. DfC will use the survey to forecast future investment requirements for NIHE homes across NI.	

OUTCOME 5: DEVELOP LOW CARBON HOMES AND REDUCE FUEL POVERTY

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
NIHE funded energy efficiency awareness programme will be delivered annually to 160 schools across NI by Bryson House.	Achieved. There were 19 schools visited in the NMDDC during 2015/16.	NIHE funded energy efficiency awareness programme will be delivered annually to 160 schools across NI by Bryson House.	Promote energy efficiency awareness.
NIHE will implement Affordable Warmth scheme. Funding of £16.5m is available for 2015/16 across NI.	In NMDDC, 618 measures were carried out to private properties under the Affordable Warmth scheme in 2015/16.	NIHE will implement Affordable Warmth scheme. Funding of £15.5m is available for 2016/17 across NI.	Reduce fuel poverty. Develop and promote alternative natural energies to improve environmental wellbeing and combat fuel poverty in the home.
NIHE will implement the Boiler Replacement scheme in 2016 with a budget of £2m across NI.	In NMDDC, 517 properties had boilers replaced at cost of £361.9k.	NIHE will implement the Boiler Replacement scheme 2016-19 with a budget of £3m for 2016/17 across NI.	Deliver zero carbon dwellings within the SHDP.
NIHE's 2015/18 energy efficiency programme includes five schemes for 348 units.	At March 2016, 535 units completed in NMDDC at a cost of £2.4m.	NIHE's 2016/19 energy efficiency programme includes 10 schemes for 947 units at a cost of £4.3m.	
Bryson House have been appointed by NIHE to develop a network of oil buying clubs across NI until 2018 to negotiate lower fuel prices for club members.	There were 27 oil buying clubs established in NI by November 2015, 6 of which are situated within NMDDC.	NIHE aims to increase membership of the established oil buying clubs.	

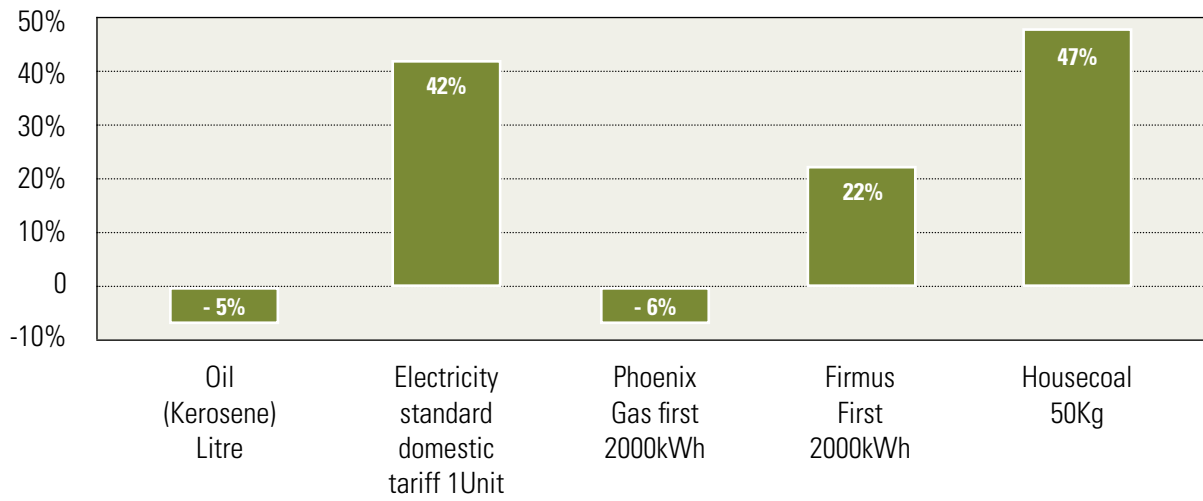
OUTCOME 5: DEVELOP LOW CARBON HOMES AND REDUCE FUEL POVERTY - *continued*

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
<p>During 2015/16, 1,000 PV panels will be installed in NIHE properties across NI, valued at £6m. There are 100 installations planned in County Down.</p>	<p>At March 2016, 975 installations of PV panels were completed across NI, 81 of these were in NMDDC.</p>	<p>NIHE aims to complete a further 111 planned PV panel installations across NI. Consideration is being given to a further phase of 2,000 NIHE properties, 24 offices and up to 400 commercial properties for PV panel installation across NI.</p>	
<p>A project to retrofit a terrace of five dwellings at Loanda Crescent in Newry to improve energy efficiency standards is expected to go on site later in 2015.</p>	<p>This scheme has now been sent out to tender and NIHE is hopeful that tender returns will be received during June 2016. Tender analysis will then be undertaken by a Quantity Surveyor. Upon identification of the preferred tender submission the scheme can then proceed to tender approval stage. It is hoped that the scheme will start late July / early August 2016 with a contract duration of 9 months.</p>		



Loanda Crescent, Newry

% change in household heating cost April 2007 to January 2016 (NI)



Source: NIHE



THEME THREE

Transforming people's lives

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

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
<p>The gross, three year (2015/18) SHDP contains one supported housing scheme for 12 units in NMDDC.</p> <p>£5.81m has been approved to deliver the Supporting People programme for 2015/16.</p>	<p>The scheme at the former Mourne hospital site in Kilkeel is currently on-site and will provide 12 units of accommodation for frail elderly, developed by Choice HA.</p> <p>£5.81m was spent during 2015/16 delivering the Supporting People Programme.</p> <p>57 accommodation based schemes for 891 service users.</p> <p>Six floating support schemes for 416 service users.</p>	<p>There are no supported housing schemes included in the gross, three year (2016/19) SHDP for NMDDC.</p> <p>£6.55m has been approved to deliver the Supporting People programme for 2016/17.</p>	<p>Maintain collaborative working practices between NIHE, Health Trusts and Probation Service to deliver innovation, capacity and housing care and support services.</p>
<p>DSD and NIHE will complete the review of the Supporting People Strategy by 2016. NIHE initiated research to identify supported housing needs by client group.</p>	<p>Achieved.</p>	<p>Implementation of the recommendations of the DfC Supporting People Review.</p>	<p>Research and review the strategic direction and delivery services of supporting people programme, to inform future commissioning plans for each client group.</p>
<p>Complete NIHE research to evaluate accommodation based Supporting People schemes.</p>	<p>Completed and published in September 2015.</p>		<p>Establish a supported housing need assessment methodology by client group.</p>
<p>NIHE will monitor and review Supporting People services through the contract management framework and take actions to remodel / realign services as needed.</p> <p>NIHE will assess need for social housing wheelchair properties.</p>	<p>Activity plan for 2015/16 completed.</p> <p>Achieved. NIHE identified a 5 year housing need for 29 wheelchair properties over the 2015/20 period.</p>	<p>Activity Plan in place for 2016/17.</p> <p>NIHE will assess need for social housing wheelchair properties.</p>	<p>NIHE will continue to work on appropriate solutions to meet this identified need.</p>

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

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
<p>NIHE have funding of approximately £1.3m for disabled facilities grants (DFGs) for the private sector in 2015/16.</p> <p>NIHE will provide adaptations to their properties as required.</p>	<p>Private sector grants continue to provide Mandatory Disabled Facilities grants referred by the Health Trust. NIHE approved 94 disabled facilities grants to a value of £1.17m during 2015/16. 101 DFG grants completed during the year.</p> <p>Adaptations to a value of £777k were completed during 2015/16.</p>	<p>NIHE have funding of approximately £1.1m for disabled facilities grants for the private sector during 2016/17.</p> <p>NIHE will provide adaptations to their properties as required.</p>	<p>Promote independent living through information, disabled facilities grants and adaptations.</p>
<p>The 2013/18 Traveller Need Assessment identified no accommodation requirements for Traveller families in NMDDC.</p>	<p>No identified need for Traveller accommodation.</p>	<p>NIHE will continue to monitor and assess Traveller accommodation requirements within NMDDC.</p>	<p>Identify and meet Travellers accommodation needs within communities.</p>

OUTCOME 7: HOMELESSNESS IS PREVENTED OR IS ADDRESSED EFFECTIVELY

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
<p>Provide homeless advice through a housing options service to prevent homelessness.</p>	<p>This approach has evolved to focus on homeless prevention through the development of a Housing Solutions and Support Approach. Housing Solutions and Support teams have been established in three pilot Housing Executive Offices.</p>	<p>Roll in of the Housing Solutions and Support Approach will continue across NI.</p>	<p>Deliver a framework and model for a fully operational housing options service. Ensure information is readily available across all tenures to meet the needs of a housing options service.</p>
<p>Enhance the work in the pilot private rented sector access scheme to prevent homelessness. NIHE have made £450k available to fund the Smartmove private rented sector access scheme across NI for 2015/16.</p>	<p>NIHE funded Smartmove private rented access scheme to a value of £359k across NI during 2015/16. Smartmove is experiencing difficulty sourcing properties in NMDDC due to financial constraints and high demand for private rental accommodation.</p>	<p>NIHE have made £370k available to fund Smartmove private rented sector access scheme across NI for 2016/17.</p>	<p>Deliver an adequate supply of permanent accommodation to prevent homelessness and repeat homelessness.</p>
<p>NIHE will work with organisations to deliver homeless services, in line with Homelessness Strategy 2012-17.</p>	<p>NIHE confirmed 1,283 homeless applications were received and 892 applicants were awarded Full Duty Applicant status.</p>	<p>NIHE will work with organisations to deliver homeless services, in line with Homelessness Strategy 2012-17.</p>	<p>Maintain and improve collaborative working arrangements to provide services to homeless people.</p>
<p>Homeless applications to be processed within 33 working days.</p>	<p>Within NMDDC, 99% of homeless applications were processed within 33 working days.</p>	<p>Homeless applications to be processed within the 33 working day target.</p>	<p>Maximise return on funding for temporary homeless accommodation.</p>
<p>NIHE will review the Homelessness Strategy in 2017.</p>	<p>Ongoing.</p>	<p>NIHE will review the Homelessness Strategy in 2017.</p>	


Supporting People

Type of Service	Client Group	No. of Schemes	No. of Providers	Actual Payments 2015-16 (£k)	Max Annual Contracted funding (£k)	Max. No. of Service Users
Accommodation Based Services	Older People	19	6	467	722	498
	Homelessness	6	4	1,104	1,136	106
	Learning Disability	21	8	2,274	2,676	214
	Mental Health	8	4	556	625	51
	Physical Disability	1	1	72	72	7
	Young People	2	1	371	371	15
Accommodation based Services Total		57	24	4,844	5,602	891
Floating Support Services	Older People	1	1	53	53	22
	Homelessness	1	1	342	328	190
	Mental Health	1	1	38	38	15
	Physical Disability	1	1	82	82	53
	Young People	2	1	447	447	136
Floating Support Services Total		6	5	962	948	416
Grand Total		63	29	5,806	6,550	1,307

Homeless Figures

Year	No. of Homeless Presenters	No. of Homeless Acceptances	Households placed in Temporary Accommodation
2011/12	1,379	526	176
2012/13	1,289	661	172
2013/14	1,290	685	163
2014/15	1,322	750	149
2015/16	1,283	892	174

Source: NIHE



NIHE spent
£777k
on adaptations
to their
properties
within NMDCC

Disabled Facilities Grants figures

Year	2011/12	2012/13	2013/14	2014/15	2015/16
DFGs approved	115	138	109	110	94
Funding (£m)	1.38	1.89	1.30	1.33	1.17

Source: NIHE

Accessible Housing Executive Stock

Property Type	Bungalows	* Mobility Bungalows	Accessible Properties including extensions and lifts	Ground floor flats
Number	1,848	978	325	451

Source: NIHE * subset of bungalows



THEME FOUR

Enabling sustainable neighbourhoods

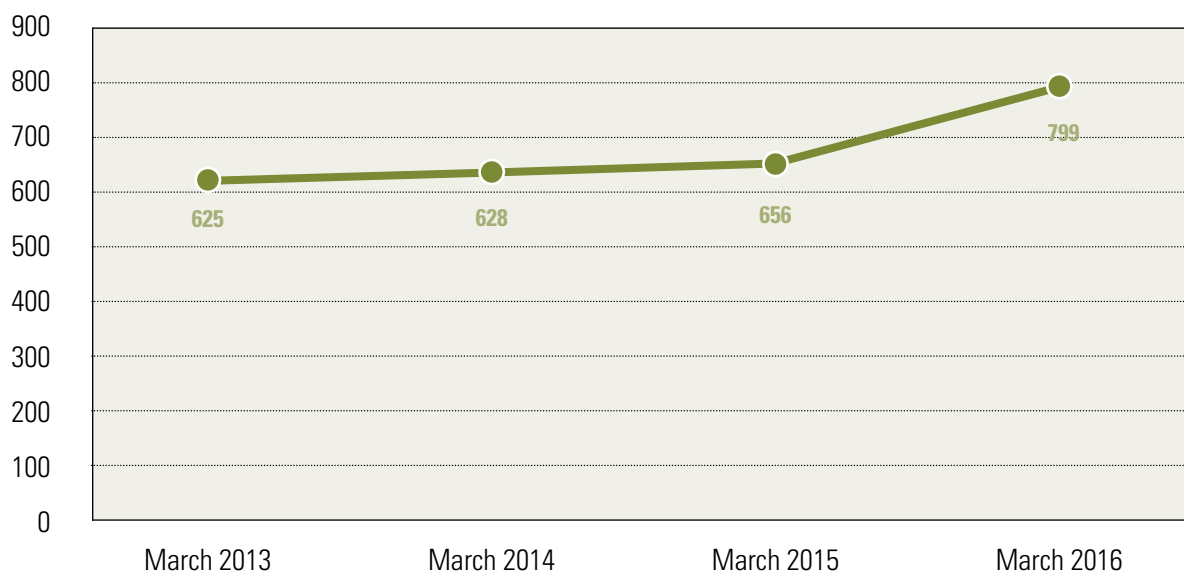
OUTCOME 8: REGENERATE NEIGHBOURHOODS

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
DSD have funded £90k for Areas at Risk programmes for 2015/16.	During 2015/16 approximately £71k was spent on Areas at Risk programmes in NMDDC and £831k on Neighbourhood Renewal projects.	Figures on projected spend for Areas at Risk and Neighbourhood Renewal programmes have not yet been received from DfC.	Develop collaborative working arrangements between DfC, NIHE and councils to deliver housing led regeneration in partnership with communities.
NIHE will implement an empty homes scheme to meet social housing need.	There were 72 empty homes reported during 2015/16, with 35 cases remaining open; 23 were closed and 14 were deferred.	The Empty Homes strategy is currently under review with DfC.	
Promote housing led regeneration through master planning proposals in urban and village centres.	NIHE will continue to work closely with the council through the community planning process.	Promote housing led regeneration through master planning proposals in urban and village centres.	
NIHE will update and implement the Rural Housing Policy and Action Plan 2016-20.	'Sustainable Rural Communities', Rural Strategy and Action Plan 2016-20 approved following eight weeks of public consultation.	NIHE will launch and implement the Rural Strategy and Action Plan 2016-20.	Support sustainable rural communities through a Rural Strategy and Action Plan.
DSD will review findings of Social Enterprise pilot to inform policy development.	DfC is supporting Social Economy Enterprise growth in NI through Community Asset Transfer, Pilot Social Economy Projects, Social Enterprise Hubs and Social Innovation.	DfC will continue to invest in social enterprise growth to increase sustainability in the broad community sector.	Support local businesses and job creation through social enterprise.

OUTCOME 8: REGENERATE NEIGHBOURHOODS - *continued*

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
NIHE will implement a Social Enterprise Strategy and provide social investment finance.	NIHE's Social Housing Enterprise Strategy 2015-2018 was launched in September 2015 and made one award totalling £1,000 to a range of social economy/social housing enterprise initiatives in NMDDC.	NIHE's Social Housing Enterprise Strategy will invest £0.5m in NI annually to support social housing enterprise developments. It will also create new and additional social enterprises within communities and introduce a digital Skills and Development Support Framework to up-skill local social enterprises and social entrepreneurs.	
NIHE will transfer assets under the CAT framework to deliver community regeneration.	There are no current proposals to transfer assets within NMDDC at present.	NIHE will transfer assets under the CAT framework to deliver community regeneration.	

Rural Applicants in Housing Stress



Source: NIHE

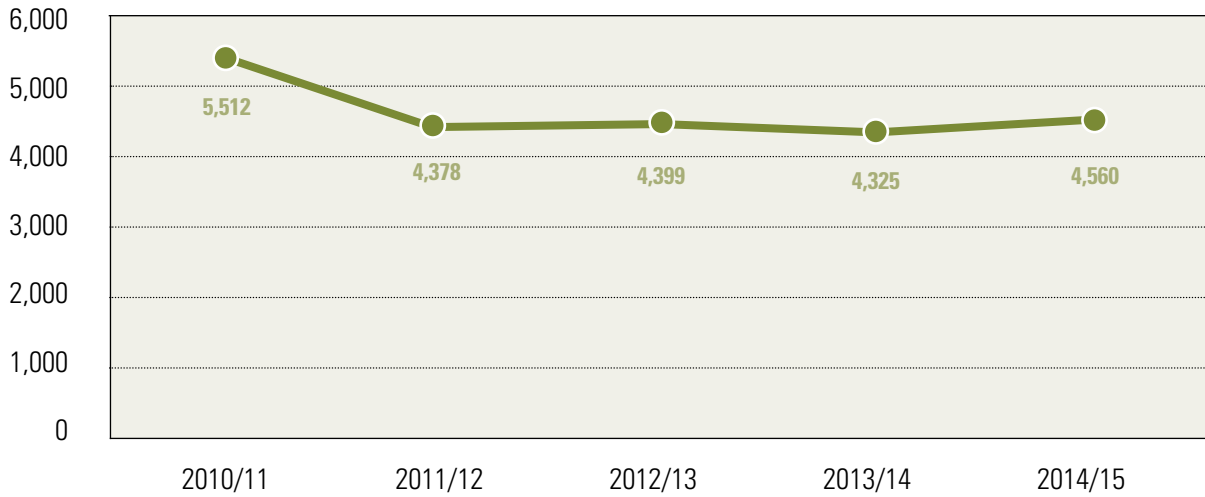
OUTCOME 9: CREATE SAFER AND COHESIVE COMMUNITIES

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
Implement NIHE's Community Safety Strategy 2014-17.	NIHE actively deals with ASB in our estates. We participate in the HIPA scheme to help people deal with hate incidents at their home.	Implement NIHE's Community Safety Strategy 2014-17. Update the Strategy in 2017/18.	Prevent crime and fear of crime especially amongst the most vulnerable in society.
NIHE will continue to be a designated agency in the PCSPs. One bid for £15k has been submitted from Newry, Mourne & Down PCSP for a community warden scheme.	South Down Area is represented on the Newry Mourne and Down PCSP as a designated agency. The community warden scheme scheduled to begin during 2015/16 has experienced delays and will begin during 2016/17. During 2015/16 approximately £40k was spent on Community Development work in NMDDC.	A bid of £1k has been submitted from a community group for a community safety project in 2015/16.	Reduce anti-social behaviour.
NIHE will continue to partner on Anti-Social Behaviour Forum and Multi Agency Risk Assessment Conferences.	Achieved: During 2015/16, NIHE dealt with 294 cases of anti-social behaviour.	NIHE will continue to partner on Anti-Social Behaviour Forum and Multi Agency Risk Assessment Conferences.	
NIHE will continue to provide support to victims of domestic abuse.	NIHE will continue to provide referrals and placements to Women's Aid. We continue to support victims of domestic & sexual violence through Multi Agency Risk Assessment Conference.	NIHE will continue to provide support to victims of domestic abuse and maintain our close working partnership with Women's Aid.	

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

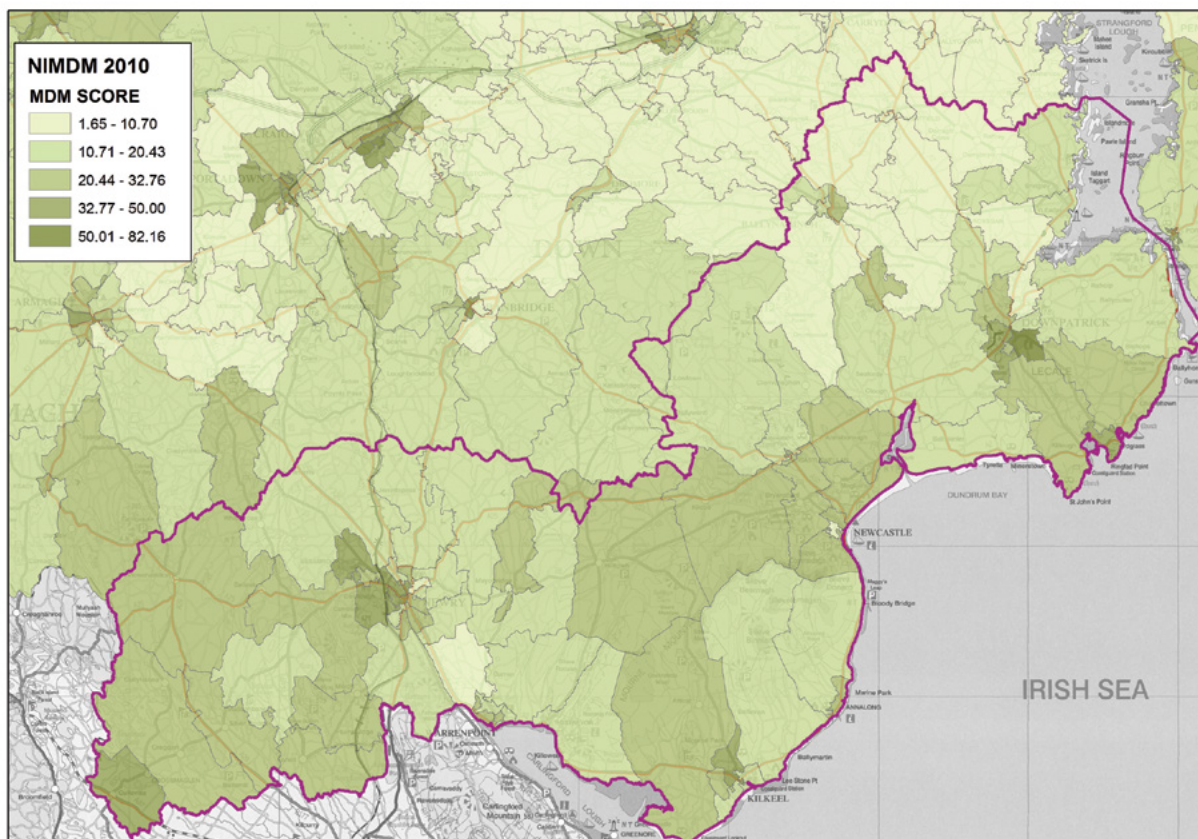
Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
NIHE will continue to fund Supporting Communities NI (SCNI) in their work with communities.	South Down continue to work closely with SCNI locally at both HCN and Scrutiny Panel level.	Update the Community Involvement Strategy in 2017/18.	Increase tenant involvement in the management and future development of their communities.
NIHE will implement the Community Involvement Strategy and update in 2017/18.	Achieved.	Work will commence on the Community Involvement Strategy update in 2017.	Establish strong, collaborative working arrangements between government agencies, voluntary organisations and local community groups to support community regeneration.
NIHE has funding of £13k for community involvement projects for 2015/16.	Three community groups in South Down benefited from Community Grants of approximately £14k.	NMDDC has a budget of £16k for Community Involvement Work in 2016/17.	
NIHE will work to prevent hate crimes through its Good Relations Strategy and Race Relations Policy.	NIHE has provided Hate Crime Training to more than 70 staff across the organisation. NIHE also provided funding of £5k towards providing a Black and Minority Ethnic (BME) clinic at our offices in Newry City.	NIHE will implement bespoke training in good relations for staff and community groups.	Promote the development of shared communities through education programmes and shared new build developments.
NIHE will implement BRIC 2. NIHE will promote the good neighbour charter and the five cohesion themes of Race Relations, Communities in Transition, Interfaces, Flags, Emblems & Sectional Symbols.	NIHE has completed phase one of the BRIC 2 programme with 26 estates involved across NI. £8,850 was also provided locally to fund six initiatives throughout the South Down Area. NIHE Community Cohesion Funding of almost £10K was awarded to groups within the area in the 2015/16 financial year.	NIHE will identify a further 26 groups to be involved in phase two of the BRIC 2 programme across NI.	

Anti social behavioural incidents



Source: NISRA

Multiple Deprivation Measure 2010



Source: NISRA



THEME FIVE

Delivering quality services

OUTCOME 10: DELIVER BETTER SERVICES

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
Increase rent collection to reinvest to improve services.	NIHE collected 99.8% of rent during 2015/16.	Increase rent collection to reinvest to improve services.	Maximise income to deliver better services and improve stock.
Reduce arrears to maximise income.	Arrears reduced by £21k during 2015/16.	Reduce arrears to maximise income.	
Meet the Public Accounts Committee to establish a tenancy fraud baseline for future monitoring.	Baseline level of tenancy fraud established. Action Plan in place and statistics reported quarterly to DfC.	Implement the Tenancy Fraud Action Plan.	Monitor and reduce tenancy fraud.
Maintain voids below 1% of total stock to make best use of housing stock and increase revenue from rents.	NIHE voids at April 2016 were 0.45% of total stock.	Maintain voids below 1% of total stock to make best use of housing stock and increase revenue from rents.	Make best use of stock.
Implement the Sustaining Tenancy Strategy.	Revised Customer Support and Tenancy Sustainment Strategy approved by the Board and work commenced on the development of local action plans. Local staff work to identify vulnerable people and work closely with support agencies.	Implement the Strategy locally and incorporate the approach in the Build Yes revised ways of working.	Reduce tenancy failure and help tenants stay in their own home. Monitor and improve customer satisfaction levels.
Implement the welfare reform action plan as required.	The Welfare Reform Action Plan focused mainly on the proposed Social Sector Size Criteria (SSSC - also referred to as the 'Bedroom Tax'). We have been tracking legislative developments in relation to its introduction in Northern Ireland and linking with DfC on the Government's proposals to provide full mitigation of the bedroom tax for Housing Executive and Housing Association tenants.	NIHE will continue to liaise with DfC in relation to how the SSSC will be mitigated, in order to determine what action may be required in the year ahead.	
Continue to monitor tenant's satisfaction through the CTOS.	Ongoing.	Continue to monitor tenant's satisfaction through the CTOS.	



Appendices

Appendix One: Social Housing Need by settlement 2015/20

SETTLEMENT	SOCIAL HOUSING NEED 2015/20
Main Urban Centre	
Newry City	660
Towns	
Downpatrick	125
Ballynahinch	0
Newcastle	250
Crossmaglen	10
Kilkeel	8
Newtownhamilton	0
Warrenpoint	155
Villages	
Annsborough	0
Ardglass	30
Annalong / Longstone / Glassdrumman	0
Attical	0
Ballykinler	0
Ballymartin	0
Bessbrook/Derramore	65
Burren	3
Camlough	20
Castlewellan	85
Clough	25
Crossgar	45
Cullyhanna	0
Drumaness	15
Forkhill	20
Hilltown	8
Jonesborough	0
Killough	15
Killyleagh	20
Mayobridge	15
Meigh	15
Mullaghbawn	8
Rostrevor	30

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SETTLEMENT	SOCIAL HOUSING NEED 2015/20
Saintfield	35
Shrigley	0
Strangford	10
Spa	0
Small Settlements	
Belleek	0
Burrenbridge	0
Creggan	0
Culloville	5
Drumintee	0
Granite View	0
Kilcoo	0
Killeen	0
Kilmore	0
Lurganare / Barnmeen	0
Mullaghglass	0
Newtowncloghogue	10
Silverbridge	0
The Commons / Ballyholland	6
Whitecross	0
NMDDC Total	1,693

New Intermediate Housing Demand 2015/25

COUNCIL	INTERMEDIATE HOUSING DEMAND 2015/25
NMDDC	1,440

**Appendix Two:
Social Housing Development Programme**

SCHEMES COMPLETED APRIL 2015 - MARCH 2016

Scheme	No of units	Client group	Housing Association	Policy theme
Tandragee Road, Newry City	12	General Needs	Choice	Urban
Cois Locha, Newry City	1	General Needs	South Ulster	Urban
James Connolly Park, Newry City	1	General Needs	South Ulster	Urban
Damolly Village, Newry City	1	General Needs	South Ulster	Urban
51 John Street, Downpatrick (T)	8	General Needs	Ark	Urban
Muckamore Resettlement to Downpatrick	4	Learning Disabilities	Triangle	Supported
Muckamorre Resettlement to Downpatrick	5	Learning Disabilities	Triangle	Supported
Castlewellan Road Ph 3, Newcastle	2	General Needs	Apex	Urban
Crossmaglen Ph 5 (T)	9	General Needs	Fold	Rural
Oakland Grove, Warrenpoint	1	General Needs	South Ulster	Urban
Ard Na Cluana, Warrenpoint	1	General Needs	South Ulster	Urban
Hunter's Close, Ardglass (T)	8	General Needs	Ark	Rural
O'Donnell Close, Castlewellan	1	General Needs	Rural	Rural
Chapel Hill Mews, Mayobridge	2	General Needs	South Ulster	Rural
Carrickbawn, Rostrevor	1	General Needs	South Ulster	Rural
PSNI Site, 26 Crossgar Road, Saintfield	12	General Needs	Choice	Rural
Calmor View, Lislea (T)	6	General Needs	Choice	Rural
Total	75			

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SCHEMES ON SITE AT 31ST MARCH 2016				
Scheme	No of units	Client group	Housing Association	Policy theme
Barcroft, Hillside, Newry City	5	General Needs	Choice	Urban
Hillside Terrace, Newry City	1	General Needs	Choice	Urban
Mullach Allain, Carnagat Road, Newry City	14	General Needs	Choice	Urban
Barcroft Park, Newry City	1	General Needs	South Ulster	Urban
Lawnfield Court, Newcastle	1	Elderly	Fold	Urban
Former Hospital Site, Newry Street, Kilkeel	8	General Needs	Choice	Urban
South Area Older People	12	Elderly Housing with Care	Choice	Supported
Drumlin Walk, Warrenpoint	1	General Needs	South Ulster	Urban
Mourne Drive, Warrenpoint	1	General Needs	South Ulster	Urban
Strangford Road, Ardglass	18	General Needs	Fold	Rural
30-34 Dromore Street, Ballynahinch	28	General Needs	Clanmil	Urban
Antrim Road, Ballynahinch	24	General Needs	Choice	Urban
Brookvale Crescent, Bessbrook	1	General Needs	South Ulster	Rural
157-163 Main Street, Dundrum	17	General Needs	Clanmil	Rural
The Moorings, Killyleagh	1	General Needs	Rural	Rural
Calmor View, Lislea Phase 2 (T)	1	General Needs	Choice	Rural
Drumreagh Park, Rostrevor	1	General Needs	South Ulster	Rural
Ros Ard, Kilbroney Road, Rostrevor	5	General Needs	Habinteg	Rural
Total	140			

SCHEMES PROGRAMMED 2016/19					
Scheme	No of units	Client group	Year	Housing Association	Policy theme
Parkhead Crescent, Newry City (T)	1	General Needs	2016/17	Choice	Urban
Woodland, Hospital Road, Newry City	8	General Needs	2016/17	Choice	Urban
83/89 Drumalane Road, Newry City	52	General Needs	2016/17	Fold	Urban
Carnagat Road, Newry City	44	General Needs	2016/17	Habinteg	Urban
Lindsays Hill, Newry City	14	General Needs	2016/17	Helm	Urban
16-32a Canal Street, Newry City	15	General Needs	2016/17	South Ulster	Urban
Downpatrick ESP's	10	General Needs	2016/17	Triangle	Urban
2&4 Donard Street, Newcastle	16	General Needs	2016/17	Choice	Urban
Tullyroan, Ballyhoran	5	General Needs	2016/17	Ark	Rural
Millvale Road, Bessbrook	28	General Needs	2016/17	Apex	Rural

Scheme	No of units	Client group	Year	Housing Association	Policy theme
85 Newcastle Road, Castlewellan	18	General Needs	2016/17	Habinteg	Rural
Castlewellan ESP's	5	General Needs	2016/17	Rural	Rural
19 Downpatrick Road, Crossgar	7	General Needs	2016/17	Choice	Rural
Chapel Road, Meigh	14	General Needs	2016/17	Apex	Rural
Lands bounding Manse Road and adjacent to 1 & 11 Forde Close, Seaforde	8	General Needs	2016/17	Helm	Rural
The Links, Strangford (T)	9	General Needs	2016/17	Helm	Rural
St Brigids Park, Culloville (T)	5	General Needs	2016/17	Triangle	Rural
Derrybeg Lane, Newry City	40	General Needs	2017/18	Apex	Urban
Craigmore Way, Newry City	40	General Needs	2017/18	South Ulster	Urban
Newry ESP's	5	General Needs	2017/18	South Ulster	Urban
Downpatrick ESP's	10	General Needs	2017/18	Triangle	Urban
Downpatrick Street, Crossgar	21	General Needs	2017/18	Clanmil	Rural
Derrybeg Lane, Newry City	49	General Needs	2018/19	Apex	Urban
75 Chancellors Road, Newry City	20	General Needs	2018/19	Apex	Urban
Monaghan Street, Newry City	12	General Needs	2018/19	Helm	Urban
Newry ESP's	5	General Needs	2018/19	South Ulster	Urban
Newcastle ESP's	10	General Needs	2018/19	Triangle	Urban
Castlewellan ESP's	5	General Needs	2018/19	Rural	Rural
Total	476				

**Appendix Three:
Maintenance and grants information**

SCHEMES COMPLETED 1ST APRIL 2015 - 31ST MARCH 2016

Work Category	Scheme	Units
Double Glazing	Kilkeel / Hilltown / Newry	87
External Cyclical Maintenance	New Model Farm / Meadowlands	106
	Camlough / Bessbrook / Cloughreagh	183
Heating Installation	Downpatrick 14/15 – 15 year old oil systems	79
	Ballynahinch / Drumaness / Shrigley – 15 year old oil systems	83
	Bessbrook	59
	Newry Rural Oil Boilers	100
	South Armagh 15yr Replacement	69
	South Down 15yr Replacement	62
	Newry City 15yr Replacement	83
Smoke Alarm replacement	Downpatrick Smoke Detectors	23
	Newry Smoke Alarms	40
Revenue Replacement	Cowan / Carnagh / Innisfree	50
	Bessbrook / Drumintee / Forkhill	79

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

Work Category	Scheme	Units
Heating Installation	Downpatrick Solid Fuel & E7	42
	Downpatrick 15/16 – 15 year oil replacement	58
Double Glazing	Downpatrick Phase 1 Retrofit Double Glazing	288
	Downpatrick Phase 2 Retrofit Double Glazing	153
	Kilkeel / Hilltown	70

Note: Some schemes may start and complete in year.

PROGRAMME OF WORK FOR 2016/17

Work Category	Scheme	Units
External Cyclical Maintenance	Rostrevor / Annalong	141
	Dundrum / Clough/ Seaforde	137
	Carnagh / Mourneview	269
	Ardcarne / Carnagat	154
Environmental Improvement Scheme	Ardcarne Park Environmental Improvement	-
Capital scheme	Dungormley reinstatement	2
	Loanda Crescent retro-fit scheme	5
Heating Installation	Newry City / Rural 15 year replacements	152
	Downpatrick 2 15 year old heating	56
Revenue Replacement	Castlewellan Kitchens	49
	Killyleagh 1994 Kitchens	46
	Meadows Phase 2	87
	Hilltown / Warrenpoint / Kilkeel	59
	Ballynahinch Kitchens	166

RESERVE PROGRAMME 2016/17

Work Category	Scheme	Units
Heating Installation	Downpatrick 15 year old systems	83
Revenue Replacement	Cloughreagh / Loughview	55
	Cleary Crescent / Mourneview Park	92

ANALYSIS OF ADAPTATIONS TO HOUSING EXECUTIVE STOCK 2015/16

Type of Adaptation	Adaptations commenced April 2015 to March 2016	Adaptations spend April 2015 to March 2016 (£k)
Extension to dwelling	25	612
Lifts	<5	21
Showers	64	144
Total		777

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GRANTS PERFORMANCE 2015/16			
Grant Type	Approved	Approval Value (£k)	Completed
Mandatory Grants			
Disabled Facilities Grants	94	117	101
Repair Grant	38	77	38
Discretionary Grants			
Renovation Grant	13	167	10
Replacement	<5	56	<5
Home Repair Assistance Grant	5	11	7
Total	-	428	-

DEFINITION OF WORK CATEGORIES	
External Cyclical Maintenance	Work to the external fabric of a dwelling and its immediate surrounding area.
Revenue Replacement	Replacement of obsolete internal elements, e.g. sanitary ware and kitchen units.
Smoke Alarm Installation/Replacement	Installation/replacement of hard wire smoke alarms (replacement after 10 years).
Heating Installation	Replacement of solid fuel or electric heating.
Double Glazing	Replacement of single glazed with double glazed units.
Capital Scheme	Improvement Works.
Environmental Improvement Scheme	External works to areas outside the curtilage of dwellings to improve estate infra-structure.

Appendix Four:
Household composition of housing applicants at March 2016

	TYPE	SINGLE PERSON	SMALL ADULT	SMALL FAMILY	LARGE ADULT	LARGE FAMILY	OLDER PERSON	TOTAL
Downpatrick	Applicant	197	16	79	0	30	46	368
	App (HS)	120	10	43	0	18	34	225
	Allocation	30	4	18	1	4	4	61
Ballynahinch (inc Dunmore)	Applicant	55	4	41	2	10	24	136
	App (HS)	36	1	14	1	5	11	68
	Allocation	14	1	9	0	2	6	32
Newcastle	Applicant	179	27	74	4	24	66	374
	App (HS)	131	18	50	4	18	44	265
	Allocation	25	4	6	0	3	8	46
Annsborough	Applicant	4	1	1	0	0	1	7
	App (HS)	2	1	0	0	0	1	4
	Allocation	3	0	2	0	0	0	5
Ardglass (inc Ballyhornan/ Dunsford)	Applicant	46	3	23	0	6	6	84
	App (HS)	29	1	14	0	2	3	49
	Allocation	1	2	9	0	2	0	14
Ballykinler (inc Tyrella)	Applicant	3	0	1	0	0	0	4
	App (HS)	1	0	1	0	0	0	2
	Allocation	0	0	1	0	0	0	1
Castlewellan (inc Drumaroad)	Applicant	52	6	57	0	15	10	140
	App (HS)	40	0	35	0	9	6	90
	Allocation	3	1	6	0	1	2	13
Clough (inc Dundrum and Seaforde)	Applicant	21	5	9	3	2	8	48
	App (HS)	10	3	8	1	1	3	26
	Allocation	9	1	3	0	1	2	16
Crossgar (inc Annacloy)	Applicant	21	1	29	2	8	10	71
	App (HS)	14	0	18	1	7	4	44
	Allocation	0	0	0	0	0	0	0
Drumaness	Applicant	7	2	13	0	0	8	30
	App (HS)	2	2	7	0	0	4	15
	Allocation	0	0	0	0	0	1	1
Killough	Applicant	6	1	4	0	0	6	17
	App (HS)	4	0	4	0	0	6	14
	Allocation	0	0	3	0	0	0	3

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	TYPE	SINGLE PERSON	SMALL ADULT	SMALL FAMILY	LARGE ADULT	LARGE FAMILY	OLDER PERSON	TOTAL
Killyleagh	Applicant	41	9	35	0	10	14	109
	App (HS)	19	1	14	0	2	6	42
	Allocation	5	0	4	0	1	3	13
Saintfield	Applicant	25	2	29	1	11	11	79
	App (HS)	20	1	21	0	8	7	57
	Allocation	7	0	2	0	1	2	12
Shrigley	Applicant	6	0	4	0	0	1	11
	App (HS)	3	0	3	0	0	1	7
	Allocation	1	1	1	0	0	1	4
Spa (inc Ballymacarn)	Applicant	0	0	0	0	0	1	1
	App (HS)	0	0	0	0	0	1	1
	Allocation	0	0	0	0	0	0	0
Strangford (inc Kilclief)	Applicant	12	1	5	2	1	4	25
	App (HS)	6	1	1	0	1	2	11
	Allocation	1	0	0	1	1	0	3
Burrenbridge	Applicant	0	0	0	0	0	0	0
	App (HS)	0	0	0	0	0	0	0
	Allocation	0	0	0	0	0	0	0
Kilcoo	Applicant	1	0	0	0	0	1	2
	App (HS)	1	0	0	0	0	1	2
	Allocation	0	0	0	0	0	0	0
Kilmore	Applicant	1	1	0	0	0	0	2
	App (HS)	1	1	0	0	0	0	2
	Allocation	0	0	0	0	0	0	0
Down Total	Applicant	677	79	404	14	117	217	1,508
	App (HS)	439	40	233	7	71	134	924
	Allocation	99	14	64	2	16	29	224

Newry City	Applicant	368	42	277	13	74	99	873
	App (HS)	282	35	192	8	52	78	647
	Allocation	30	4	28	0	13	8	83
Crossmaglen	Applicant	36	6	17	1	8	10	78
	App (HS)	26	3	10	1	6	4	50
	Allocation	6	3	7	0	1	3	20

	TYPE	SINGLE PERSON	SMALL ADULT	SMALL FAMILY	LARGE ADULT	LARGE FAMILY	OLDER PERSON	TOTAL
Kilkeel	Applicant	45	5	20	3	6	13	92
	App (HS)	35	3	18	2	6	7	71
	Allocation	2	1	3	0	2	2	10
Newtownhamilton	Applicant	14	0	5	2	4	2	27
	App (HS)	11	0	3	1	4	0	19
	Allocation	7	0	0	0	0	3	10
Warrenpoint	Applicant	81	9	56	3	18	31	198
	App (HS)	62	8	37	2	14	22	145
	Allocation	12	0	7	0	1	2	22
Annalong / Longstone / Glassdrumman	Applicant	13	3	4	0	1	1	22
	App (HS)	9	1	3	0	1	1	15
	Allocation	0	0	1	0	0	0	1
Attical	Applicant	1	0	0	0	0	0	1
	App (HS)	1	0	0	0	0	0	1
	Allocation	0	0	0	0	0	0	0
Ballymartin	Applicant	0	1	3	0	1	1	6
	App (HS)	0	0	2	0	1	0	3
	Allocation	0	0	0	0	0	0	0
Bessbrook	Applicant	53	6	60	0	13	13	145
	App (HS)	39	5	46	0	10	11	111
	Allocation	6	1	1	0	3	2	13
Burren	Applicant	0	0	0	0	4	0	4
	App (HS)	0	0	0	0	4	0	4
	Allocation	0	0	0	0	0	0	0
Camlough	Applicant	22	0	13	0	7	5	47
	App (HS)	17	0	9	0	4	3	33
	Allocation	1	0	0	0	0	1	2
Cullyhanna	Applicant	5	1	4	0	1	0	11
	App (HS)	3	1	3	0	1	0	8
	Allocation	1	1	1	0	0	0	3
Forkhill	Applicant	12	3	8	1	5	4	33
	App (HS)	10	3	4	1	2	3	23
	Allocation	0	0	2	0	1	0	3

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	TYPE	SINGLE PERSON	SMALL ADULT	SMALL FAMILY	LARGE ADULT	LARGE FAMILY	OLDER PERSON	TOTAL
Hilltown	Applicant	9	0	13	1	4	8	35
	App (HS)	5	0	9	1	3	1	19
	Allocation	0	0	0	0	0	0	0
Jonesborough	Applicant	0	0	7	0	1	1	9
	App (HS)	0	0	5	0	1	1	7
	Allocation	0	0	0	0	0	0	0
Mayobridge	Applicant	4	2	13	0	5	3	27
	App (HS)	4	2	6	0	5	2	19
	Allocation	1	1	1	0	0	0	3
Meigh	Applicant	11	1	12	0	5	3	32
	App (HS)	9	0	6	0	4	3	22
	Allocation	0	0	1	2	0	0	3
Mullaghbawn	Applicant	12	1	10	1	2	3	29
	App (HS)	9	1	5	1	2	2	20
	Allocation	3	0	4	0	3	1	11
Rostrevor / Killowen	Applicant	14	3	15	0	3	16	51
	App (HS)	12	2	14	0	3	10	41
	Allocation	0	1	3	0	0	8	12
Ballyward	Applicant	3	0	0	0	0	1	4
	App (HS)	2	0	0	0	0	0	2
	Allocation	0	0	0	0	0	0	0
Belleek	Applicant	1	0	2	0	2	1	6
	App (HS)	1	0	2	0	1	1	5
	Allocation	0	0	0	0	0	0	0
Creggan	Applicant	3	0	0	0	1	0	4
	App (HS)	1	0	0	0	0	0	1
	Allocation	1	0	0	0	0	0	1
Cullovile	Applicant	8	4	10	0	0	4	26
	App (HS)	5	1	8	0	0	0	14
	Allocation	1	0	0	0	0	0	1
Drumintee	Applicant	2	0	0	0	0	0	2
	App (HS)	2	0	0	0	0	0	2
	Allocation	0	0	1	0	0	1	2

	TYPE	SINGLE PERSON	SMALL ADULT	SMALL FAMILY	LARGE ADULT	LARGE FAMILY	OLDER PERSON	TOTAL
Granite View	Applicant	1	0	1	0	0	0	2
	App (HS)	1	0	1	0	0	0	2
	Allocation	0	0	0	0	0	0	0
Greencastle / Ballyardle / Dunaman	Applicant	8	1	6	0	5	0	20
	App (HS)	3	1	4	0	1	0	9
	Allocation	3	1	1	0	0	1	6
Killeen	Applicant	2	1	0	0	0	0	3
	App (HS)	2	1	0	0	0	0	3
	Allocation	0	0	0	0	0	0	0
Lurganare / Barnmeen	Applicant	4	0	4	0	1	2	11
	App (HS)	2	0	2	0	0	2	6
	Allocation	0	0	0	0	0	0	0
Mullaghglass	Applicant	3	0	1	0	0	2	6
	App (HS)	2	0	1	0	0	2	5
	Allocation	0	0	0	0	1	0	1
Newtowncloghogue	Applicant	6	0	14	0	1	1	22
	App (HS)	5	0	10	0	1	0	16
	Allocation	0	0	1	0	2	0	3
Silverbridge	Applicant	4	0	1	0	0	0	5
	App (HS)	1	0	0	0	0	0	1
	Allocation	0	0	0	0	0	1	1
The Commons / Ballyholland	Applicant	3	0	6	0	1	0	10
	App (HS)	3	0	6	0	1	0	10
	Allocation	0	0	0	0	0	0	0
Whitecross	Applicant	2	0	5	0	1	1	9
	App (HS)	1	0	3	0	1	1	6
	Allocation	0	0	0	0	1	1	2
Newry and Mourne Total	Applicant	750	89	587	25	174	225	1,850
	App (HS)	565	67	409	17	128	154	1,340
	Allocation	74	13	62	2	28	34	213
Newry, Mourne and Down Total	Applicant	1,427	168	991	39	291	442	3,358
	App (HS)	1,004	107	642	24	199	288	2,264
	Allocation	173	27	126	4	44	63	437

Applicant – Housing applicants at March 2016

App (HS) – Housing stress applicants at March 2016 (i.e. 30 points or more)

Allocation – Annual allocations for year ending March 2016

Definition of household composition of housing applicants

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

Appendix Five:
Housing Executive stock at March 2016

Sold Stock in bold

COMMON LANDLORD AREA	BUNG (i)	FLAT	HOUSE	MAIS (ii)	COTTAGE	TOTAL	VOID*
Downpatrick	162	114	368	1	2	647	11
	133	24	990	1	58	1,206	
Ballynahinch (inc Dunmore)	100	76	152	19	2	349	2
	22	29	390	5	17	463	
Newcastle	68	88	104	19	2	281	13
	89	37	308	11	19	464	
Annsborough	27	20	17	0	0	64	1
	32	0	31	0	8	71	
Ardglass (inc Ballyhornan/ Dunsford)	52	4	54	0	0	110	0
	37	0	107	0	17	161	
Ballykinler (inc Tyrella)	11	0	2	0	0	13	0
	60	0	3	0	4	67	
Castlewellan (inc Drumaroad)	62	13	53	0	5	133	1
	67	11	165	0	27	270	
Clough (inc Dundrum and Seaforde)	60	3	49	0	1	113	3
	16	1	156	0	7	180	
Crossgar (inc Annacloy)	34	3	34	0	5	76	1
	49	1	121	0	23	194	
Drumaness	34	0	27	0	2	63	0
	19	0	117	0	12	148	
Killough	19	0	23	0	0	42	2
	2	0	49	0	3	54	

COMMON LANDLORD AREA	BUNG (i)	FLAT	HOUSE	MAIS (ii)	COTTAGE	TOTAL	VOID*
Killyleagh	62	43	132	0	3	240	1
	36	12	255	0	10	313	
Saintfield	55	5	47	0	1	108	1
	54	7	140	0	9	210	
Shrigley	39	0	19	0	0	58	0
	10	0	86	0	1	97	
Spa (inc Ballymacarn)	5	0	4	0	0	9	0
	7	0	43	0	2	52	
Strangford (inc Kilclief)	25	0	4	0	0	29	0
	19	0	58	0	10	87	
Burrenbridge	6	0	2	0	0	8	0
	22	0	12	0	2	36	
Kilcoo	6	2	4	0	0	12	0
	43	0	11	0	4	58	
Kilmore	6	0	6	0	0	12	0
	23	0	22	0	6	51	
Down Total	833	371	1,101	39	23	2,367	36
	740	122	3,064	17	239	4,182	

Newry City	224	252	774	16	2	1,268	9
	182	113	2,767	12	4	3,078	
Crossmaglen	57	0	47	0	0	104	0
	30	0	246	0	2	278	
Kilkeel	62	25	97	0	0	184	3
	12	21	286	0	2	321	
Newtownhamilton	54	0	39	0	0	93	2
	29	0	98	0	0	127	
Warrenpoint	60	69	146	0	0	275	3
	30	35	494	0	0	559	
Annalong / Longstone / Glassdrumman	27	0	63	0	0	90	0
	81	0	90	0	30	201	
Attical	4	0	1	0	0	5	0
	20	0	7	0	0	27	
Ballymartin	14	0	8	0	2	24	0
	40	0	21	0	14	75	

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COMMON LANDLORD AREA	BUNG (i)	FLAT	HOUSE	MAIS (ii)	COTTAGE	TOTAL	VOID*
Bessbrook/Derramore	120	2	173	0	0	295	3
	159	3	536	0	2	700	
Burren	12	0	2	0	0	14	0
	21	0	45	0	2	68	
Camlough	36	0	25	0	0	61	0
	33	0	144	0	1	178	
Cullyhanna	6	0	8	0	0	14	0
	10	0	56	0	0	66	
Forkhill	13	0	7	0	0	20	0
	14	0	53	0	2	69	
Hilltown	28	0	17	0	0	45	0
	116	0	94	0	4	214	
Jonesborough	7	0	6	0	0	13	0
	54	0	20	0	0	74	
Mayobridge	9	0	8	0	0	17	0
	14	0	94	0	3	111	
Meigh	16	0	9	0	0	25	0
	20	0	99	0	0	119	
Mullaghbawn	28	0	15	0	0	43	1
	15	0	106	0	1	122	
Rostrevor/Killowen	32	1	27	0	1	61	1
	92	3	125	0	28	248	
The Commons / Ballyholland	6	0	6	0	0	12	0
	17	0	93	0	0	110	
Ballyward	3	0	6	0	0	9	0
	9	0	17	0	0	26	
Belleek	7	0	8	0	0	15	0
	4	0	35	0	0	39	
Creggan	11	0	6	0	0	17	0
	36	0	45	0	0	81	
Culloville	8	0	4	0	0	12	0
	6	0	62	0	1	69	
Drumintee	4	0	10	0	0	14	0
	19	0	58	0	0	77	
Granite View	7	0	7	0	1	15	1
	17	0	45	0	17	79	

COMMON LANDLORD AREA	BUNG (i)	FLAT	HOUSE	MAIS (ii)	COTTAGE	TOTAL	VOID*
Greencastle / Ballyardle / Dunaman	85	0	39	0	0	124	2
	199	0	64	0	19	282	
Killeen	4	0	6	0	0	10	0
	2	0	19	0	1	22	
Lurganare / Barnmeen	16	0	11	0	0	27	0
	44	0	98	0	17	159	
Mullaghglass	29	0	18	0	0	47	0
	30	0	106	0	8	144	
Newtowncloghogue	3	0	4	0	0	7	0
	9	0	108	0	0	117	
Silverbridge	12	0	8	0	0	20	0
	12	0	60	0	3	75	
Whitecross	11	0	7	0	0	18	2
	14	0	51	0	0	65	
Newry and Mourne Total	1,015	349	1,612	16	6	2,998	27
	1,390	175	6,242	12	161	7,980	
Newry, Mourne and Down Total	1,848	720	2,713	55	29	5,365	63
	2,130	297	9,306	29	400	12,162	

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

(i) Bungalow (ii) Maisonette

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Appendix Six: Management Team contact details

OFFICE	CONTACT	CONTACT INFORMATION
All enquiries 03448 920 900		
Newry Office 35 Boat Street Newry BT34 2DB		newrydistrict@nihe.gov.uk
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Assistant Housing Services Managers, Newry (A)	Patricia Byrne	patricia.byrne@nihe.gov.uk
	Josephine Morgan	josephine.morgan@nihe.gov.uk
Assistant Housing Services Manager, Downpatrick (A)	Bronagh Magorrian	bronagh.magorrian@nihe.gov.uk
Newry Maintenance Manager	Colm Brennan	colm.brennan@nihe.gov.uk
Downpatrick Maintenance Manager	Gerard Turley	gerard.turley@nihe.gov.uk

REGIONAL SERVICES

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Supporting People	Anne Sweeney	anne.sweeney@nihe.gov.uk
Central Grants 2 Adelaide Street Belfast BT2 8PB	Danny O'Reilly	danny.oreilly@nihe.gov.uk
Regional Place Shaper	Ailbhe Hickey	ailbhe.hickey@nihe.gov.uk

Appendix Seven: Glossary

Affordable Housing	Affordable housing is defined as social rented housing and intermediate housing for eligible households.
Affordable Housing Fund	Administered by DSD/DfC, this finances an interest-free loan to housing associations, to fund the provision of new affordable homes and the refurbishment of empty homes.
Areas at Risk	This programme aims to intervene in areas of risk of slipping into social or environmental decline by working with residents.
Building Relations in Communities (BRIC)	Provides training on good relations and funding for good relations plans
Building Successful Communities (BSC)	Carried out in six pilot areas; this uses housing intervention to regenerate areas and reverse community decline.
CAT	Community Asset Transfer provides for a change in management and/or ownership of land or buildings, from public bodies to communities
Community Cohesion	Cohesive communities are communities where there is a sense of belonging, and there are positive relationships within the community, regardless of background.
CTOS	Continuous Tenant Omnibus Survey, is an assessment of the attitudes of Housing Executive tenants
Decent Home	A decent home is one which is wind and watertight, warm and has modern facilities and is a minimum standard that all social housing should have met through time.
Department for Communities (DfC)	New government department in Northern Ireland which came into effect in May 2016 and replaces the Department for Social Development (DSD)
Disabled Facility Grant (DFG)	A grant to help improve the home of a person with a disability who lives in the private sector to enable them to continue to live in their own home.
Department for Infrastructure (DfI)	New government department in Northern Ireland which came into effect in May 2016 and replaces the Department for Regional Development (DRD)
Discretionary Housing Payment	Is an extra payment to help pay the difference or shortfall between the rent charged by a landlord and housing benefit
Equity Sharing	Equity sharing allows social housing tenants to buy part of their dwelling (starting at 25%). The remaining portion is rented from the Housing Executive or registered housing association
Floating Support	This enables users to maintain or regain independence in their own homes. Floating support is not tied to the accommodation but is delivered to individual users.

Frost Stat	A thermostat used to turn on a heating system automatically when the temperature drops below a threshold.
Fuel Poverty	A household is in fuel poverty if, in order to maintain an acceptable temperature throughout the home, it would have to spend more than 10% of its income on all household fuel.
Full Duty Applicant (FDA)	A Full Duty Applicant is a person to whom the Housing Executive owes a duty under Article 10 (2) of the Housing (NI) Order, 1988 to “ensure accommodation becomes available for his/her occupation”.
HCN	Housing Community Network assists residents’ associations to develop local services.
	Home Energy Conservation Authority, the Housing Executive is the HECA for Northern Ireland.
HECA	Home Energy Conservation Authority, the Housing Executive is the HECA for Northern Ireland.
HIPA	The Hate Incidents Practical Action Scheme.
HMO	A House of Multiple Occupation means a house occupied by more than two people who are not all members of the same family.
House Sales Scheme	The House Sales Scheme gives eligible tenants of the Northern Ireland Housing Executive (NIHE) or registered housing associations the right to buy their property from their landlord at a discount.
Housing Growth Indicators (HGI)	Figures contained in the Regional Development Strategy to estimate the new dwelling requirement for council areas and the Belfast Metropolitan Urban Area for 2008-25.
Housing Market Area	A market area is the geographic area within which the majority of households move, work and live.
Housing Market Analysis (HMA)	This is an evidence base for housing and planning policies, which examines the operation of Housing Market Areas, including the characteristics of the housing market, how key factors work together and the potential housing need and demand on a cross tenure basis.
Housing Needs Assessment	This is an assessment of local housing needs primarily in relation to general needs social housing, supported housing, travellers and affordable housing.
Housing Stress	Applicants on the waiting list who have a points total of 30 point or above are considered to be in housing stress, or housing need.

Intermediate Housing	Intermediate Housing consists of shared ownership housing provided through a Registered Housing Association (e.g. Co-ownership Housing Association) and helps eligible households who can afford a small mortgage, but that are not able to afford to buy a property outright. The property is split between part ownership by the householder and part social renting from the Registered Housing Association.
Latent demand test	Housing needs survey carried out in a rural area to assess any potential hidden need.
Lifetime Homes	Housing design standards, which make a home more adaptable through a person's life cycle
Mandatory repair grant	This is a grant made available by the Housing Executive to landlords who have been served a repair notice by the council.
Neighbourhood Renewal	Government Departments and agencies working in partnership to tackle disadvantage and deprivation
Net Stock Model	An assessment of housing need at a Northern Ireland level, using net household projections
NIFHA	Northern Ireland Federation of Housing Associations
NISRA	Northern Ireland Statistics and Research Agency
OFMDFM	Office of the First Minister and Deputy First Minister
Oil buying clubs	Oil buying clubs are designed to help consumers reduce their costs by purchasing oil orders in bulk as part of a group.
PCSPs	Policing and Community Safety Partnerships
PPS	Planning Policy Statement
Quality Assessment Framework	The Quality Assessment Framework sets out the standards expected in the delivery of Supporting People services.
RDP	Rural Development Programme
SCNI	Supporting Communities Northern Ireland provides training and funding for community groups.
Shared Housing	These are communities where people choose to live with others regardless of their religion or race, in a neighbourhood that is safe and welcoming to all.
SHDP	Social Housing Development Programme, the SHDP provides grant funding to housing associations to build social housing. The programme is managed by the Housing Executive on a three-year rolling programme.

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

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