

Mid Ulster

Housing Investment Plan
Annual Update 2018



Geography of Mid Ulster



Mid Ulster is divided into seven district electoral areas



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Northern Ireland Facts and Figures

	36,198 applicants were on the housing waiting list at 31 March 2018 (37,611 at 31 March 2017)		£514 the average amount we spent on each dwelling for repairs
	24,148 of these were classified as being in housing stress (23,694 at 31 March 2017)		£118.4m programme of maintenance schemes delivered, such as improvement works to over 19,000 dwellings, investment and cladding works to two tower blocks, environmental improvement schemes and 4,093 major/minor adaptations.
	11,877 housing applicants were deemed to be Full Duty Applicants (FDA) homeless after investigation		7,373 Social homes were allocated last year
	4,148 approvals were issued to private households to assist with insulation and heating measures through the Affordable Warmth Scheme, costing £17.4m		£336m we collected 99.8% of rent and rates charges on our homes and unattached garages
	1,759 new homes were started through the Housing Executive's Social Housing Development Programme (SHDP)		540 community groups worked in partnership with us through the Housing Community Network (HCN)
	19,000+ housing support places were provided to assist the most vulnerable citizens in our local community		99.6% of our stock is occupied, with our lettable voids remaining low – only 0.32% of our stock vacant
	1,098 Disabled Facilities Grants (DFG) were approved to the value of approximately £11.9 million		£629.8m paid out in Housing Benefit (HB) payments
	507 Mandatory Repair Grants were approved		54,135 new claims for HB assessed and 475,298 changes made to existing claims
	85,534 homes managed by the Housing Executive		£516k awarded through our Social Housing Enterprise Strategy, with 40 social enterprise initiatives/individuals supported
	366,950 repairs were carried out at a cost of £44.1m, which equates to approximately four repairs per dwelling		22% fuel poverty (10% definition) decreased from 42% recorded in the HCS (2011)
	2.1% Unfitness in NI housing stock has decreased from the previous 4.6%, recorded in the 2011 House Condition Survey (HCS)		

Foreword

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

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

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

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

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

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

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



Professor Peter Roberts
Interim Chair



Introduction

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

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

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

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

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

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

The annual update retains the HIP framework based around five themes and associated outcomes. Detailed information of proposals is set out in

the Appendices. All statistics in this document refer to Mid Ulster District Council area unless otherwise stated.

Vision

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

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

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

HIP Themes and Outcomes

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

Themes and Outcomes

THEME ONE

Identify and meet housing need and demand

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

THEME TWO

Improving people's homes

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

THEME THREE

Transforming people's lives

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

THEME FOUR

Enabling sustainable neighbourhoods

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

THEME FIVE

Delivering quality services

10. Deliver better services.



Our Community Plan 10 Year Plan for Mid Ulster

Community Planning Themes

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

The HIP and the Community Plan

The Council and its statutory partners have produced a Community Plan ('Our Community Plan') for the district, in consultation with the public. The Plan is an over-arching framework for partners and service providers to work together, with a number of outcomes to be achieved over the ten years to 2027. The Plan was launched in May 2017.

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

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

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

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

The HIP and the Local Development Plan

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

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 taken into account 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 (HGLs);
- Allowance of existing commitments;
- Urban capacity studies;
- Housing Needs Assessment;
- Allowance for windfall housing sites; and,
- Residual housing need.

The Housing Executive responded to the Councils Preferred Options Paper (POP) and await publication of the draft Plan Strategy due at the end of 2018.

Context

Strategic Context

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

The draft Programme for Government (PfG)

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

Welfare Reform

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



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

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

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

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

Housing Strategy

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

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

Delivery Strategy

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

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

Supporting People

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

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

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

Rural

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

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



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

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

Asset Management Strategy

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



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

Tower Block Strategy

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

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

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

House Condition Survey 2016

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

Home Energy Schools Competition

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



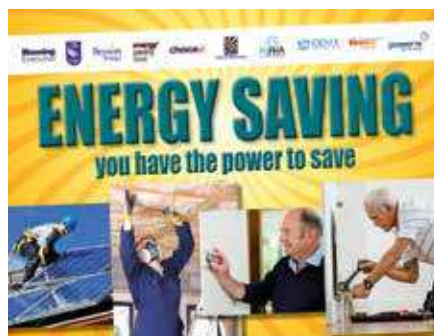
Homelessness Strategy

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

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

Energy Saving

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



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

Social Housing Enterprise Programme

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



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

HMO Bill

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

Local Context

The amalgamated Council area of Mid Ulster is now three years in operation, serving over 145,000 people and covering an extended area of 1,714 km² extending from Swatragh and Bellaghy in the North to Fivemiletown, Aughnacloy and Moy in the South. Lough Neagh forms a significant part of the eastern boundary of the district. This section summarises the district's housing market and the main features of the local economy and population that impact on it.

Housing Market Update

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

There is a need for additional housing across all tenures. The district has a HGI projected new dwelling requirement of 9,500 for 2012-2025. This data will inform the Council's Local Development Plan (LDP) on the need for additional development land.

The underlying demographics are also favourable. The district population is projected to grow by 10.1% from 2016 to 2026. This growth will be concentrated mainly in the 65 plus age group. Children and working age populations are projected to increase by 5.8% and 6.5% respectively, and the older person population will increase by 33.8%. While the need for small family accommodation remains strong, there will be a requirement to design and construct suitable accommodation for older persons.

The district accounts for approximately 7% of Northern Ireland's total employees. The unemployment claimant count in Mid Ulster at March 2018, was 1.6%, well below the 2.5% across all of Northern Ireland. In 2017, the annual full-time gross median wage for residents in the area was £446 per week, compared to £501.20 for NI.

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

Owner Occupied Sector

The average price of properties sold in the district in 2017 was £141,988, which is an increase of 1.2% on the previous year. This compares to Northern Ireland figures of £155,049 and 0.7%, respectively.

Market opinion is generally positive and reports an under-supply as the market continues to recover from the bottom of the property cycle. The number of enquiries and sales are steadily increasing although there is a lack of supply to meet this stronger demand. Local Estate Agents highlight first time buyers as being the main buyers, suggesting that there is greater confidence returning in terms of the current market.

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

Private Rented Sector (PRS)



The Private Rented Sector (PRS) continues to play a critical role in the local housing market and provides much needed accommodation for all household types. Local estate agents report a continuing strong demand, particularly in the main towns, as supply fails to catch up. They also report increasing private rental charges in the district. The average monthly rent was £519. Average rents remain lower than the Northern Ireland average of £596.

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

- flexibility and choice of location;
- difficulty in saving for a deposit to buy a home;
- job and income uncertainty;
- availability of Private Housing Benefit;
- higher demand and lower turnover in the social housing sector; and,
- negative equity forcing some owners to let rather than sell.

Although first time buyers appear to be buying in the district, 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 singles and couples in need of housing, and also for the larger families who require four bedroom but in a more affordable format such as semi-detached.

Housing Benefit (HB) continues to play a vital role in supporting low-income tenants in the sector. At March 2018, 4,244 private tenants in the area were in receipt of HB.

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

Social Housing Sector

The requirement for new social housing in the district has continued to increase since 2012. The five-year assessment for 2017-22 shows a need for 577 units. Need is greatest in Dungannon 1, Coalisland, and Magherafelt.

Single, older persons and small family households comprise 83% 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 need has been delivered locally by housing associations on Housing Executive land. Increasingly, areas of housing need are emerging in locations where the Housing Executive does not own land.

Housing associations compete on the open market against the private sector

and this can make it difficult to obtain sites, chiefly to the west of Dungannon. To address social need the Housing Executive's three year SHDP has 133 housing units planned (See Appendix 3).



Earls Court, Carland Rd, Dungannon

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

Regeneration

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

The Housing Executive works on the ground with local communities across the district, supporting social enterprises, facilitating community-led projects around health and wellbeing, and young people; and working to deliver safe and cohesive neighbourhoods that are welcoming to all.

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

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

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

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

The Housing Executive works closely with rural communities to identify

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

Update on Resources/Budget

In the absence of the Northern Ireland Executive, Budget Allocations to Northern Ireland Departments for 2018/19 were provided by the Secretary of State for Northern Ireland. DfC has provided Housing Executive allocations for 2018/19. These allocations have been incorporated in the Board approved budget for 2018/19. The Housing Executive, along with other public bodies, will continue to adapt with new, more effective ways of delivering high quality services for citizens in Northern Ireland.

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

The past year has delivered significant housing investment, for a wide range of services, and the 2017/18 public sector housing investment totalled £23.39m for Mid Ulster area. Housing expenditure and projected housing investment is set out in Table 1:

Progress Report

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

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

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

Activity areas	Actual spend £m 2017/18	Projected spend £m 2018/19
Stock Improvements	0.66	0.09
Adaptations for Persons with a Disability (APD's)	0.31	0.72
Planned Maintenance Work	2.84	3.47
Grounds Maintenance	0.45	0.43
Response Maintenance	1.91	1.60
Private Sector Grants	1.78	1.62
Supporting People	3.60	3.78
Community Development	0.10	*
Investment in New Build**	11.74	***
Total****	23.39	11.71

Source: NIHE

* Community Development projected spend is not available.

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

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

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



THEME ONE

Identify and meet housing need and demand

OUTCOME ONE IDENTIFY NEW HOUSING REQUIREMENTS				
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
NIHE will update the Net Stock Model (NSM) in 2017 following the 2015 review of household projections.	The update to the NSM did not take place in 2017 as planned household projections figures are not yet available.	The household projections are due to be refreshed during 2018 when we will further review the NSM.	NIHE will deliver updated objective assessments of affordable housing (social and intermediate housing) need by household type.	2C
NIHE will carry out an annual five year projected social housing need assessment for Mid Ulster.	The five year social housing need for Mid Ulster is 577.	NIHE will carry out an annual five year projected social housing need assessment for Mid Ulster.	Continuously evaluate and update housing need and demand in line with best practice.	
NIHE will annually assess demand for intermediate housing for Mid Ulster.	The ten year intermediate housing need is identified at 1,340.	NIHE will annually assess demand for intermediate housing for Mid Ulster.		
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.	A Latent Demand Test has been undertaken in Swatragh.	NIHE will continue to work with rural communities to identify hidden or 'latent' housing need.	Identify rural housing need/demand.	2C
NIHE will produce a HIP annual update for 2018/19, monitoring housing market performance across all tenures.	Achieved.	NIHE will produce a new 4 year Housing Investment Plan in 2019, monitoring housing market performance across all tenures and will align the work of NIHE to Community Plans.	Determine new housing requirements for local development planning through collaborative working between NIHE, DfC, NISRA and DfI.	2C 4C 5A 5B 5C
NIHE will annually update councils with affordable housing need reports for the production of Local Development and Community Plans.	Achieved.	NIHE to deliver annual updates of affordable housing requirement to inform Local Development and Community Plans.		2A 2C
NIHE will commence programme to deliver Housing Market Assessments (HMA) across NI upon the completion of the housing market geographies research.	NIHE has commissioned development of an updated set of functionally-based housing market area boundaries for Northern Ireland based on new Census data on Travel to Work Areas (TTWA) and migration and new Local Authority boundaries that came into force in 2015.	Following completion of agreed new HMA boundaries, NIHE plans to commission further research to undertake a factual analysis of housing systems within at least one of the new housing market areas with a view to extending this further to all new housing market areas. This analysis will also include an element of scenario planning.	Housing market assessments will be taken into account when planning for housing provision and developing policies for addressing future housing demand.	2C

Mid Ulster

Housing Investment Plan

Annual Update 2018

Demographics

	Mid-year estimate 2006	Mid-year estimate 2016	Projected 2026
Children	30,163 (23.6%)	33,531 (23.1%)	35,463 (22.2%)
Working age	82,102 (64.3%)	91,711 (63.1%)	97,655 (61.0%)
Older people	15,397 (12.1%)	20,147 (13.8%)	26,961 (16.8%)
Total population	127,662	145,389	160,079
Households	-	50,256	55,768
Average Household Size	-	2.88	2.85

Source: NISRA

Mid Ulster Household Composition of Housing Applicants at March 2018

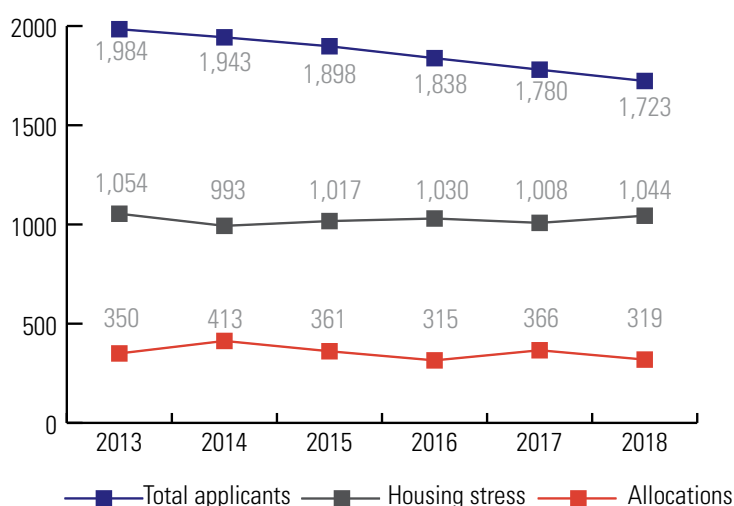
Type	Single Person	Small Adult	Small Family	Large Adult	Large Family	Older Person	Total
Applicant	642	100	557	54	182	188	1,723
App (HS)	422	45	321	34	97	125	1,044
Allocation	99	18	106	12	41	43	319

Applicant – Housing applicants at March 2018

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

Allocation – Annual allocations for year ending March 2018

Social Housing Waiting List Trends



Source: NIHE

Definition of Household Types

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

OUTCOME TWO

INCREASE THE SUPPLY OF AFFORDABLE RENTING TO MEET THE NEEDS OF COMMUNITIES

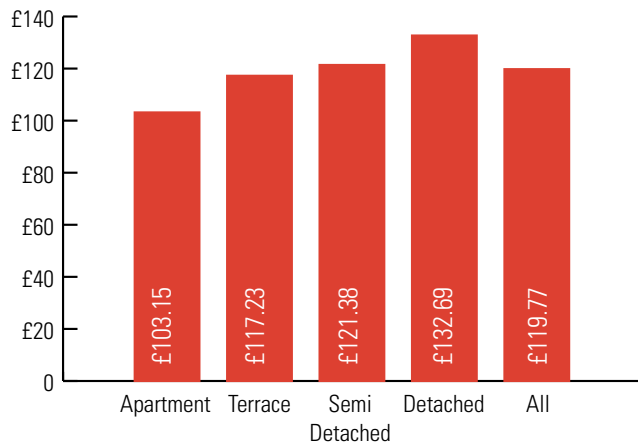
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
<p>DfC will approve a gross, three-year 2017/20 SHDP.</p> <p>NIHE, with DfC and housing associations, will implement an SHDP Delivery Strategy Action Plan over the period 2017-2020.</p>	<p>There are 105 units on site, of which, 87 units started in 2017/18. There were 71 units completed during 2017/18.</p> <p>Work on the Delivery Strategy Action Plan is ongoing and the Commissioning Prospectus was published in early 2018.</p>	<p>DfC will approve a gross, three-year 2018/21 SHDP.</p> <p>The SHDP Delivery Strategy Action Plan will be implemented over the period 2017-2020. The Commissioning Prospectus will be published in conjunction with the SHDP 2017-2020 in 2018.</p>	<p>Maximise public funding through the procurement of affordable housing.</p> <p>The key objectives of the SHDP Delivery Strategy are:</p> <ul style="list-style-type: none"> • More sustainable neighbourhoods through effective place shaping within Community Planning. • Reformed delivery of social and affordable housing to create a more flexible and responsive system. • Deliver 8,000 new social housing units and at least 2,800 new affordable homes over a four year period (subject to available funding). 	2C
NIHE will carry out site identification studies to examine sites for social housing as necessary.	A study is scheduled for Swatragh.	NIHE will carry out further site identification studies as necessary.		2C
NIHE will work with councils to develop affordable housing policies, including the provision of social housing, for the new LDP.	NIHE has commenced work with councils on LDP's Preferred Options Papers and Plan Strategies.	NIHE will work with councils to develop affordable housing policies, including provision of social housing for the new LDP.	To include intermediate rent products, within LDP affordable housing policies.	2A 2C
DfC & DfI will engage with key stakeholders on recommendations detailed in the draft PPS 22 Affordable Housing.	Provision of affordable housing will be promoted in the LDP.	NIHE will work with councils to develop an affordable housing policy in the LDP.	Support the introduction of developer contributions for affordable housing.	2C

OUTCOME TWO INCREASE THE SUPPLY OF AFFORDABLE RENTING TO MEET THE NEEDS OF COMMUNITIES CONTINUED				
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
<p>DfC will continue to implement landlord registration and tenancy deposit schemes and analyse the data received.</p> <p>DfC will complete a fundamental review of the Private Rented Sector (PRS) in 2016.</p>	<p>Achieved. There were 2,772 landlords registered with 3,853 tenancies at March 2018. A renewal process is underway for landlord's registration, which has resulted in lower numbers of tenancies.</p> <p>Public consultation on firm proposals for change closed in April 2017. A total of 52 responses were received.</p>	<p>DfC will continue to implement landlord registration and tenancy deposit schemes and analyse the data received.</p> <p>DfC has prepared a government response for Ministerial approval. When a Minister is appointed the Department will publish details on the way forward.</p>	<p>Monitor and evaluate the performance of the PRS to assess effectiveness in meeting affordable housing need.</p> <p>Introduce effective regulation for the PRS to maintain physical and management standards.</p>	2C
NIHE plan to process new public/private HB claims within the 22 day target and HB claim amendment within seven days.	In 2017/18, new claims were processed in an average of 18.2 days. Claim amendments were processed in an average of 4.7 days.	NIHE plan to process new public/private HB claims within the 22-day target and HB claim amendment within seven days.		2C 5C
NIHE has made £450k available to fund Smartmove private rented access scheme across NI for 2017/18.	NIHE funded Smartmove private rented access scheme to a value of £483k across NI during 2017/18.	NIHE has made £390k available to fund Smartmove private rented access scheme across NI for 2018/19.		2C



Platers Hill, Coalisland

Average Weekly Private Sector Rent by House Type



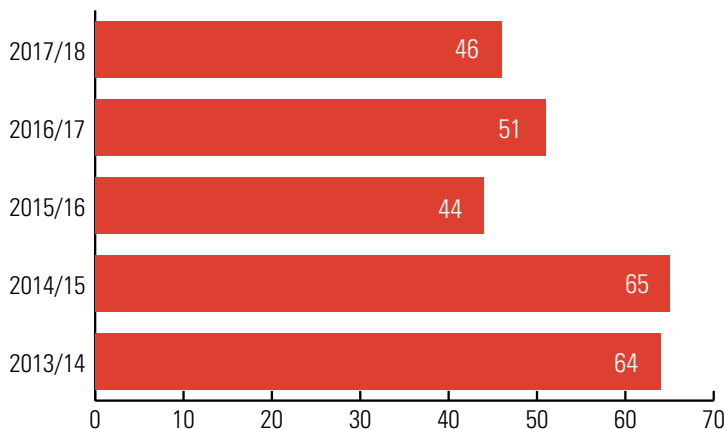
Source: Ulster University

Ten Year Intermediate Housing Demand 2017-2027



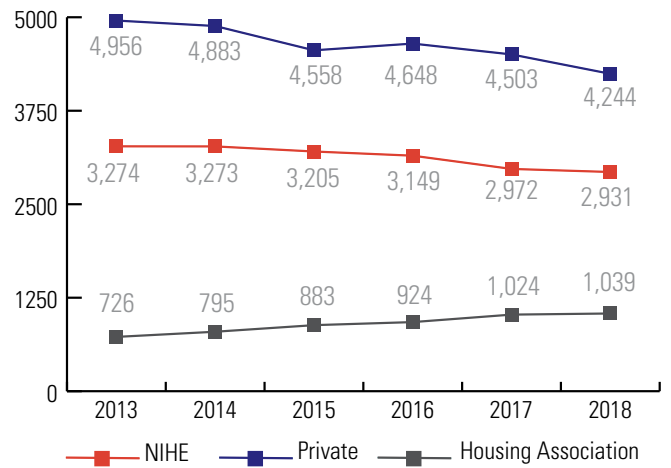
Source: NIHE

Co-Ownership Approvals



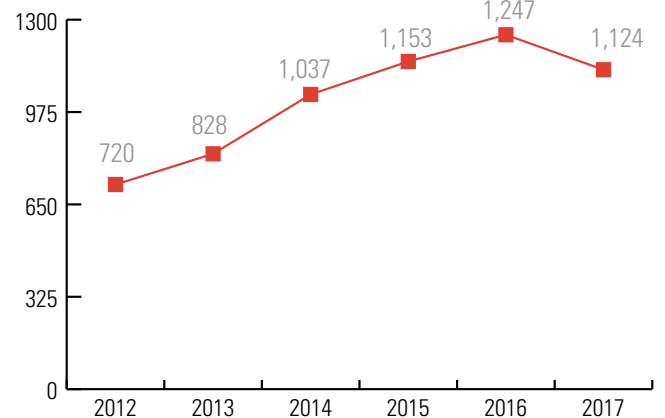
Source: Co-Ownership

Housing Benefit Claimants



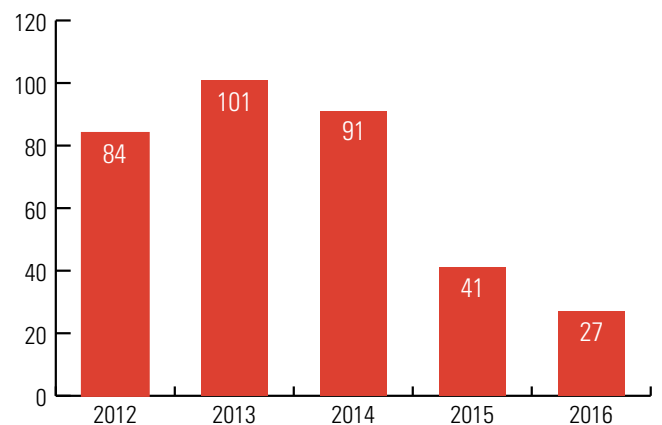
Source: NIHE

House Sales All Tenures



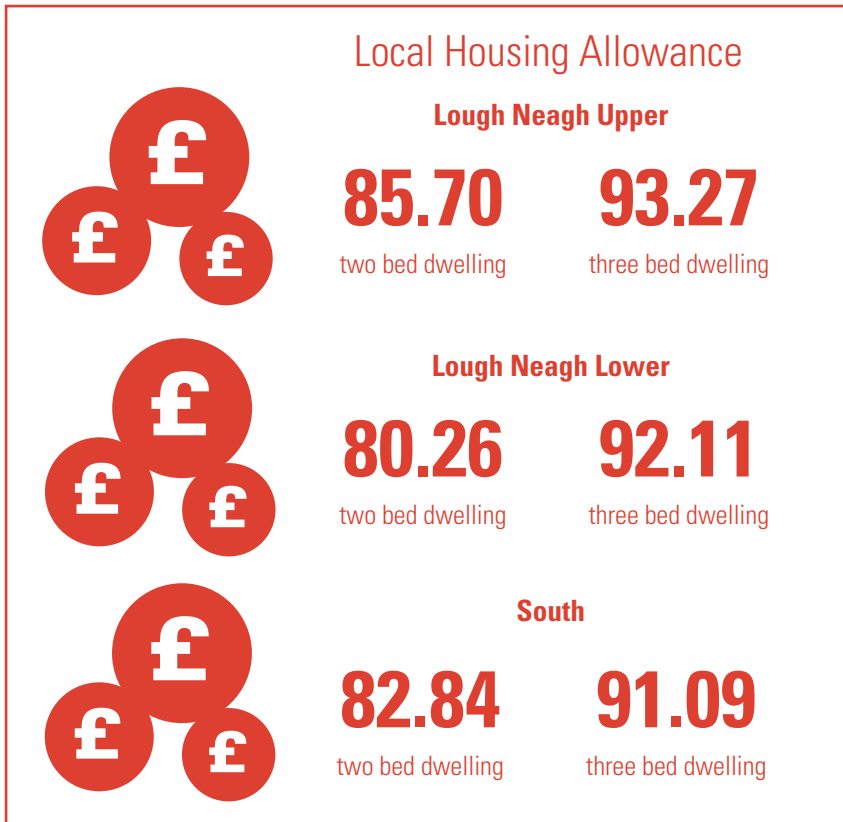
Source: LPS

Repossessions



Source: DfC

OUTCOME THREE ASSIST HOME OWNERSHIP				
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
NIHE and housing associations will implement the House Sales and Equity Sharing Scheme.	25 NIHE properties were sold to tenants under the House Sales Scheme during 2017/18.	NIHE and housing associations will implement the House Sales and Equity Sharing Scheme.	Continue to assist home ownership through House Sales and Equity Sharing.	2C
DfC will administer committed funding of £96.3m to Co-Ownership for 2015/16 – 2018/19 with a target of 2,643 affordable homes for NI.	In 2017/18, there were 46 properties purchased through Co-Ownership in Mid Ulster.	DfC has committed funding of £100m to Co-Ownership for four years, which along with £65m of private finance will allow for the provision of 2,800 new homes in NI.	Continue to assist households purchase their home through shared ownership.	2C
<p>DfC will pilot a number of initiatives across NI using the Affordable Home Loans Fund (AHLF) to deliver affordable housing. These include:</p> <ol style="list-style-type: none"> 1. £19m to provide up to 600 affordable homes; 2. £9.2m in Financial Transactions Capital (FTC) funding to an empty homes scheme (being delivered by Clanmil); 3. £5m to date in FTC funding for a Rent to Own scheme (being delivered by Co-Ownership); and 4. Developing intermediate housing on surplus NIHE land (Clanmil and Apex). 	<p>FairShare has been set up by Apex, Clanmil and Choice as a new shared ownership scheme enabling homebuyers who cannot afford to purchase a property outright, to buy a share of a property directly from a housing association and pay rent on the rest.</p> <p>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.</p>	<p>Housing associations in NI will continue to offer affordable, high-quality properties for sale through the FairShare shared ownership scheme.</p> <p>Co-Ownership will continue to promote the Rent to Own scheme.</p>	<p>Support the introduction of developer contributions to increase the supply of intermediate housing.</p> <p>Deliver finance models to make better use of funding for intermediate housing.</p> <p>Deliver a range of intermediate housing products, such as intermediate rent.</p>	2C
NIHE will work with councils to develop intermediate housing policies through the LDP.	NIHE continues collaborative work with the Council on the LDP's Draft Plan Strategy.	NIHE will work with councils to develop intermediate housing policies through the LDP.	Deliver mixed tenure housing schemes in communities through planning.	2C
NIHE will continue to investigate with housing associations, the potential for community self-build products for home ownership.	We continue to examine potential for self-build homes with Habitat for Humanity.	NIHE will continue to investigate with housing associations, the potential for community self-build products for home ownership.	Deliver a self-build affordable housing model.	2C



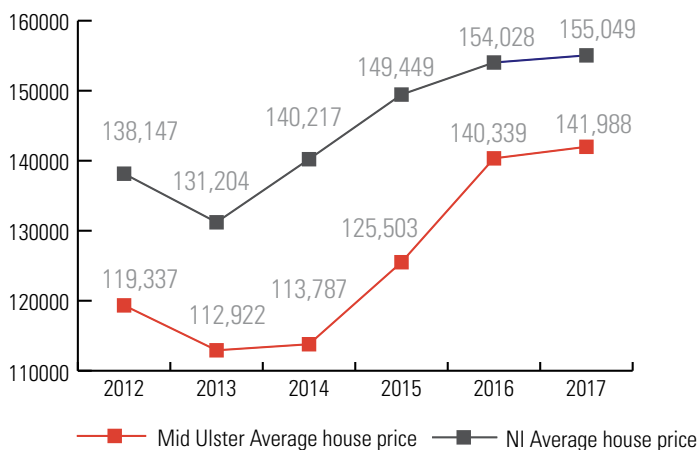
Source: NIHE

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



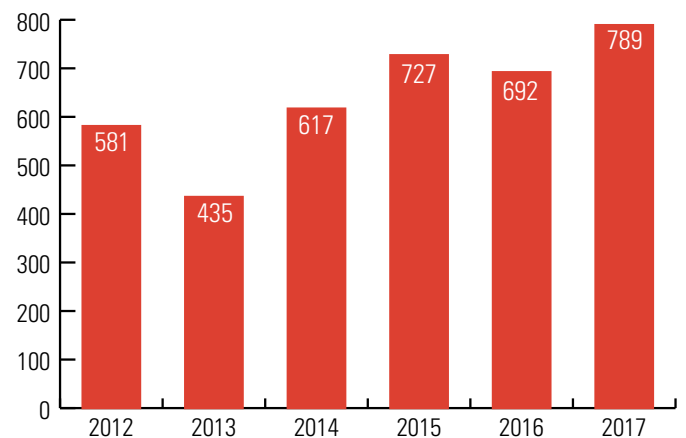
The Cloisters, Phase 2, Killyman Rd, Dungannon

Average Annual House Prices



Source: Ulster University

Private New Build Starts



Source: LPS



THEME TWO

Improving people's homes

OUTCOME FOUR IMPROVE THE QUALITY OF THE HOUSING STOCK				
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
Funding of discretionary grants continued in 2017/18.	Discretionary grant approval in 2017/18 was £802k.	Funding of discretionary grants will continue in 2018/19.	Deliver policies to support sustainable design and improve the fabric of dwellings.	2B 2C
Repair notices issued by councils to private rented landlords can be recovered through a mandatory grant of up to £7,500.	There were 155 mandatory repair grants approved in 2017/18 with an approval value of £1,162k.	NIHE will issue mandatory repair grants as required.		2C
NIHE will issue discretionary Home Repair Assistance (HRA) grants as required.	NIHE approved HRA grants to the value of £85k in 2017/18, 18 of which were completed.	NIHE will issue discretionary HRA grants as required.		2C
NIHE will register and inspect Houses in Multiple Occupation (HMOs) for building and management standards.	At March 2018, there were 89 properties registered as HMOs in Mid Ulster. In the past year, seven Article 80 Notices (fit for number of occupants) and four Article 79 Notices (Management Regulations) were served.	NIHE will register and inspect HMOs for building and management standards.		2C 5A
Funding for NIHE planned maintenance schemes in 2017/18 is estimated at £3.29m.	In 2017/18, NIHE spent £2.84m on 13 planned maintenance schemes. NIHE completed planned maintenance works to 582 properties: 355 properties received ECM works; 113 kitchens; 76 properties received Heating; two properties received special revenue works and 36 properties received special scheme work.	Funding for NIHE planned maintenance schemes in 2018/19 is estimated at £3.47m for 16 schemes. NIHE will complete works to 1,586 properties: 726 properties will receive ECM works; 218 properties will receive double glazing; 347 kitchen replacements; 182 properties will receive bathroom replacements; 107 properties will receive heating installations and six properties will receive special schemes works.	In line with the Asset Management Strategy, NIHE will aim to bring all of its stock up to and maintain it at modern standards, subject to funding availability.	2C

OUTCOME FOUR IMPROVE THE QUALITY OF THE HOUSING STOCK CONTINUED				
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
Funding for NIHE capital improvement schemes in 2017/18 is estimated at £0.64m.	In 2017/18, NIHE spent £0.97m on capital improvement schemes.	Funding for NIHE capital improvement schemes in 2018/19 is £0.81m.	NIHE has been carrying out work to develop a new 10 Year Investment Plan based on the principles set out in the Asset Management Strategy.	2C
NIHE will complete response maintenance repairs within the required target time.	94% 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.	97.3% of NIHE response maintenance repairs in NI were carried out to the customers' satisfaction.			
NIHE stock condition survey will inform the Asset Management Strategy.	NIHE's Asset Management Strategy was approved in 2016.	NIHE will use the Asset Strategy as the basis for investment in the modernisation and maintenance of our housing stock.		
The 2016 House Condition Survey final report will be published early 2018.	The House Condition Survey final report was published in May 2018.	Additional modelling work will be completed to provide further insight into the drivers of fuel poverty, the cost of poor housing in terms of health, cost to improve the energy efficiency and safety of the stock and a revised SAP (energy rating) time series for previous House Condition Surveys.	Unfitness and decent home standards will be identified through NIHE House Condition Survey reports.	

OUTCOME FIVE DEVELOP LOW CARBON HOMES AND REDUCE FUEL POVERTY

Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
Bryson Energy, with funding from NIHE deliver an Energy Advice Service across Northern Ireland and an Energy Efficiency Awareness Programme annually to 160 schools across NI.	Achieved. There were 32 schools visited in Mid Ulster during 2017/18.	The present contract has been extended until 30 September 2018 and after consideration of existing contract, new arrangements will be implemented, subject to approval.	Promote energy efficiency through contracts (including social clauses) with third party providers.	2B 3B 3C
<p>The 2016 House Condition Survey final report will be published early 2018.</p> <p>NIHE will implement the Affordable Warmth Scheme. Funding of £16m is available for 2017/18 across NI.</p> <p>NIHE will continue to administer the Boiler Replacement Scheme on behalf of DfC for the period 2016-19 with a budget of £3m for 2017/18 across NI.</p> <p>NIHE's 2017/20 Energy Efficiency Programme includes six schemes at a cost of £2.5m.</p>	<p>The 2016 House Condition Survey reports that 31.5% of households in Mid Ulster are in Fuel Poverty.</p> <p>In Mid Ulster, 626 measures were carried out to private properties under the Affordable Warmth Scheme in 2017/18.</p> <p>In Mid Ulster, 113 properties had boilers replaced at cost of £79k.</p> <p>In 2017/18, the Energy Efficiency Programme included installations at a cost of £418k.</p>	<p>NIHE will implement the Affordable Warmth Scheme with available funding of £16m for 2018/19 across NI, subject to change following current monitoring round outcome.</p> <p>NIHE will implement the Boiler Replacement Scheme 2016-19 with a budget of £550 k for 2018/19 across NI, subject to change following current monitoring round outcome.</p> <p>NIHE's 2018/21 Energy Efficiency Programme includes 12 schemes at a cost of £7m.</p>	<p>Reduce fuel poverty.</p> <p>Develop and promote alternative natural energies to improve environmental wellbeing and combat fuel poverty in the home.</p> <p>Deliver zero carbon dwellings within the SHDP.</p>	2C 4C 5C
NIHE aims to increase membership of the established Oil Buying Clubs Scheme.	4,900 households have become members of the 27 Oil Buying Clubs, established in NI. In Mid Ulster there are clubs in Dungannon, Cookstown, Maghera and Magherafelt.	Bryson Energy has been awarded a further two-year contract to maintain the Oil Buying Clubs Scheme, and transition the handover of this service to local community groups over the next 2 years.		4C 5C



THEME THREE

Transforming people's lives

OUTCOME SIX

PROVIDE SUITABLE ACCOMMODATION AND SUPPORT SERVICES FOR VULNERABLE RESIDENTS

Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
There are no supported housing schemes included in the three-year (2017/20) SHDP programme.	During 2017/18, there was a supported housing scheme on-site to provide one unit.	The gross, three-year (2018/21) SHDP contains no supported housing schemes.	Maintain collaborative working practices between NIHE, Health Trusts and Probation Service to deliver innovation, capacity and housing care and support services.	2C, 3B 4C, 5A
£3.71m has been approved to deliver the Supporting People Programme for 2017/18.	£3.60m was spent delivering the Supporting People Programme for 2017/18. 36 accommodation based services for 518 service users. Six floating support schemes for 304 service users.	£3.78m has been approved to deliver the Supporting People Programme for 2018/19.		2C, 3B, 4C, 5A
2017/20 SHDP incorporates support for four wheelchair units.	Wheelchair units are included where possible.	Where possible, we will incorporate wheelchair units within the 2018/21 SHDP.		2C, 3B, 4C, 5A
NIHE will monitor and review Supporting People services through the contract management framework and take actions to remodel/realign services as needed.	Activity plan for 2017/18 underway.	Activity Plan in place for 2018/19.		2C, 4A 4C, 5A
NIHE will assess need for social housing wheelchair housing. DfC has agreed an initial Wheelchair Standard Accommodation target of 6% of general needs new build for 2017/18.	NIHE met 5% of the general needs new build target in 2017/18.	The Wheelchair Standard Accommodation target for general needs new build for 2018/19 is 7%.		2C, 3B, 4C, 5A
NIHE has funding of approximately £9.5m for Disabled Facilities Grants (DFG) for the private sector in 2017/18 across NI.	NIHE approved 130 DFGs spending £1,157k during 2017/18, 118 completed throughout the year.	NIHE has funding of approximately £9.5m for DFGs for the private sector in 2018/19 across NI.	Promote independent living through DFG adaptations.	2C, 3B, 4C, 5A
NIHE will provide adaptations to their properties as required.	NIHE spent £570k on adaptations in 2017/18.	NIHE will provide adaptations to their properties as required.		2C, 3B, 4C, 5A
Identify and meet Traveller accommodation needs within communities.	Place Shaping South are working alongside the local office, the Traveller Unit and Mid Ulster Council, to put in place provision to meet the identified Traveller needs in Mid Ulster.		Identify and meet Traveller accommodation needs within communities.	2C, 4C 5A, 5B 5C

**OUTCOME SEVEN
HOMELESSNESS IS PREVENTED OR IS ADDRESSED EFFECTIVELY**

Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
Roll in of the Housing Solutions and Support Approach will continue across NI.	This approach has developed to focus on tenancy sustainment, homeless prevention and exploring housing and support options for customers who contact the NIHE with a housing issue. Housing Solutions and Support teams have been established in six Housing Executive Offices, covering 19 outlets. A new Customer Management System (CMS) is being used by Housing Solutions staff in order to allow better case management of customer's housing journeys.	Roll in of the Housing Solutions and Support Approach will continue across NI.	Deliver a framework and model for a fully operational housing options service. Ensure information is readily available across all tenures to meet the needs of a housing options service. Deliver an adequate supply of permanent accommodation to prevent homelessness and repeat homelessness.	2C
NIHE has made £450k available to fund Smartmove private rented access scheme across NI for 2017/18.	NIHE funded Smartmove private rented access scheme to a value of £483k across NI during 2017/18.	NIHE has made £390k available to fund Smartmove private rented access scheme across NI for 2018/19.		2C 4C 5C
NIHE will work with organisations to deliver homeless services, in line with Homelessness Strategy 2017-22.	NIHE confirmed 770 homeless applications were received and 468 applicants were awarded Full Duty Applicant status.	NIHE will work with organisations to deliver homeless services, in line with Homelessness Strategy 2017-22.	Maintain and improve collaborative working arrangements to provide services to homeless people.	2C 4C 5C
Homeless applications to be processed within a 33 working day target.	100% of homeless applications were processed within 33 working days.	Homeless applications to be processed within a 33 working day target.	Maximise return on funding for temporary homeless accommodation.	

Homeless Figures

Year	No. of homeless presenters	No. of homeless acceptances	Households placed in temporary accommodation
2013/14	849	413	79
2014/15	876	515	63
2015/16	817	480	60
2016/17	829	466	88
2017/18	770	468	103

Source: NIHE

Disabled Facilities Grants (DFGs)

Year	2013/14	2014/15	2015/16	2016/17	2017/18
DFGs approved	104	140	111	130	130
Funding £k	777	1,108	769	1,060	1,157

Source: NIHE

Supporting People Information

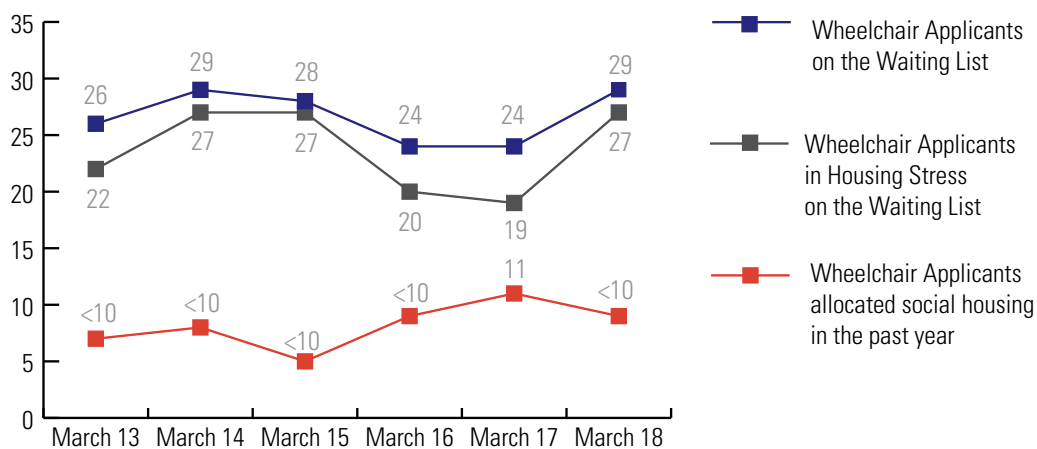
Type of Service	Client Group	No. of schemes	No. of providers	Actual payments 2017-18 (£k)	Budget 2018-19 (£k)	Max. no of services users
Accommodation Based Services	Older People	17	4	125	118	301
	Homelessness	4	4	822	780	56
	Learning Disability	8	4	1,183	1,435	87
	Physical Disability	0	0	0	0	0
	Mental Health	4	3	514	503	42
	Young People	3	2	293	278	32
	Sub Total*	36	**	2,936	3,115	518
Floating Support Services	Older People	2	2	161	161	105
	Homelessness	3	3	285	285	132
	Learning Disability	0	0	0	0	0
	Physical Disability	0	0	0	0	0
	Mental Health	0	0	0	0	0
	Young People	1	1	221	221	67
	Sub Total*	6	**	667	667	304
Grand Total*		42	**	3,604	3,782	822

Source: NIHE

*There may be a discrepancy in calculation due to rounding

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

Social Housing Wheelchair Statistics



Source: NIHE



NIHE spent
£570k
 on
 adaptations
 to its properties



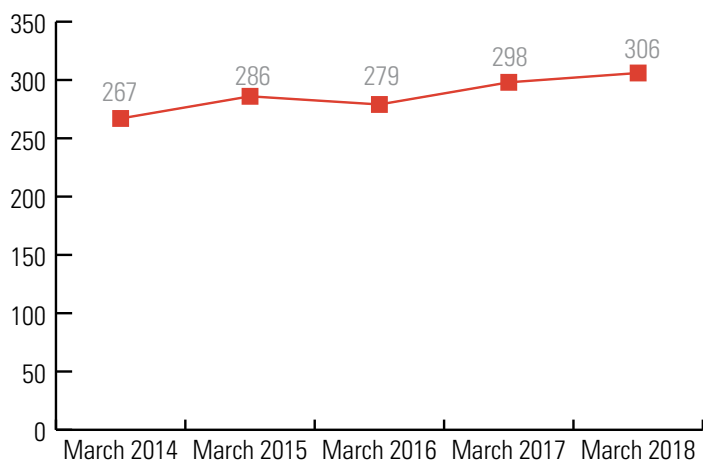
THEME FOUR

Enabling sustainable neighbourhoods

OUTCOME EIGHT REGENERATE NEIGHBOURHOODS				
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
DfC will continue to fund Areas at Risk, Small Pockets Of Deprivation (SPOD) and Neighbourhood Renewal programmes for 2017/18.	DfC has funded £491k for Neighbourhood Renewal programmes in Mid Ulster for 2017/18. DfC has funded £402k for SPOD in NI in 2018/19.	DfC hopes to continue to fund the Areas at Risk, SPOD and Neighbourhood Renewal programmes for 2018/19.	Develop collaborative working arrangements between DfC, NIHE and councils to deliver housing led regeneration in partnership with communities.	1C 2C 4C 5C
NIHE will capture details of empty homes as they are identified and reported and share with Department of Finance and DfC in line with the Housing (Amendment) Act 2016.	25 cases reported within Mid Ulster. There were 13 closed, four deferred and eight open cases across all tenures.	The Empty Homes strategy is currently under review with DfC.		2C 5C
NIHE will implement the Heritage in Housing scheme throughout NI to bring empty town centre properties back into use, addressing blight and providing accommodation for affordable rent.	The NI target for the three-year programme (2015-18) was to bring 15 empty properties back into use. However, at the end of 2017/18, this target has been exceeded. Across NI, seventeen empty properties have been restored providing a total of 39 units for affordable rent.	NIHE will review the potential to extend the Heritage in Housing scheme in 2018/19, subject to funding.	Improve the quality of urban and rural design and townscape quality in local communities.	1C 2C 5C
Promote housing led regeneration through master planning proposals in urban and village centres.	NIHE continues collaborative work with Council through the Community Planning process.	Promote housing led regeneration through master planning proposals in urban and village centres.		1A, 1C, 2A, 2C, 4C, 5C
NIHE will implement the Rural Strategy and Action Plan 2016-20.	On target to deliver 42 of the 43 actions included in the Rural Strategy & Action Plan.	NIHE will implement the Rural Strategy and Action Plan 2016-20.	To contribute to our vision for rural communities, 'Vibrant, shared, healthy and sustainable rural communities where everyone has access to decent and affordable housing'.	1C, 2A, 2B, 2C, 4C, 5C
NIHE will implement a match funding programme for the Rural Development Programme in 2017/18.	In 2017/18, in NI, 18 projects completed with an approximate total spend of £202k. Two projects are within Mid Ulster, totalling £35,149.	NIHE hopes to continue to match fund in 2018/19.		1C, 2A, 2B, 2C, 4C, 5C

OUTCOME EIGHT REGENERATE NEIGHBOURHOODS CONTINUED				
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
DfC will continue to invest in social enterprise growth to increase sustainability in the broad community sector.	DfC is supporting Social Economy Enterprise growth in NI through Community Asset Transfer (CAT), Pilot Social Economy Projects, Social Enterprise Hubs and Social Innovation.	DfC will continue to invest in social enterprise growth to increase sustainability in the broad community sector.	Support local businesses and job creation through social enterprise.	1A, 1B, 1C, 3A, 3C, 4C, 5C
NIHE's Social Housing Enterprise (SHE) Strategy will invest £0.5m in NI annually to support social housing enterprise developments.	In 2017/18, the SHE Strategy made one award totalling £1k to a social economy/social housing enterprise initiative in Mid Ulster.	NIHE's SHE Strategy will continue to invest in local communities to support social housing enterprise developments.		1A, 1B, 1C, 3A, 3C, 4C, 5C
NIHE will transfer assets under the CAT framework to deliver community regeneration.	NIHE are currently developing the policy to implement this framework. It will be informed by the outcome of CAT policy review by DfC – due to complete 2018.	NIHE will transfer assets under the CAT framework to deliver community regeneration.		2A, 2C, 4C, 5C

Rural Applicants In Housing Stress



Source: NIHE



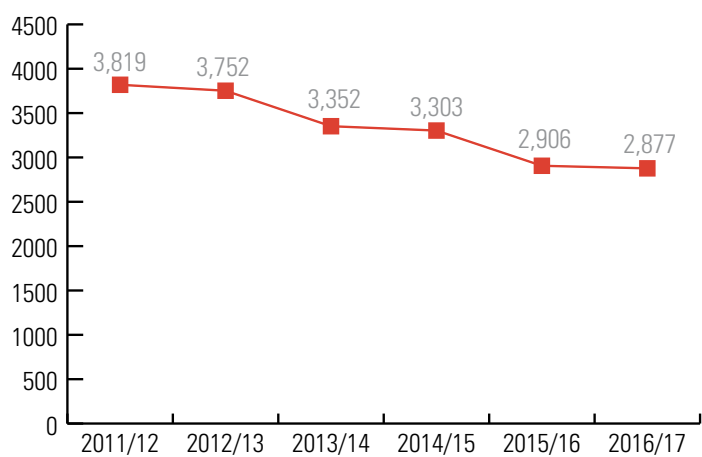
Latent Demand Testing in Swatragh

OUTCOME NINE CREATE SAFER AND COHESIVE COMMUNITIES

Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
Implement NIHE's Community Safety Strategy 2014-17. Update the Strategy in 2017/18.	NIHE actively deals with Anti-Social Behaviour (ASB) in our estates. The NIHE Board approved an extension of up to 12 months on the current strategy.	Work is currently underway on the new Community Safety Strategy.	Develop community confidence and continue working with our communities and partners to address Community Safety issues and tackle ASB effectively. Reduce ASB.	5A 5B 5C
NIHE will work to prevent hate crimes.	A hate harassment tool kit launched in 2016, Hate Incident Practical Action (HIPA) continues to be available to address damage to properties. During 2017/18, one HIPA incident was responded to in Mid Ulster.	Continue to work to prevent hate harassment.	Continue to work to prevent hate harassment.	
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.		
NIHE will assess funding bids from Community Groups and PCSPs for community safety projects.	During 2017/18, £15k was awarded in Mid Ulster for community safety projects; The 'Aging Well' programme started in January 2018, and is focused on providing minor works including, door locks and sensors for older people across Mid Ulster.	NIHE will continue to assess funding applications and fund appropriate projects that address community safety issues in NIHE estates where money is available.		
NIHE will continue to partner on Anti-Social Behaviour (ASB) Forum.	Local office staff continue to work with statutory partners in addressing ASB issues.	NIHE will continue to partner on ASB Forum.		5A 5B 5C
NIHE will deal with reported cases of ASB in its estates.	During 2017/18, NIHE dealt with 104 cases of ASB.	NIHE will deal with reported cases of ASB in its estates.		5A 5B 5C

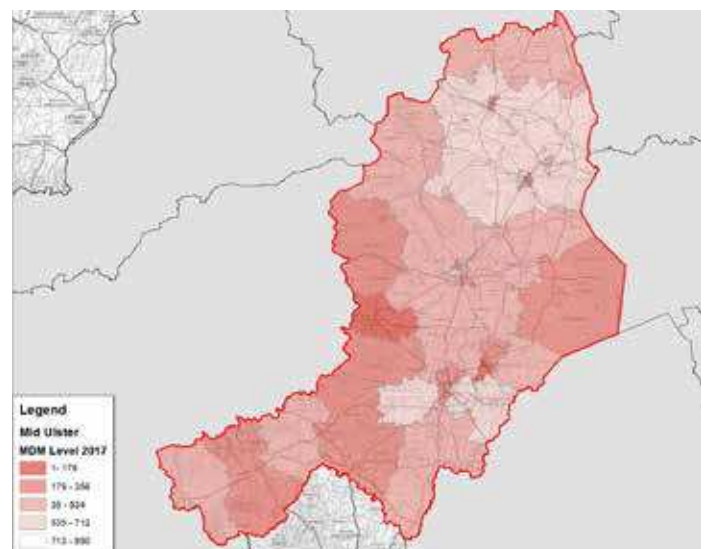
OUTCOME NINE CREATE SAFER AND COHESIVE COMMUNITIES CONTINUED				
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
NIHE will work to raise awareness and promote integration through its Good Relations Strategy and Race Relations Policy.	NIHE has provided Hate Crime Training to more than 70 staff across the organisation.	NIHE will implement bespoke training in good relations for staff and community groups.	Promote the shared ethos and development of shared communities through education programmes and shared new build developments.	5A 5B 5C
NIHE will implement BRIC2. NIHE will promote the Good Neighbour Charter and the five cohesion themes of Race Relations, Communities in Transition, Interfaces, Flags, Emblems and Sectional Symbols.	NIHE has completed Phase 1 of the BRIC2 programme with 26 estates involved across NI. Phase 2 is currently underway.	NIHE will identify another 26 groups to be involved in Phase 3 of the BRIC2 across NI.		
NIHE will continue to fund Supporting Communities NI (SCNI) in their work with communities.	SCNI continues to be highly active in Mid Ulster, supporting community groups. There is a dedicated Supporting Communities worker for the district, which allows NIHE to encourage new groups to form. NIHE staff engage with a wide range of community groups across the Mid Ulster area.	NIHE will launch the Community Involvement Strategy and update for 2018/23.	Increase tenant involvement in the management and future development of their communities.	5A 5B 5C
NIHE will implement the Community Involvement Strategy 2014/17.	Stakeholders events were held during 2017/18. The Strategy has been approved by the NIHE Board and is subject to consultation. During the year, the local office held a networking event bringing together 40 groups across Mid Ulster.	NIHE will launch the Community Involvement Strategy and update for 2018/23.	Establish strong, collaborative working arrangements between government agencies, voluntary organisations and local community groups to support community regeneration.	5A 5B 5C
NIHE will continue to provide funding for Community Grants and Housing Community Network (HCN) in Mid Ulster.	£15k was spent in 2017/18 on Community Grants and HCN in Mid Ulster.	Funding of £20k for 2018/19 for Community Grants and HCN will be made available by NIHE.		

Anti Social Behaviour Incidents



Source: NINIS/NISRA

Multiple Deprivation Measure 2017



Source: NINIS/NISRA



THEME FIVE

Delivering quality services

OUTCOME TEN DELIVER BETTER SERVICES				
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
Increase rent collection to reinvest to improve services.	NIHE collected 99.53% of rent during 2017/18.	Increase rent collection to reinvest to improve services.	Maximise income to deliver better services and improve stock.	2C
Reduce arrears to maximise income.	Arrears increased by £20k during 2017/18.	Reduce arrears to maximise income.		
Implement the Tenancy Fraud Action Plan.	Action Plan in place and statistics reported quarterly to DfC.	Continue to report Tenancy Fraud statistics to DfC.	Monitor and reduce tenancy fraud.	
Implement the welfare reform project plan as required.	NIHE has: <ul style="list-style-type: none"> established a Welfare Reform Project Team; developed a project plan to manage the introduction of welfare reform; identified the impact of the changes on our customers and on the business; developed appropriate processes to implement changes; instigated measures to lessen the impacts; and, worked closely with DfC on the implementation of welfare reform and the mitigation processes. 	NIHE will: <ul style="list-style-type: none"> continue to implement welfare reform to the business; communicate with tenants and applicants for housing to provide advice and assistance on the impacts of welfare reform; and, assist DfC deliver the processes necessary to implement reform and associated mitigations. 	NIHE will: <ul style="list-style-type: none"> ensure the best use of stock is made; help minimise tenant arrears; and, actively help customers sustain their tenancies. 	2C
Maintain voids below 1% of total stock to make best use of housing stock and increase revenue from rents.	NIHE voids at April 18 were 0.38% of total stock.	Maintain voids below 1% of total stock to make best use of housing stock and increase revenue from rents.	Make best use of stock.	1C 2C
Contribute to and support the DfC Fundamental Review of Social Housing Allocations.	DfC's Review of Social Housing Allocations was subject to a 12 week public consultation period which closed on 21 December 2017. The Department is analysing responses to this consultation and the NIHE continues to work closely with DfC to progress this review.	Continue to contribute to the DfC Fundamental Review of Social Housing Allocations. This will include considering transitional measures and agreeing an implementation plan. The Fundamental Review of Social Housing Allocations will require approval by a Minister before the final proposals are agreed.	To improve the process for housing assessment and allocation of social housing.	2C
Implement the Sustaining Tenancy Strategy locally and incorporate the approach in the 'Build Yes' revised ways of working.	The approach outlined in the strategy has now been mainstreamed into the 'Build Yes' new ways of working.	We will be rolling out the new ways of working across the organisation.	Reduce tenancy failure and help tenants stay in their own home.	2C
Continue to monitor tenants' satisfaction through the Continuous Tenant Omnibus Survey (CTOS).	Ongoing.	Continue to monitor tenants' satisfaction through the CTOS.		2C



Appendices

Appendix 1 Community Planning Themes and Outcomes

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

Appendix 2
Social Housing Need by Settlement 2017/22

Settlement	Social Housing Need 2017-22
Cookstown South	17
Dungannon 1	285
Dungannon 2	9
Magherafelt	70
Moygashel	8
Coalisland	81
Maghera	6
Ardboe/Moortown/Ballinderry	10
Aughnacloy	4
Bellaghy	4
Benburb	3
Bush	2
Castlecaulfield	6
Castledawson	8
Donaghmore	20
Draperstown	14
Granville/Bantry	4
Moy	26
Total	577

Housing need has currently been met in Cookstown North, Ackinduff/Sheer's Place, Augher, Ballygawley, Ballymaguigan, Ballyronan, Caledon, Cappagh, Clogher, Coagh/Lisnahull, Cookstown Rural Cottages, Fivemiletown, Gulladuff, Innisrush, Knockloughrim, Lissan/Dunamore, Loup, Magherafelt Rural, Moneymore, Mountjoy, Newmills, Pomeroy, Sandholes, Stewartstown, Swatragh, The Rock, Tobermore, Tullyhogue and Upperlands, these areas will be kept under annual review.

New Intermediate Housing Demand for Mid Ulster 2017/27

Council	Intermediate housing demand 2017/27
Mid Ulster	1,340

Appendix 3:

Social Housing Development Programme: Schemes completed April 2017 - March 2018

Scheme	No of units	Client group	Housing association	Policy theme
Bramble Wood Manor, Dungannon	1	General Needs	Apex	Urban
Pinebank Park Phase 2, Coalisland	9	General Needs	Apex	Urban
The Cloisters, Phase 2, Killyman Road, Dungannon	28	General Needs	Habinteg	Urban
Dungannon ESP*	1	General Needs	Habinteg	Urban
4-6 William Street & 8-20 Sloan Street, Dungannon	28	General Needs	Radius	Urban
Coalisland ESP's*	2	General Needs	Rural	Urban
Donaghmore ESP*	1	General Needs	Rural	Rural
Moy ESP*	1	General Needs	Triangle	Rural
Total	71			

**ESP - Existing Satisfactory Purchase*

Social Housing Development Programme: Schemes on-site at March 2018

Scheme	No of units	Client group	Housing association	Policy theme
3-8 & 15-20 Killymeal Road, Dungannon	12	General Needs	Apex	Urban
Clogher	1	General Needs	Choice	Rural
Castle Grove/Place, Castlecaulfield (T)	5	General Needs	Choice	Rural
PSNI Site, Barrack Street, Coalisland	18	General Needs	Habinteg	Urban
Barrack Street, Coalisland	28	General Needs	Radius	Urban
Carland Road, Dungannon	38	General Needs	Radius	Urban
Moy ESP*	1	General Needs	Rural	Rural
Draperstown ESP*	1	General Needs	Rural	Rural
Magherafelt ESP*	1	Mental Health	South Ulster	Supported
Total	105			

**ESP - Existing Satisfactory Purchase*

(T) Transfer scheme built on NIHE land

Appendix 3:

Social Housing Development Programme continued: Schemes programmed 2018/21

Scheme	No of units	Client group	Year	Housing association	Policy theme
Roskeen Park, Moygashel (T)	8	General Needs	2018/19	Apex	Urban
Killowen Drive, Magherafelt (T)	16	General Needs	2018/19	Choice	Urban
Leckagh Cottages, Magherafelt (T)	9	General Needs	2018/19	Choice	Urban
Molesworth Street, Cookstown	3	General Needs	2018/19	Choice	Urban
34-38 The Square, Dungannon Road, Coalisland	10	General Needs	2018/19	Habinteg	Urban
64-66 Old Ballygawley Road, Dungannon	14	General Needs	2018/19	Radius	Urban
Annagole, Dungannon	17	General Needs	2018/19	South Ulster	Urban
Station Road, Magherafelt	30	General Needs	2019/20	Apex	Urban
Annagher Road, Coalisland	8	General Needs	2019/20	North Belfast	Urban
Washingbay Road, Coalisland	9	General Needs	2019/20	North Belfast	Urban
Moy ESPs*	5	General Needs	2020/21	Rural	Rural
Hunter's Park, Bellaghy (T)	4	General Needs	2020/21	TBC	Rural
Total	133				

**ESP - Existing Satisfactory Purchase*

(T) Transfer Scheme built on NIHE land

Appendix 4:

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

Work Category	Scheme	Units
External Cyclical Maintenance	Riverside/Castledawson/Killowen	10
	Donaghmore/Castlecaulfield	148
	Glenelly Villas/Bradley Park, Magherafelt	143
	Moneymore/Ardboe	20
	Moy/Ballygawley/Caledon	34
Revenue Replacement	Milburn Park/Close, Cookstown	56
	Drumcoo/Bush	57
Heating Installation	Magherafelt	76
Capital Scheme	Magherafelt Aluminiums	8
	Killymoon Crescent, Cookstown	12
	Ackinduff/Drumreagh/Ivybank	11
	Donaghmore/Fivemiletown/Moy	5
Special Revenue	Braeside Conversion	2

Note: Some schemes may start and complete in year.

Maintenance Programme and Grants Information:

Scheme activity and expected completions up to 31 March 2019

Work Category	Scheme	Units
Double Glazing	Coalisland/Moygashel/Mountjoy	117
	Magherafelt	101
External Cyclical Maintenance	Glenelly Villas/Bradley Park, Magherafelt	82
	Moneymore/Ardboe	172
	Moy/Ballygawley/Caledon	287
	Alexander Park/Beatrice Villas	185
Revenue Replacement	Magherafelt Phase 1	37
	Magherafelt	120
	Coalisland	86
	Innishmore/Menagh/Dunavon, Dungannon	104
Revenue Replacement (Bathrooms)	Maghera/Bellaghy	71
	Moygashel	29
	Ackinduff	82
Heating Installation	Ardboe/Ballyronan/Moneymore	41
	Stewartstown/Tullyhogue/Pomeroy	66
Capital Schemes	Ackinduff/Drumreagh/Ivybank	6

Note: Some schemes may start and complete in year.

Appendix 4 continued
Definition of Work Categories

Capital Scheme	Improvement works.
Double Glazing	Replacement of single glazed with double glazed units.
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.
Special Revenue	Works outside remit of the normal ECM scheme, e.g. Specialist treatment to balconies to prevent water ingress.
Special Scheme	Improvement works to dwellings outside the Improvement to Purpose Built Stock programme.

Adaptations to Housing Executive stock in 2017/18

Type of Adaptation	Adaptations 2017/18	Actual spend 2017/18 £m	Projected Spend 2018/19 £m
Adaptations for Persons with a Disability (APD's) Starts*	<10	0.31	0.72
Adaptations for Persons with a Disability (APD's) Completions*	<10		
Lifts**	14	0.05	0.05
Showers**	58	0.12	0.11
Minor APD repairs***	282	0.09	0.12
Total****	369	0.57	0.99

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

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

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

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

Grants Performance 2017/18

Grant Type		Approved	Approval Value £k	Completed
Mandatory Grants	- Disabled Facilities Grant	130	1,157	118
	- Repairs Grant	25	5	25
Discretionary Grants	- Renovation Grant	47	685	37
	- Replacement Grant	<10	32	0
	- Home Repair Assistance Grants	20	85	18
Total		-	1,964	198

Appendix 5: Housing Executive Stock at March 2018

Sold Stock in bold

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total	Void *
Dungannon 1	87	99	332	0	0	518	4
	49	26	676	0	0	751	
Dungannon 2	37	15	92	0	0	144	1
	10	3	278	0	0	291	
Moygashel	10	10	46	0	6	72	1
	13	0	244	0	17	274	
Coalisland	46	17	233	0	1	297	2
	16	1	330	0	10	357	
Ackinduff/Sheer's Place	8	0	23	0	0	31	3
	32	0	23	0	4	59	
Augher	8	4	22	0	0	34	0
	2	0	43	0	0	45	
Aughnacloy	19	0	29	0	0	48	1
	3	0	85	0	0	88	
Ballygawley	22	8	21	0	2	53	0
	19	0	55	0	1	75	
Benburb	2	0	3	0	0	5	0
	24	0	28	0	4	56	
Bush	9	0	16	0	0	25	0
	18	0	71	0	0	89	
Caledon	27	1	32	0	5	65	0
	36	1	37	0	39	113	
Cappagh	6	0	3	0	0	9	0
	18	0	19	0	0	37	
Castlecaulfield	7	2	5	0	4	18	0
	16	2	68	0	29	115	
Clogher	15	11	34	0	1	61	0
	7	3	44	0	4	58	
Donaghmore	22	0	23	0	1	46	2
	15	1	125	0	15	156	
Fivemiletown	60	8	44	0	0	112	1
	25	0	131	0	0	156	
Granville/Brantry	21	0	6	0	0	27	1
	54	0	64	0	2	120	

Appendix 5: Housing Executive Stock at March 2018 continued

Sold Stock in bold

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total	Void *
Mountjoy	13	0	19	0	0	32	1
	55	0	46	0	4	105	
Moy	24	3	34	0	0	61	2
	12	1	142	0	3	158	
Newmills	8	0	7	0	0	15	1
	7	0	58	0	0	65	
Dungannon District Total	451	178	1,024	0	20	1,673	20
	431	38	2,567	0	132	3,168	
Cookstown North	51	63	168	11	0	293	2
	23	17	377	9	0	426	
Cookstown South	52	57	222	0	0	331	1
	47	7	537	0	2	593	
Ardboe/Moortown/Ballinderry	14	0	37	0	0	51	0
	12	0	93	0	0	105	
Ballyronan	4	0	4	0	0	8	0
	13	0	38	0	0	51	
Drumullan	2	0	6	0	0	8	0
	6	0	10	0	0	16	
Dunamore/Orritor	0	0	4	0	0	4	0
	9	0	33	0	0	42	
Finnobar/Coagh/Lisnahull	16	0	26	0	0	42	0
	2	0	54	0	0	56	
Loup	4	0	6	0	0	10	0
	1	0	10	0	0	11	
Moneymore	21	3	40	0	0	64	1
	35	1	120	0	0	156	
Pomeroy	27	0	26	0	0	53	0
	22	0	45	0	0	67	
Rock	6	0	4	0	0	10	0
	7	0	16	0	0	23	
Sandholes	1	0	8	0	0	9	0
	1	0	17	0	4	22	
Stewartstown	10	6	57	0	0	73	0
	3	2	90	0	0	95	
Tullyhogue	8	0	25	0	0	33	0
	6	0	49	0	0	55	

Appendix 5: Housing Executive Stock at March 2018 continued

Sold Stock in bold

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total	Void *
Tynure/Lissan/Dunman	0	0	0	0	0	0	0
	0	0	25	0	0	25	
Rural Cottages	0	0	0	0	10	10	0
	8	0	4	0	140	152	
Cookstown District Total	216	129	633	11	10	999	4
	195	27	1,518	9	1,46	1,895	
Magherafelt	150	61	235	5	0	451	6
	84	17	682	5	0	788	
Maghera	125	21	100	0	0	246	2
	97	11	353	0	0	461	
Bellaghy	24	2	26	0	0	52	0
	15	0	116	0	0	131	
Castledawson	53	5	50	0	0	108	0
	49	1	133	0	0	183	
Draperstown	29	9	33	0	0	71	0
	40	5	134	0	0	179	
Tobermore	19	0	28	0	0	47	0
	14	0	69	0	0	83	
Ballymaguigan	2	0	3	0	0	5	0
	18	0	9	0	0	27	
Carmean	4	0	0	0	0	4	0
	6	0	0	0	0	6	
Clady	19	0	11	0	0	30	0
	7	0	65	0	0	72	
Creagh	0	0	0	0	0	0	0
	8	0	19	0	0	27	
Culnady	4	0	11	0	0	15	0
	0	0	17	0	0	17	
Curran	1	0	4	0	0	5	0
	1	0	8	0	0	9	
Desertmartin	5	4	15	0	0	24	0
	9	0	28	0	0	37	
Fallahogey	1	0	5	0	0	6	0
	8	0	5	0	0	13	
Gulladuff	9	0	15	0	0	24	0
	3	0	30	0	0	33	

Appendix 5: Housing Executive Stock at March 2018 continued

Sold Stock in bold

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total	Void *
Innisrush	2	2	6	0	0	10	0
	0	0	17	0	0	17	
Kilross	7	0	0	0	0	7	0
	11	0	0	0	0	11	
Knockloughrim	6	0	3	0	0	9	0
	22	0	18	0	0	40	
Lisnamuck	3	0	0	0	0	3	0
	1	0	10	0	0	11	
Longfield	0	0	1	0	0	1	0
	0	0	24	0	0	24	
Moneyneaney	9	0	4	0	0	13	0
	5	0	22	0	0	27	
Portglenone	2	0	5	0	0	7	0
	8	0	21	0	0	29	
Rural Cottages	0	0	0	0	26	26	0
	2	0	2	0	126	130	
Swatragh	7	0	16	0	0	23	0
	8	0	50	0	0	58	
Tamlaght	10	0	2	0	0	12	0
	12	0	5	0	0	17	
Tullyherron	6	0	4	0	0	10	0
	0	0	0	0	0	0	
Upperlands	11	2	31	0	0	44	0
	3	0	56	0	0	59	
Magherafelt District Total	508	106	608	5	26	1,253	8
	431	34	1,893	5	126	2,489	
Mid Ulster Total	1,175	413	2,265	16	56	3,925	32
	1,057	99	5,978	14	404	7,552	

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

(i) Bungalow (ii) Maisonette

Appendix 6: Applicants and Allocations at March 2018

	Applicants (Total)	Applicants (HS)	Allocations
Dungannon 1	547	349	88
Dungannon 2	66	48	15
Moygashel	16	<10	<10
Coalisland	181	125	40
Ackinduff/Sheer's Place	<10	<10	<10
Augher	<10	<10	<10
Aughnacloy	19	<10	<10
Ballygawley	20	12	<10
Benburb	<10	<10	0
Bush	<10	<10	<10
Caledon	<10	<10	10
Cappagh	<10	<10	0
Castlecaulfield	12	<10	<10
Clogher	10	<10	11
Donaghmore	33	24	<10
Fivemiletown	23	17	<10
Granville/Brantry	<10	<10	<10
Mountjoy	<10	<10	0
Moy	40	33	<10
Newmills	<10	<10	<10
Dungannon District Total	1,008	663	196
Cookstown North	77	45	20
Cookstown South	74	45	<10
Ardboe/Moortown/Ballinderry	19	13	<10
Ballyronan	<10	<10	<10
Drumullan	<10	0	0
Dunamore/Orritor	<10	<10	0
Finnobar/Coagh/Lisnahull	<10	<10	<10
Loup	<10	<10	0
Moneymore	24	10	<10
Pomeroy	16	<10	<10
Rock	<10	<10	0
Sandholes	<10	0	<10
Stewartstown	18	10	<10
Tullyhogue	15	12	<10

Appendix 6: Applicants and Allocations at March 2018 continued

	Applicants (Total)	Applicants (HS)	Allocations
Tynure/Lissan/Dunman	<10	<10	0
Cookstown Cottages	<10	0	0
Cookstown Total	267	153	43
Magherafelt	239	117	33
Maghera	78	34	16
Bellaghy	12	<10	<10
Castledawson	39	27	<10
Draperstown	35	20	<10
Tobermore	<10	<10	<10
Ballymaguigan	<10	<10	0
Carmean	<10	<10	0
Clady	13	<10	0
Creagh	0	0	0
Culnady	0	0	<10
Curran	<10	0	0
Desertmartin	<10	<10	<10
Fallahogey	0	0	0
Gulladuff	<10	<10	<10
Innisrush	<10	<10	0
Kilross	0	0	0
Knockloughrim	0	0	<10
Lisnamuck	0	0	<10
Longfield	0	0	0
Moneyneaney	<10	<10	<10
Portglenone	0	0	<10
Magherafelt Rural Cottages	<10	<10	<10
Swatragh	<10	<10	0
Tamlaght	<10	<10	<10
Tullyherron	0	0	<10
Upperlands	<10	<10	<10
Magherafelt District Total	448	228	80
Mid Ulster Total	1,723	1,044	319

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

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

Allocations – Annual allocations for year ending March 2018

Appendix 7: Management Team Contact Details

Landlord Services		
All enquiries 03448 920 900		
Office	Contact	Contact Information
Dungannon Office 6 Ballygawley Rd, Dungannon, BT70 1EL		dungannon@nihe.gov.uk 03448 920 900
Cookstown Office 15 Morgan's Hill Road, Cookstown, BT80 8HA		cookstown@nihe.gov.uk 03448 920 900
Magherafelt Office 3 Ballyronan Rd, Magherafelt, BT45 6BP		magherafelt@nihe.gov.uk 03448 920 900
South Regional Manager	Comghal McQuillan	comghal.mcquillan@nihe.gov.uk
Area Manager	Michael Dallat	michael.dallat@nihe.gov.uk
Assistant Area Manager	Margaret Bradley	margaret.bradley@nihe.gov.uk
Assistant Housing Services Manager Magherafelt	Siobhan McSwiggan	siobhan.mcswiggan@nihe.gov.uk
Assistant Housing Services Manager Dungannon	Katrina Farley	katrina.farley@nihe.gov.uk
Maintenance Manager	John McArthur	john.mcarthur@nihe.gov.uk

Regional Services		
All enquiries 03448 920 900		
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Appendix 8

Glossary

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

House Sales Scheme	The House Sales Scheme gives eligible tenants of the Housing Executive, or registered housing associations, the right to buy their property from their landlord, at a discount.
Housing for All	Having met the Together Building a United Community (TBUC) commitment of delivering 10 shared schemes, commitment will be continued through the Programme for Government to support the delivery of 200 units annually, through the Shared New Build Programme, newly re-branded as 'Housing for All'.
Housing Growth Indicators (HGI)	Figures contained in the Regional Development Strategy, to estimate the new dwelling requirement for council areas and the Belfast Metropolitan Urban Area for 2012-25.
Housing Market Area	A housing market area is the geographic area within which the majority of households move, work and live.
Housing Market Assessment (HMA)	This is an evidence base for housing and planning policies, which examines the operation of housing market areas, including the characteristics of the housing market, how key factors work together and the potential housing need and demand on a cross tenure basis.
Housing Needs Assessment (HNA)	This is an assessment of local housing needs, primarily in relation to general needs social housing, supported housing, Travellers and affordable housing.
Housing Stress	Applicants, on the waiting list, who have 30 points or above are considered to be in housing stress, or housing need.
Intermediate Housing	Intermediate Housing, consists of shared ownership housing provided through a registered housing association (e.g. the Co-Ownership Housing Association) and helps eligible households who can afford a small mortgage, but cannot afford to buy a property outright. The property is split between part ownership by the householder and part social renting from the registered housing association.
Latent Demand Test (LDT)	LDT is a housing needs survey carried out in a rural area to assess any potential hidden need.
Mandatory Repair Grant	This is a grant made available by the Housing Executive to landlords who have been served a repair notice by the council.
Neighbourhood Renewal	Government departments and agencies working in partnership to tackle disadvantage and deprivation.
Net Stock Model (NSM)	An assessment of housing need, at a Northern Ireland level, using net household projections.
NIFHA	Northern Ireland Federation of Housing Associations.
NISRA	Northern Ireland Statistics and Research Agency.
Oil Buying Clubs Scheme	Oil Buying Clubs are designed to help consumers reduce their costs by purchasing oil orders in bulk, as part of a group.
PCSPs	Policing and Community Safety Partnerships.
PPS	Planning Policy Statement.
Supporting Communities Northern Ireland (SCNI)	Supporting Communities Northern Ireland provides training and funding for community groups.
Shared Housing	These are communities where people choose to live with others, regardless of their religion or race, in a neighbourhood that is safe and welcoming to all.

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

