



Comhairle Ceantair
**an Iúir, Mhúrn
agus an Dúin**
**Newry, Mourne
and Down**
District Council

September 18th, 2018

Notice Of Meeting

You are invited to attend the Special Meeting of Newry, Mourne and Down District Council to be held on **Monday, 24th September 2018** at **6:00 pm** in the **Mourne Room, Downshire Civic Centre.**

Agenda

1.0 Apologies & Chairperson's Remarks

2.0 Declarations of Interest

3.0 Presentation from Northern Ireland Housing Executive

Copy of Newry Mourne and Down Housing Investment Plan - Annual Update 2018 attached.

📎 *Newry Mourne and Down Housing Investment Plan 2018.pdf*

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4.0 Social Housing Needs Symposium – Progress Update

Report attached.

📎 *Social Housing Need Symposium - Progress Update 24 09 18.docx.pdf*

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Newry, Mourne and Down

Housing Investment Plan
Annual Update 2018

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Geography of Newry, Mourne and Down



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



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Northern Ireland Facts and Figures



36,198

applicants were on the housing waiting list at 31 March 2018 (**37,611** at 31 March 2017)



£514

the average amount we spent on each dwelling for repairs



24,148

of these were classified as being in housing stress (**23,694** at 31 March 2017)



£118.4m

programme of maintenance schemes delivered, such as improvement works to over 19,000 dwellings, investment and cladding works to two tower blocks, environmental improvement schemes and 4,093 major/minor adaptations.



11,877

housing applicants were deemed to be Full Duty Applicants (FDA) homeless after investigation



4,148

approvals were issued to private households to assist with insulation and heating measures through the Affordable Warmth Scheme, costing £17.4m



7,373

Social homes were allocated last year



1,759

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



£336m

we collected 99.8% of rent and rates charges on our homes and unattached garages



540

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



19,000+

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



99.6%

of our stock is occupied, with our lettable voids remaining low – only **0.32%** of our stock vacant



1,098

Disabled Facilities Grants (DFG) were approved to the value of approximately £11.9 million



£629.8m

paid out in Housing Benefit (HB) payments



507

Mandatory Repair Grants were approved



54,135

new claims for HB assessed and 475,298 changes made to existing claims



85,534

homes managed by the Housing Executive



366,950

repairs were carried out at a cost of £44.1m, which equates to approximately four repairs per dwelling



£516k

awarded through our Social Housing Enterprise Strategy, with 40 social enterprise initiatives/individuals supported



2.1%

Unfitness in NI housing stock has decreased from the previous 4.6%, recorded in the 2011 House Condition Survey (HCS)



22%

fuel poverty (10% definition) decreased from 42% recorded in the HCS (2011)

Foreword

In 2015, we published our four-year Housing Investment Plans (HIP) 2015-19. These plans identified housing-related desired outcomes, and were intended to initiate discussions with councils and other stakeholders in order to develop a shared vision for the future of housing in Northern Ireland.

This HIP Update reports on our progress in delivering the outcomes set-out in the 2015-19 HIP. It outlines how we plan to deliver our housing ambitions, in tandem with other statutory agencies, to achieve these intended outcomes.

In 2015, the reform of Local Government brought about the formation of 11 new councils. These new councils were given responsibility for leading the Community Planning process for their area. The Housing Executive has joined with our statutory and other partners: councils, statutory bodies, agencies and the wider community, including local groups and the voluntary sector to forge Community Planning Partnerships in each area. These partnerships will develop and implement shared Community Plans that aim to sponsor and foster well-being and community cohesion. The Plans will also align with the outcomes contained in the Programme for Government (PFG).

Working in partnership, the Housing Executive, alongside other statutory partners and community representatives, has also engaged with local councils to

consider the requirements of the new Local Development Plans (LDPs). The LDPs will provide long-term strategies to support economic and social progress, and will assist in the delivery of Community Plans.

Partnership working with stakeholders and our contributions to Community Plans are key elements in the Housing Executive's 'Journey to Excellence' Programme; we aim to deliver top class housing and regeneration solutions to meet the needs of communities and partners, now and in the future. This joint working approach has enabled us to develop strong partnerships that yield many benefits from collaboration and the sharing of information. The HIP has been instrumental in this process.

We look forward, in 2018, to developing further our relationships with councils and other stakeholders. Through the various planning and Community Planning processes, we intend to build lasting housing solutions that will benefit all communities.



Professor Peter Roberts
Interim Chair

Newry, Mourne and Down
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Introduction

In 2015, the Housing Executive published the Newry, Mourne and Down Housing Investment Plan (HIP) 2015-19, which aims to provide a long-term and ambitious vision for the development of housing. This is the final annual update, which records progress of actions set out in the HIP for 2015-19, HIP updates for 2016-18 and details new proposals for 2018-19.

The annual update should be read in conjunction with the HIP 2015-19.

This will not only show how the actions contribute to achieving the HIP outcomes, but also how they can support the delivery of the Newry, Mourne and Down Community Plan outcomes.

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

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

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

The annual update retains the HIP framework based around five themes

and associated outcomes. Detailed information of proposals is set out in the Appendices. All statistics in this document refer to Newry, Mourne and Down District Council (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 NMDDC is one where:

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

This vision for 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.

HIP Themes and Outcomes

Success for housing providers necessitates measuring the effect of interventions; therefore, under each of the five themes several 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.

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Living Well Together

Community Planning Outcomes

All people in Newry, Mourne and Down:

1. Get a good start in life and fulfil their lifelong potential.
2. Enjoy good health and wellbeing.
3. Benefit from prosperous communities.
4. Benefit from a clean, quality and sustainable environment.
5. Live in respectful, safe and vibrant communities.

The HIP and the Community Plan

The Council and its statutory partners have produced a Community Plan ('Living Well Together') for the district, in consultation with the public. The Plan is an over-arching framework for partners and service providers to work together, with a number of outcomes to be achieved by 2030. The Plan was launched in October 2017.

The Community Plan identifies long-term priorities for improving the social, economic and environmental wellbeing of citizens within the district.

It is modelled on the outcomes based approach, similar to the draft Programme for Government. The outcomes for this Community Plan were agreed and listed adjacent.

Housing can contribute to achieving many of the Community Plan outcomes. It can shape health and wellbeing, regeneration and the environment, community cohesion and neighbourhoods. Linked to a programme for Government, it can also reduce fuel poverty, promote the use of renewable energy and assist economic growth.

The HIP themes are complementary to many of the Community Planning themes. This annual HIP update has therefore aligned our housing actions against the Community Plan.

The HIP and the Local Development Plan

The Newry, Mourne and Down Local Development Plan (LDP) will replace the corresponding part of the Banbridge, Newry and Mourne Area Plan 2015 (Newry and Mourne District) and the Ards and Down Area Plan 2015 (Down District).

As the statutory development plan, the LDP will be the main policy vehicle to influence housing in NMDDC for 15 years. It is therefore appropriate that the Community Plan and HIP are considered in the preparation of the LDP.

The LDP will address the amount of land needed for housing across the district, in addition to setting out housing policy and objectives. When ratified, the LDP will be the statutory document for assessing future planning applications for housing.

The amount of land needed for new housing will be determined by:

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

The Council's timetable has been agreed and published with the Council's Preferred Options Paper (POP) which was launched at end of May.

Context

Strategic Context

The Housing Investment Plan annual update has been developed within the context of the Northern Ireland policy framework.

The draft Programme for Government (PfG)

The draft PfG contains 14 high level outcomes, and 48 indicators. While our work supports many of the outcomes in the draft PfG, there is no specific 'housing outcome' included. Nevertheless, housing and many other elements of the work of the Housing Executive are cross-cutting, especially in relation to place-making and help achieve many of these PfG outcomes. Our investment plans and activities, as set out in this Plan, illustrate how and where our plans can contribute directly and indirectly to the delivery of the Community Plan, and the draft PfG outcomes. We await the publication of the final PfG.

Welfare Reform

The adoption of the Welfare Reform Order (NI) 2015 has meant significant changes to the benefit system for people of working age. Whilst all of the changes have had some effect on the Housing Executive, those which have had most impact are Benefit Cap, amendments to Housing Benefit rules and Social Sector Size Criteria (Bedroom Tax).



Universal Credit, which will replace a number of working age benefits, including Housing Benefit, was introduced in September 2017 and is being implemented by DfC. New claims will be phased in geographically across Northern Ireland during 2018. It is currently planned to be fully rolled-out to all claimants by 2022. A Rates Rebate Scheme replacing Housing Benefit rates, for those awarded Universal Credit, was also introduced in September 2017 and is being led by Department of Finance.

Universal Credit will have a considerable impact on the Housing Executive. Over the next four years the Housing Benefit caseload will significantly reduce whilst the wider effect on the organisation's day-to-day work and service provision will be substantial.

Measures have been introduced for people in Northern Ireland to reduce the impact of some of the changes to the welfare system. Welfare Supplementary Payments are available until 2020 to support people who may lose out due to some of the changes.

The Housing Executive continues to provide advice and support to tenants and housing applicants about changes to the welfare system. It is working closely with DfC on the processes necessary to ensure smooth implementation.

Housing Strategy

Facing the Future: The Housing Strategy for Northern Ireland 2012-2017 was launched in 2012 and reviewed in 2015. The review identified that 21 actions had been achieved or were on track and 12 were broadly on track or facing some delay. DfC is in the process of completing a final evaluation of the Housing Strategy and hope to have this ready for publishing in Autumn 2018, pending ministerial approval.

The Housing Strategy will be replaced by the draft Programme for Government (PfG) Housing delivery plan. The proposals contained within this delivery plan and subsequent actions are an attempt to learn from the experiences of delivering the Housing Strategy, from the diversity of evidence and views gathered from key partners and from the consultation on the draft PfG in 2016.

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Delivery Strategy

The Housing Executive continues to work in partnership with DfC, housing associations and the Northern Ireland Federation of Housing Associations to ensure delivery of the PfG targets for new social housing. In 2018/19, we will continue the implementation of the Social Housing Development Programme (SHDP) Delivery Strategy Action Plan. One of the key elements of maintaining and improving delivery will be a sustainable land supply, and we continue to support housing associations to bring forward additional supply through advance acquisition and emerging routes such as Competitive Design & Build.

The Housing Executive is also working closely with DfC to improve the supply of public land which can be made available for housing, which includes both Housing Executive Transfer land and Surplus Public Sector sites. This year will see the commencement of design work for new social and affordable housing on strategically significant Public Sector sites at Hope Street, Belfast (Housing Executive owned) and St Patrick's Barracks, Ballymena (DfC owned).

Supporting People

The Housing Executive acts as the administering authority for the Supporting People (SP) Programme in Northern Ireland. This role includes the payment of SP Grant to approximately 90 providers of housing support services which deliver assistance with housing related tasks to more than 19,000 vulnerable people in order to help them develop or maintain the skills necessary to live as independently as possible in their own home. In 2018/19, the budget is £72.8m. As such, the providers' allocations for 2018/19 will be at the baseline level of grant provided in 2017/18 (i.e. not including the additional non-recurrent funding in November 2017).

Housing for All (previously Together Building United Communities or TBUC)

In addition to the 10 schemes, which are either completed or under construction as part of the initial Housing for All new build programme, we are continuing to work with DfC, housing associations and our own Community Cohesion team to identify further schemes with potential to accommodate new shared housing in 2018/19.

Rural

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

Our Rural Strategy & Action Plan 2016-2020 'Sustainable Rural Communities', is aimed at identifying the housing needs of rural communities and working with housing providers, councils, public bodies and rural stakeholders to ensure that where possible, rural areas receive an equitable proportion of investment and needs are addressed.



For many young rural households, house and land prices, land availability and low rates of development will rule out owner occupation, in the short to medium term. The propensity for owner occupation in rural areas will also result in limited opportunity for the private rented sector to offer affordable accommodation. In 2018/19, the Housing Executive will continue to work closely with rural communities to identify the need for social and intermediate housing and engage with housing providers to encourage the delivery of new homes in rural areas.

Our Rural Strategy highlights the Rural Needs Act (NI) 2016 which came into operation for the Housing Executive in June 2018. This added duty will ensure that the needs of our rural communities are fully considered in the preparation of all policies, strategies, plans and in the design and delivery of our public services.

Asset Management Strategy

The Housing Executive's Asset Management Strategy was approved by DfC in 2016. The Strategy adopted both a new investment standard - the Commonly Adopted Standard - as the basis for investment in the modernisation and maintenance of our housing stock, and an 'active asset management approach' in which investment decisions would be based on the performance of the stock in supporting the Housing Executive's business plan and its landlord objectives.



The delivery of this Strategy was predicated on our funding position for stock investment being improved via the out workings of the Social Housing Reform Programme. However, with ongoing delay in the latter and two years of rent freezes this position has unfortunately deteriorated. Consequently, DfC in October 2017 approved a revised Strategy for three years to allow time to agree a solution to our long term investment requirements. As a result our Investment Plan will focus on compliance activities, External Cyclical Maintenance and a programme of major component upgrading (e.g. bathrooms, kitchens, wiring, doors, windows, heating etc.) in order to address both our maintenance backlogs and tenant priorities.

Tower Block Strategy

The Housing Executive prepared a strategy for its tower blocks as part of the overarching Asset Management Strategy. This strategy determined that option appraisals should be carried out for each block given the various issues around investment needs, management and maintenance costs and housing demand.

A report on these appraisals was presented to the Housing Executive's Board for consideration at its meeting in November 2016. The Board requested that officers develop a comprehensive action plan for each tower by August 2017. However, following the fire in Grenfell Tower in London, the development of this plan was put on hold until there was the opportunity to consider any preliminary findings from investigations into the fire and any potential implications arising from these.

In doing so the Housing Executive established an Independent Reference Group to advise on fire safety issues in its blocks. It is intended that the action plans will be reviewed and consulted on with tenants, leaseholders and their representatives in 2018/19.

House Condition Survey 2016

The publication of the Northern Ireland House Condition Survey 2016 main report has been announced on the GOV. UK release calendar. The report was published on the Housing Executive's website on 31 May 2018. Click on the link below for further details. <https://www.gov.uk/government/statistics/announcements/northern-ireland-house-condition-survey-2016>

Home Energy Schools Competition

In June 2018 the Housing Executive announced the results of Home Energy Schools Poster Competition which it launched in collaboration with the Education Authority across 1,000 P7 primary school pupils. The competition was aimed at promoting home energy awareness. The Housing Executive will use the competition's winning poster throughout 2018/19 to promote energy efficiency awareness in its promotional campaigns.



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Homelessness Strategy

The Housing Executive's Homelessness Strategy 2017/22 – Ending Homelessness Together, acknowledges that Homelessness cannot be addressed by one agency in isolation. For many households, a roof over their head is only one aspect of a solution that will allow them to live independently in a home of their own that they can afford. A range of agencies will be required to work together to ensure that households have the right property coupled with the right level and type of support needed to sustain them in that property.

To ensure a multi-agency approach was adopted, the Housing Executive has established Homelessness Local Area Groups which bring together a range of agencies from the Statutory, Voluntary and Community Sectors within the locality to devise an Interagency Local Action Plan. This Plan is designed to improve service delivery for homeless households. The Plans contain actions under the three objectives of preventing homelessness, providing sustainable solutions and addressing the often complex needs of chronic homeless households. The Homelessness Local Action Plans remain under review with additional actions being added throughout the duration of the Homelessness Strategy as new issues arise.

Energy Saving

A partnership of Home Energy Conservation Authority (HECA) Panel members: Energy Saving Trust; National Energy Action; Bryson Energy; Choice Housing, NI Consumer Council; Phoenix Natural Gas; Firmus Energy; SGN Natural Gas and Power NI took part in Energy Saving Week in November 2017.



The week focuses on raising public awareness - how to switch energy supplier or tariff to get the best deal, advice on grant availability, accessing discounts, making homes more energy efficient, helping people to cut their fuel bills and how to get the relevant financial support. This collaborative promotion was set out in 'one stop shops' at nine of the Northern Ireland's larger shopping centres, alongside a renewed campaign on social media, local newspapers and radio.

Social Housing Enterprise Programme

The Social Housing Enterprise (SHE) Programme was launched in 2015 and since then, almost £1.4 million has been invested in social enterprise in communities throughout Northern Ireland, with grants ranging from £1,000 to £50,000. A total of 70 new jobs have been created and 774 training opportunities have been made possible.



Funding is awarded to individuals or groups who can demonstrate how our communities will benefit through their product or service and how investment will lead to an increase in employment and training opportunities.

HMO Bill

The HMO Bill received Royal Assent in May 2016 and this legislation provides powers for Councils to develop and implement HMO Licensing Schemes. It is now anticipated that this area of responsibility will be transferred to Councils by April 2019. The Housing Executive is fully committed to working with the Councils and DfC to ensure this transition is facilitated.

Local Context

NMDDC is the third largest Council area within Northern Ireland, comprising approximately 11% of the total land area, more than 100 miles of coastline and, provides services to 178,000 residents, (9.6% of NI population). In addition to Newry City, the principal towns within the District are Ballynahinch, Crossmaglen, Downpatrick, Kilkeel, Newcastle and Warrenpoint. This section summarises the district's housing market and the main features of the local economy and population that impact on it.

Housing Market Update

There is now evidence of a sustained growth across the market, with growing house prices as the market continues to recover from the bottom of the property cycle.

There is a need for additional housing across all tenures. The district has a HGI projected new dwelling requirement of 10,900 for 2012-2025. This data will inform the Council's LDP on the need for additional development land.

The underlying demographics are also favourable. The district population is projected to grow by 8.6% from 2016 to 2026. This growth will be concentrated in the 65 plus age group. Children and working age populations are projected to decrease, while the older person population will increase by 34.2%. While the need for small family accommodation remains strong, there will be a requirement to design and construct suitable accommodation for older persons.

The district accounts for approximately

7% of Northern Ireland's total economic output. The unemployment claimant count in Newry, Mourn and Down, at March 2018, was 2.1%, below the 2.5% across all of Northern Ireland. In 2017 the annual full-time gross median wage for residents in the area was £460.90 per week, compared to £501.20 for NI.

Local economic performance and peoples' economic circumstances affect the demand for housing, and the individual housing choices that they make. Local estate agents have noted correlations between dramatic changes or threats to local employment and confidence within the housing market.

Owner Occupied Sector

The average price of properties sold in the district in 2017 was £157,674, which is an increase of 8.6% on the previous year. This compares to Northern Ireland figures of £155,049 and 0.7%, respectively.

Market opinion is generally positive and reports an under-supply as the market continues to recover from the bottom of the property cycle. Local estate agents have reported that the local housing market is slowly improving. First-time buyers and buy-to-let investors are performing strongly and the demand for private rental properties remains high. The number of enquiries and sales continues to increase.

Impending interest rate rises are currently not impacting on the market, as they are expected to be slow and gradual, however, for existing mortgagors, more rises in interest rates will place individuals and families under additional financial pressure.



The Private Rented Sector (PRS)

The Private Rented Sector (PRS) continues to play a critical role in the local housing market and provides much needed accommodation for all household types. Local estate agents report a continuing strong demand as supply fails to catch up. The average monthly rent was £536. Average rents remain lower than the Northern Ireland average of £596.

Local estate agents have indicated that key drivers of the sector include:

- high demand for private rental in Newry City and Downpatrick particularly;
- difficulty in saving for a deposit to buy a home;
- job and income uncertainty;
- availability of Private Housing Benefit;
- higher demand and lower turnover in the social housing sector; and,
- negative equity forcing some owners to let rather than sell.

Rented accommodation is now the accommodation of choice for many households, and especially younger households on lower incomes who in previous decades would have become first-time buyers. Much of the housing available for rent has traditionally been three bedroom stock, which can be a

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mismatch for the many singles and couples in need of housing, and also for the larger families who require four bedroom but in a more affordable format such as semi-detached.

Housing Benefit (HB) continues to play a vital role in supporting low-income tenants in the sector. At March 2018, 6,835 private tenants in the area were in receipt of HB.

Recent tax changes and regulatory requirements have increased the obligations of private landlords, which have discouraged some small-scale investors. However, there is also scope, as reported by some estate agents, for any additional landlord costs to be offset by rising rents. These impacts continue to be monitored.

Social Housing Sector

The five-year assessment for 2017-22 shows a need for 1,959 units. Need is greatest in Newry City, Newcastle, Warrenpoint, Downpatrick, Castlewellan, and Bessbrook.

Single, older persons and small family households comprise 86% of the housing stress waiting list in the NMDDC area. Future housing mix in new social housing will need to cater for these household groups. In recent years, social housing need has been delivered locally by housing associations on Housing Executive land. Increasingly, areas of housing need are emerging in locations where the Housing Executive does not own land.

Housing associations compete on the open market against the private sector; this can make it difficult to obtain sites in areas of housing need throughout the district. This is more acute in Newry



Social Housing at Ballynahinch
(Choice Housing Association)



Supported Housing scheme at
Newry St., Killeel (Choice Housing
Association)

City, where sites are difficult to obtain. To address social need, the Housing Executive's three-year Social Housing Development Programme (SHDP) has 451 housing units planned (See Appendix 3).

The LDP has an important role to fulfil in terms of the allocation of land for new housing across the Council area. Delivery of new social housing has proven more difficult in Newry City and other parts of the district, and will require focus in the LDP with careful assessment using Housing Executive statistical data.

Regeneration

Regeneration can be defined as a set of activities that reverse economic, social and physical decline in areas where market forces will not do so without the support of government.

The Housing Executive works on the ground with local communities

across the district, supporting social enterprises, facilitating community-led projects around health and wellbeing, and young people; and working to deliver safe and cohesive neighbourhoods that are welcoming to all.

DfC has responsibility for strategic led regeneration of regionally important sites. The Housing Executive will complement this through the delivery of a 'housing led' approach to physical and social regeneration in local communities.

However, to sustain renewal, interventions are needed not just in the physical environment, but by investing in the social and community infrastructure to enable those communities to be more resilient to future economic and social change. The recently adopted Community Plan may be best placed to address some of the cross-cutting issues that contribute to deprivation and disadvantage in our urban communities.

Equally, the rural parts of the district can pose problems for sustainable communities. Rural areas can have pockets of deprivation and issues around access to services and affordable housing. For many young households, rural housing choices can be more limited, the housing stock unsuitable, and prices unaffordable particularly for first-time buyers. Rental properties are also scarcer, compelling many to move to the larger urban centres to find housing.

The Housing Executive's Rural Strategy & Action Plan 2016-2020 identifies many housing related issues in our rural areas, and its action plan looks at ways to try and offset some of them. All our plans and procedures are also subject to rural proofing, to ensure that our business will not have a disproportionate impact on rural customers and/or that any impact will be mitigated.

The Housing Executive works closely with rural communities to identify housing need, although the delivery of new social housing schemes in rural locations is more challenging. This is due to the smaller numbers of housing units often required and the economies of scale associated with delivery and management.

Update on Resources/Budget

In the absence of the Northern Ireland Executive, Budget Allocations to Northern Ireland Departments for 2018/19 were provided by the Secretary of State for Northern Ireland. DfC has provided Housing Executive allocations for 2018/19. These allocations have been incorporated in the Board approved budget for 2018/19. The Housing Executive, along with other public

bodies, will continue to adapt with new, more effective ways of delivering high quality services for citizens in Northern Ireland.

Locally, we will continue to work alongside our Community Plan partners to direct limited public sector resources more efficiently.

The past year has delivered significant housing investment, for a wide range of services, and the 2017/18 public sector housing investment totalled £50.15m for NMDDC area.

Housing expenditure and projected housing investment is set out in Table 1:

Progress Report

The following sections contain progress report tables for each HIP outcome. These tables detail the progress of housing proposals, as set out in the HIP for 2015-19; the HIP Updates 2016 and 2017, and also include the new 2018-19 plans and schemes. They reaffirm the Housing Executive's ten-year vision, as well as aligning our plans to local Council Community Plans.

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

Table 1: Newry, Mourne and Down actual/projected public sector housing spend

Activity areas	Actual spend £m	Projected spend £m
	2017/18	2018/19
Stock Improvements	1.92	1.78
Adaptations for Persons with a Disability (APD's)	0.49	1.64
Planned Maintenance Work	5.76	4.65
Grounds Maintenance	0.40	0.39
Response Maintenance	2.78	2.03
Private Sector Grants	1.65	1.48
Supporting People	5.96	5.74
Community Development	0.07	*
Investment in New Build**	31.12	***
Total****	50.15	17.71

Source: NIHE

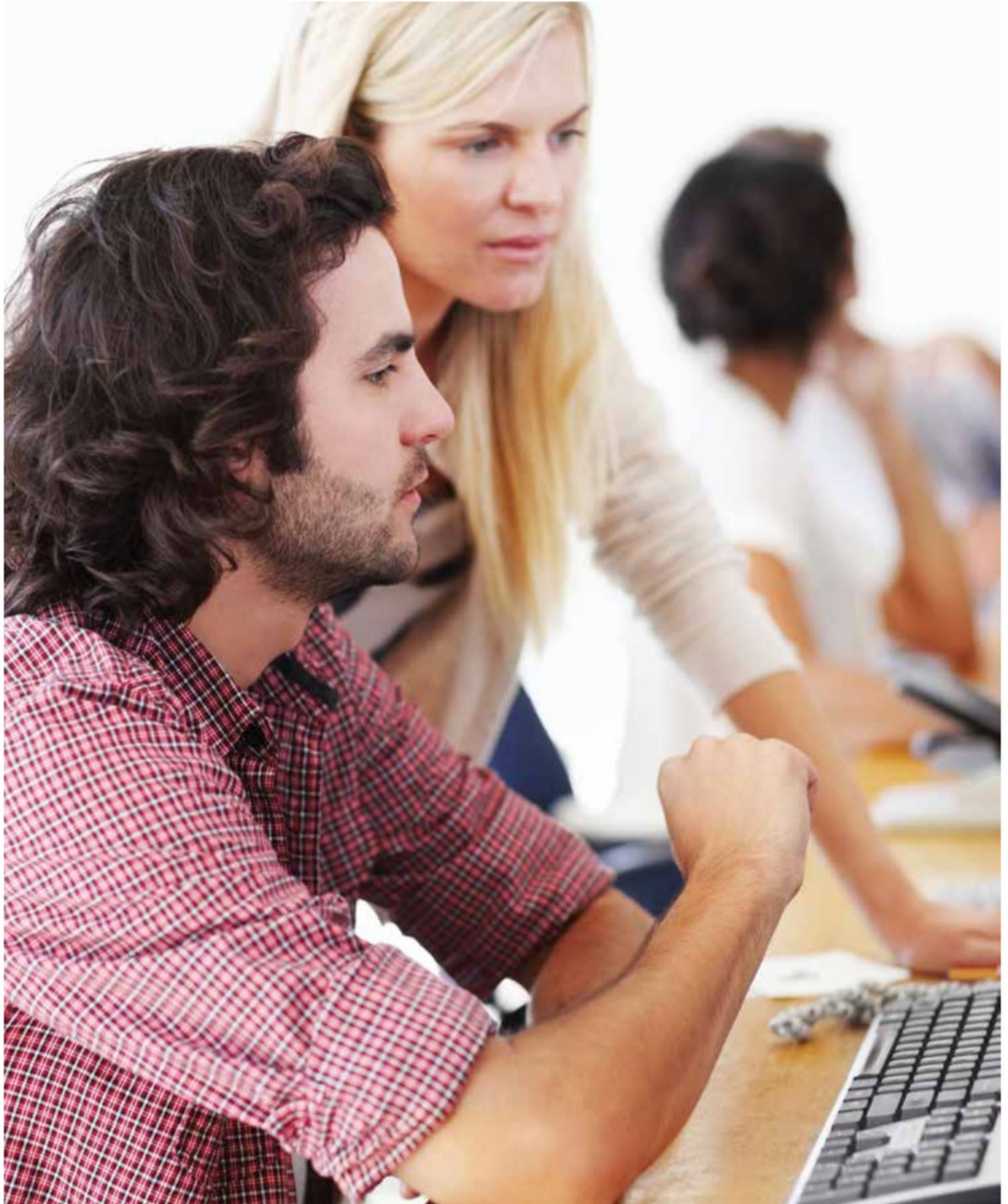
* Community Development projected spend is not available.

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

*** The total cost of units in the gross Social Housing Development Programme (SHDP) for 2018/19 has not been finalised.

**** All 2018/19 figures exclude the DLO trading deficit of £2.5m.

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THEME ONE

Identify and meet housing need and demand

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OUTCOME ONE IDENTIFY NEW HOUSING REQUIREMENTS				
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
<p>NIHE will update the Net Stock Model (NSM) in 2017 following the 2015 review of household projections.</p> <p>NIHE will carry out an annual five year projected social housing need assessment for NMDDC.</p> <p>NIHE will annually assess demand for intermediate housing for NMDDC.</p>	<p>The update to the NSM did not take place in 2017 as planned household projections figures are not yet available.</p> <p>Achieved. The five year social housing need for NMDDC is 1,959.</p> <p>Achieved. The ten year intermediate housing need is identified at 1,710.</p>	<p>The household projections are due to be refreshed during 2018, when we will further review the NSM.</p> <p>NIHE will carry out an annual five-year projected 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>	4B
<p>NIHE will work with rural communities to identify hidden or 'latent' housing need. These rural locations will be determined following the annual review of the Housing Need Assessment and will take account of any requests from community representatives.</p>	<p>NIHE carried out a latent demand test in Ballyhornan during 2017/18. A mailing exercise was carried out to gauge support for a proposed housing scheme at Ballyhornan. Sufficient responses were received to allow a scheme to be programmed, Ark HA will be developing.</p>	<p>NIHE will continue to work with rural communities to identify hidden or 'latent' housing need.</p>	<p>Identify rural housing need/demand.</p>	4B
<p>NIHE will produce a HIP annual update for 2018/19, monitoring housing market performance across all tenures.</p>	<p>Achieved.</p>	<p>NIHE will produce a new 4 year Housing Investment Plan in 2019 monitoring housing market performance across all tenures and will align the work of NIHE to Community Plans.</p>	<p>Determine new housing requirements for local development planning through collaborative working between NIHE, DfC, NISRA and DfI.</p>	4B

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OUTCOME ONE IDENTIFY NEW HOUSING REQUIREMENTS CONTINUED				
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
NIHE will annually update councils with affordable housing need reports for the production of Local Development and Community Plans.	Achieved.	NIHE to deliver annual updates of affordable housing requirement to inform Local Development and Community Plans.		4B
NIHE will commence programme to deliver Housing Market Assessments (HMAs) across NI upon the completion of the housing market geographies research.	NIHE has commissioned development of an updated set of functionally-based housing market area boundaries for Northern Ireland based on new Census data on Travel to Work Areas (TTWA) and migration and new Local Authority boundaries that came into force in 2015.	Following completion of agreed new HMA boundaries, NIHE plans to commission further research to undertake a factual analysis of housing systems within at least one of the new housing market areas with a view to extending this further to all new housing market areas. This analysis will also include an element of scenario planning.	HMAs will be taken into account when planning for housing provision and developing policies for addressing future housing demand.	4B



Latent Demand Exercise - Ballyhornan Schools Competition

Demographics

	Mid-year estimate 2006	Mid-year estimate 2016	Projected 2026
Children	38,740 (23.8%)	40,187 (22.6%)	41,817 (21.6%)
Working age	103,734 (63.8%)	111,051 (62.5%)	115,620 (59.9%)
Older people	20,249 (12.4%)	26,578 (14.9%)	35,663 (18.5%)
Total population	162,723	177,816	193,100
Households	-	65,199	71,605
Average Household Size	-	2.72	2.67

Source: NISRA

NMDDC Household Composition of Housing Applicants at March 2018

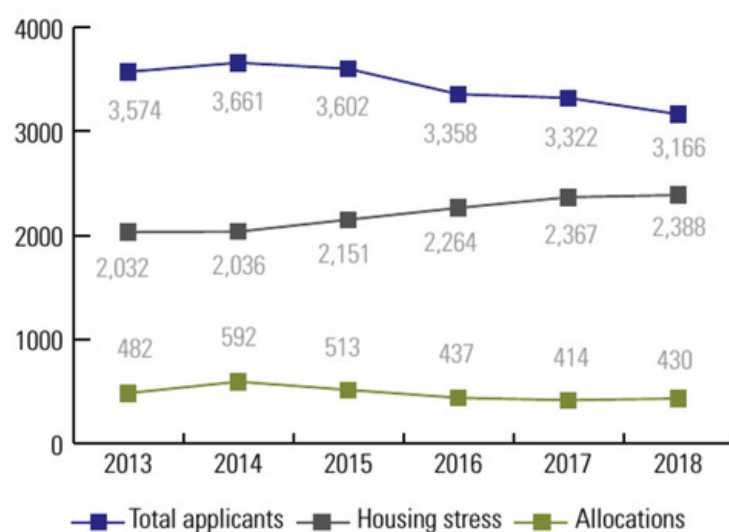
Type	Single Person	Small Adult	Small Family	Large Adult	Large Family	Older Person	Total
Applicant	1,400	158	848	42	291	427	3,166
App (HS)	1,113	110	616	26	205	318	2,388
Allocation	163	22	129	<10	54	59	430

Applicant – Housing applicants at March 2018.

App (HS) – Housing stress applicants at March 2018 (i.e. 30 points or more).

Allocation – Annual allocations for year ending March 2018.

Social Housing Waiting List Trends



Source: NIHE

Definition of Household Types

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

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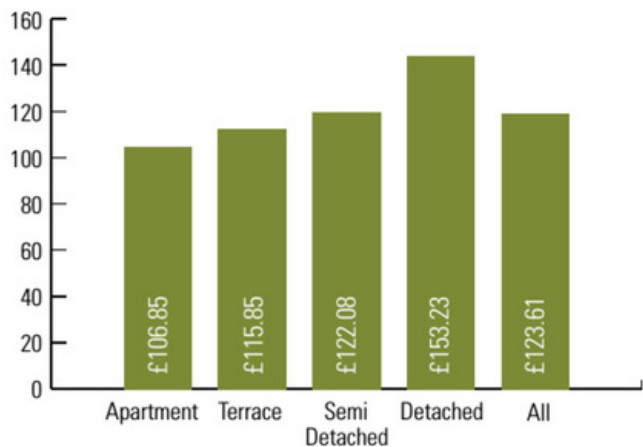
20

OUTCOME TWO INCREASE THE SUPPLY OF AFFORDABLE RENTING TO MEET THE NEEDS OF COMMUNITIES				
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
<p>DfC will approve a gross, three-year 2017/20 SHDP.</p> <p>NIHE with DfC and housing associations will implement an SHDP Delivery Strategy Action Plan over the period 2017-2020.</p>	<p>There are 354 units on-site, of which, 233 units started in 2017/18. There were 56 units completed during 2017/18.</p> <p>Work on the Delivery Strategy Action Plan is ongoing, and the Commissioning Prospectus was published in early 2018.</p>	<p>DfC will approve a gross, three-year 2018/21 SHDP.</p> <p>The SHDP Delivery Strategy Action Plan will be implemented over the period 2017-2020. The Commissioning Prospectus will be published in conjunction with the SHDP 2017-2020, in 2018.</p>	<p>Maximise public funding through the procurement of affordable housing.</p> <p>The key objectives of the SHDP Delivery Strategy are:</p> <ul style="list-style-type: none"> • More sustainable neighbourhoods through effective place shaping within Community Planning. • Reformed delivery of social and affordable housing to create a more flexible and responsive system. • Deliver 8,000 new social housing units and at least 2,800 new affordable homes over a four year period (subject to available funding). 	4B
<p>NIHE will carry out site identification studies to examine sites for social housing as necessary.</p>	<p>NIHE participated in a Housing Symposium in Newry in January 2018 to examine social housing issues across the council area. Housing Action Plans for each of the District Electoral Areas (DEA) that pick up on the issues identified are underway. As part of this, site identification studies are underway for Newry City, Meigh, Ardglass, and Crossgar. Site identification studies have been completed for Strangford, Saintfield and Rostrevor.</p>	<p>Site identification studies are scheduled for Warrenpoint, Newcastle, Bessbrook and Camlough.</p> <p>DEA meetings for housing specific issues are also scheduled for the 2018/19.</p>		4B

OUTCOME TWO INCREASE THE SUPPLY OF AFFORDABLE RENTING TO MEET THE NEEDS OF COMMUNITIES CONTINUED				
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
<p>NIHE will work with councils to develop affordable housing policies, including the provision of social housing, for the new LDP.</p> <p>DfC & DfI will engage with key stakeholders on recommendations detailed in the draft PPS 22 Affordable Housing.</p>	<p>NIHE has commenced work with councils on LDP's Preferred Options Papers and Plan Strategies.</p> <p>Provision of affordable housing will be promoted in the LDP.</p>	<p>NIHE will work with councils to develop affordable housing policies, including provision of social housing for the new LDP.</p> <p>NIHE will work with councils to develop an affordable housing policy in the LDP.</p>	<p>To include intermediate rent products, within LDP affordable housing policies.</p> <p>Support the introduction of developer contributions for affordable housing.</p>	<p>4B</p> <p>3B 4B</p>
<p>DfC will continue to implement landlord registration and tenancy deposit schemes and analyse the data received.</p> <p>DfC will complete a fundamental review of the Private Rented Sector (PRS) in 2016.</p>	<p>Achieved. There were 3,639 landlords registered with 4,826 tenancies, at March 2018. A renewal process is underway for landlord's registration, which has resulted in lower numbers of tenancies.</p> <p>Public consultation on firm proposals for change closed in April 2017. A total of 52 responses were received.</p>	<p>DfC will continue to implement landlord registration and tenancy deposit schemes and analyse the data received.</p> <p>DfC has prepared a government response for Ministerial approval. When a Minister is appointed the Department will publish details on the way forward.</p>	<p>Monitor and evaluate the performance of the PRS to assess effectiveness in meeting affordable housing need.</p> <p>Introduce effective regulation for the PRS to maintain physical and management standards.</p>	<p>3B 4B</p>
<p>NIHE plan to process new public/private HB claims within the 22 day target and HB claim amendment within seven days.</p>	<p>In 2017/18, new claims were processed in an average of 17.5 days. Claim amendments were processed in an average of 4.3 days.</p>	<p>NIHE plan to process new public/private HB claims within the 22-day target and HB claim amendment within seven days.</p>		<p>3B 4B</p>
<p>NIHE has made £450k available to fund Smartmove private rented access scheme across NI for 2017/18.</p>	<p>NIHE funded Smartmove private rented access scheme to a value of £483k across NI during 2017/18.</p>	<p>NIHE has made £390k available to fund Smartmove private rented access scheme across NI for 2018/19.</p>		<p>4B</p>

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Average Weekly Private Sector Rent by House Type



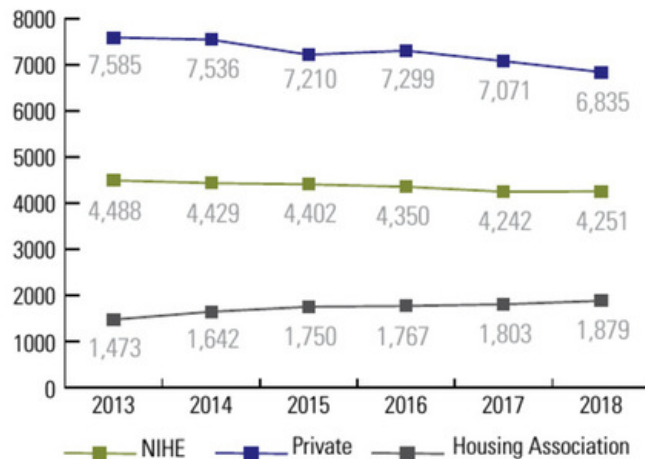
Source: Ulster University

Ten Year Intermediate Housing Demand 2017-2027



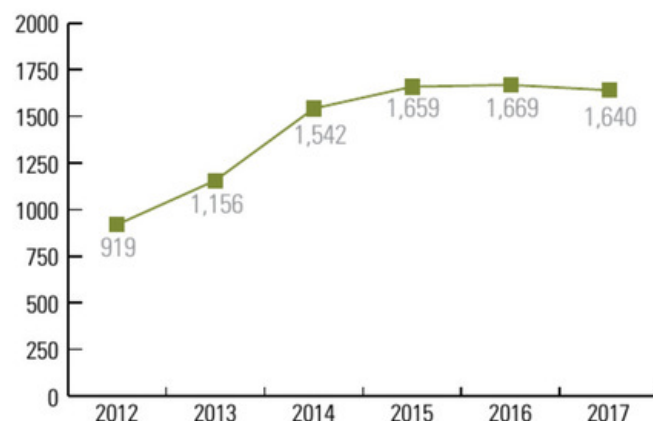
Source: NIHE

Housing Benefit Claimants



Source: NIHE

House Sales All Tenures

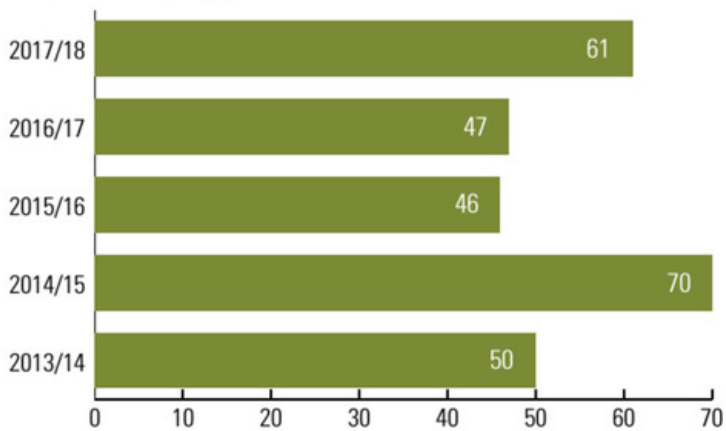


Source: LPS



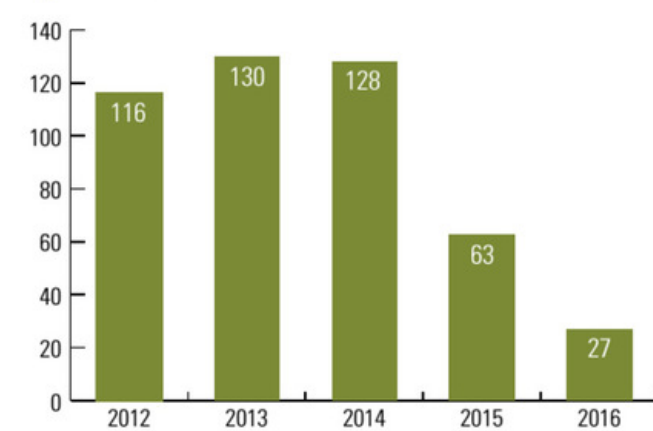
Social Housing at Millvale Road, Bessbrook (Apex Housing Association)

Co-Ownership Approvals



Source: Co-Ownership

Repossessions



Source: DfC

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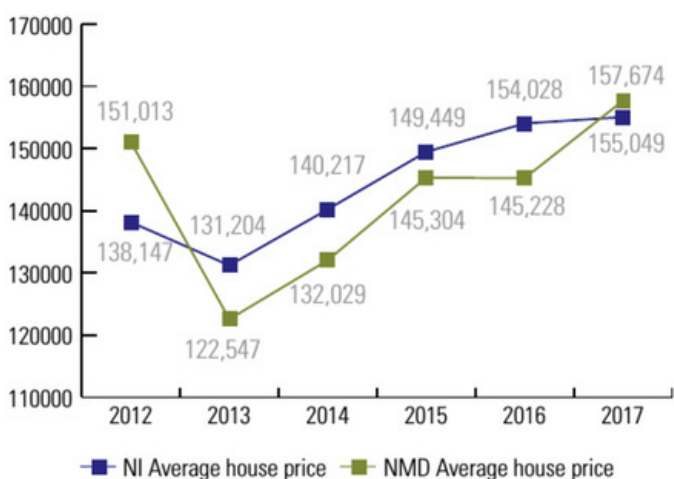
24

OUTCOME THREE ASSIST HOME OWNERSHIP				
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
NIHE and housing associations will implement the House Sales and Equity Sharing Scheme.	33 NIHE properties were sold to tenants under the House Sales Scheme during 2017/18.	NIHE and housing associations will implement the House Sales and Equity Sharing Scheme.	Continue to assist home ownership through House Sales and Equity Sharing.	3B 4B
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.	In 2017/18, there were 61 properties purchased through Co-Ownership in NMDDC.	DfC has committed funding of £100m to Co-Ownership for four years, which along with £65m of private finance will allow for the provision of 2,800 new homes in NI.	Continue to assist households to purchase their home through shared ownership.	3B 4B
DfC will pilot a number of initiatives across NI using the Affordable Home Loans Fund (AHLF) to deliver affordable housing. These include: <ol style="list-style-type: none"> 1. £19m to provide up to 600 affordable homes; 2. £9.2m in Financial Transactions Capital (FTC) funding to an empty homes scheme (being delivered by Clanmil); 3. £5m to date in FTC funding for a Rent to Own scheme (being delivered by Co-Ownership); and, 4. Developing intermediate housing on surplus NIHE land (Clanmil and Apex). 	FairShare has been set up by Apex, Clanmil and Choice as a new shared ownership scheme enabling homebuyers who cannot afford to purchase a property outright, to buy a share of a property directly from a housing association and pay rent on the rest. Co-Ownership continues to operate the Rent to Own initiative with the £12.5m FTC funding received. To date 33 properties have been funded across NI.	Housing associations in NI will continue to offer affordable, high-quality properties for sale through the FairShare shared ownership scheme. Co-Ownership will continue to promote the Rent to Own scheme.	Support the introduction of developer contributions to increase the supply of intermediate housing Deliver finance models to make better use of funding for intermediate housing. Deliver a range of intermediate housing products, such as intermediate rent.	3B 4B
NIHE will work with councils to develop intermediate housing policies through the LDP.	NIHE continues collaborative work with the Council on the LDP's Draft Plan Strategy.	NIHE will work with councils to develop intermediate housing policies through the LDP.	Deliver mixed tenure housing schemes in communities through planning.	4B
NIHE will continue to investigate with housing associations, the potential for community self-build products for home ownership.	We continue to examine potential for self-build homes with Habitat for Humanity.	NIHE will continue to investigate with housing associations, the potential for community self-build products for home ownership.	Deliver a self-build affordable housing model.	3B 4B



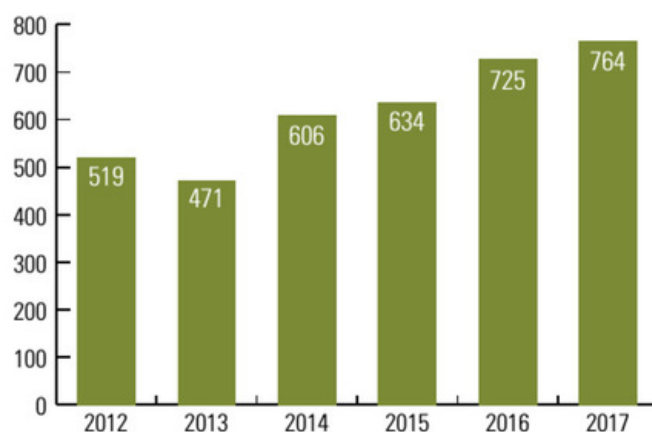
Source: NIHE

Average Annual House Prices



Source: Ulster University

Private New Build Starts



Source: LPS

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THEME TWO

Improving people's homes

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OUTCOME FOUR IMPROVE THE QUALITY OF THE HOUSING STOCK				
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
<p>Funding of discretionary grants continued in 2017/18.</p> <p>Repair notices issued by councils to private rental landlords can be recovered through a mandatory grant of up to £7,500.</p> <p>NIHE will continue to fund discretionary Home Repair Assistance (HRA) grants.</p>	<p>Discretionary grant approval in 2017/18 was £308k.</p> <p>There were 128 mandatory repair grants approved in 2017/18, with an approval value of £1,317k.</p> <p>HRA grants to the value of approximately £4k were approved during 2017/18.</p>	<p>Funding of discretionary grants will continue in 2018/19.</p> <p>NIHE will issue mandatory repair grants as required.</p> <p>NIHE will continue to fund discretionary HRA grants.</p>	<p>Deliver policies to support sustainable design and improve the fabric of dwellings.</p>	<p>3B 3C 4B 4C</p>
<p>NIHE will register and inspect Houses in Multiple Occupation (HMOs) for building and management standards.</p>	<p>At March 2018, there were 121 properties registered as HMOs in NMDDC. In the past year, two Article 80 Notices (fit for number of occupants) and 15 Article 79 Notices (Management Regulations) were served.</p>	<p>NIHE will register and inspect HMOs for building and management standards.</p>		<p>4B 4C</p>
<p>Funding for NIHE planned maintenance schemes in 2017/18 is estimated at £4.88m.</p>	<p>In 2017/18, NIHE spent £5.76m on 23 planned maintenance schemes in NMDDC. NIHE completed planned maintenance works to 1,648 properties: 972 properties received ECM works; 352 Kitchens; 100 received bathroom/kitchen replacements; 212 Heating and 12 properties received special scheme work.</p>	<p>Funding for NIHE planned maintenance schemes in 2018/19 is estimated at £4.65m for 21 schemes. NIHE will complete works to 1,939 properties: 1,052 properties will receive ECM works; 395 Kitchen replacements; 93 properties will receive bathroom/kitchen replacements; 393 Heating; two properties will receive Multi Element Improvements; and, four special scheme works.</p>	<p>In line with the Asset Management Strategy, NIHE will aim to bring all of its stock up to and maintain it at modern standards, subject to funding availability.</p>	<p>3B 3C 4B 4C</p>
<p>Funding for NIHE capital improvement schemes in 2017/18 is estimated at £4.69m.</p>	<p>In 2017/18, NIHE spent £2.41m on capital improvement schemes.</p>	<p>Funding for NIHE capital improvement schemes in 2018/19 is £3.42m.</p>	<p>NIHE has been carrying out work to develop a new 10 Year Investment Plan based on the principles set out in the Asset Management Strategy.</p>	<p>3B 3C 4B 4C</p>

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OUTCOME FOUR IMPROVE THE QUALITY OF THE HOUSING STOCK CONTINUED				
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
<p>NIHE will complete response maintenance repairs within the required target time.</p> <p>NIHE will carry out response maintenance repairs to customers' satisfaction.</p> <p>NIHE stock condition survey will inform the Asset Management Strategy.</p>	<p>94% of NIHE response maintenance repairs in NI were completed within the required target time.</p> <p>97.3% of NIHE response maintenance repairs were carried out to the customers' satisfaction.</p> <p>NIHE's Asset Management Strategy was approved in 2016.</p>	<p>NIHE will complete response maintenance repairs within the required target time.</p> <p>NIHE will use the Asset Strategy as the basis for investment in the modernisation and maintenance of our housing stock.</p>		<p>4B</p> <p>4C</p>
<p>The 2016 House Condition Survey final report will be published early 2018.</p>	<p>The House Condition Survey final report was published in May 2018.</p>	<p>Additional modelling work will be completed to provide further insight into the drivers of fuel poverty, the cost of poor housing in terms of health, costs to improve the energy efficiency and safety of the stock and a revised SAP (energy rating) time series for previous House Condition Surveys.</p>	<p>Unfitness and decent home standards will be identified through NIHE House Condition Survey reports.</p>	<p>4B</p> <p>4C</p>

OUTCOME FIVE DEVELOP LOW CARBON HOMES AND REDUCE FUEL POVERTY

Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
Bryson Energy, with funding from NIHE delivers an Energy Advice Service across Northern Ireland and an Energy Efficiency Awareness Programme annually to 160 schools across NI.	Achieved. There were 15 schools visited in the Newry, Mourne and Down area during 2017/18.	The present contract has been extended until 30 September 2018, and after consideration of existing contract, new arrangements will be implemented, subject to approval.	Promote energy efficiency through contracts (including social clauses) with third party providers.	1E 4A 4B 4C
<p>The 2016 House Condition Survey (HCS) final report will be published early 2018.</p> <p>NIHE will implement the Affordable Warmth Scheme. Funding of £16m is available for 2017/18 across NI.</p> <p>NIHE will continue to administer the Boiler Replacement Scheme on behalf of DfC for the period 2016-19 with a budget of £3m for 2017/18 across NI.</p> <p>NIHE's 2017/20 Energy Efficiency Programme includes 15 schemes at a cost of £8.4m.</p>	<p>The HCS reports that 25.9% of households in Newry, Mourne and Down are in Fuel Poverty.</p> <p>In NMDDC, 865 measures were carried out to 436 private properties under the Affordable Warmth Scheme in 2017/18.</p> <p>In Newry, Mourne and Down, 290 properties had boilers replaced at cost of £204k.</p> <p>In 2017/18, the Energy Efficiency Programme included 212 installations at a cost of £1.2m.</p>	<p>NIHE will implement the Affordable Warmth Scheme with available funding of £16m for 2018/19 across NI, subject to change following current monitoring round outcome.</p> <p>NIHE will implement the Boiler Replacement Scheme 2016-19, with anticipated funding of £550k for 2018/19 across NI, subject to change following current monitoring round outcome.</p> <p>NIHE's 2018/21 Energy Efficiency Programme includes 16 schemes at a cost of £8.9m.</p>	<p>Reduce Fuel Poverty.</p> <p>Develop and promote alternative natural energies to improve environmental wellbeing and combat fuel poverty in the home.</p> <p>Deliver zero carbon dwellings within the SHDP.</p>	4A 4B 4C
NIHE aims to increase membership of the established Oil Buying Clubs Scheme.	4,900 households have become members of the 27 oil buying clubs established in NI. Within NMDDC there are five: Ardglass; Ballynahinch; Downpatrick; Mid Down and Murlough.	Bryson Energy has been awarded a further two-year contract to maintain the Oil Buying Clubs Scheme, and transition the handover of this service to local community groups over the next two years.		3B 4A

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THEME THREE

Transforming people's lives

OUTCOME SIX				
PROVIDE SUITABLE ACCOMMODATION AND SUPPORT SERVICES FOR VULNERABLE RESIDENTS				
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
The gross, three-year (2017/20) SHDP contains no supported housing schemes.	During 2017/18, Choice HA's development of 12 units for frail elderly, at the former Mourne Hospital in Kilkeel, was completed.	The gross, three-year (2018/21) SHDP contains no supported housing schemes for NMDDC. This will be kept under annual review.	Maintain collaborative working practices between NIHE, Health Trusts and Probation Service to deliver innovation, capacity and housing care and support services.	2D 4B 4C
£5.59m has been approved to deliver the Supporting People Programme for 2017/18.	£5.96m was spent delivering the Supporting People Programme for 2017/18. 57 accommodation based services for 890 service users. Six floating support schemes for 416 service users.	£5.74m has been approved to deliver the Supporting People Programme for 2018/19.		2D 4B 4C
2017/18 SHDP incorporates support for 17 wheelchair units.	19 wheelchair units were on-site at March 2018.	Where possible we will incorporate wheelchair units within the 2018/21 SHDP.		2D 4B 4C
NIHE will monitor and review Supporting People services through the contract management framework and take actions to remodel/realign services as needed.	Activity plan for 2017/18 underway.	Activity Plan in place for 2018/19.		4B 4C
NIHE will assess need for social housing wheelchair housing. DfC has agreed an initial Wheelchair Standard Accommodation target of 6% of general needs new build for 2017/18.	NIHE met 5% of the general needs new build target in 2017/18.	The Wheelchair Standard Accommodation target for general needs new build for 2018/19 is 7%.		4B 4C
NIHE has funding of approximately £9.5m for Disabled Facilities Grants (DFG) for the private sector in 2017/18 across NI.	NIHE approved 100 DFGs spending £1,274k during 2018/18. 76 DFGs completed during the year.	NIHE has funding of approximately £9.5m for DFGs for the private sector in 2018/19 across NI.	Promote independent living through DFG adaptations.	4B 4C
NIHE will provide adaptations to their properties as required.	NIHE spent £660k on adaptations in 2017/18.	NIHE will provide adaptations to their properties as required.		4B 4C
Identify and meet Traveller accommodation needs within communities.	Traveller need continues to be monitored.		Identify and meet Traveller accommodation needs within communities.	4B 4C

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OUTCOME SEVEN HOMELESSNESS IS PREVENTED OR IS ADDRESSED EFFECTIVELY				
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
<p>Roll in of the Housing Solutions and Support Approach will continue across NI.</p> <p>NIHE has made £450k available to fund the Smartmove private rented access scheme across NI for 2017/18.</p>	<p>This approach has developed to focus on tenancy sustainment, homeless prevention and exploring housing and support options for customers who contact the NIHE with a housing issue. Housing Solutions and Support teams have been established in six Housing Executive Offices, covering 19 outlets.</p> <p>A new Customer Management System (CMS) is being used by Housing Solutions staff in order to allow better case management of customer's housing journeys.</p> <p>NIHE funded Smartmove private rented access scheme to a value of £483k across NI during 2017/18.</p>	<p>Roll in of the Housing Solutions and Support Approach will continue across NI.</p> <p>NIHE has made £390k available to fund Smartmove private rented access scheme across NI for 2018/19.</p>	<p>Deliver a framework and model for a fully operational housing options service.</p> <p>Ensure information is readily available across all tenures to meet the needs of a housing options service.</p> <p>Deliver an adequate supply of permanent accommodation to prevent homelessness and repeat homelessness.</p>	<p>4B 4C</p>
<p>NIHE will work with organisations to deliver homeless services, in line with Homelessness Strategy 2017-22.</p> <p>Homeless applications to be processed within a 33 working day target.</p>	<p>NIHE confirmed 1,135 homeless applications were received and 789 applicants were awarded Full Duty Applicant status.</p> <p>96% of homeless applications were processed within 33 working days.</p>	<p>NIHE will work with organisations to deliver homeless services, in line with Homelessness Strategy 2017-22.</p> <p>Homeless applications to be processed within a 33 working day target.</p>	<p>Maintain and improve collaborative working arrangements to provide services to homeless people.</p> <p>Maximise return on funding for temporary homeless accommodation.</p>	<p>4B 4C</p>

Homeless Figures

Year	No. of homeless presenters	No. of homeless acceptances	Households placed in temporary accommodation
2013/14	1,290	685	163
2014/15	1,322	750	149
2015/16	1,283	892	174
2016/17	1,206	824	165
2017/18	1,135	789	114

Source: NIHE

Disabled Facilities Grants (DFGs)

Year	2013/14	2014/15	2015/16	2016/17	2017/18
Approved	109	110	94	106	100
Funding £k	1,300	1,330	1,170	1,498	1,274

Source: NIHE

Supporting People Information

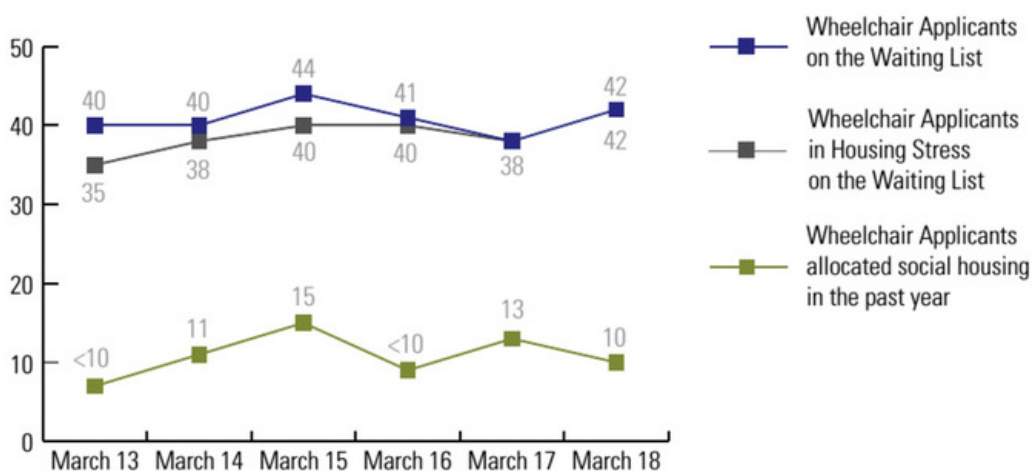
Type of Service	Client Group	No. of schemes	No. of providers	Actual payments 2017-18 (£k)	Budget 2018-19 (£k)	Max. no of services users
Accommodation Based Services	Older People	20	6	521	569	512
	Homelessness	5	4	1,102	1,048	91
	Learning Disability	20	7	2,223	2,057	207
	Physical Disability	1	1	72	68	7
	Mental Health	9	4	719	692	58
	Young People	2	1	371	353	15
	Sub Total*		57	**	5,008	4,787
Floating Support Services	Older People	1	1	53	53	22
	Homelessness	1	1	328	328	190
	Physical Disability	1	1	82	82	53
	Mental Health	1	1	38	38	15
	Young People	2	1	447	447	136
	Sub Total*		6	**	948	948
Grand Total*		63	**	5,956	5,735	1,306

Source: NIHE

*There may be a discrepancy in calculation due to rounding.

**Some providers supply both accommodation based and floating support services.

Social Housing Wheelchair Statistics



Source: NIHE



NIHE spent

£660k

on adaptations to its properties

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THEME FOUR

Enabling sustainable neighbourhoods

OUTCOME EIGHT REGENERATE NEIGHBOURHOODS

Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
DfC will continue to fund Areas at Risk, Small Pockets Of Deprivation (SPOD), and Neighbourhood Renewal programmes for 2017/18.	DfC has funded £134k for Areas at Risk and £822k on Neighbourhood Renewal programmes in NMDDC for 2017/18. DfC has funded £402k for SPOD in NI in 2018/19.	DfC hopes to continue to fund the Areas at Risk, SPOD and Neighbourhood Renewal programmes for 2018/19.	Develop collaborative working arrangements between DfC, NIHE and councils to deliver housing led regeneration in partnership with communities.	4B 4C
NIHE will capture details of empty homes as they are identified and reported, and share with Department of Finance and DfC in line with the Housing (Amendment) Act 2016.	77 cases reported within NMDDC. There were 23 closed, 14 deferred and 40 open cases.	The Empty Homes strategy is currently under review with DfC.		4B 4C
NIHE will implement the Heritage in Housing scheme throughout NI, to bring empty town centre properties back into use, addressing blight and providing accommodation for affordable rent.	The NI target for the three-year programme (2015-18) was to bring 15 empty properties back into use. However, at the end of 2017/18 this target has been exceeded. 17 empty properties have been restored providing a total of 39 units for affordable rent.	NIHE will review the potential to extend the Heritage in Housing scheme in 2018/19, subject to funding.	Improve the quality of urban and rural design and townscape quality in local communities.	4B 4C
Promote housing led regeneration through master planning proposals in urban and village centres.	NIHE will continue to work with the Council through the Community Planning process.	Promote housing led regeneration through master planning proposals in urban and village centres.		4B 4C
NIHE will implement the Rural Strategy and Action Plan 2016-20.	On target to deliver 42 of the 43 actions included in the Rural Strategy & Action Plan.	NIHE will implement the Rural Strategy and Action Plan 2016-20.	To contribute to our vision for rural communities, 'Vibrant, shared, healthy and sustainable rural communities where everyone has access to decent and affordable housing'.	4B 4C
NIHE will implement a match funding programme for the Rural Development Programme in 2017/18.	IN 2017/18, in NI, 18 projects completed with an approximate total spend of £202k.	NIHE hopes to continue to match fund in 2018/19.		4B 4C

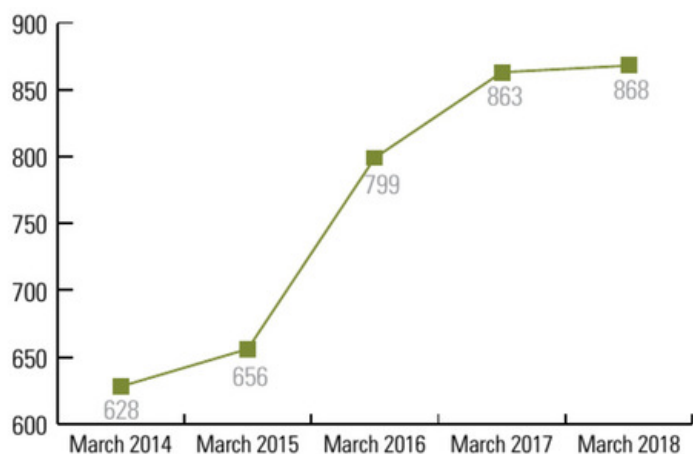
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OUTCOME EIGHT REGENERATE NEIGHBOURHOODS CONTINUED				
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
DfC will continue to invest in social enterprise growth to increase sustainability in the broad community sector.	DfC is supporting Social Economy Enterprise growth in NI through Community Asset Transfer (CAT), Pilot Social Economy Projects, Social Enterprise Hubs and Social Innovation.	DfC will continue to invest in social enterprise growth to increase sustainability in the broad community sector.	Support local businesses and job creation through social enterprise.	3C 4B 4C
NIHE's Social Housing Enterprise (SHE) Strategy will invest £0.5m in NI annually to support social housing enterprise developments.	There were no awards made by the Social Housing Enterprise Strategy, during 2017/18, in NMDDC.	NIHE's SHE Strategy will continue to invest in local communities to support social housing enterprise developments.		3C 4B 4C
NIHE will transfer assets under the CAT framework to deliver community regeneration.	NIHE are currently developing the policy to implement this framework. It will be informed by the outcome of CAT policy review by DfC – due to complete 2018.	NIHE will transfer assets under the CAT framework to deliver community regeneration.		3C 4B 4C

Rural Applicants in Housing Stress



Source: NIHE

OUTCOME NINE CREATE SAFER AND COHESIVE COMMUNITIES				
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
Implement NIHE's Community Safety Strategy 2014-17. Update the Strategy in 2017/18.	NIHE actively deals with Anti-Social Behaviour (ASB) in our estates. The NIHE Board approved an extension of up to 12 months on the current strategy.	Work is currently underway on the new Community Safety Strategy.	Develop community confidence and continue working with our communities and partners to address Community Safety issues and tackle ASB effectively. Reduce ASB.	5D
NIHE will work to prevent hate crimes.	A hate harassment tool kit launched in 2016, Hate Incident Practical Action (HIPA) continues to be available to address damage to properties. During 2017/18, one HIPA incident was responded to in NMDDC.	Continue to work to prevent hate harassment.	Continue to work to prevent hate harassment.	4C 5A 5B 5C
NIHE will continue to be a designated agency in the PCSPs. NIHE will assess funding bids from Community Groups and PCSPs for community safety projects.	NIHE Area Managers continue to attend their respective PCSP meetings. During 2017/18, £20k was awarded in the Council area for a community safety project to support a Community Warden Scheme in Newry and Downpatrick.	NIHE will continue to be a designated agency in the PCSPs. NIHE will continue to assess funding applications and fund appropriate projects that address community safety issues in NIHE estates where money is available.		
NIHE will continue to partner on Anti-Social Behaviour Forum.	Local office staff continue to work with statutory partners in addressing ASB issues and attend the Anti-Social Behaviour Forum, with the PSNI and Council, to discuss cases of common concern.	NIHE will continue to partner on ASB Forum.		4C 5A 5B 5C
NIHE will deal with reported cases of ASB in its estates.	During 2017/18, NIHE dealt with 150 cases of ASB within the district.	NIHE will deal with reported cases of ASB in its estates.		4C 5A 5B 5C

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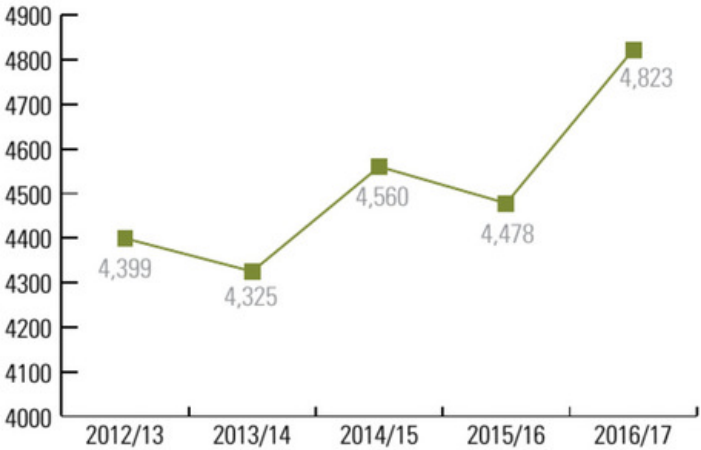
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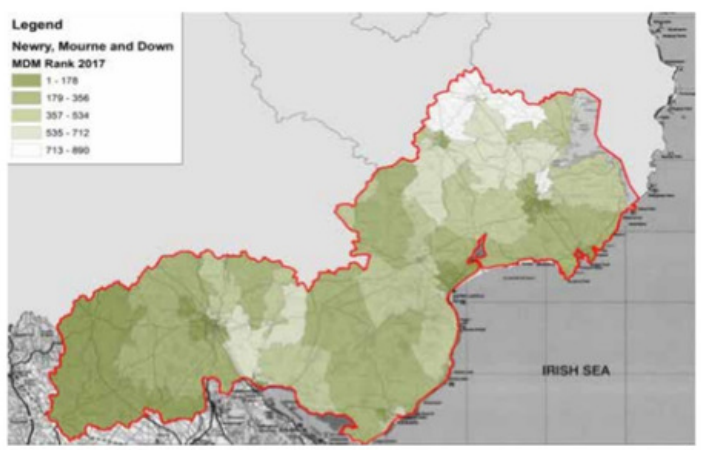
OUTCOME NINE CREATE SAFER AND COHESIVE COMMUNITIES CONTINUED				
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
<p>NIHE will work to raise awareness and promote integration through its Good Relations Strategy and Race Relations Policy.</p> <p>NIHE will implement BRIC2. NIHE will promote the Good Neighbour Charter and the five cohesion themes of Race Relations, Communities in Transition, Interfaces, Flags, Emblems and Sectional Symbols.</p>	<p>NIHE has provided Hate Crime training to more than 70 staff across the organisation.</p> <p>NIHE has completed Phase 1 of the BRIC2 programme with 26 estates involved across NI including Flying Horse Ward, Killyleagh, Carnagat and Derrybeg.</p> <p>Phase 2 of the programme is in progress, which includes Newry Street in Killeel.</p> <p>£15k has been spent in Downpatrick and Killyleagh, and £11k in Newry on Communities in Transition. £4.5k has been spent on Integrational work in Newcastle and Ballynahinch.</p>	<p>NIHE will implement bespoke training in good relations for staff and community groups.</p> <p>NIHE will identify another 26 groups to be involved in Phase 3 of the BRIC2 across NI.</p>	<p>Promote the shared ethos and development of shared communities through education programmes and shared new build developments.</p>	<p>4C 5A 5B 5C</p>
<p>NIHE will continue to fund Supporting Communities NI (SCNI) in their work with communities.</p>	<p>SCNI continues to be highly active in NMDDC, supporting community groups. There is a dedicated Supporting Communities worker for the district which allows NIHE to encourage new groups to form. To date staff engages with 32 community groups.</p>	<p>NIHE will launch the Community Involvement Strategy and update for 2018/23.</p>	<p>Increase tenant involvement in the management and future development of their communities.</p>	<p>4C 5A 5B 5C</p>
<p>NIHE will implement the Community Involvement Strategy 2014/17.</p> <p>Funding of £19k for 2017/18 for Community Grants and Housing Community Network (HCN) will be made available by NIHE.</p>	<p>Stakeholder events were held during 2017/18. The Strategy has been approved by the NIHE Board is subject to consultation.</p> <p>£20k was spent in 2017/18 on Community Grants and HCN in the Newry, Mourn and Down area.</p>	<p>NIHE will launch the Community Involvement Strategy and update for 2018/23.</p> <p>Funding of £17K for Community Grants and HCN will be made available for 2018/19. This includes a £2K contribution from NIHE to a 'Participatory Budgeting' Pilot which will take place in two locations in NMDDC in October 2018.</p>	<p>Establish strong, collaborative working arrangements between government agencies, voluntary organisations and local community groups to support community regeneration.</p>	<p>4C 5A 5B 5C</p>

Anti Social Behaviour Incidents



Source: NINIS/NISRA

Multiple Deprivation Measure 2017



Source: NINIS/NISRA



40th Anniversary Celebrations of Parkhead Crescent, Newry - Community Grant funded

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THEME FIVE

Delivering quality services

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OUTCOME TEN DELIVER BETTER SERVICES				
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
Increase rent collection to reinvest to improve services.	NIHE collected 100.07% of rent during 2017/18.	Increase rent collection to reinvest to improve services.	Maximise income to deliver better services and improve stock.	3B 3C 5D
Reduce arrears to maximise income.	Arrears reduced by £25k during 2017/18.	Reduce arrears to maximise income.		
Implement the Tenancy Fraud Action Plan.	Action Plan in place and statistics reported quarterly to DfC.	Continue to report Tenancy Fraud statistics to DfC.	Monitor and reduce tenancy fraud.	
Implement the welfare reform project plan as required.	NIHE has: <ul style="list-style-type: none"> established a Welfare Reform Project Team; developed a project plan to manage the introduction of welfare reform; identified the impact of the changes on our customers and on the business; developed appropriate processes to implement changes; instigated measures to lessen the impacts; and, worked closely with DfC on the implementation of welfare reform and the mitigation processes. 	NIHE will: <ul style="list-style-type: none"> continue to implement welfare reform to the business; communicate with tenants and applicants for housing to provide advice and assistance on the impacts of welfare reform; and, assist DfC deliver the processes necessary to implement reform and associated mitigations. 	NIHE will: <ul style="list-style-type: none"> ensure the best use of stock is made; help minimise tenant arrears; and, actively help customers sustain their tenancies. 	4B 4C
Maintain voids below 1% of total stock to make best use of housing stock and increase revenue from rents.	NIHE voids at April 18 were 0.21% 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.	4B 4C
Contribute to and support the DfC Fundamental Review of Social Housing Allocations.	DfC's Fundamental Review of Social Housing Allocations was subject to a 12 week public consultation period, which closed on 21 December 2017. The Department is analysing responses to this consultation and the NIHE continues to work closely with DfC to progress this review.	Continue to contribute to the DfC Fundamental Review of Social Housing Allocations. This will include considering transitional measures and agreeing an implementation plan. The Fundamental Review of Social Housing Allocations will require approval by a Minister before the final proposals are agreed.	To improve the process for housing assessment and allocation of social housing.	4B 4C
Implement the Sustaining Tenancy Strategy locally and incorporate the approach in the 'Build Yes' revised ways of working.	The approach outlined in the strategy has now been mainstreamed into the 'Build Yes' new ways of working.	We will be rolling out the new ways of working across the organisation.	Reduce tenancy failure and help tenants stay in their own home.	4B 4C
Continue to monitor tenants' satisfaction through the Continuous Tenant Omnibus Survey (CTOS).	Ongoing.	Continue to monitor tenants' satisfaction through the Continuous Tenant Omnibus Survey (CTOS).		4B 4C

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Appendices

Appendix 1 Community Planning Outcomes and Indicators

Theme	Indicators	Ref
All people in Newry, Mourne and Down get a good start in life and fulfil their lifelong potential	Level of Early Years Support	1A
	Level of Educational Wellbeing	1B
	Level of Quality of School Life	1C
	Level of Connectivity	1D
	Level of Lifelong Learning	1E
All people in Newry, Mourne and Down enjoy good health and wellbeing	Level of Life Expectancy	2A
	Level of Work Life Balance	2B
	Level of Preventable Death	2C
	Level of Health Status	2D
All people in Newry, Mourne and Down benefit from prosperous communities	Level of Jobs and Earnings	3A
	Level of Income and Wealth	3B
	Level of Economic Investment	3C
	Level of Tourism Revenue	3D
All people in Newry, Mourne and Down benefit from a clean, quality and sustainable environment	Level of Sustainable Energy	4A
	Level of Quality Housing	4B
	Level of Quality Living Environment	4C
	Level of Rich, Diverse, Natural Environment	4D
All people in Newry, Mourne and Down live in respectful, safe and vibrant communities	Level of Social Connections	5A
	Level of Social Capital	5B
	Level of Civic Participation	5C
	Level of Personal Safety and Crime Rate	5D

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Appendix 2**Social Housing Need by Settlement 2017-2022**

Settlement	Social Housing Need 2017-22
Newry City	733
Downpatrick	137
Castlewellan	110
Newcastle	197
Warrenpoint	179
Annalong/Longstone/Glassdrumman	10
Ardglass	28
Belleek	4
Bessbrook/Derramore	97
Burren	2
Camlough	31
Crossgar	50
Crossmaglen	36
Culloville	16
Cullyhanna	5
Drumaness	15
Dundrum/Seaforde/Clough	10
Forkhill	25
Granite View	1
Hilltown	25
Jonesborough	5
Kilkeel	19
Killough	14
Killyleagh	27
Mayobridge	13
Meigh	21
Mullaghbawn	12
Newtowncloghogue	15
Rostrevor	39
Saintfield	51
Strangford	11
The Commons/Ballyholland	17
Whitecross	4
Total	1,959

Housing need has currently been met in Annsborough, Attical, Ballykinler, Ballymartin, Ballynahinch, Ballyroney, Ballyward, Burrenbridge, Creggan, Drumintee, Kilcoo, Killeen, Kilmore, Lurganare/Barmeen, Mullaghglass, Newtownhamilton, Shrigley, Silverbridge, and Spa, these areas will be kept under annual review.

New Intermediate Housing Demand for Newry, Mourne and Down 2017/27

Council	Intermediate Housing Demand 2017/27
Newry, Mourne and Down	1,710

Appendix 3**Social Housing Development Programme** Schemes completed April 2017 – March 2018

Scheme	No of units	Client Group	Housing Association	Policy Theme
Parkhead Crescent, Newry City (T)	1	General Needs	Choice	Urban
Newry City ESPs*	2	General Needs	South Ulster	Urban
Former Hospital Site, Newry Street, Kilkeel	8	General Needs	Choice	Urban
South Area Older People, Newry Street, Kilkeel	12	Supported	Choice	Supported
30-34 Dromore Street, Ballynahinch	24	General Needs	Clanmil	Urban
Lawnfield Court, Newcastle ESP*	1	General Needs	Radius	Urban
Rostrevor ESP*	1	General Needs	Choice	Rural
Carraig Crossan, Mayobridge	2	General Needs	Radius	Rural
Rostrevor ESP*	1	General Needs	Radius	Rural
Owen Roe, Mayobridge	4	General Needs	Radius	Rural
Total	56			

*ESP - Existing Satisfactory Purchase

(T) Transfer Scheme built on NIHE land

Social Housing Development Programme Schemes on-site at March 2018

Scheme	No of units	Client Group	Housing Association	Policy Theme
Mullach Allain, Carnagat Road, Newry City	14	General Needs	Choice	Urban
Newry City ESP*	1	General Needs	Habinteg	Urban
Carnagat Road, Newry City	44	General Needs	Habinteg	Urban
83/89 Drumalane Road, Newry City	52	General Needs	Radius	Urban
Lindsay's Hill, Newry City	14	General Needs	Radius	Urban
Canal Street, Phase 4, Newry City	15	General Needs	South Ulster	Urban
Pound Lane, Downe Hospital Site Phase 1, Downpatrick	37	General Needs	Clanmil	Urban
Mary Murray House, Newcastle	14	General Needs	Choice	Urban
2 & 4 Donard Street, Newcastle	16	General Needs	Choice	Urban
9-17 Antrim Road, Ballynahinch	24	General Needs	Choice	Urban
Church Street, Warrenpoint	4	General Needs	South Ulster	Urban
Millvale Road, Bessbrook	28	General Needs	Apex	Urban
Mountainview, Castlewellan	34	General Needs	Apex	Rural
157 – 163 Main Street, Dundrum	16	General Needs	Clanmil	Rural
37 – 45 Downpatrick Street, Crossgar	20	General Needs	Clanmil	Rural
Crossgar ESP*	1	General Needs	Rural	Rural
Manse Road/Forde Close, Seaforde	10	General Needs	Radius	Rural
17 – 21 Cloughan Court, Camlough	5	General Needs	Radius	Rural
St Brigid's Park, Culloville (T)	5	General Needs	Triangle	Rural
Total	354			

*ESP - Existing Satisfactory Purchase

(T) Transfer Scheme built on NIHE land

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Appendix 3 continued**Social Housing Development Programme: Schemes programmed 2018/21**

Scheme	No of units	Client Group	Year	Housing Association	Policy Theme
Parkhead Crescent, Newry City	10	General Needs	2018/19	Choice	Urban
42 Belfast Road, Newry City	17	General Needs	2018/19	Radius	Urban
Drumalane, Newry City	20	General Needs	2018/19	South Ulster	Urban
Newry ESPs*	12	General Needs	2018/19	South Ulster	Urban
Pound Lane, Downe Hospital Site Phase 2, Downpatrick	68	General Needs	2018/19	Clanmil	Urban
Ballyhornan	10	General Needs	2018/19	Ark	Rural
85 Newcastle Road, Castlewellan	18	General Needs	2018/19	Habinteg	Rural
Innishmore, Killyleagh	20	General Needs	2018/19	Rural	Rural
Bessbrook/Camlough ESPs*	7	General Needs	2018/19	Rural	Rural
19 Downpatrick Road, Crossgar	4	General Needs	2018/19	Choice	Rural
Monaghan Street/Railway Avenue, Newry City	25	General Needs	2019/20	South Ulster	Urban
Ashgrove, Newry City	64	General Needs	2020/21	Apex	Urban
Watson's Road, Newry City	70	General Needs	2020/21	Apex	Urban
Derrybeg Lane, Newry City	106	General Needs	2020/21	South Ulster	Urban
Total	451				

*ESP – Existing Satisfactory Purchase

Appendix 4:**Maintenance Programme and Grants Information:** Schemes completed April 2017 – March 2018

Work Category	Scheme	Units
External Cyclical Maintenance	Rostrevor/Annalong	75
	Carlingford/Carnagh/Mourneview, Newry	224
	Dundrum/Clough/Seaforde	136
	Carnagat, Newry	126
	Carmeen/Rossmara	128
	Annsborough/Castlewellan	192
	Strangford/Ardglass/Killough	59
	Crossmaglen/Newtownhamilton	32
Revenue Replacement (Kitchen)	The Meadows Phase 2, Newry	14
	Castlewellan/Killyleagh	35
	Ballynahinch	97
	Cloughreagh/Loughview	48
	Greenfield/Toragh	50
	Rooney's Meadow, Newry	82
	Kilkeel/Warrenpoint	26
Revenue Replacement (BKR)	Downpatrick/Saintfield	100
Heating Installation	Rooney's Meadow/Shandon Park, Newry	91
	Armagh Road/Daisy Hill/North Street, Newry	44
	Downpatrick/Newcastle (E7)	22
	South Armagh/Down	55
Capital Scheme	Ardcane Park, Newry	-
	Bracken Avenue, Newcastle – Fire Damage Reinstatement	10
	Dungormley Estate, Newtownhamilton Reinstatement	2

Note: Some schemes may start and complete in year.

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Appendix 4 continued**Maintenance Programme and Grants Information:** Scheme activity and expected completions up to 31 March 2019

Work Category	Scheme	Units
External Cyclical Maintenance	Strangford/Ardglass/Killough	259
	Crossmaglen/Newtownhamilton	193
	Drumaness Pilot	54
	Flying Horse, Downpatrick	142
	Bessbrook/Camlough	197
	Hillfoot/Langley, Ballynahinch	207
Revenue Replacement Kitchen	Kilkeel/Warrenpoint	71
	The Meadows Phase 2, Newry	1
	Crossmaglen/Barcroft/South Armagh	84
	Cambrook/Shandon, Newry	62
	Warrenpoint/Rostrevor/Kilkeel	71
	Kilkeel/Dunaman/Annalong	106
Revenue Replacement Kitchens/Bathrooms	Cleary Crescent/Mourneview Park, Newry	93
Heating Installation	Armagh Road/Daisy Hill/North Street, Newry	5
	Downpatrick/Newcastle (E7)	2
	South Armagh/Down	11
	Bessbrook/Camlough, Newry	66
	Newry	164
	Kilkeel/Hilltown/Mayobridge	145
Capital Scheme	Clare House, Newry	2
Special Scheme	Newry Retrofit – Loanda Crescent	4

Note: Some schemes may start and complete in year.

Definition of Work Categories

BKR	Bathroom Kitchen Rewiring.
External Cyclical Maintenance	Work to the external fabric of a dwelling and its immediate surrounding area.
Heating Installation	Replacement of solid fuel or electric heating.
Revenue Repair/Replacement	Repair or replacement of obsolete internal elements, e.g. sanitary ware and kitchen units.
Capital Scheme	Improvement works.
Special Scheme	Improvement works to dwellings outside the Improvement to Purpose Built Stock programme.

Adaptations to Housing Executive stock in 2017/18

Type of Adaptation	Adaptations 2017/18	Actual spend 2017/18 £m	Projected Spend 2018/19 £m
Adaptations for Persons with a Disability (APD's) Starts*	14	0.49	1.64
Adaptations for Persons with a Disability (APD's) Completions*	<10		
Lifts**	11	0.07	0.06
Showers**	45	0.07	0.12
Minor APD repairs***	331	0.03	0.07
Total	-	0.66	1.89

*Some Adaptations for Persons with a Disability (APD's) may start and complete in year.

**Lifts & showers are also included in Planned Maintenance work in Table 1.

***Minor APD repairs are also included in Response Maintenance in Table 1.

There may be a discrepancy in calculation due to rounding.

Grants Performance 2017/18

Grant Type		Approved	Approval Value £k	Completed
Mandatory Grants	Disabled Facilities Grant	100	1,274	76
	Repairs Grant	28	43	28
Discretionary Grants	Renovation Grant	20	272	16
	Replacement Grant	<10	32	<10
	Home Repair Assistance Grant	<10	4	<10
Total		-	1,625	-

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Appendix 5: Housing Executive Stock

Sold Stock in bold

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total	Void *
Downpatrick	162	114	362	1	2	641	3
	133	24	996	1	58	1,212	
Ballynahinch (inc. Dunmore)	100	74	152	19	2	347	8
	22	30	391	5	17	465	
Newcastle	68	88	104	19	2	281	20
	89	37	308	11	19	464	
Annsborough	27	20	17	0	0	64	0
	32	0	31	0	8	71	
Ardglass (inc. Ballyhorman/Dunsford)	52	4	53	0	0	109	0
	37	0	108	0	17	162	
Ballykinler (inc. Tyrella)	11	0	2	0	0	13	0
	60	0	3	0	4	67	
Castlewellan (inc. Drumaroad)	62	12	53	0	5	132	0
	67	12	165	0	27	271	
Clough (inc. Dundrum and Seaforde)	60	3	48	0	1	112	1
	16	1	157	0	7	181	
Crossgar (inc. Annacloy)	34	3	33	0	5	75	2
	48	1	122	0	23	194	
Drumaness	34	0	27	0	2	63	1
	19	0	117	0	12	148	
Killough	19	0	23	0	0	42	0
	2	0	49	0	3	54	
Killyleagh	62	43	131	0	3	239	2
	36	13	256	0	10	315	
Saintfield	55	5	45	0	1	106	2
	54	7	142	0	9	212	
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	5	0	2	0	0	7	0
	23	0	12	0	2	37	
Kilcoo	6	2	3	0	0	11	1
	43	0	12	0	4	59	

Appendix 5: Housing Executive Stock continued

Sold Stock in bold

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total	Void *
Kilmore	6	0	5	0	0	11	0
	23	0	23	0	6	52	
Down Total	<i>832</i>	<i>368</i>	<i>1,087</i>	<i>39</i>	<i>23</i>	<i>2,349</i>	40
	740	125	3,079	17	239	4,200	
Newry City	223	251	762	15	2	1,253	15
	183	114	2,775	12	4	3,088	
Crossmaglen	57	0	46	0	0	103	1
	30	0	247	0	2	279	
Kilkeel	62	25	95	0	0	182	4
	12	21	288	0	2	323	
Newtownhamilton	53	0	36	0	0	89	2
	30	0	101	0	0	131	
Warrenpoint	60	69	144	0	0	273	3
	30	35	496	0	0	561	
Annalong/Longstone/Glassdrumman	27	0	61	0	0	88	1
	81	0	92	0	30	203	
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	
Bessbrook/Derramore	119	2	167	0	0	288	2
	160	3	540	0	2	705	
Burren	11	0	2	0	0	13	0
	22	0	45	0	2	69	
Camlough	36	0	24	0	0	60	0
	33	0	145	0	1	179	
Cullyhanna	6	0	7	0	0	13	0
	10	0	57	0	0	67	
Forkhill	13	0	7	0	0	20	0
	14	0	53	0	2	69	
Hilltown	28	0	17	0	0	45	1
	116	0	94	0	4	214	
Jonesborough	7	0	5	0	0	12	0
	54	0	21	0	0	75	
Mayobridge	9	0	8	0	0	17	0
	14	0	94	0	3	111	

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Appendix 5: Housing Executive Stock continued

Sold Stock in bold

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total	Void *
Meigh	16	0	9	0	0	25	0
	20	0	99	0	0	119	
Mullaghbawn	28	0	15	0	0	43	0
	15	0	106	0	1	122	
Rostrevor/Killowen	32	1	25	0	1	59	1
	92	3	127	0	28	250	
The Commons/Ballyholland	6	0	6	0	0	12	0
	17	0	93	0	0	110	
Ballyroney	0	0	0	0	1	1	0
	0	0	0	0	4	4	
Ballyward	3	0	6	0	0	9	0
	9	0	17	0	0	26	
Belleek	7	0	7	0	0	14	0
	4	0	35	0	0	39	
Creggan	11	0	6	0	0	17	0
	36	0	45	0	0	81	
Culloville	8	0	3	0	0	11	0
	6	0	63	0	1	70	
Drumintee	4	0	10	0	0	14	0
	19	0	58	0	0	77	
Granite View	7	0	7	0	1	15	0
	17	0	45	0	17	79	
Greencastle/Ballyardle/Dunaman	84	0	38	0	0	122	0
	200	0	65	0	19	284	
Killeen	4	0	6	0	0	10	0
	2	0	19	0	1	22	
Lurganare/Barnmeen	16	0	10	0	0	26	1
	44	0	98	0	17	159	
Mullaghglass	29	0	18	0	0	47	1
	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	0
	14	0	51	0	0	65	

Appendix 5: Housing Executive Stock continued

Sold Stock in bold

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total	Void *
Newry and Mourne Total	1,010	348	1,575	15	7	2,955	32
	1,395	176	6,271	12	165	8,019	
Newry, Mourne and Down Total	1,842	716	2,662	54	30	5,304	72
	2,135	301	9,350	29	404	12,219	

*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 6:
Applicants and Allocations at March 2018**

	Applicants (Total)	Applicants (HS)	Allocations
Downpatrick	335	227	56
Ballynahinch (inc. Dunmore)	148	103	52
Newcastle	361	280	39
Annsborough	<10	<10	<10
Ardglass (inc. Ballyhornan/Dunsford)	62	45	14
Ballykinler (inc. Tyrella)	<10	<10	<10
Castlewellan (inc. Drumaroad)	158	117	<10
Clough (inc. Dundrum and Seaforde)	52	36	<10
Crossgar (inc. Annacloy)	77	54	<10
Drumaness	24	16	<10
Killough	25	19	0
Killyleagh	81	45	26
Saintfield	62	43	<10
Shrigley	<10	<10	<10
Spa (inc. Ballymacarn)	<10	<10	0
Strangford (inc. Kilclief)	27	13	<10
Burrenbridge	<10	<10	0
Kilcoo	<10	<10	<10
Kilmore	0	0	0
Down Total	1,441	1,016	222
Newry City	706	573	66
Crossmaglen	75	61	<10
Kilkeel	85	64	27
Newtownhamilton	23	18	<10
Warrenpoint	264	208	30
Annalong/Longstone/Glassdrumman	23	18	<10
Attical	<10	<10	0
Ballymartin	<10	<10	0
Bessbrook	162	141	35
Burren	<10	<10	0
Camlough	46	34	<10
Cullyhanna	<10	<10	<10
Forkhill	27	19	<10
Hilltown	37	27	<10

**Appendix 6:
Applicants and Allocations at March 2018 continued**

	Applicants (Total)	Applicants (HS)	Allocations
Jonesborough	13	10	0
Mayobridge	20	14	<10
Meigh	26	23	<10
Mullaghbawn	28	19	<10
Rostrevor/Killowen	51	43	<10
Ballyronee	0	0	0
Ballyward	<10	0	<10
Belleek	<10	<10	0
Creggan	<10	<10	<10
Culloville	16	<10	<10
Drumintee	<10	<10	0
Granite View	<10	<10	0
Greencastle/Ballyardle/Dunaman	11	<10	<10
Killeen	<10	<10	0
Lurganare/Barnmeen	10	<10	0
Mullaghglass	<10	<10	0
Newtowncloghogue	21	14	0
Silverbridge	<10	<10	0
The Commons/Ballyholland	15	13	<10
Whitecross	12	<10	<10
Newry and Mourne Total	1,725	1,372	208
Newry, Mourne and Down Total	3,166	2,388	430

Applicants (Total) – Total housing applicants at March 2018 (i.e. those in housing stress and those not in housing stress)

Applicants (HS) – Housing stress applicants at March 2018 (i.e. 30 points or more)

Allocations – Annual allocations for year ending March 2018

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Appendix 7**Management Team Contact Details**

Landlord Services	All enquiries 03448 920 900	
Office	Contact	Contact Information
Newry Office 35 Boat Street, Newry, BT34 2DB		newrydistrict@nihe.gov.uk
Downpatrick Office 2nd Floor, Downshire Civic Centre, Downshire Estate, Ardglass Road, Downpatrick BT30 6RA		downpatrick@nihe.gov.uk
South Regional Manager Marlborough House, Central Way, Craigavon BT64 1AJ	Comghal McQuillan	comghal.mcquillan@nihe.gov.uk
South Down Area Manager Newry Office, 35 Boat Street, Newry BT34 2DB	Loma Wilson	loma.wilson@nihe.gov.uk
Assistant South Down Area Manager, Newry Office	Owen McDonnell	owen.mcdonnell@nihe.gov.uk
Team Leader Patch Management Newry, Newry Office	Patricia Byrne	patricia.byrne@nihe.gov.uk
Team Leader Patch Management Downpatrick, Downpatrick Office	Bronagh Magorrian	bronagh.magorrian@nihe.gov.uk
Team Leader Housing Solutions Newry and Downpatrick, Downpatrick Office	Niall Fitzpatrick	niall.fitzpatrick@nihe.gov.uk
South Down Area Maintenance Manager Newry Office	Caroline O'Hare	caroline.ohare@nihe.gov.uk

Appendix 7 Management Team Contact Details continued

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

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Appendix 8
Glossary

Affordable Housing	Affordable housing is defined as social rented housing and intermediate housing for eligible households.
Affordable Housing Fund	Administered by DfC, this finances an interest-free loan to housing associations, to fund the provision of new affordable homes and the refurbishment of empty homes.
Areas at Risk	This programme aims to intervene in areas at risk of slipping into social or environmental decline by working with residents.
Building Relations in Communities (BRIC)	Provides training on good relations and funding for good relations plans.
Building Successful Communities (BSC)	Carried out in six pilot areas; this uses housing intervention to regenerate areas and reverse community decline.
Community Asset Transfer (CAT)	CAT 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.
Continuous Tenant Omnibus Survey (CTOS)	CTOS is an assessment of the attitudes of Housing Executive tenants.
Decent Home Standard	A decent home is one which is wind and watertight, warm, and has modern facilities; a minimum standard that all social housing should have met through time.
Department for Communities (DfC)	A government department in Northern Ireland, which came into effect in May 2016 and replaced the Department for Social Development (DSD).
Disabled Facilities 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)	A government department in Northern Ireland, which came into effect in May 2016 and replaced the Department for Regional Development (DRD).
Equity Sharing	Equity sharing allows social housing tenants to buy part of their dwelling (starting at 25%). The remaining portion is rented from the Housing Executive or a registered housing association.
Floating Support	This support enables users to maintain or regain independence in their own homes. Floating support is not tied to the accommodation but is delivered to the individual users.
Fuel Poverty	A household is in fuel poverty if, in order to maintain an acceptable temperature throughout the home, they would have to spend more than 10% of their income on all household fuel.
Full Duty Applicant (FDA)	A Full Duty Applicant is a person to whom the Housing Executive owes a duty under Article 10 (2) of the Housing (NI) Order, 1988, to 'ensure that accommodation becomes available for his/her occupation'.
Home Energy Conservation Authority (HECA)	The Housing Executive is the HECA for Northern Ireland.
House in Multiple Occupation (HMO)	A HMO is a house occupied by more than two qualifying persons, being persons who are not members of the same family.

House Sales Scheme	The House Sales Scheme gives eligible tenants of the Housing Executive, or registered housing associations, the right to buy their property from their landlord, at a discount.
Housing for All	Having met the Together Building a United Community (TBUC) commitment of delivering 10 shared schemes, commitment will be continued through the Programme for Government to support the delivery of 200 units annually, through the Shared New Build Programme, newly re-branded as 'Housing for All'.
Housing Growth Indicators (HGI)	Figures contained in the Regional Development Strategy, to estimate the new dwelling requirement for council areas and the Belfast Metropolitan Urban Area for 2012-25.
Housing Market Area	A housing market area is the geographic area within which the majority of households move, work and live.
Housing Market Assessment (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 (HNA)	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 30 points or above are considered to be in housing stress, or housing need.
Intermediate Housing	Intermediate Housing, consists of shared ownership housing provided through a registered housing association (e.g. the Co-Ownership Housing Association) and helps eligible households who can afford a small mortgage, but cannot 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 (LDT)	LDT is a housing needs survey carried out in a rural area to assess any potential hidden need.
Mandatory Repair Grant	This is a grant made available by the Housing Executive to landlords who have been served a repair notice by the council.
Neighbourhood Renewal	Government departments and agencies working in partnership to tackle disadvantage and deprivation.
Net Stock Model (NSM)	An assessment of housing need, at a Northern Ireland level, using net household projections.
NIFHA	Northern Ireland Federation of Housing Associations.
NISRA	Northern Ireland Statistics and Research Agency.
Oil Buying Clubs Scheme	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.
Supporting Communities Northern Ireland (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.

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Social Housing Development Programme (SHDP)	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 that are homeless and in acute housing need.
Social Enterprise	Social enterprises are businesses with primarily social objectives whose profits are reinvested to achieve these objectives in a community.
Social Rented Housing	Social Rented Housing is housing provided at an affordable rent by the Housing Executive and registered housing associations; that is, housing associations, which are registered and regulated by the Department for Communities (DfC) as a social housing provider. Social rented accommodation is offered in accordance with the Common Selection Scheme, administered by the Housing Executive, prioritising households who are living in insecure or unsuitable accommodation.
Small Pockets of Deprivation (SPOD)	SPOD is a delivery vehicle for neighbourhood renewal.
Stock Transfer Programme	The aim of the Stock Transfer Programme is to deliver major refurbishment works to social homes, through transfer of stock from the Housing Executive to housing associations.
Supported Housing	A term used to describe a range of both long and short-term accommodation provided for people who need an additional level of housing related support, to help them lead an independent life.
Supporting People Programme	The Supporting People Programme is designed to provide housing related support, to prevent difficulties that can typically lead to hospitalisation, homelessness or institutional care, and can aid a smooth transition to independent living, for those leaving an institutionalised environment.
Universal Credit	Universal Credit is a new payment being introduced in Northern Ireland. It is for people of working age (over 18 and under qualifying age for State Pension Credit). It includes support for the cost of housing (rent), children and childcare, as well as support for disabled people, carers and people who are too ill to work.

Report to:	Full Council
Date of Meeting:	24 September 2018
Subject:	Social Housing Needs Symposium – Progress Update
Reporting Officer:	Johnny McBride, Assistant Director, Community Planning and Performance
Contact Officer:	David Patterson, Head Of Community Planning

Decision(s) Required:		
For Decision	For Noting Only	X
1.0	Purpose & Background:	
1.1	The purpose of this report is to provide Members with a progress update in relation to those actions agreed at the Social Housing Need Symposium, held on the 22 January 2018.	
1.2	Members will be aware the Council hosted a symposium with the Northern Ireland Housing Executive (NIHE), as well as a number of local Housing Associations, to identify the key issues and barriers to increasing social housing supply across the District. Subsequently, Council Officials have met with NIHE representatives to develop an action plan. This plan has been developed around the Council's District Electoral Area (DEA) geographies, beginning with Newry DEA where social housing demand, particularly for single people, is most acute.	
2.0	Key Issues	
	<u>Newry DEA</u>	
2.1	A DEA Forum meeting was held on 1 May 2018 with the NIHE, local Housing Associations, estate agents as well as local developers to review housing supply issues in the Newry area. Although this meeting considered future site development, as well as clarifying which sites were unlikely to be developed, short-term effort has focused on "unclogging" the current system, in particular : <ul style="list-style-type: none"> i. Addressing the problems created by annual funding cycles for social housing development plans in the NIHE. In this regard, NIHE Officials have met with representatives from the Council's Planning service; and ii. Freeing-up the current backlog of disability adaptations in the NIHE system. 	
	<u>DEA Engagement</u>	
2.2	Members are asked to note that the NIHE reports a positive view of focusing on DEA geographies. The NIHE considers that greater engagement at the local level is adding value to evidence gathering, particularly in relation to determine local housing need more accurately, as well as identifying potential solutions. Representatives from the NIHE have now arranged to meet with each of the other DEA Forums during September and October 2018. This	

	engagement will involve presenting each Forum with a DEA-specific report on social housing need in the local area, with the aim of facilitating the identification of appropriate solutions.
	<u>Public Sector Asset Mapping</u>
2.3	At a more strategic level, the Council is working with the NIHE and other Community Planning partners to map all public sector land and property assets across the District for the purposes of identifying making better use of existing assets; identifying surplus assets for re-use; as well as exploring opportunities for shared use. This approach has potential to identifying further options for increasing social housing supply across the District
3.0	Resource Implications
3.1	There are no resource implications regarding this report.
4.0	Equality and Good Relations Implications
4.1	There are no equality and good relations implications arising from this report.
5.0	Rural Proofing Implications
5.1	There are no rural proofing implications arising from this report.
6.0	Appendices
	<ul style="list-style-type: none"> ▪ None