



September 27th, 2019

Notice Of Meeting

You are requested to attend the Council meeting to be held on **Monday, 30th September 2019** at **6:00 pm** in **Mourne Room, Downshire Civic Centre.**

Agenda

1.0 Apologies and Chairperson's Remarks

2.0 Declarations of Interest

3.0 Presentation from Northern Ireland Housing Executive

Housing Investment Plans 2019

Attendees:

Siobhan McCauley – Director of Regional Services

Ailbhe Hickey – Head of Placeshaping, South Region

Loma Wilson – Area Manager, South Down

 *Newry Mourne Down Housing Investment Plan 2019-23.pdf*

Page 1

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Newry, Mourne and Down

Housing Investment Plan
2019-2023



Our Vision: Everyone is able to live in an affordable and decent home, appropriate to their needs, in a safe and attractive place

3
We have overarching strategic themes, each with its own purpose statement.



PEOPLE

To provide housing solutions, services and support to the people of Northern Ireland.

PROPERTY

To ensure everyone has access to a quality home which is safe, affordable, warm and appropriate to their needs.

PLACES

To work with others to develop, maintain and sustain attractive, connected, healthy and economically active places.

We have **4** high level outcomes:

- 1. Helping people find housing support and solutions;
- 2. Delivering better homes;
- 3. Fostering vibrant sustainable communities; and
- 4. Delivering quality public services.

We have **1** set of values:

Making a difference;
Fairness;
Passion;
Expertise

Contents

Foreword 4

Introduction 5

 Strategic Context 6

 Local Context 13

Outcome 1 – Help people find housing support and solutions 29

Outcome 2 – Deliver better homes 31

Outcome 3 – Fostering vibrant sustainable communities 36

Outcome 4 – Deliver quality public services 39

Appendix 1 Community Plan themes and outcomes 43

Appendix 2 Social Housing Need by Settlement 2018-2023 44

Appendix 3 Social Housing Development Programme 46

Appendix 4 Maintenance Programme, Grants and Adaptations information 48

Appendix 5 Supporting People Information 51

Appendix 6 NIHE Stock at March 2019 52

Appendix 7 Applicants and Allocations at March 2019 55

Appendix 8 Management Team contact details 57

Appendix 9 Glossary 59

This document is available in alternative formats. Contact:

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Foreword

Welcome to our second Housing Investment Plan, which sets out our local plans for the next four years. Following feedback from our customers, we hope this report is reader friendly and information is easy to find.

We continue to meet our statutory duties and to provide our housing services across Northern Ireland. We face many challenges in the current financial climate and we continue to do our best to deliver our services across the board.

Four high level outcomes related to housing and associated services have shaped our plans:

1. Helping people find housing support and solutions;
2. Delivering better homes;
3. Fostering vibrant sustainable communities; and
4. Delivering quality public services.

Our Housing Investment Plan reports on our progress over the past twelve months and presents our programmes for the coming year. We have aligned our outcomes to those of the Community Plans and continue to engage with Community Planning Partners to deliver housing services locally.

In order to better meet the needs of our tenants and other customers we have developed a Customer Excellence Strategy 2017-20; this aims to deliver continuing improvement for all our customers. We are also improving our Housing Options service to help people find support and solutions to suit their housing needs and, more importantly, to prevent homelessness. We support our tenants to help them remain in their homes, including provision of financial inclusion information as necessary. We will encourage more tenants to get involved in our Social Enterprise Strategy, and we will pilot a digital inclusion project to assist in accessing services and applying for Universal Credit online. In addition, we will continue our work with the much valued Housing Community Network to future proof our services.



Professor Peter Roberts
Chair

Introduction

Our Housing Investment Plan (HIP) 2015-19 was developed to be the ‘comprehensive conversation piece’ for the housing element of community planning, involving consultation from a range of stakeholders in the sector. It was intended that the HIP would initiate further discussion amongst partners to shape the future of housing in councils throughout Northern Ireland. Four years later, each council has published their Community Plan which identifies long term priorities for improving the social, economic and environmental wellbeing of their citizens.

We believe that our HIP successfully contributed to the formation of the Community Plans. We have aligned our HIP outcomes to each Community Plan to show how our work supports the work of the council and we look forward to continuing to provide our contribution to shaping the future of housing in each council with our Community Planning partners.

We will renew the HIP every four years and in the intervening years, will publish an annual update and performance report.

When writing our HIP we have taken account of the draft Programme for Government, NI Housing Strategy, Regional Development Strategy, Sustainable Development Strategy for Northern Ireland, Planning Reform, Reform of Local Government, and the Social Housing Reform Programme.

Strategic Context

The Housing Executive developed the Housing Investment Plan 2019-23 within the context of the Northern Ireland policy framework.

Welfare Reform

Welfare Reform has meant significant changes to the benefit system for people of working age in Northern Ireland. Whilst all of the changes have had some effect on the Housing Executive, those which have had most impact are Social Sector Size Criteria (Bedroom Tax), Universal Credit and Benefit Cap.

In March 2019 Social Sector Size Criteria, for example, was directly impacting on 24,587 Housing Executive tenants; meanwhile 230 were affected by Benefit Cap.



However, there are measures in place for people in Northern Ireland to reduce the impact of many of the welfare changes, including Social Sector Size Criteria and Benefit Cap. These Welfare Supplementary Payments (mitigation) are available until March 2020 and are administered by the Department for Communities (DfC).

Universal Credit, which is being implemented by DfC, replaces a number of working age benefits, including Housing Benefit. It was introduced in Northern Ireland on a geographical basis between September 2017 and December 2018 for new working age claimants of those benefits being replaced. Roll-out has also meant that existing working age claimants of these benefits, who have a significant change in their circumstances, naturally migrate to Universal Credit. By March 2019, the Housing Executive had 5,944 tenants claiming Universal Credit. Natural migration to Universal Credit continues and will do so until Universal Credit is fully implemented through 'managed migration' where working-age customers on the relevant benefits will be moved to Universal Credit. This is due to start January 2020 and finish by December 2023 and it is anticipated that some 45,000 Housing Executive working age tenants will be affected by Universal Credit when roll-out is complete.

Housing Benefit's caseload is gradually decreasing and this reduction is likely to continue as Universal Credit's managed migration phase takes effect. However, Housing Benefit will still have a significant number of customers, approximately 44,000, of State Pension Credit age as well as customers living in supported accommodation or who are placed in temporary accommodation.

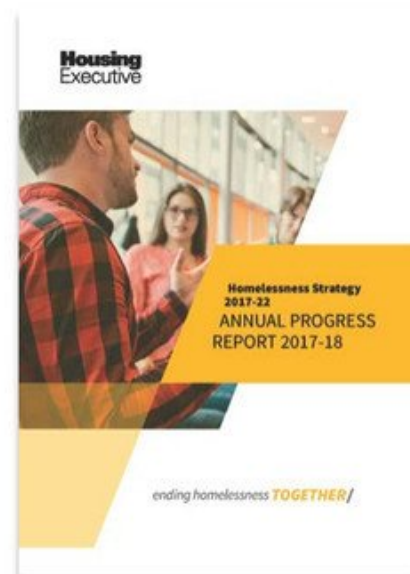
The Housing Executive will continue to administer Housing Benefit for DfC along with Discretionary Housing Payments for both Housing Benefit and Universal Credit claimants. These payments are designed to help those who get Housing Benefit or Universal Credit but still experience difficulties meeting their housing costs. In addition, the Housing Executive will continue to administer and manage the recovery of Housing Benefit overpayments including from those claimants with Housing Benefit overpayments who move onto Universal Credit. On behalf of the Department of Finance, Housing Benefit will continue to manage the Low Income Rates Relief for non-working age tenants and Lone Pensioner Allowance schemes.

Homeless Strategy

The first Annual Report on the Housing Executive's Homelessness Strategy 2017/22 – Ending Homelessness Together was published in October 2018. You can view the report [here](#). The second annual progress report will be published in September 2019.

The report demonstrates the multi-agency approach adopted by the Strategy to both prevent homelessness and to ensure that all clients are provided with the right support to sustain a long term tenancy when one becomes available.

This multi-agency approach is further demonstrated via the established Homelessness Local Area Groups. They bring together a range of agencies from the Statutory, Voluntary and Community Sectors to deliver Action Plans linked to the Strategy to deliver better solutions on the ground for homeless clients.



Homeless Communication Action Plan

The Housing Executive is working on the implementation of a Communication Action Plan to ensure households approaching crisis can access the right support quickly. A Homelessness Awareness E Learning Package has been developed and delivered to all Housing Executive staff. The next stage will be to roll out the package across Statutory, Voluntary and Community Sectors. Relevant information will be provided at key locations e.g. doctor's surgeries, churches etc. Homelessness Local Area Groups will continue to work to raise awareness of homelessness by arranging information events across NI.

Delivery Strategy and Action Plan

The Housing Executive manages the Social Housing Development Programme (SHDP) on behalf of DfC. The SHDP is managed on a three-year rolling basis and the current programme period is 2019/20 – 2021/22. All new social housing provided through the SHDP is delivered by housing associations. The Housing Executive works closely with housing associations to ensure delivery of DfC's annual targets for new social housing starts and completions. The Housing Executive manages the annual SHDP budget and this investment (in the form of Housing Association Grant) is supported by private finance levered in by housing associations.

New social homes delivered through the SHDP are designed to meet a range of applicants' needs for social housing, including those with general housing requirements, Wheelchair Standard Housing, housing for active older people and housing for applicants with Complex Needs. The Housing Executive is working with housing associations to increase the provision of new build Wheelchair Standard homes in line with

ambitious delivery targets agreed with DfC. A proportion of the SHDP budget is also set aside to fund adaptations to existing housing association properties for people with disabilities. The Housing Executive also monitors the delivery of new social homes in rural areas and engages with housing associations and rural communities to support the sustainability of rural settlements.

Each year, delivery of the SHDP is supported by the transfer of land in Housing Executive ownership to housing associations to facilitate new developments. The Housing Executive also works closely with Land & Property Services to bring forward other public sector property for social housing development through the 'disposal of surplus public sector property' process.

The Housing Executive continues to support the Northern Ireland Executive's Together Building a United Community (TBUC) Programme through the facilitation of new build Shared Housing schemes. Having initially supported the delivery of 10 Shared Housing schemes under the TBUC programme, the Housing Executive is now working with DfC to bring forward up to 200 new Shared Housing units annually through the SHDP under the 'Housing for All' programme.

Asset Management Strategy

The Housing Executive continues to implement the revised strategic investment strategy for its stock that was approved by DfC in October 2017. As such, our investment programme is focused on compliance and Health & Safety activities, adaptations, 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; delivery of much of this investment continues to be dependent on successful procurements. Given our continued projected long term shortfall in funding, the main imperative remains the development of a sustainable funding solution to meet our future stock investment needs. The three year period for our revised approach agreed by the Department ends in 2020 and, therefore, in the coming year we will be developing a range of strategic options for consideration in the event that our future funding position is not improved.

Tower Blocks

A draft Action Plan for our Tower Blocks was approved by the NIHE Board in May 2018 as the basis for consultation with stakeholders on our proposals. A consultation exercise was undertaken between June and December 2018, and the findings of this exercise informed the preparation of the final Action Plan which was presented to, and approved by, the Board in March 2019. The Action Plan has now been submitted to DfC for its consideration.

Cavity Wall Insulation

In August 2017, the Housing Executive commissioned a research report on cavity wall insulation in both its own stock and private sector housing. The research was undertaken by the British Board of Agrément (BBA) using their Consultancy Investigation and Training (CIT) subsidiary body. Its report was published in May 2019 and indicated a significant issue with cavity wall installations that are not compliant with current standards. The report's findings are currently being considered by the Housing Executive with the intention of bringing forward an action plan in Autumn 2019.

Research Programme

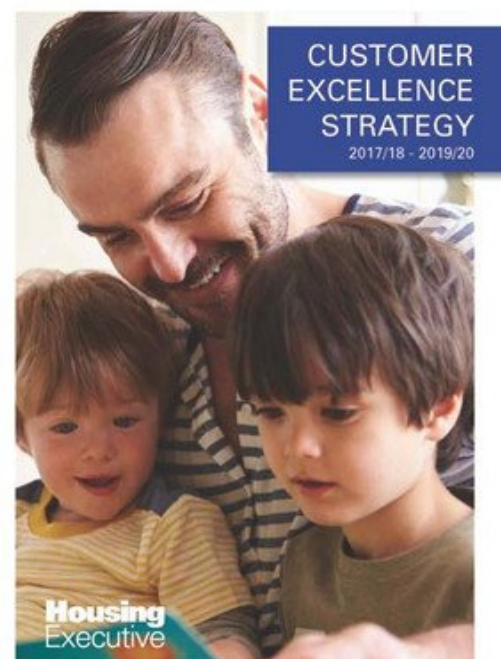
As the strategic housing authority in Northern Ireland, the Housing Executive has a statutory responsibility to regularly examine housing conditions and need, and may also conduct or promote research into any matter relating to any of its functions. Some of the key projects provide data on an ongoing or regular basis including: the Northern Ireland House Condition Survey; Continuous Tenant Omnibus Survey; and a number of strands of research on house prices, rents and affordability, which is carried out in partnership with Ulster University and propertynews.com. During the past year, reports have also been published on: the cost of poor housing in Northern Ireland; the cost to bring dwellings in the region to an agreed level of energy efficiency; the views of residents living in homes constructed by housing associations as part of the Social Housing Development Programme during the financial year 2015/16; and the Broad Rental Market Areas and Local Housing Allowance (LHA) rates used to calculate private sector Housing Benefit.

Work currently under way or due to commence soon includes: research to help inform the Homelessness Strategy; An Irish Traveller Housing Needs Assessment; a survey to provide an overview of the longer term outcomes of the House Sales Scheme; research to gather the views of private rented sector landlords on a range of issues; and further projects to help the Housing Executive assess and plan for the impacts of welfare reform.

Customer Excellence Strategy

A Customer Excellence Strategy 2017 – 2020 was approved by the Housing Executive Board in November 2017. The strategy aims to: provide choices for how customers will interact or do business with us; to increase their control over their experience with us; to improve our digital services; and, outline a clear direction for how we will improve the way we deliver services to our customers. The strategy recognises that customers are interacting with us in different ways and their expectations of us to respond and address their needs have changed in recent years.

To accompany the strategy there are annual action plans for each year covered by the strategy. These yearly action plans detail activities to be completed within year, under five key themes. The first annual update was published on our website in December 2018 and can be accessed here at the following link [Customer Excellence Strategy](#).



Community Involvement Strategy

In 2018, the Housing Executive published the [Community Involvement Strategy 2018-23](#). The previous strategy was directed towards tenants; however, the new strategy takes into account the change in population in Northern Ireland and in our communities. It is aimed at working with tenants, residents and leaseholders to ensure everyone's voice is heard. The new strategy provides flexibility to work with the community in a way that suits them and reflects our commitment to work with others to get the best outcomes for local communities.

Supporting People Strategy and Action Plan

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 2019/20, the budget is £72.8m. The Housing Executive has ongoing plans to monitor and review SP services through the contract management framework, and take actions to remodel/realign services as needed. For further information on the SP programme see the strategy at [Supporting People Strategy](#).

Rural Strategy & Action Plan

The Housing Executive has long recognised that in rural areas, housing needs can be hidden or dispersed and that a different approach is often required to ensure that we deliver our statutory housing functions in both urban and rural areas. The introduction of the Rural Needs Act (NI) 2016, has presented an opportunity for us to reaffirm our commitment to rural communities by ensuring that we pay due regard to their needs through the delivery of a fair and equitable housing service which takes account of local issues and circumstances.

For many rural households, housing choices can be more limited due to unsuitable stock, unaffordable prices and a lack of rental accommodation. Our [Rural Strategy and Action Plan 2016-20](#) identifies in particular, the need to increase the provision of affordable housing in rural areas in order to help protect and sustain rural communities. Through the Housing Executive's annual programme of rural housing need tests, we engage with communities who wish to examine the need for new housing in their area and with housing associations to encourage the delivery of new rural housing where it is required.

The Housing Executive's contribution to rural regeneration extends beyond the provision and maintenance of housing to the capital funding invested for the development and improvement of local community facilities and services. In 2019/20, the Housing Executive will also continue to celebrate the invaluable contribution of the rural community groups through the annual Rural Community Awards competition.



Irish Travellers

The Housing Executive commissioned and published Comprehensive Traveller Accommodation Needs Assessments in 2002, 2008 and 2015 to establish the accommodation needs (for social housing, Traveller specific Group Housing, serviced sites and transit sites) of the Irish Traveller Community across Northern

Ireland. In 2019, new research will be undertaken to provide the necessary information to enable a new Irish traveller Strategy and Needs Assessment to be developed for the period 2020-25.

Sustainable Communities

Handiheat is a €2m energy efficiency project, led by the Housing Executive, launched October 2018. In October 2018, the Northern Periphery & Arctic Programme, supported by European Regional Development Funding, awarded a project to a Northern European energy partnership. This three year project will be led by Housing Executive and researched in partnership with energy teams from Northern Ireland, Ireland, Scotland, Finland and Iceland.

The project's goal is to establish how domestic heating solutions can utilise energy efficiency and renewable energy for rural communities across the project area. With continued high levels of oil dependency and the strategic context of the Clean Growth Strategy, there is an imperative to find alternatives to this fossil fuel.

Aligned with this project, the Housing Executive will lead on a second demonstration pilot, observing energy use in a small number of our Fermanagh homes. This model will evaluate a combination of hybrid and low carbon heating solutions, with value for money energy efficiency measures. A hybrid boiler, heat pumps, solar photovoltaic (PV) and energy storage systems, with value for money insulation measures, will be installed to each of the chosen properties.

Accessible Housing Register (AHR)

The Housing Executive is working with Northern Ireland Federation of Housing Associations (NIFHA) to identify social housing properties that are accessible to those with mobility issues. When this work is complete, the Housing Executive will have an Accessible Housing Register for social housing. The Housing Executive intends to develop a system to identify private rented accessible properties on the new NIHE website.

Fundamental Review of the Private Rented Sector (PRS)

DfC undertook a fundamental review of the PRS in 2016. Following a public consultation in 2017, 52 responses were received. DfC has prepared a government response for Ministerial approval. When a Minister is appointed, the Department will publish details on the way forward.

Fundamental Review of Social Housing Allocations

DfC are finalising a report on the consultation exercise, which was carried out at the end of 2017, on proposals for changes to social housing allocations in Northern Ireland. The Housing Executive will continue to contribute to the Fundamental Review of Social Housing Allocations and is working closely with DfC on the proposals for change to determine next steps.

Affordable Housing

Affordable housing is funded through interest-free loans from government. [Co-ownership](#), which provides the majority of shared ownership homes in Northern Ireland, receives government support through Financial Transactions Capital (FTC) with £100m secured until 2020.

The Affordable Homes Loan Fund has piloted FairShare, which 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.

DfC have published the '[Definition of Affordable Housing](#)' Consultation Paper with consultation ending on 13 September 2019. The overall aim of this work is to agree a clear definition of affordable housing that can be applied consistently in legislation, policy, local plans and in practice.

Community Asset Transfer

The Housing Executive will transfer land/property under the Community Asset Transfer framework to deliver community regeneration. Policy is currently being developed by DfC to implement this framework.

Local Context

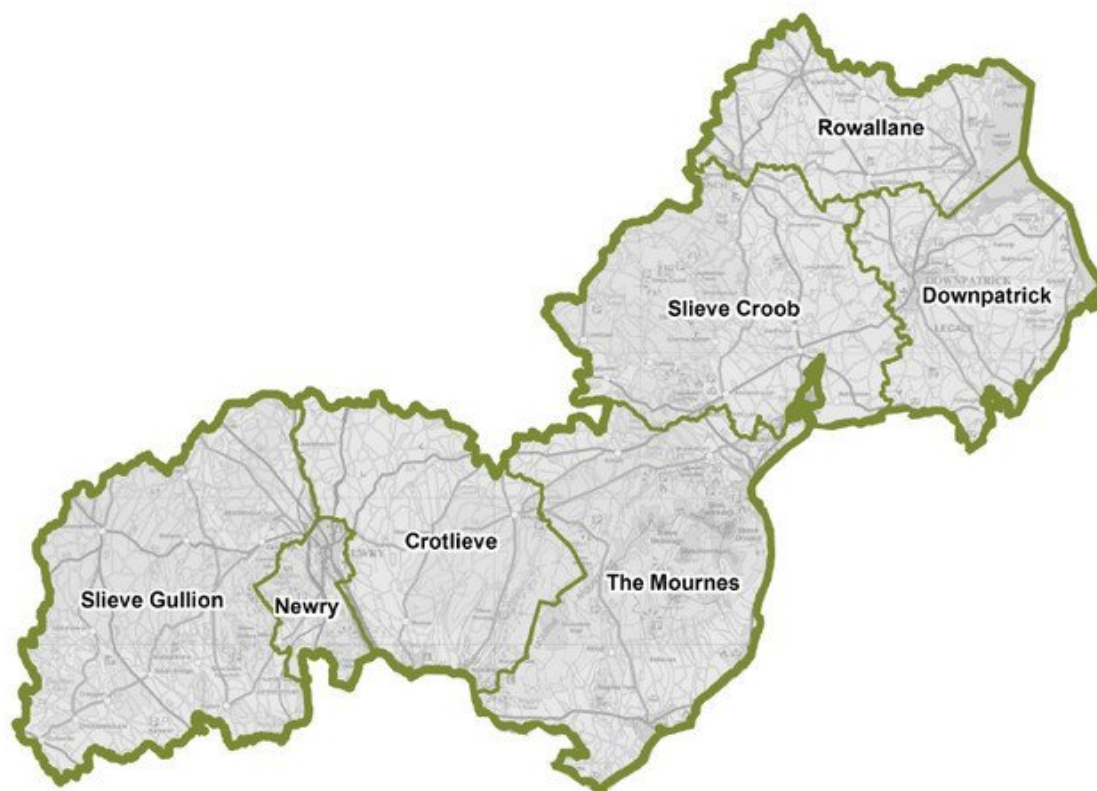
Newry, Mourne and Down District Council (NMDDC) is the third largest Council area within Northern Ireland, comprising approximately 11% of the total land area, more than 100 miles of coastline and, provides services to 178,996 residents (9.6% of NI population). In addition to Newry City, the principal towns within the district are Downpatrick, Ballynahinch, Kilkeel, Newcastle, Warrenpoint and Crossmaglen.



Newry, Mourne and Down District Council area is divided up into seven District Electoral Areas (DEAs), which are shown in the following map. The Council has established a DEA Forum in each of its seven DEAs to assist communication and engagement; the membership is composed of elected councillors and up to eight community representatives. The purpose of the DEA Fora is to:

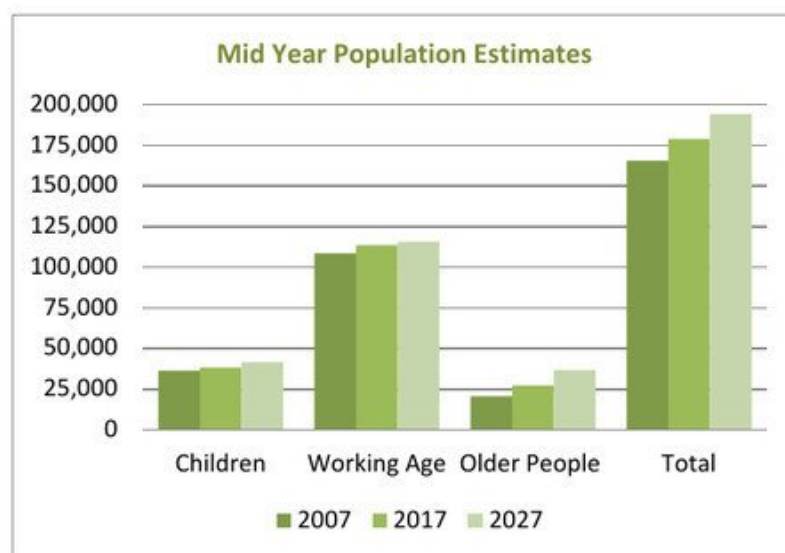
- Serve as a support for identifying useful services, funding sources and assist with developing a collaborative approach to use them most effectively;
- Offer a place for shared ideas to flourish;
- Make efforts not to exclude any group or prioritise the needs of one organisation over another; and
- Maintain strict impartiality.

The Housing Executive's role within the DEA fora is to partner the Council in providing information on social, affordable and intermediate housing need within each of the seven areas. Additionally, our role is to highlight issues from a housing perspective and identify the next steps towards resolving them.



Demographics

The population of Newry, Mourn and Down District Council area is projected to grow by 8.58% from 2017 to 2027. This growth, 35%, will be concentrated chiefly in the 65 plus age group. The number of children in NMDDC is projected to grow by 9.36%, above the Northern Ireland average of 6.30% and the fourth highest growth rate across all eleven council areas. The working age population in comparison is projected to show only slight growth at 1.97%.



Source: NISRA

The household size is projected to reduce from 2.72 to 2.66 while the number of households is projected to increase by 5,578 from 65,121 to 70,699 over the 10 years to 2027. While the need for small family accommodation remains strong, there will be a requirement to design and construct suitable accommodation for older persons.

Economic Context

Local economic performance and peoples' economic circumstances affect demand for housing and individual housing choices.

Within the district, there are 54,668 jobs, 8% of all jobs across Northern Ireland. The Labour Market Structure shows 76% of the working age population are economically active, compared to 74% across Northern Ireland. In 2018, the weekly full-time median wage for residents in the area was £468.70, an increase of £20.40 on the previous year, £448.30 per week. This compares to the overall Northern Ireland weekly basic full-time median wage of £480.10, an increase of £16.60 on the 2017 figures, £463.50 per week. While wages within the district and Northern Ireland are rising they are not increasing enough to meet the rising house prices and consequently many will continue to find it difficult to get on to the property ladder.

There are 8,110 registered businesses in the district which accounts for 11% of all the businesses in Northern Ireland. The district's business base shows that services dominate the sector at 49%, followed by agriculture, 27%, construction, 17% and production, 6%. The agriculture and construction sectors are both over represented compared to that of Northern Ireland at 25% and 14% respectively. 90% of businesses within the district are classed micro, employing nine or less employees, with medium businesses, 50-249 employees, comprising only 1%.

Housing Market Context

While the housing market has improved over the past number of years, structural issues remain that could adversely affect the economy and household finances in the near future. High levels of negative equity remain an issue. While rising house prices mean more homeowners are coming out of negative equity, higher levels of inflation and a rise in interest rates could lead to higher housing costs.

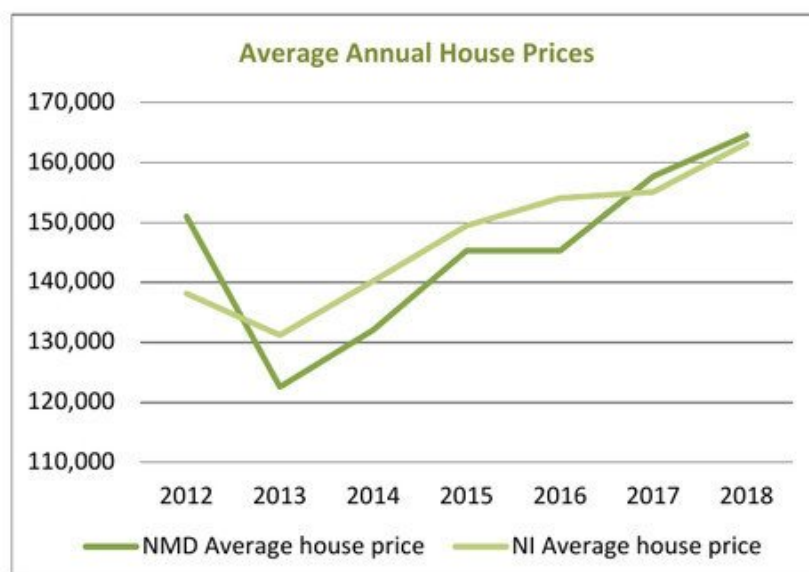
In addition, commentators have forecast a slowdown in house price growth or stagnation within the Northern Ireland housing market over the next two years. Longer term forecasts for the UK housing market have also been cautious due to economic uncertainty since the EU referendum. It will be important to monitor trends and developments across the housing sector in the next few years.

The district has a HGI projected new dwelling requirement of 10,900 for 2012/25. This data will inform the Council's LDP on the need for additional development land. The following sections will discuss owner occupied, private rented and social rented sectors in more detail.

Owner Occupied Sector

Land and Property Services (LPS) state that the average house price in Newry, Mourne and Down, at Q4 2018 (Sept – Dec) was £141,824, which is the third highest average price of all Northern Ireland Council areas. It represents an increase of 1.3% over the previous quarter and 6.2% over the year. The average annual figure for the district, as shown in the chart, demonstrates an increase of 4.3% during 2018, lower than the Northern Ireland figure of 5.2% but a high for the 2012/18 period.

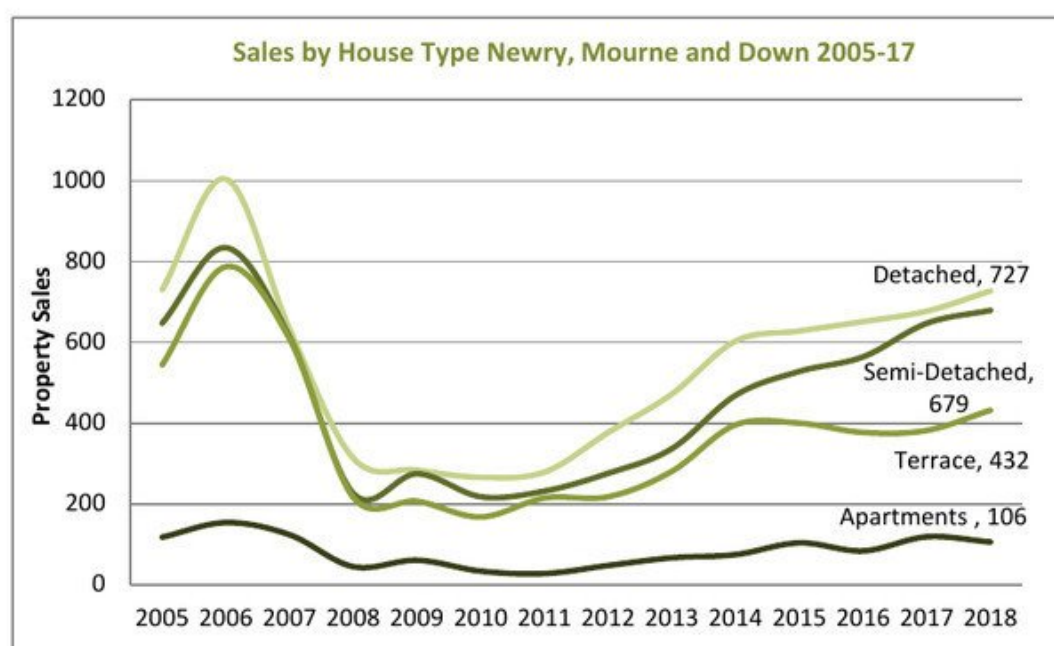
According to local estate agents the revitalisation in the district's housing market can be attributed to a number of factors. The wider availability of mortgages and low interest rates has positively affected the ability for individuals to purchase property, increasing the demand that had been accumulating over preceding years. The limited supply of new housing in the district and shrinking supply of available land, particularly in Newry City, has increased the pressure on the second hand housing market and is a major contributor to the rising prices.



Source: Ulster University

While there were weaker rates of price growth over the most recent quarter overall the district's housing market remains in a generally stable and healthy position. To ensure this is maintained there is a requirement for continued investment in new and existing housing stock to maintain the supply of quality dwellings necessary for a healthy housing market and sustainable residential property ownership.

Houses sales in Newry, Mourne and Down have decreased from 2,039 in 2005 to 1,944 in 2018, with 2006 having the highest number of sales in that period. The following chart shows house sales by house type across the district with detached properties comprising the highest number of sales at 37%.



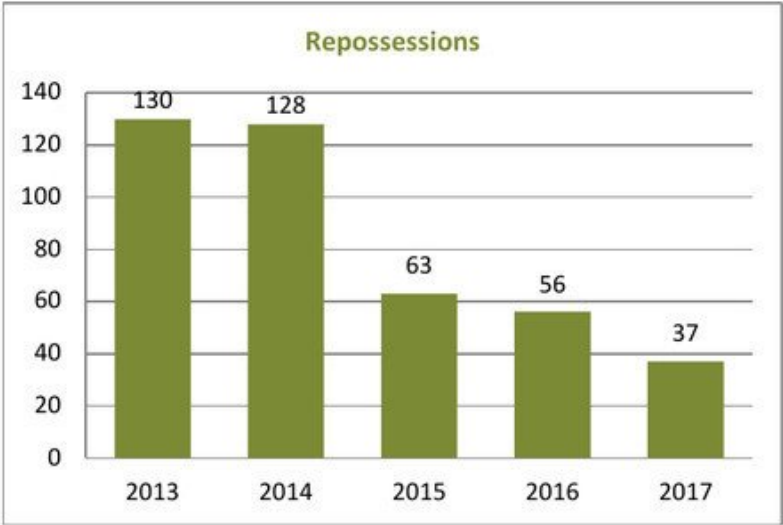
Source: Dept of Finance

Local estate agents report that first time buyers and existing home owners are performing strongly followed by buy to let investors. Currently the highest number of buyers originates from within the 25-39 age range with three bed semi-detached houses the most popular property type purchased. The private rental market remains buoyant in the district, both urban and rural areas. The number of enquiries continues to increase with sales predominately from those who are upscaling or downscaling property.

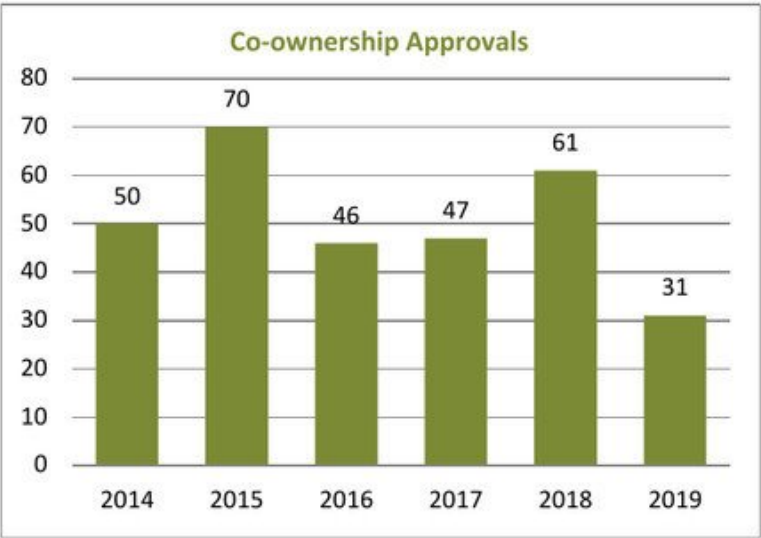
Popular locations within the district include Newry City, Newcastle, Bessbrook and Warrenpoint. While house prices in Northern Ireland still remain the cheapest in the UK, wages for the most part aren't increasing. This means that residents within the district, where house prices increased by 6.2% over the year to Q4 2018, may find it difficult to get on to the property ladder.

During 2017, there were 37 repossessions within Newry, Mourne and Down District, a decrease of 34% over the previous year. This has been due to a combination of a low interest rate environment and lenders showing flexibility when working with borrowers who are in financial difficulty. There is no room for complacency however with the potential for base rate rises ahead.

Impending interest rate rises are currently not impacting the market as they are expected to be slow and gradual; however, for existing mortgages any rise in interest rates would place individuals and families under additional financial pressure.



Source: DfC

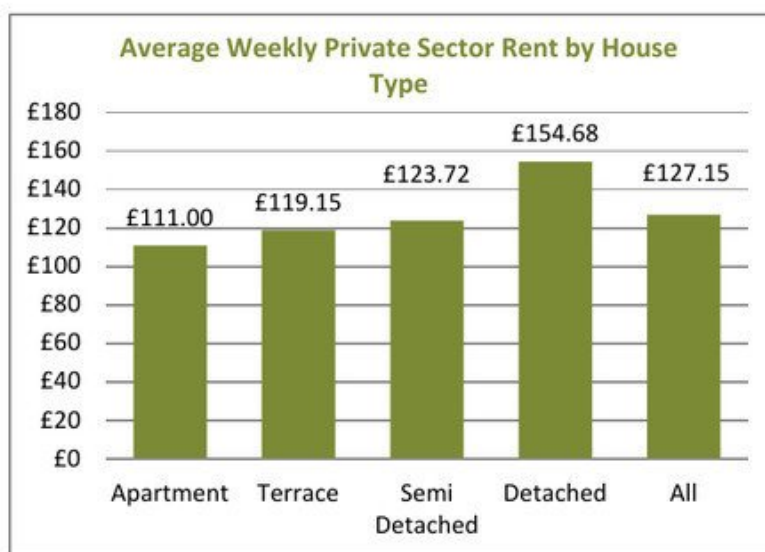


Source: Co-ownership Housing Association

Low income households can find difficulty accessing the owner occupied market creating demand for intermediate housing. The Housing Executive estimates intermediate housing demand for the district at approximately 120 units per annum for the 2018 to 2028 period. Co-ownership had an active stock of 504 dwellings at March 2019, 31 of which were purchased during 2018/19. This reflects the opportunities this scheme provides in the current housing market environment.

Private Rented Sector (PRS)

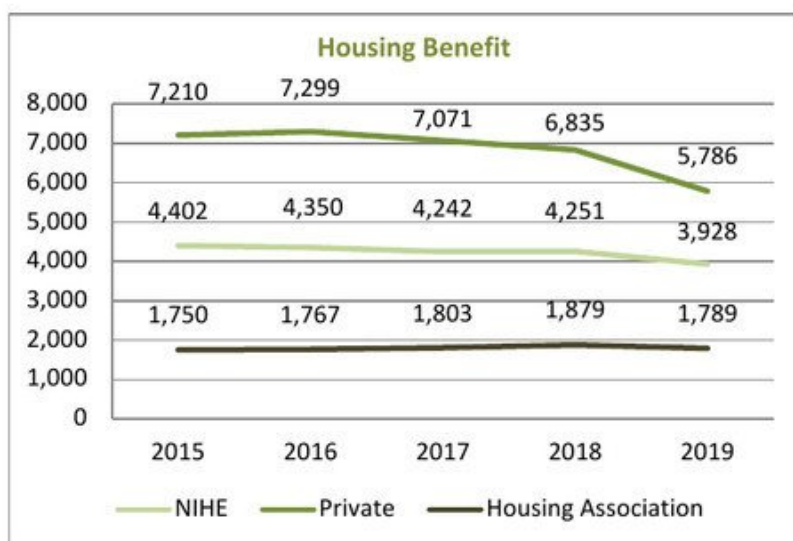
The private rented sector across the district has seen an unprecedented increase in its tenure share between 2001 and 2019. During the first half of 2018 there were 6,134 lettings in LGDs outside of Belfast with 433 (7%) within Newry, Mourne and Down. (Performance of the Private Rental Market in Northern Ireland H1 2018 Issue No 11: UU) The overall average rent in the district was £550.97 per month, a marginal increase over the year (2.8%) with relatively little change in average rents across the respective property types. The average weekly figures are shown in the chart opposite.



Source: University of Ulster

Local estate agents state that demand is currently highest for rental accommodation across the district from those aged 18-24 with semi-detached houses the most popular property type. The 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 very strong demand as supply fails to catch up. Housing Benefit continues to play a vital role in supporting the private rented sector.

At March 2019, there were 5,786 private tenants in receipt of Housing Benefit in the district, a decrease of 15.3% on the comparable 2018 position. A key factor in this reduction is the introduction of Universal Credit. At March 2019 there were 365 Housing Executive tenants claiming housing benefit in the district. Rising levels of temporary employment, growing social housing waiting lists, lending restrictions and high levels of negative equity will ensure that the private rented sector continues to play an important role in the district.



Source: NIHE

Within Newry, Mourne and Down 5,587 private rented properties were registered by 4,331 landlords under DfC's Landlord Registration scheme at March 2019. The registration scheme will provide evidence to assist monitoring and regulation of the sector.

Newry, Mourne and Down District falls within the South and South East broad rental market areas (BRMA). The Local Housing Allowance for 2 bed dwellings within the South and South East

BRMAs is £82.84 and £95.88 respectively. For 3 bed dwellings within the South and South East BRMAs the allowance is £91.09 and £106.01 respectively. Despite the availability of discretionary housing payments, some tenants are now struggling to make up the difference between Housing Benefit allowance and rental charge.

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

- Very high demand for private rental properties in urban areas particularly Newry City and Downpatrick;
- The age profile of those renting shows that the highest numbers fall within the 25-34 age group followed by 18-24;
- The most popular rental property type is houses, chiefly semi-detached followed by terraced;
- The rental market continues to prove very popular with migrant workers however some are now moving into owner occupation;
- Vacancy rate of private rental properties is very low with estate agents stating demand is very high, even in more rural areas;
- Difficulty in saving for a deposit to buy a home;
- Job and income uncertainty;
- Availability of Universal Credit, the introduction of which has had minimal effect on the housing market within the district according to estate agents surveyed;
- Higher demand and lower turnover within 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 mismatch for the many single households and couples in need of housing, and also for larger families who require four bedroom accommodation but in a more affordable format such as semi-detached.

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. As household groups continue to reduce in size, Houses in Multiple Occupation (HMO) will continue to play a greater role in the housing market, particularly for single households aged under 35. There are currently 6,638 HMOs in Northern Ireland, 143 of which are in Newry, Mourne and Down District.

Social Housing Sector

Housing need for the district has remained at a consistently high level between 2013 and 2019. At March 2019 there were 3,289 numbers of applicants on the waiting list for Newry, Mourne and Down with 2,516 in housing stress. There were 499 allocations over the year.

Overall applicant numbers in Newry, Mourne and Down have risen at March 2019 to 3,289 after experiencing a gradual decline since March 2014. In contrast, the numbers of applicants in housing stress have demonstrated annual incremental increases, culminating in a 23.6% growth over the 2014/19 period.

Within the district, Newry City exhibits the highest numbers in housing stress, 718 at March 2019 with existing turnover inadequate to the demand presented. Housing Associations continue to experience difficulty acquiring land in the City for a plethora of reasons, chief being price.



Source: NIHE

The five-year assessment for 2018-23 shows a need for 1,884 units in the district. Need is greatest in Newry City at 700 units followed by Newcastle, Bessbrook and Warrenpoint. Single, small family and older person households comprise 86% of the housing stress waiting list in the council area. Future housing mix in new social housing will need to cater for these household groups. In recent years social housing 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.

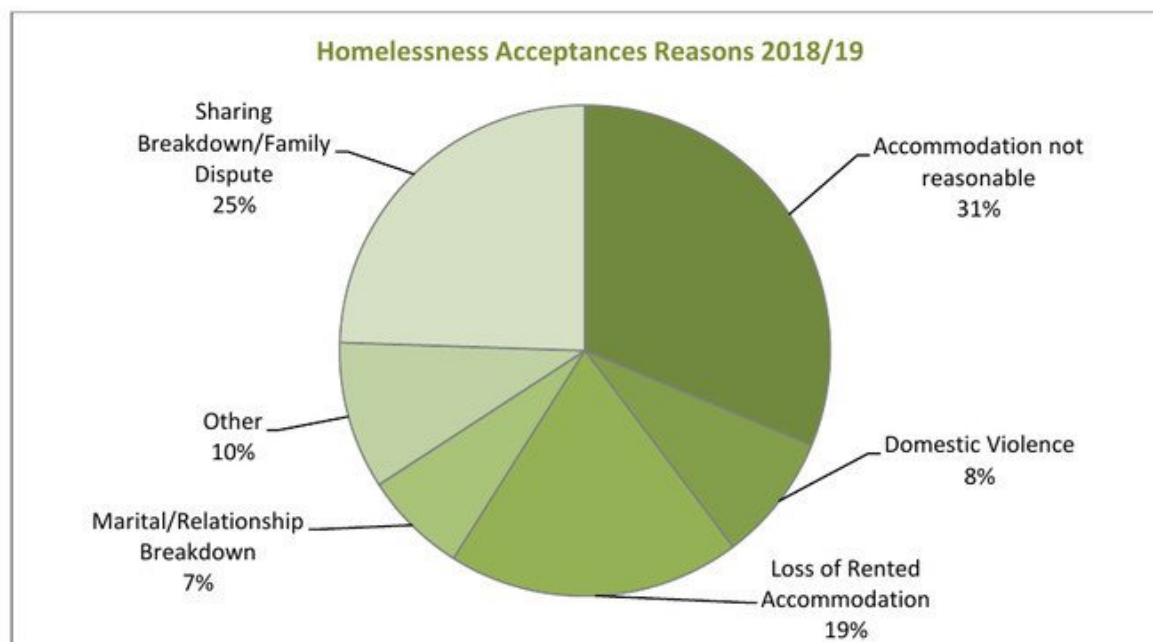
Homelessness

The number of households presenting as homeless has increased from 1,135 at March 2018 to 1,244 at March 2019. There has also been an increase of 15% in applicants being awarded 'Full Duty Applicant' status (statutorily homeless) over the same period.

Year	No. of homeless presenters	No. of homeless acceptances	Households placed in temporary accommodation
2014/15	1,322	750	149
2015/16	1,283	892	174
2016/17	1,206	824	165
2017/18	1,135	789	114
2018/19	1,244	907	129

Source: NIHE

The following chart shows the causal factors for applicants accepted as homeless in South Down during 2018/19. Over 56% of homelessness acceptances were due to accommodation not being reasonable and family dispute/sharing breakdown. Other significant reasons include loss of rented accommodation, domestic violence and marital / relationship breakdown.



Source: NIHE

There is a range of temporary accommodation available in Newry, Mourne and Down including 85 privately owned single lets and nine hostel placements.

The Housing Executive is also represented on the newly formed Multi-Agency Community Support Hub, along with the Police Service of Northern Ireland (PSNI), Sustainable Northern Ireland (SNI), Northern Ireland Fire Rescue Service (NIFRS), Institute of Alcohol Studies (IAS), Southern Health and Social Care Trust (SHSCT) and the Council. The aim of the hub is to help people improve their situation through effective interagency working, with positive outcomes including homeless prevention. Partner agencies identify persons of concern who, with consent, will become potential referrals and intensive support will be provided until their situations have improved.

Supporting People

£5.70m was spent delivering the Supporting People Programme for 2018/19 with £5.68m approved for 2019/20. Appendix 5 details Supporting People financial information for the district and Appendix 3 shows supported schemes that have completed, are on-site, or programmed.

During the year the local office launched a pilot Dementia scheme. The aim of the pilot was to make a difference for people with dementia, enabling them to feel supported in their local community, encouraging autonomy, choice and control over their lives and helping them to sustain their tenancies. In a short period of time the team have:

- Been trained to become 'Dementia Friends to support tenants with Dementia';
- Raised awareness about dementia in the area;
- Set up a new referral process between the team and the Trust's Dementia Navigators in order to identify tenants living with dementia; and
- Provided tenants with personalised support and innovative dementia friendly packs to support them to remain living independently in their Housing Executive home. The pack includes a dementia friendly calendar clock, internal signage, front and back door key fobs, a white board and information at both a national and local level. The pack is being offered free of charge to Housing Executive tenants.

The team have also worked alongside the response maintenance contractor in order to introduce dementia friendly design under the current minor adaptations list. As a result a number of dementia friendly adaptations are now available as part of the pilot programme, such as, a blue toilet seat and a blue grab rail.



Dementia Friendly Pack

The pilot has proved very successful and is now being used as an example of best practice. Deirdre Magill, Community Development Worker Southern Health Social Care Trust, Newry and Mourne and Chairperson Dementia Steering Group, Newry and Mourne comments:- *"As chairperson of the locality dementia steering group I have been able to use the pilot scheme as a model of good practice for others to use. For example from a Promoting Wellbeing Division perspective, I have used the model to speak to our community health improvement/ accident prevention officer who made a business case to purchase similar equipment for use of residents who are either in owner occupied properties or housing association tenants. These tenants will also be referred to us via our Health and Social Care colleagues in Memory Services (dementia navigator). It is anticipated that a pilot scheme will happen in the Newry and Mourne locality in the new financial year".*

Social Housing Development Programme

Housing associations compete on the open market against the private sector and this can make it difficult to obtain sites in areas of housing need throughout the district. This is most acute in Newry City where sites are proving very difficult to obtain. To address social need, the Housing Executive's three year Social Housing Development Programme (SHDP) has 870 housing units planned (See Appendix 3).

During 2018/19, 126 units were completed across Newry, Mourne and Down, including developments at Millvale Road, Bessbrook and 9-17 Antrim Road, Ballynahinch. At March 2019, there were 324 units on-site including schemes in Newry City at 83/89 Drumalane Road, Carnagat Road and Ardmore Road. We seek to provide social housing need on land owned by the Housing Executive. Where such land is not available, housing associations and developers may refer to the Housing Executive's [Commissioning Prospectus](#) to identify locations where new social housing is required.

Work is continuing on the development of an Accessible Housing Register (AHR). This will minimise waste and allow social landlords to make more effective use of their existing adapted stock. Within Newry, Mourne and Down District Council area there is a residual housing need over the period 2018/23 for 48 wheelchair units. At March 2019 there were 45 applicants on the waiting list requiring wheelchair accommodation, all in housing stress, a slight increase over the comparative 2018 position with seven allocations over the past year.

During 2018/19 the Housing Executive spent £1.25m on 410 adaptations to their properties. 99 Disabled Facilities Grants were approved and 98 completed, spending £1.50m.

Disabled Facilities Grants (DFG's)

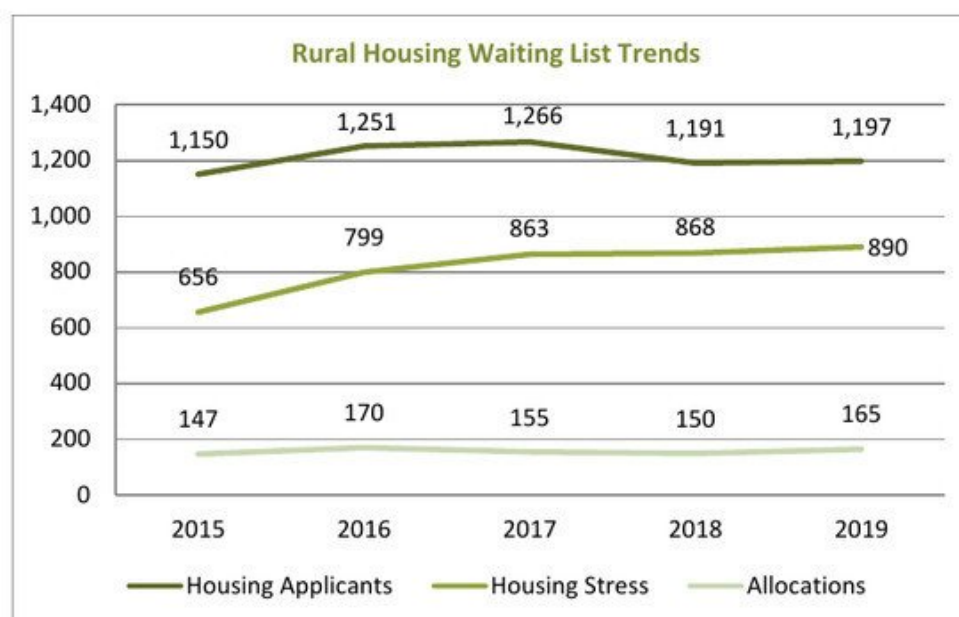
Year	2014/15	2015/16	2016/17	2017/18	2018/19
Approved	110	94	106	100	99
Funding (£k)	1,330	1,170	1,498	1,274	1,501

Source: NIHE

Rural Areas

Outside urban settlements, the Newry, Mourne and Down District Council area encompasses a significant rural landscape. Renowned for its scenic beauty, the district is bounded on the east by Strangford Lough and Carlingford Lough, and on the west by Slieve Gullion and Slieve Croob, with the picturesque Mountains of Mourne at the centre.

The natural beauty of the Mourne Mountains promotes the rural settlements as desirable places to live. For this reason demand for rural housing generally exceeds supply. At 31 March 2019 there were 890 rural applicants in housing stress, an annual increase of 2.5% with 165 allocations over the year.



Source: NIHE

The number of rural applicants in housing stress has demonstrated a 36% increase over the 2015/19 period while allocations remain comparatively low. For many young rural households within Newry, Mourne and Down District, 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.

During 2018/19 rural need tests took place in Drumaghlis and Whitecross with both tests uncovering a hidden social housing need within the settlements. The positive response to the Whitecross test will now allow a Housing Association proposal to be supported. During 2019/20, tests are programmed to take place in Drumaroad, Raholp/Saul and Bryansford. Tests in Raholp/Saul and Bryansford will take place after site investigation / feasibility has completed.

Community Planning

Housing Symposium & Housing Area Action Plans

As part of the Community Planning Living Well Together Community Plan, Newry, Mourne and Down District Council held a Housing Need Conference in partnership with the Housing Executive and the Department for Communities (DfC). The event was held on 25th February in the Canal Court Hotel and was attended by statutory agencies, the community and voluntary sector, housing professionals and elected members.

The event was facilitated by Professor Paddy Gray and key speakers included the Housing Executive's Chief Executive, Clark Bailie, Liam Hannaway, Chief Executive of Newry, Mourne and Down District Council and Louise Warde-Hunter, Deputy Secretary from DfC. Delegates were given the opportunity to collaborate with each other and put forward ideas to encourage the development of social housing, help housing providers plan for residents' long term needs, tackle homelessness, the poverty gap and improving the provision of accessible housing.

The event was widely commended as being a great success and provided the Housing Executive with feedback and solutions to consider as we work to address housing issues in the Newry, Mourne and Down District Council area.

Participatory Budgeting Pilot

During 2018, as a partner in the Newry, Mourne and Down Community Planning Partnership, the Housing Executive was involved in the pilot to implement Participatory Budgeting (PB) through the Communities Leading Change initiative. This initiative is a method of extending democracy and increasing civic engagement, through which people in the district are given a say on allocating funding to address issues that matter most to them. Two events were held during the year with the following partners all contributing to the funding pot, Southern Health and Social Care Trust (SHSCT), South Eastern Health and Social Care Trust (SEHSCT), Police Service of Northern Ireland (PSNI), Department for Communities (DfC) and Newry, Mourne and Down District Council.

Over 5,500 votes were cast on projects the community wanted to see funded in their local area. Of the 30 groups which participated across the district, 21 were successful in receiving a share of £10,500. Feedback from participants demonstrated that the majority (92%) agreed the process was worthwhile 100% stated that they found the process easy.

Successful groups included, a local support group giving their crisis rooms a facelift, a boxing club buying new equipment and Carnagat Community Association holding a cultural event. This innovative approach was very successful and challenged the conventional way that small grants are paid, while being open and transparent. This initiative benefitted all involved through the strengthening of partnership working and building capacity within local communities.



Communities Leading Change Event

Health and Housing

The South Down Area Manager sits on the Health and Wellbeing Thematic group and has contributed to the 'Mental Health and Emotional Wellbeing' priority by reporting on Housing Executive progress in this area. The Housing Executive has provided a training programme on mental health for all frontline staff and produced a mental health awareness booklet for information and guidance. A resilience group has also been formed which is focusing on what further actions need to be taken within the organisation as well as incorporating the 'Take 5 Steps to Wellbeing' concept into the workplace. This concept states five simple actions to help maintain and improve emotional wellbeing in everyday life which are:-

- **Give** Volunteer your time. Thank someone. Smile;
- **Be active** any amount of physical activity is good for you;
- **Connect** with the people around you, friends or colleagues;
- **Keep learning** don't be afraid to try something new;
- **Take notice** be aware of the world around you.

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 the district 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.

Following the completion of the first stage of the Local Development Plan (LDP) process, The Council's timetable has been agreed and published with the Council's Preferred Options Paper (POP) launched on the 29 May 2018. The next stage is formulation of the Draft Plan Strategy which is a public consultation document which will set out in draft terms the proposed broad aims, objectives and the overall future growth strategy and associated generic planning policies applicable across the district. Publication is expected in Quarter 2 of 2020/21.

Housing Executive Spend

In the absence of the Northern Ireland Executive, Budget Allocations to Northern Ireland Departments for 2019/20 were provided by the Secretary of State for Northern Ireland. DfC has provided Housing Executive allocations for 2019/20. These allocations have been incorporated in the Board approved budget for

2019/20. 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.

Projected spend for NMDDC during 2019/20 is £19.01m with planned and response maintenance work accounting for £6.60m and £2.94m respectively. The importance of continuing to provide and fund housing related support services to help people live independently within the community sees £5.68m approved to deliver the Supporting People Programme during 2019/20. £1.04m has also been approved to help fund adaptations for those with a disability.

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 2018/19 public sector housing investment totalled £31.79m for Newry, Mourne and Down District Council area. Housing expenditure and projected housing investment is set out below.

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

Activity areas	Actual spend £m 2018/19	Projected spend £m 2019/20
Stock Improvements	1.19	0.70
Adaptations for Persons with a Disability (APD's)	1.25	1.04
Planned Maintenance Work	4.88	6.60
Grounds Maintenance	0.48	0.40
Response Maintenance	3.24	2.94
Private Sector Grants	1.81	1.65
Supporting People	5.70	5.68
Community Development	0.08	*
Investment in New Build**	12.97	***
Boiler Replacement Scheme	0.19	****
Total	31.79	19.01

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 private borrowing.

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

**** Demand led, therefore budget cannot be allocated.

It should be noted that the 2019/20 Stock Improvement and Planned Maintenance budgets are dependent upon in-year procurement exercises which will result in a significant proportion of the 2019/20 expenditure being back-loaded. The risk of legal challenge to the ongoing procurement exercises and regrettably the potential for resultant delays should be recognised by readers of this report.

HOUSING PLANS & SERVICES - OUTCOMES

-  **1** Helping people find housing support and solutions
-  **2** Delivering better homes
-  **3** Fostering vibrant sustainable communities
-  **4** Delivering quality public services

Outcome 1 – Help people find housing support and solutions

Plans 2018/19	Progress	Plans 2019/23	CP Ref
NIHE will work with organisations to deliver homeless services, in line with Homelessness Strategy 2017-22.	1,244 homeless presenters and 907 homeless acceptances. 86 clients were sustained in tenancies and homelessness was prevented.	Development and publication of the Chronic Homelessness Action Plan. Implementation of year one actions in Chronic Homelessness Action Plan.	4B 4C
Roll in of the Housing Solutions and Support Approach will continue across NI.	This approach is used for all customers who contact the NIHE with a housing issue. Staff explore a range of suitable housing and support options with customers and provide them with information to allow them to make informed decisions about their housing options. The approach has been developed to focus on tenancy sustainment and homeless prevention. Housing Solutions and Support teams now operate across all Housing Executive local Offices. The Customer Management System (CMS) is now being used by all Housing Solutions staff and Patch Managers in order to allow better case management of customer's housing journeys.	Ensure the new approach continues to be effectively embedded across the organisation. Conduct peer reviews to benchmark the NIHE Housing Solutions service and identify good practice and areas for improvement. Further develop the Housing Solutions and Support approach. Including through accreditation of staff. Ensure information is readily available across all tenures to meet the needs of a housing options service. Deliver an adequate supply of permanent accommodation to prevent homelessness and repeat homelessness.	4B 4C
NIHE has made £390k available to fund Smartmove private rented access scheme across NI for 2018/19.	The contract with Smartmove for the provision of a Private Rented Sector Access Scheme (PRSAS) ended on 30th September 2018. All referrals made prior to that date, which resulted in a tenancy being created continued to receive the six month tenancy management service as per the agreed contract. This resulted in a total spend of £360k for 2018/19.	Work has been ongoing to investigate and develop a replacement PRSAS. A number of consultation events have taken place and a specification has been produced. A business case is ongoing with the aim of having a new PRSAS procured and in place by September 2019.	4B 4C

Newry, Mourn and Down
Housing Investment Plan 2019-23

30

Plans 2018/19	Progress	Plans 2019/23	CP Ref
£5.74m has been approved to deliver the Supporting People Programme for 2018/19.	£5.70m was spent delivering the Supporting People Programme for 2018/19. 57 accommodation based services for 879 service users. Six floating support schemes for 416 service users.	£5.68m has been approved to deliver the Supporting People Programme for 2019/20.	2D 4B 4C
Where possible we will incorporate wheelchair units within the 2018/21 SHDP. The Wheelchair Standard Accommodation target for general needs new build for 2018/19 is 7%.	17 wheelchair units were on-site at March 2019.	The Wheelchair Standard Accommodation target for general needs new build for 2019/20 is 8.5%.	4B 4C
NIHE has funding of approximately £9.5m for Disabled Facilities Grants (DFGs) for the private sector in 2018/19 across NI.	NIHE approved 99 DFGs spending £1.50m during 2018/19. 98 DFGs completed during the year.	NIHE has funding of approximately £10m for DFGs for the private sector in 2019/20 across NI. The funding for Newry, Mourn & Down is £1.34m.	4B 4C
NIHE will provide adaptations to their properties as required.	NIHE spent £1.25m on adaptations in 2018/19.	NIHE have a budget of £1.04m to provide adaptations to their properties in Newry, Mourn and Down, as required.	4B 4C

Outcome 2 – Deliver better homes

Plans 2018/19	Progress	Plans 2019/23	CP Ref
Identifying housing needs, increasing supply of affordable renting and assisting home ownership			
NIHE will carry out an annual five year projected social housing need assessment for the Council.	Achieved. The five year social housing need for NMDDC is 1,884 with 700 units required in Newry City alone.	NIHE will carry out an annual five-year projected social housing need assessment for the Council.	4B
NIHE will annually assess demand for intermediate housing for the Council.	Achieved. The ten year intermediate housing need is 1,200.	NIHE will annually assess demand for intermediate housing for the Council.	
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.	New HMA boundaries have been agreed and NIHE plans to commission further research to undertake a factual analysis of housing systems within two of the new housing market areas with a view to extending this further to all new housing market areas.	The Housing Executive has now appointed a research contractor to undertake Phase 2 of this research, to conduct a Strategic Housing Market Analysis for the Belfast Metropolitan and Derry and Strabane Housing Markets Areas. Both Housing Market Area reports are due for completion in March 2020.	4B
This analysis will also include an element of scenario planning.			
DfC will approve a gross, three-year 2019/22 SHDP.	There are 324 units on-site, of which, 96 units started in 2018/19. There were 126 units completed during 2018/19.	DfC will approve a gross, three-year 2020/23 SHDP.	4B
Site identification studies are scheduled for Warrenpoint, Newcastle, Bessbrook and Camlough.	Site identification studies have been completed for Meigh, Newcastle, Ardglass, Killough, Crossgar, Strangford, Saintfield and Rostrevor.	Site identification studies have been scheduled for the seven Newry DEA's over the coming months.	4B
DEA meetings for housing specific issues are also scheduled for 2018/19.	Reports have been drafted for Newry City, Warrenpoint and Raholp/Saul. Reports on Camlough and Bessbrook are ongoing.		
	Representatives from Place Shaping South, attended the seven DEA meetings organised by the Council during the year. Presentations on the pertinent housing issues within each DEA	Attend DEA meetings as required.	

Newry, Mourn and Down
Housing Investment Plan 2019-23

32

Plans 2018/19	Progress	Plans 2019/23	CP Ref
Identifying housing needs, increasing supply of affordable renting and assisting home ownership			
DEA meetings for housing specific issues are also scheduled for 2018/19.	were given. Following on from attendance at the DEA meetings work is currently underway on the preparation of detailed Housing Action Plans for each DEA. The action plans will involve a detailed land use study of each of the towns and villages with an unmet housing need, identification and classification of the development potential of sites; identification of and engagement with landowners to establish interest in the sale of land for housing; along with engagement with each of the DEA forums.	Complete work on action plans for each of the seven DEAs within 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.	In 2018/19, there were 31 properties purchased through Co-Ownership in Newry, Mourn and Down.	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.	3B 4B
NIHE and housing associations will implement the House Sales and Equity Sharing Scheme.	36 NIHE properties were sold to tenants under the House Sales Scheme during 2018/19.	NIHE and housing associations will implement the House Sales and Equity Sharing Scheme.	3B 4B
Improving People's Homes – NIHE Stock			
Funding for NIHE planned maintenance schemes in 2018/19 is estimated at £4.65m for 21 schemes.	In 2018/19, NIHE spent £4.88m on 12 planned maintenance schemes in the Council area. NIHE completed planned maintenance works to 1,023 properties: 609 properties received ECM works; 204 received kitchens, 40 received BKR, 165 received heating installations and five properties received special scheme work.	Funding for NIHE planned maintenance schemes in 2019/20 is estimated at £6.60m for 33 schemes. NIHE will complete works to 2,663 properties: 1,358 properties will receive ECM works; 284 will receive double glazing; 60 will receive incremental roof improvements; 183 properties will receive bathroom/kitchen replacements; 618 heating installations and 160 will receive BKR.	3B 3C 4B 4C



Mountain View, Castlewellan (Apex HA)



2/4 Donard Street, Newcastle (Choice HA)

Newry, Mourne and Down
Housing Investment Plan 2019-23

34

Plans 2018/19	Progress	Plans 2019/23	CP Ref
Improving People's Homes – NIHE Stock			
Funding for NIHE capital improvement schemes in 2018/19 is £3.42m.	In 2018/19, NIHE spent £1.19m on stock improvement work.	Funding for NIHE stock improvement work in 2019/20 is £0.70m.	3B 3C 4B 4C
NIHE will complete response maintenance repairs within the required target time.	93.7% of NIHE response maintenance repairs in NI were completed within the required target time.	NIHE will complete response maintenance repairs within the required target time.	
NIHE will carry out response maintenance repairs to customers' satisfaction.	97.8% of NIHE response maintenance repairs in the borough were carried out to the customer's satisfaction.	NIHE will carry out response maintenance repairs to customers' satisfaction.	
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.	In the Council, 516 measures were carried out to 278 private properties under the Affordable Warmth Scheme in 2018/19.	NIHE will implement the Affordable Warmth Scheme with available funding of £12m for 2019/20 across NI, subject to change following current monitoring round outcome.	4A 4B 4C
Improving People's Homes – Private Stock			
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.	In Newry, Mourne and Down, 295 properties had boilers replaced at cost of £195k.	NIHE will implement the Boiler Replacement Scheme 2016-19, with anticipated funding of £1m for 2019/20 across NI, subject to change following current monitoring round outcome.	4A 4B 4C
Funding of discretionary grants will continue in 2018/19.	Discretionary grant approval in 2018/19 was £369k.	Funding of discretionary grants will continue in 2019/20.	3B 3C 4B 4C
NIHE will issue mandatory repair grants as required.	There were 22 mandatory repairs grants approved in 2018/19, with an approval value of £47k. 23 completed during the year.	NIHE will issue mandatory repair grants as required.	3B 3C 4B 4C
NIHE will continue to fund discretionary Home Repair Assistance (HRA) grants.	HRA grants to the value of approximately £5k were approved during the year.	NIHE will continue to fund discretionary Home Repair Assistance (HRA) grants.	

Plans 2018/19	Progress	Plans 2019/23	CP Ref
Improving People's Homes – Private Stock			
NIHE will register and inspect Houses in Multiple Occupation (HMOs) for building and management standards.	At March 2019, there were 143 properties registered as HMOs in the Council area. In the past year, four Article 80 Notices (fit for number of occupants) and 11 Article 79 Notices (Management Regulations) were served.	Administration of HMOs has now passed to Belfast City Council and is no longer a Housing Executive function.	4B 4C
Improving Energy Efficiency			
NIHE's 2018/21 Energy Efficiency Programme includes 16 schemes at a cost of £8.9m.	In 2018/19, the Energy Efficiency Programme included 165 installations at a cost of £0.84m.	NIHE's 2019/22 Energy Efficiency Programme includes 1,360 units at a cost of £4.20m.	4A 4B 4C
Bryson Energy has been awarded a further two year contract to maintain the Oil Buyers Clubs Scheme, and transition the handover of this service to local community groups over the next two years.	4,900 households have become members of the 27 oil buying clubs established in NI. Within the council area there are five: Ardglass; Ballynahinch; Downpatrick; Mid Down and Murlough.	Bryson Energy will continue to maintain the Oil Buying Clubs Scheme until the service transitions over to local community groups.	3B 4A



Lindsays Hill, Newry City (Radius HA)

Outcome 3 – Fostering vibrant sustainable communities

Plans 2018/19	Progress	Plans 2019/23	CP Ref
Community Planning			
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
DfC hopes to continue to fund the Areas at Risk, Small Pockets of Deprivation (SPOD) and Neighbourhood Renewal programmes for 2018/19.	DfC has funded £122k for Areas at Risk and £732k on Neighbourhood Renewal programmes in the Council area for 2018/19.	DfC hopes to continue to fund the Areas at Risk, SPOD and Neighbourhood Renewal programmes for 2019/20.	4B 4C
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.	During 2018/19 rural housing need tests took place in Drumaghilis and Whitecross within the district. The test in Drumaghilis generated a positive response. Response to the Whitecross test was also positive and has allowed support to be given to a Housing Association proposal for the settlement.	During 2019/20 latent demand tests are scheduled to take place in Drumaroad, Raholp / Saul and Bryansford.	4B
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.	An additional year of the scheme will operate in 2019/20.	The NI target for the 2019/20 scheme is to fund a minimum of three projects across the Townscape Heritage Initiative areas.	4B 4C
NIHE will implement a match funding programme for the Rural Development Programme in 2019/20.	In 2018/19, eight projects were funded in rural areas with a total spend of £133,000.	The target for the 2019/20 programme is to fund a minimum of seven projects across NI.	4B 4C
NIHE will implement and promote the annual 'Rural Community Awards' competition	The 2018/19 Rural Community Awards were presented to the winning community groups in October 2018.	NIHE hopes to offer the Rural Community Awards on an annual basis.	5B 5C
DfC will continue to invest in social enterprise growth to increase sustainability in the broad community sector.	DfC is supporting Social Economy Enterprise growth in NI through Community Asset Transfer (CAT), Pilot Social Economy Projects, Social Enterprise Hubs and Social Innovation.	DfC will continue to invest in social enterprise growth to increase sustainability in the broad community sector.	3C 4B 4C

Plans 2018/19	Progress	Plans 2019/23	CP Ref
Building Successful Communities			
NIHE's SHE Strategy will continue to invest in local communities to support social housing enterprise developments.	There were no awards made by the Social Housing Enterprise Strategy, during 2018/19, in Newry, Mourne and Down District.	NIHE's SHE Strategy will continue to invest in local communities to support social housing enterprise developments.	3C 4B 4C
Complete new Community Safety Strategy 2019-23.	Work is nearing completion on the new Community Safety Strategy.	Consult on the new Community Safety Strategy, launch and implement.	5D
NIHE will continue to work to prevent hate harassment.	A hate harassment tool kit was launched in 2016. The Hate Incident Practical Action (HIPA) scheme continues to be available to address damage to properties. During 2018/19, no HIPA incidents were actioned in the Council area.	Continue to work to prevent hate harassment.	4C 5A 5B 5C
NIHE will continue to be a designated agency in the PCSPs.	NIHE Area Managers continue to attend their respective PCSP meetings.	NIHE will continue to be a designated agency in the PCSPs.	4C 5A 5B 5C
NIHE will continue to assess funding applications and fund appropriate initiatives that address community safety issues in NIHE estates where money is available.	During 2018/19, £20k was awarded to Newry PCSP for a Wardens Scheme, £2k was awarded to Longstone School Youth Safety Partnership and the Good Morning Down service received 5k.	NIHE will assess funding applications from Community Groups, PCSPs and Councils for a range of community safety initiatives.	4C 5A 5B 5C
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 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 2018/19, NIHE dealt with 124 cases of ASB within the Council area.	NIHE will deal with reported cases of ASB in its estates.	4C 5A 5B 5C
NIHE will implement bespoke training in good relations for staff and community groups.	NIHE has provided Hate Crime training to staff across the organisation.	NIHE will work to raise awareness and promote integration through its Good Relations Strategy and Race Relations Policy.	4C 5A 5B 5C

Newry, Mourne and Down
Housing Investment Plan 2019-23

38

Plans 2018/19	Progress	Plans 2019/23	CP Ref
Building Successful Communities			
NIHE will promote Good Relations across the five cohesion themes of Race Relations, Communities in Transition, Interfaces, Flags, Emblems and Sectional Symbols.	During 2018/19 a joint outdoor pursuits and good relations programme, in partnership with the PSNI, was delivered to youths in the Model Farm estate who were involved in anti-social behaviour. Training on positive expressions of culture was held for community groups in Killyleagh and Dundrum during the year. Community groups in Newry received training on inter-generational activities. £35k was spent during the year on 15 community cohesion projects throughout the district.	The BRIC Programme has now completed.	4C 5A 5B 5C
NIHE will continue to fund Supporting Communities NI (SCNI) in their work with communities.	SCNI continues to support community groups. There is a dedicated Supporting Communities worker for the local office which allows NIHE to encourage new groups to form.		4C 5A 5B 5C
NIHE will launch the Community Involvement Strategy and update for 2018/23.	The Community Involvement Strategy was launched in December 2018.	The Community Involvement Strategy includes a one year action plan which will be monitored.	4C 5A 5B 5C
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.	Approximately £16k was spent in 2018/19 on Community Grants in Newry, Mourne and Down District Council area.	Funding of £20k for 2019/20 for Community Grants and £4,307 per area HCN will be made available by NIHE.	4C 5A 5B 5C



Young People from Carnagat Estate, Newry enjoying a Day Trip to Tayto Park. Funding from NIHE, Community Cohesion.

Outcome 4 – Deliver quality public services

Plans 2018/19	Progress	Plans 2019/23	CP Ref
Increase rent collection to reinvest to improve services.	NIHE collected 99.10% of rent during 2018/19.	Increase rent collection to reinvest to improve services.	3B 3C 5D
Reduce arrears to maximise income.	At March 2019 arrears were £561k for the district.	Minimise arrears to maximise income.	
Continue to report Tenancy Fraud statistics to DfC.	Action Plan in place & statistics reported quarterly to DfC.	Monitor and reduce tenancy fraud.	
NIHE will: • 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 has: • 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: • continue to implement the welfare reform project plan as required; • develop an Income Collection project plan to deal with the impacts of welfare reform; • carry out research to help the business plan how to deal with the impacts of welfare reform; • communicate with staff, 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.	4B 4C
NIHE plan to process new public/private HB claims within the 22 day target and HB claim amendment within seven days.	In 2018/19, new claims were processed in an average of 12 days. Claim amendments were processed in an average of 3.1 days.	NIHE plan to process new public/private HB claims within the 22-day target and HB claim amendment within seven days.	3B 4C
Maintain voids below 1% of total stock to make best use of housing stock and increase revenue from rents.	NIHE voids at April 2019 were 0.19% of total stock.	Develop and implement a new Voids Action Plan 2019-2022 in order to maintain voids below 1% of total stock to make best use of housing stock and increase revenue from rents.	4B 4C

Plans 2018/19	Progress	Plans 2019/23	CP Ref
2016/19 Sustaining Tenancy Strategy fully implemented with new ways of working (Build Yes) fully mainstreamed.	The approach outlined in the strategy is now fully operational throughout Housing Executive. A review of the Strategy is complete and findings will be incorporated into the new Strategy.	Develop and Implement a new Customer Support & Tenancy Sustainment Strategy 2019-22 which builds upon the success of the previous strategy. Reduce tenancy failure through increasing support for our customers and tenants to solve their housing problems and help them to stay in their own home.	4B 4C
Continue to monitor tenants' satisfaction through the Continuous Tenant Omnibus Survey (CTOS).	The 2018 survey found that 86% of tenants were satisfied with the overall service provided by the Housing Executive. Work on the 2019 survey is under way.	Continue to monitor tenants' satisfaction through the Continuous Tenant Omnibus Survey (CTOS).	4B 4C



37-45 Downpatrick Street, Crossgar (Clanmil HA)

APPENDICES

Appendix 1 Community Plan themes and outcomes

Theme	Indicators	Reference
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

Appendix 2 Social Housing Need by Settlement 2018-2023

Settlement	Social Housing Need 2018-23
Newry City	700
Downpatrick	64
Castlewellan	95
Newcastle	180
Warrenpoint	166
Annalong/Longstone/Glassdrumman	10
Ardglass	30
Ballymartin	3
Ballynahinch	17
Belleek	5
Bessbrook/Derramore	173
Burren	2
Camlough	25
Crossgar	40
Crossmaglen	38
Culloville	9
Cullyhanna	5
Drumaness	15
Drumintee	2
Dundrum/Seaforde/Clough	1
Forkhill	22
Hilltown	28
Jonesborough	6
Kilcoo	3
Kilkeel (incl Greencastle / Ballyardle / Dunnaman)	20
Killeen	3
Killough	16
Killyleagh	24
Lurganare / Barnmeen	3
Mayobridge	9
Meigh	23
Mullaghbawn	10
Mullaghglass	3
Newtownclohogue	15
Newtownhamilton	4
Rostrevor	36
Saintfield	47
Strangford	12
The Commons/Ballyholland	16
Whitecross	4
Total	1,884

Housing need has currently been met in Annsborough, Attical, Ballykinler, Ballyroney, Ballyward, Burrenbridge, Creggan, Granite View, Kilmore / Loughinisland, Shrigley, Silverbridge and Spa. These areas will be kept under annual review.

New Intermediate Housing Demand for Newry, Mourne and Down 2018/28

Council	Intermediate Housing Demand 2018/28
Newry, Mourne and Down	1,200

Appendix 3 Social Housing Development Programme

Schemes completed April 2018 – March 2019

Scheme	No of units	Client Group	Housing Association	Policy Theme
Mullach Allain, Carnagat Road, Newry City	14	General Needs	Choice	Urban
9-17 Antrim Road, Ballynahinch	24	General Needs	Choice	Urban
Springdale Court, Kilkeel ESP*	1	General Needs	South Ulster	Urban
50, 54, 56, 58 & 68 Brooklands Grove, Newcastle	5	General Needs	Ark	Urban
2 & 4 Donard Street, Newcastle	16	General Needs	Choice	Urban
Church Street, Warrenpoint	4	General Needs	South Ulster	Urban
Millvale Road, Bessbrook	28	General Needs	Apex	Urban
17-21 Cloughan Court, Camlough	5	General Needs	Radius	Rural
Church Street, Castlewellsan	1	General Needs	Ark	Rural
Westlands, Crossgar ESP*	1	General Needs	Rural	Rural
157-163 Main Street, Dundrum	16	General Needs	Clanmil	Rural
Seaview, Killough ESP*	1	General Needs	Choice	Urban
Manse Road / Forde Close, Seaforde	10	General Needs	Radius	Rural
Total	126			

* ESP - Existing Satisfactory Purchase

Schemes on-site at March 2019

Scheme	No of units	Client Group	Housing Association	Policy Theme
Lindsays Hill, Newry City	14	General Needs	Radius	Urban
Canal Street Phase 4, Newry City	15	General Needs	South Ulster	Urban
Carnagat Road, Newry City	44	General Needs	Habinteg	Urban
Clanrye Avenue, Newry City ESP*	1	General Needs	Habinteg	Urban
83/89 Drumalane Road, Newry City	52	General Needs	Radius	Urban
42 Belfast Road, Newry City	16	General Needs	Radius	Urban
Ardmore Road, Newry City	45	General Needs	Radius	Urban
Pound Lane, Downe Hospital Phase 1, Downpatrick	37	General Needs	Clanmil	Urban
Mary Murray House, 8 Lawnfield, Newcastle	14	General Needs	Choice	Urban
Springdale Court, Kilkeel ESP*	1	General Needs	South Ulster	Urban
Kings Lane, Warrenpoint	6	General Needs	South Ulster	Urban
1-5 Carrickanny Close, Belleeks	5	General Needs	Triangle	Rural
Mountain View, Castlewellsan	34	General Needs	Apex	Rural
O'Donnell Heights, Castlewellsan ESP*	1	General Needs	Ark	Rural
37-45 Downpatrick Street, Crossgar	20	General Needs	Clanmil	Rural
St Brigids Park, Culloville (T)	5	General Needs	Triangle	Rural
1-6 Carquillan Court, Hilltown	6	General Needs	Clanmil	Rural
Carn Grove, Kilcoo	4	General Needs	Ark	Rural
The Moorings, Killyleagh	2	General Needs	Rural	Rural
Bearna Park, Meigh ESP*	1	General Needs	Choice	Rural

Scheme	No of units	Client Group	Housing Association	Policy Theme
Listooder Park, Saintfield ESP*	1	General Needs	Rural	Rural
Total	324			

*ESP - Existing Satisfactory Purchase
(T) Transfer Scheme built on NIHE land

Schemes programmed 2019/22

Scheme	No of units	Client Group	Year	Housing association	Policy theme
Craigmore Way, Newry City	261	General Needs	2019/20	Apex	Urban
Newry ESPs*, Newry City	12	General Needs	2019/20	South Ulster	Urban
Parkhead Crescent, Newry City	10	General Needs	2019/20	Choice	Urban
Drumgullion Avenue, Newry City	40	General Needs	2019/20	Radius	Urban
Drumalane, Newry City	20	General Needs	2019/20	South Ulster	Urban
Belfast Road, Newry City	31	General Needs	2019/20	South Ulster	Urban
Pound Lane, Downe Hospital Phase 2, Downpatrick	68	General Needs	2019/20	Clanmil	Urban
141 Central Promenade, Newcastle	18	General Needs	2019/20	Choice	Urban
Ardglass ESPs*	3	General Needs	2019/20	Rural	Rural
Rourke's Link, Ballyhornan	13	General Needs	2019/20	Ark	Rural
Harmony Heights, Ballyholland	6	General Needs	2019/20	Rural	Rural
Crossgar ESPs*	3	General Needs	2019/20	Rural	Rural
Killyleagh ESPs*	5	General Needs	2019/20	Rural	Rural
Sloane Crescent, Killyleagh (T)	5	General Needs	2019/20	Clanmil	Rural
Saintfield ESPs*	3	General Needs	2019/20	Rural	Rural
Newry, Mourne and Down ESPs*	15	General Needs	2019/20	Ark	Urban
Carnagat Road, Newry City	100	General Needs	2020/21	Apex	Urban
Lands at Chequer Hill, Newry City	79	General Needs	2020/21	Radius	Urban
Lands at Lisbeg Park, Crossmaglen	24	General Needs	2020/21	Apex	Rural
Forkhill Phase 3, Forkhill	20	General Needs	2020/21	Radius	Rural
Lands at Ashgrove, Newry City	64	General Needs	2021/22	Apex	Urban
Watson's Road, Newry City	70	General Needs	2021/22	Apex	Urban
Total	870				

*Existing Satisfactory Purchase
(T) Transfer Scheme built on NIHE land

Appendix 4 Maintenance Programme, Grants and Adaptations information

Schemes completed April 2018 – March 2019

Work Category	Scheme	Units
External Cyclical Maintenance	Crossmaglen/ Newtownhamilton	190
	Bessbrook / Camlough, Newry	159
	Strangford/ Ardglass/ Killough	260
Revenue Replacement (Kitchen)	Crossmaglen/ Barcroft/ South Armagh, Newry	56
	Kilkeel/ Dunnaman/ Annalong	88
	Kilkeel/ Warrenpoint	59
	The Meadows Phase 2, Newry	1
Revenue Replacement (BKR)	Cleary Crescent/ Mourne View Park, Newry	40
Heating Installation	Bessbrook/ Camlough , Newry	43
	Newry	79
	Kilkeel/ Hilltown/ Mayobridge	43
Special Scheme	Newry Retrofit – Loanda Crescent	5
Total		1,023

Note: Some schemes may start and complete in year.

Scheme activity and expected completions up to 31 March 2020

Work Category	Scheme	Units
External Cyclical Maintenance	Crossmaglen/ Newtownhamilton	1
	Bessbrook/ Camlough, Newry	72
	Strangford/ Ardglass / Killough	23
	Drumaness	54
	Hillfoot/ Langley, Ballynahinch	215
	Flying Horse, Downpatrick Phase 1	91
	Flying Horse, Downpatrick Phase 2	50
	Mournes/ South Armagh	226
	Kilkeel/ Ballymartin	237
	Crossgar/ Saintfield	217
	Killyleagh, Co Down	172
Double Glazing	South Region, Mop Up Phase 2	164
	Newry Double Glazing	120
Incremental Improvements – Roofs	South Down Roofs (Ardglass, Ballynahinch, Downpatrick)	60
Revenue Replacement Kitchen	Kilkeel/ Dunnaman/ Annalong	1
	Cambrook/ Shandon, Newry	59
	Warrenpoint/ Rostrevor/ Kilkeel	59
	Kennedy Square , Downpatrick	44
Revenue Replacement Bathroom	Barcroft Estate, Newry	20
Revenue Replacement (BKR)	Springfarm/ Nursery/ North Street, Newry	40
	Newcastle/ Castlewellan	30

Work Category	Scheme	Units
Revenue Replacement (BKR) (continued)	Barcroft Park, Newry	30
	Flying Horse, Downpatrick	40
	Newry Flats	20
Heating Installation	Newry	36
	Kilkeel/ Hilltown/ Mayobridge	90
	Glebetown Hostel, Downpatrick	6
	Killyleagh Oil Heating scheme	113
	Bessbrook/ Mullaghglass/ Whitecross	73
	Crossmaglen/ Culloville/ Cullyhanna	82
	Ballynahinch / Crossgar	126
	Newry / Warrenpoint	92
	Hillfoot Crescent, Ballynahinch CCTV	0
Special Scheme		
Total		2,663

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.
Incremental Improvements (Roofs)	Improvement works to existing roof structure.
Capital Scheme	Improvement works.
Special Scheme	Improvement works to dwellings outside the Improvement to Purpose Built Stock programme.

Grants Performance 2018/19

Grant Type	Approved	Approval Value £k	Completed
Mandatory Grants			
Disabled Facilities Grant	99	1,182	98
Repairs Grant	22	47	23
Discretionary Grants			
Renovation Grant	20	333	14
Replacement Grant	<10	31	<10
Home Repair Assistance Grant	<10	5	<10
Total		1,598	

Adaptations to Housing Executive stock in 2018/19

Type of Adaptation	Adaptations 2018/19	Actual spend 2018/19 £m	Projected Spend 2019/20 £m
Adaptations for Persons with a Disability (APD's) Starts*	17	0.84	0.66
Adaptations for Persons with a Disability (APD's) Completions*	14		
Lifts**	16	0.07	0.08
Showers**	46	0.14	0.08
Minor APD repairs***	317	0.21	0.23
Total	410	1.25	1.04

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

**Lifts & showers are also included in Planned Maintenance in Finance Table in Local Context

***Minor ADP repairs are also included in Response Maintenance in Finance Table in Local Context

There may be a discrepancy in calculation due to rounding.

Appendix 5 Supporting People Information

Type of Service	Client Group	No. of schemes	No. of providers	Actual payments 2018-19 (£k)	Budget 2019-20 (£k)	Max. no of services users
Accommodation Based Services	Disability	31	10	2,929	2,956	284
	Homeless	5	4	1,048	1,026	86
	Older People	19	6	403	392	494
	Young People	2	1	353	355	15
	Sub Total*	57	21	4,733	4,729	879
Floating Support Services	Disability	2	2	120	121	68
	Homeless	1	1	328	330	190
	Older People	1	1	53	54	22
	Young People	2	1	463	449	136
	Sub Total*	6	5	964	954	416
Grand Total*		63	**	5,697	5,683	1,295

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

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

Appendix 6 NIHE Stock at March 2019

Sold Stock in bold

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total	Void *
Downpatrick	162	114	359	1	2	638	4
	133	24	1,005	1	58	1,221	
Ballynahinch (inc Dunmore)	100	74	152	19	2	347	3
	22	30	391	5	17	465	
Newcastle	68	88	102	19	2	279	21
	89	37	314	11	19	470	
Annsborough	27	20	17	0	0	64	0
	32	0	31	0	8	71	
Ardglass (inc Ballyhornan/Dunsford)	52	4	52	0	0	108	0
	37	0	111	0	17	165	
Ballykinler (inc Tyrella)	11	0	2	0	0	13	0
	60	0	3	0	4	67	
Castlewellan (inc Drumaroad)	62	11	52	0	5	130	1
	67	15	168	0	27	277	
Clough (inc Dundrum and Seaforde)	60	3	47	0	1	111	1
	16	1	160	0	7	184	
Crossgar (inc Annacloy)	34	3	33	0	5	75	2
	48	1	122	0	23	194	
Drumaness	34	0	27	0	2	63	0
	19	0	117	0	12	148	
Killough	19	0	23	0	0	42	0
	2	0	49	0	3	54	
Killyleagh	62	43	130	0	3	238	0
	36	13	259	0	10	318	
Saintfield	55	5	44	0	1	105	3
	54	7	145	0	9	215	
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	2	0	0	10	0
	43	0	15	0	4	62	
Kilmore	6	0	5	0	0	11	0
	23	0	23	0	6	52	
Down Total	832	367	1,076	39	23	2,337	35
	740	128	3,112	17	239	4,236	
Newry City	223	250	756	15	2	1,246	5
	183	114	2,781	12	4	3,094	

Sold Stock in bold

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total	Void *
Crossmaglen	57	0	46	0	0	103	1
	30	0	247	0	2	279	
Kilkeel (incl Greencastle / Ballyardle / Dunnaman)	145	25	132	0	0	302	2
	215	21	356	0	21	613	
Newtownhamilton	53	0	36	0	0	89	1
	30	0	101	0	0	131	
Warrenpoint	59	69	144	0	0	272	1
	33	35	496	0	0	564	
Annalong/Longstone/Glassdrumman	27	0	59	0	0	86	0
	81	0	98	0	30	209	
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	118	2	163	0	0	283	1
	163	3	552	0	2	720	
Burren	11	0	2	0	0	13	0
	22	0	45	0	2	69	
Camlough	36	0	23	0	0	59	0
	33	0	148	0	1	182	
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	
Meigh	16	0	9	0	0	25	0
	20	0	99	0	0	119	
Mullaghbawn	28	0	14	0	0	42	0
	15	0	109	0	1	125	
Rostrevor/Killowen	32	1	24	0	1	58	2
	92	3	130	0	28	253	
The Commons/Ballyholland	6	0	6	0	0	12	0
	17	0	93	0	0	110	
Ballyrone	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	

Newry, Mourne and Down
Housing Investment Plan 2019-23

54

Sold Stock in bold

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total	Void *
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	1
	19	0	58	0	0	77	
Granite View	7	0	7	0	1	15	0
	17	0	45	0	17	79	
Killeen	4	0	6	0	0	10	0
	2	0	19	0	1	22	
Lurganare / Barnmeen	16	0	9	0	0	25	0
	44	0	101	0	17	162	
Mullaghglass	29	0	17	0	0	46	0
	30	0	109	0	8	147	
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	
Newry and Mourne Total	1,007	347	1,557	15	7	2,933	15
	1,404	176	6,313	12	165	8,070	
Newry, Mourne and Down District Total	1,839	714	2,633	54	30	5,270	50
	2,144	304	9,425	29	404	12,306	

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

(i) Bungalow (ii) Maisonette

Appendix 7 Applicants and Allocations at March 2019

	Applicants (Total)	Applicants (HS)	Allocations
Downpatrick	368	272	56
Ballynahinch (inc Dunmore)	141	86	76
Newcastle	342	249	61
Annsborough	<10	<10	<10
Ardglass (inc Ballyhornan/ Dunsford)	59	41	<10
Ballykinler (inc Tyrella)	<10	<10	0
Castlewellan (inc Drumaroad)	152	118	<10
Clough (inc Dundrum and Seaforde)	47	37	27
Crossgar (inc Annacloy)	88	59	<10
Drumaness	23	16	<10
Killough	19	13	<10
Killyleagh	82	51	13
Saintfield	48	38	<10
Shrigley	<10	<10	0
Spa (inc Ballymacarn)	<10	<10	0
Strangford (inc Kilclief)	29	19	<10
Burrenbridge	<10	0	0
Kilcoo	<10	<10	<10
Kilmore	<10	<10	<10
Down Total	1,426	1,016	271
Newry City	868	718	97
Crossmaglen	78	60	<10
Kilkeel (incl Greencastle / Ballyardle / Dunnaman)	108	91	26
Newtownhamilton	17	10	12
Warrenpoint	201	159	25
Annalong/Longstone/ Glassdrumman	22	17	<10
Attical	<10	<10	0
Ballymartin	<10	<10	0
Bessbrook	165	130	21
Burren	<10	<10	0
Camlough	41	32	<10
Cullyhanna	<10	<10	0
Forkhill	25	20	<10
Hilltown	56	42	<10
Jonesborough	13	10	0
Mayobridge	21	14	0
Meigh	30	26	<10
Mullaghbawn	27	21	<10
Rostrevor/Killowen	57	49	11
Ballyrone	0	0	0
Ballyward	<10	<10	<10
Belleek	10	<10	<10

Newry, Mourne and Down
Housing Investment Plan 2019-23

56

	Applicants (Total)	Applicants (HS)	Allocations
Creggan	<10	<10	<10
Cullovile	23	18	<10
Drumintee	<10	<10	<10
Granite View	<10	0	<10
Killeen	<10	<10	0
Lurganare/Barnmeen	<10	<10	<10
Mullaghglass	<10	<10	<10
Newtowncloghogue	22	15	<10
Silverbridge	<10	<10	0
The Commons/Ballyholland	13	12	0
Whitecross	11	<10	<10
Newry and Mourne Total	1,863	1,500	228
<i>Newry, Mourne and Down Total</i>	<i>3,289</i>	<i>2,516</i>	<i>499</i>

Appendix 8 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 2 nd 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 & 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

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 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

Appendix 9 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.
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.
Discretionary Grants	Renovation, Replacement or Home Repair Assistance grants are grants where the Housing Executive may approve applications for assistance.
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, 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. 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 Grant	Disabled Facilities Grants and Repair Grants are grants where the Housing Executive shall approve applications for assistance.
Neighbourhood Renewal	Government departments and agencies working in partnership to tackle disadvantage and deprivation.
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.

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.
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.
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, 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.