

Mid Ulster

Housing Investment Plan
2019-2023



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

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



PEOPLE

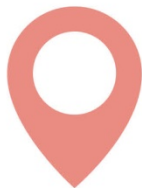
To provide housing solutions, services and support to the people of Northern Ireland.

PROPERTY

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

PLACES

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



We have **4** **high level outcomes:**

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

We have **1** **set of values:**

Making a difference;
Fairness;
Passion;
Expertise

Housing
Executive

Contents

Foreword	4
Introduction	5
Strategic Context	6
Local Context	13
Outcome 1 – Help people find housing support and solutions	27
Outcome 2 – Deliver better homes	29
Outcome 3 – Fostering vibrant sustainable communities	32
Outcome 4 – Deliver quality public services	36
Appendix 1	Community Plan themes and outcomes 39
Appendix 2	Social Housing Need by Settlement 2018-2023 40
Appendix 3	Social Housing Development Programme 41
Appendix 4	Maintenance Programme, Grants and Adaptations information 42
Appendix 5	Supporting People Information 44
Appendix 6	NIHE Stock at March 2019 45
Appendix 7	Applicants and Allocations at March 2019 48
Appendix 8	Management Team contact details 50
Appendix 9	Glossary 52

This document is available in alternative formats. Contact:

Land and Regeneration (Housing Analytics)
The Housing Centre, 2 Adelaide Street, Belfast BT2 8PB
Tel: 03448 920 900
Text Relay: General enquiries 18001 03448 920 900
Email: housing.analytics@nihe.gov.uk
Website: www.nihe.gov.uk

All mapping material within the document is Crown copyright and is reproduced with permission of Land and Property Services under delegated authority from the Controller of Her Majesty's Stationery Office, ©Crown copyright and Database rights NIMA ES&LA209.3.

Foreword

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

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

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

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

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

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



Professor Peter Roberts
Chair

Introduction

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

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

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

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

Strategic Context

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

Welfare Reform

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

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



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

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

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

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

Homeless Strategy

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

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

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



Homeless Communication Action Plan

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

Delivery Strategy and Action Plan

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

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

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

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

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

Asset Management Strategy

The Housing Executive continues to implement the revised strategic investment strategy for its stock that was approved by DfC in October 2017. As such, our investment programme is focused on compliance and Health & Safety activities, adaptations, External Cyclical Maintenance and a programme of major component upgrading (e.g. bathrooms, kitchens, wiring, doors, windows, heating etc.) in order to address both our maintenance backlogs and tenant priorities; delivery of much of this investment continues to be dependent on successful procurements. Given our continued projected long term shortfall in funding, the main imperative remains the development of a sustainable funding solution to meet our future stock investment needs. The three year period for our revised approach agreed by the Department ends in 2020 and, therefore, in the coming year we will be developing a range of strategic options for consideration in the event that our future funding position is not improved.

Tower Blocks

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

Cavity Wall Insulation

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

Research Programme

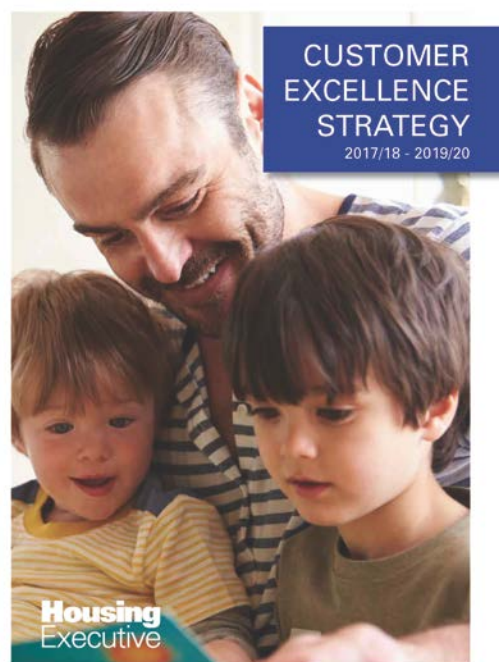
As the strategic housing authority in Northern Ireland, the Housing Executive has a statutory responsibility to regularly examine housing conditions and need, and may also conduct or promote research into any matter relating to any of its functions. Some of the key projects provide data on an ongoing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

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

Customer Excellence Strategy

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

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



Community Involvement Strategy

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

Supporting People Strategy and Action Plan

The Housing Executive acts as the administering authority for the Supporting People (SP) Programme in Northern Ireland. This role includes the payment of SP Grant to approximately 90 providers of housing support services, which deliver assistance with housing related tasks to more than 19,000 vulnerable people in order to help them develop or maintain the skills necessary to live as independently as possible in their own home. In 2019/20, the budget is £72.8m. The Housing Executive has ongoing plans to monitor and review SP services through the contract management framework, and take actions to remodel/realign services as needed. For further information on the SP programme see the strategy at [Supporting People Strategy](#).

Rural Strategy & Action Plan

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

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

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



Irish Travellers

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

Ireland. In 2019, new research will be undertaken to provide the necessary information to enable a new Irish traveller Strategy and Needs Assessment to be developed for the period 2020-2025.

Sustainable Communities

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

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

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

Accessible Housing Register (AHR)

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

Fundamental Review of the Private Rented Sector (PRS)

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

Fundamental Review of Social Housing Allocations

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

Affordable Housing

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

The Affordable Homes Loan Fund has piloted FairShare, which has been set up by Apex, Clanmil and Choice as a new shared ownership scheme enabling homebuyers who cannot afford to purchase a property outright, to buy a share of a property directly from a housing association and pay rent on the rest. Co-Ownership continues to operate the Rent to Own initiative with the £12.5m FTC funding received. To date 33 properties have been funded across NI.

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

Community Asset Transfer

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

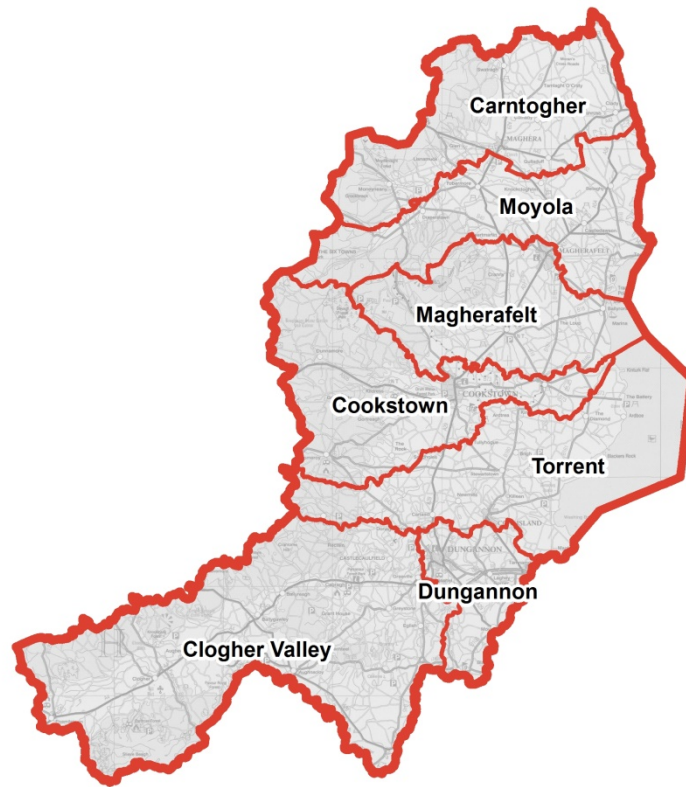
Local Context

The Mid Ulster District Council area covers an area extending to 1,714 Km² extending from Swatragh and Bellaghy in the north to Fivemiletown, Aughnacloy and Moy in the South. The population of the District is estimated to be 146,427 (7.8% of the Northern Ireland population) living within 50,583 households. One third of the population lives in urban areas while two thirds inhabit rural areas. The principal towns within the district are Cookstown, Coalisland, Dungannon, Magherafelt and Maghera.



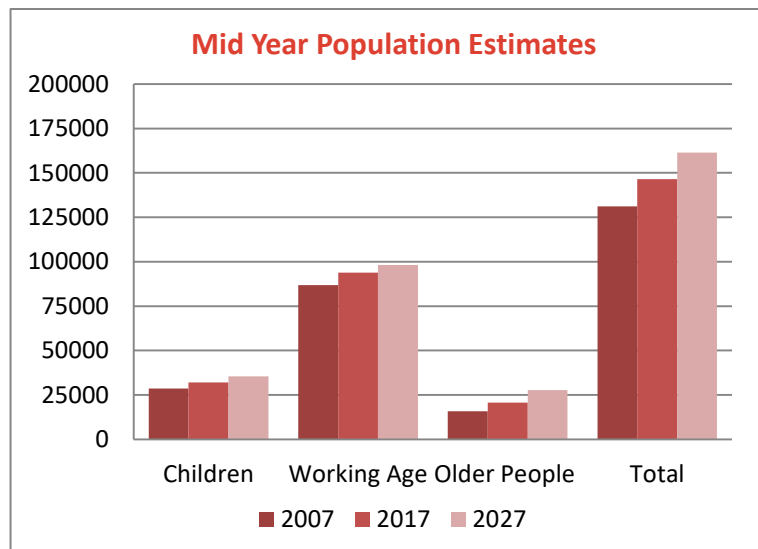
Mid Ulster District Council area was established on 1st April 2015, bringing together three former Councils including Cookstown District Council, Dungannon and South Tyrone Borough Council and Magherafelt District Council. The District is represented by 40 Councillors elected in the seven District Electoral Areas (DEAs) of:

- Carntogher
- Moyola
- Magherafelt
- Cookstown
- Torrent
- Dungannon
- Clogher Valley



Demographics

The population of Mid Ulster District Council area is projected to grow by 10.2% from 2017 to 2027. This growth will be concentrated mainly in the 65 plus age group which will grow by 34.9%. By comparison, the population of children is projected to grow by 10.5% and the working age population is projected to increase by 4.7%. The household size is projected to reduce slightly from 2.88 to 2.84 while the number of households is projected to increase by 5,049 from 50,583 to 55,632 over the 10 years to 2027. While the need for small family accommodation remains strong, there will be a requirement to design and construct suitable accommodation for older persons.



Source: NISRA

Economic Context

Local economic performance and peoples' economic circumstances affect demand for housing and individual housing choices. Mid Ulster has been recognised as an entrepreneurial district with a strong private sector. Within the district, there are 52,372 jobs, 7% of all jobs across Northern Ireland. The labour market structure shows 76% of the working age population are economically active, compared to 74%

across Northern Ireland. In 2018, the annual full-time median wage for residents in the area was £437.40, an increase of £14.20 on the previous year, £423.20 per week. This compares to the overall Northern Ireland annual full-time median wage of £480.10, an increase of £16.60 on the previous year, £463.50 per week.

There are 8,505 registered businesses in the district, 12% of all businesses in Northern Ireland. Approximately nine out of every ten businesses are micro businesses, employing nine or less employees. There are higher percentages of agricultural (37%), construction (17%) and production, including manufacturing (9%) businesses compared to the Northern Ireland averages of 25%, 14% and 7% respectively. The services sector (37%) is significantly under represented when compared to the Northern Ireland percentage of 55%.

Housing Market Context

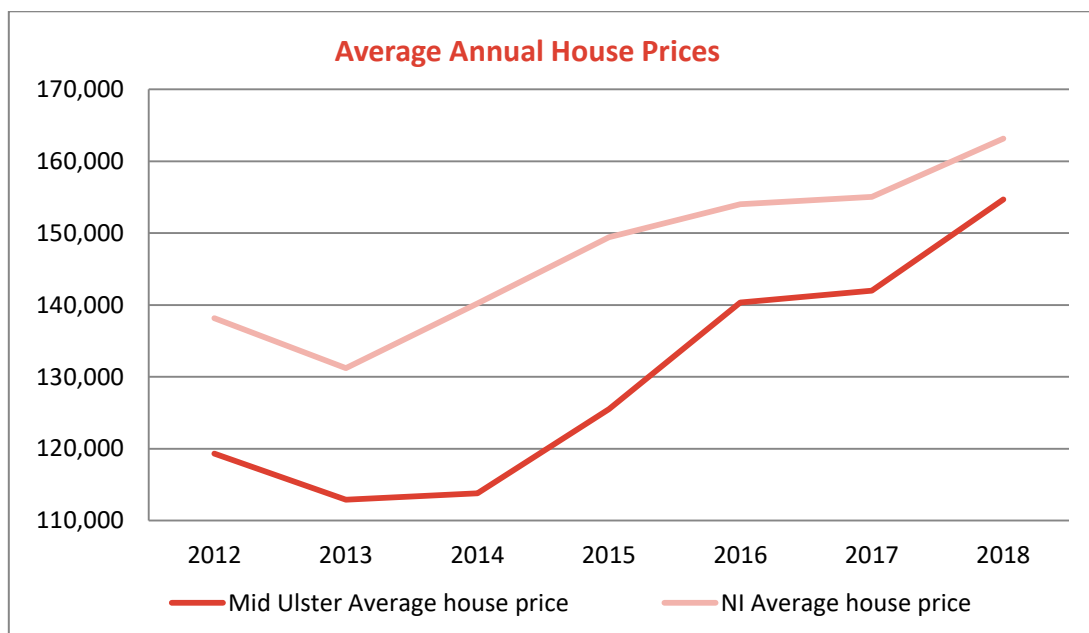
While the housing market has improved over the past number of years, structural issues remain that could adversely affect the economy and household finances in the near future. High levels of negative equity remain an issue. While rising house prices mean more homeowners are coming out of negative equity, higher levels of inflation and a rise in interest rates could lead to higher housing costs. In addition, commentators have forecast a slowdown in house price growth or stagnation within the Northern Ireland housing market over the next two years. Longer term forecasts for the UK housing market have also been cautious due to economic uncertainty since the EU referendum. It will be important to monitor trends and developments across the housing sector in the next few years.

The district has a HGI projected new dwelling requirement of 9,500 for 2012/25. This data will inform the Council's LDP on the need for additional development land. The following sections will discuss owner occupied, private rented and social rented sectors in more detail.

Owner Occupied Sector

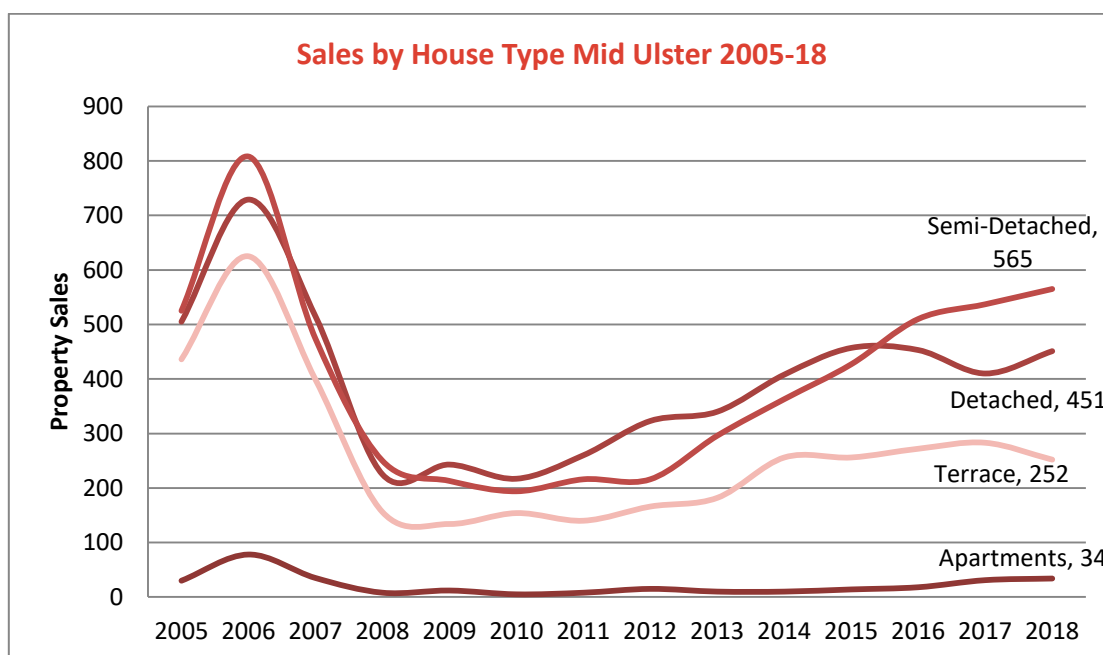
Land and Property Services (LPS) state that the average house price in Mid Ulster, at Q4 2018 (Sept – Dec) was £134,895, and ranked sixth out of the 11 Northern Ireland Council areas. It represents an increase of 2.4% over the previous quarter, 4.2% over the year.

The Ulster University house price index shows that the average house price in Mid Ulster in 2018 was £154,706. This is a 9% increase on the 2017 figure of 141,988. This suggests that the supply of properties coming onto the market is not keeping up with demand. In Mid Ulster house prices are £8,422 lower than the Northern Ireland figure of £163,128. From the Average Annual House Price chart it is clear that house prices in Mid Ulster have been consistently below the Northern Ireland average although the gap has been narrowing since 2014.



Source: Ulster University

Houses sales across all tenures in Mid Ulster have increased from 1,496 in 2005 to a peak of 2,240 in 2006 before a significant fall during the recession to just 570 in 2010. The number of sales increased in each year from 2010 to 2018 when the total was 1,302. The following chart shows house sales by house type across the district with semi-detached properties comprising the highest number of sales at 43%.

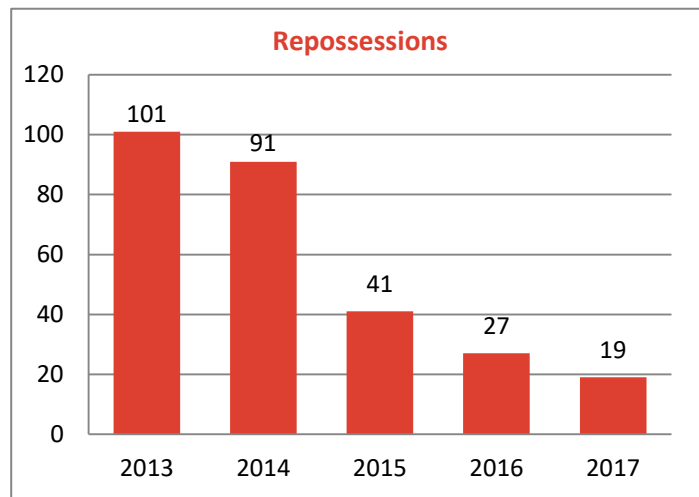


Source: Land and Property Services

Despite lower house prices and low interest rates, negative equity and rigorous bank lending practices have constrained the housing market. This means that residents within the district, where house prices increased by 9% over the year to Q4 2018, may find it difficult to get on to the property ladder.

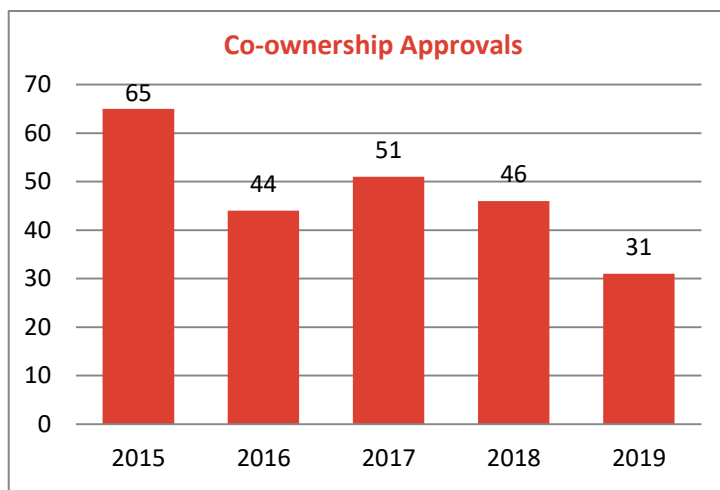
During 2017, there were 19 repossessions within Mid Ulster a decrease of 30% from the previous year.

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



Source: DfC

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



Source: Co-ownership Housing Association

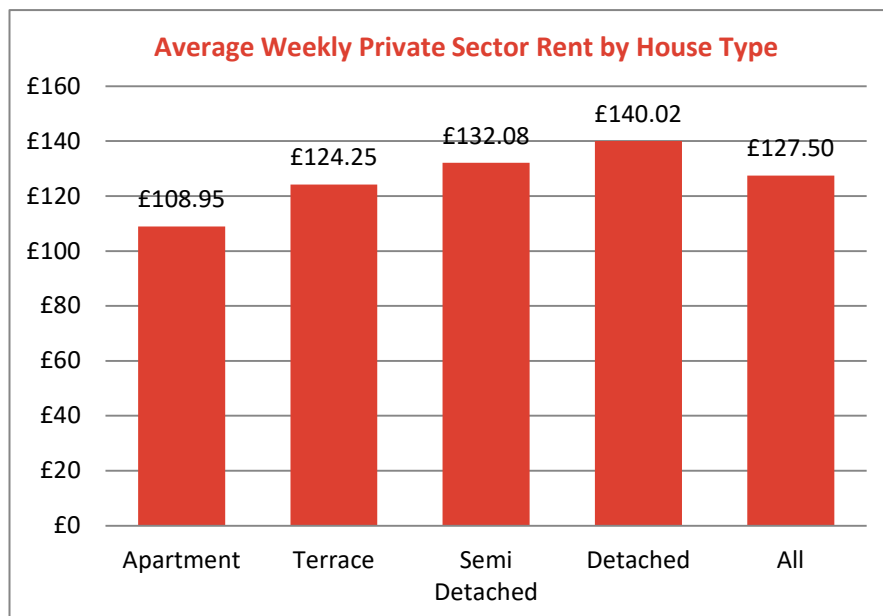
Low income households can find difficulty accessing the owner occupied market creating demand for intermediate housing. The Housing Executive estimates intermediate housing demand for the district at approximately 126 units per annum for the 2018 to 2028 period. Co-ownership had an active stock of 457 dwellings at March 2019, 31 of which were purchased during 2018/19. This reflects the opportunities this scheme provides in the current housing market environment.

Private Rented Sector (PRS)

The private rented sector across the district has seen an unprecedented increase in its tenure share between 2001 and 2019. The PRS continues to play a critical role in the local housing market and provides much needed accommodation for all household types.

During the first half of 2018 there were 6,134 lettings in LGDs outside of Belfast, 6.1% (374) of those were within Mid Ulster. (Performance of the Private Rental Market in Northern Ireland H1 2018 Ulster University).

This is consistent with the finding that more rural areas throughout Northern Ireland experience a lower volume of rental transactions. The overall average rent in the district was £552.50 per month, an increase of 6.5% over the year but well below the Northern Ireland average of £616 per month. This is consistent however with rural council areas, notably in the north and west of Northern Ireland. Semi-detached properties showed the highest rental price increase of all property types in the district at 8.8%.

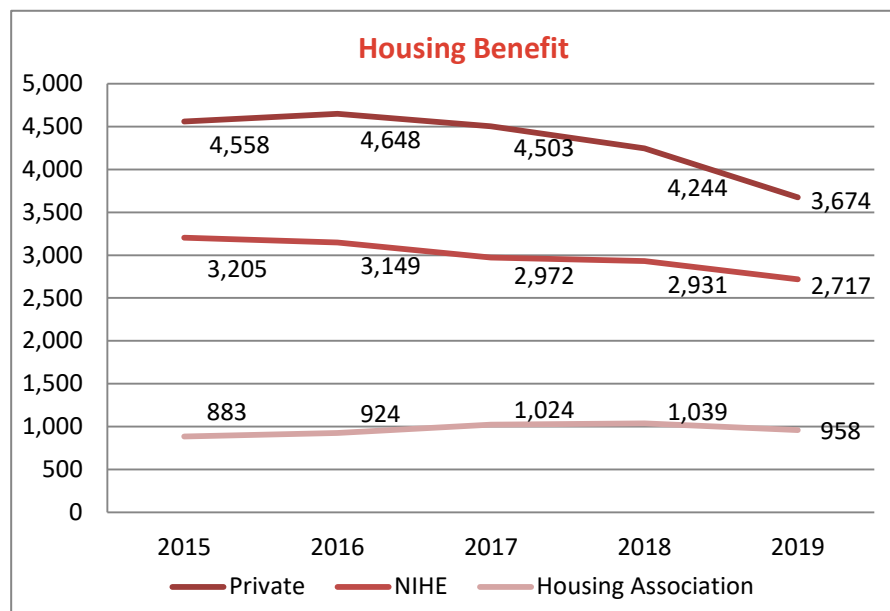


Source: Ulster University

The average weekly figures are shown in the chart above. Local estate agents however report a high demand for rental accommodation in the main towns and villages of the district, chiefly from those within the 25-34 age grouping. Semi-detached followed by detached houses comprise the majority of property rented.

Housing Benefit continues to play a vital role in supporting the private rented sector. At March 2019, there were 3,674 private tenants in receipt of Housing Benefit in the district, a 13.4% decrease on the 2018 figure.

Rising levels of temporary employment, growing social housing waiting lists, lending restrictions and high levels of negative equity will ensure that the private rented sector continues to play an important role in the district.



Source: NIHE

Within Mid Ulster, 4,454 private rented properties were registered by 3,296 landlords under the DfC's Landlord Registration scheme at March 2019. The registration scheme will provide evidence to assist monitoring and regulation of the sector.

Mid Ulster District falls within four broad rental market areas (BRMA) including Lough Neagh Upper, Lough Neagh Lower, South and South West. The Local Housing Allowance for 2 bed dwellings range from £78.35 in the South West to £88.28 in Lough Neagh Upper, with Lough Neagh Lower at £80.26 and South at £82.84, slightly above the South West figure. The Local Housing Allowance for 3 bed dwellings range from £89.71 in the South West to £96.07 in Lough Neagh Upper, with Lough Neagh Lower at £92.11 and South at £91.09, slightly above the South West figure. Despite the availability of discretionary housing payments, some tenants are now struggling to make up the difference between Housing Benefit allowance and rental charge.

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

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

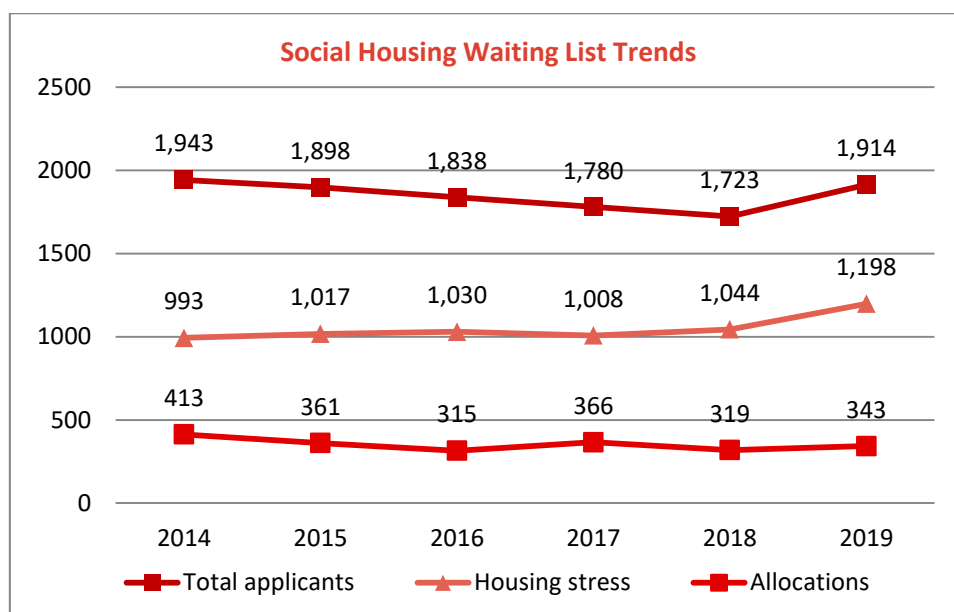
Rented accommodation is now the accommodation of choice for many households, and especially younger households on lower incomes who in previous decades would have become first time buyers. Much of the housing available for rent has traditionally been three bedroom stock, which can be a mismatch for the many single households and couples in need of housing, and also for larger families who require four bedroom accommodation but in a more affordable format such as semi-detached.

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

As household groups continue to reduce in size, Houses in Multiple Occupation (HMO) will continue to play a greater role in the housing market, particularly for single households aged under 35. There are currently 6,638 HMOs in Northern Ireland of which 97 are in Mid Ulster District.

Social Housing Sector

Housing need for the district remained at a consistently high level between 2014 and 2019. At March 2019 there were 1,914 applicants on the waiting list for Mid Ulster with 1,198 in housing stress. There were 343 allocations over the year. The number of households on the waiting list in housing stress has increased since 2014.



Source: NIHE

The five-year assessment for 2018-23 shows a need for 700 units in the district. Need is greatest in Dungannon, Coalisland and Magherafelt.

Single, older persons and small family households comprise 81% 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.

Homelessness

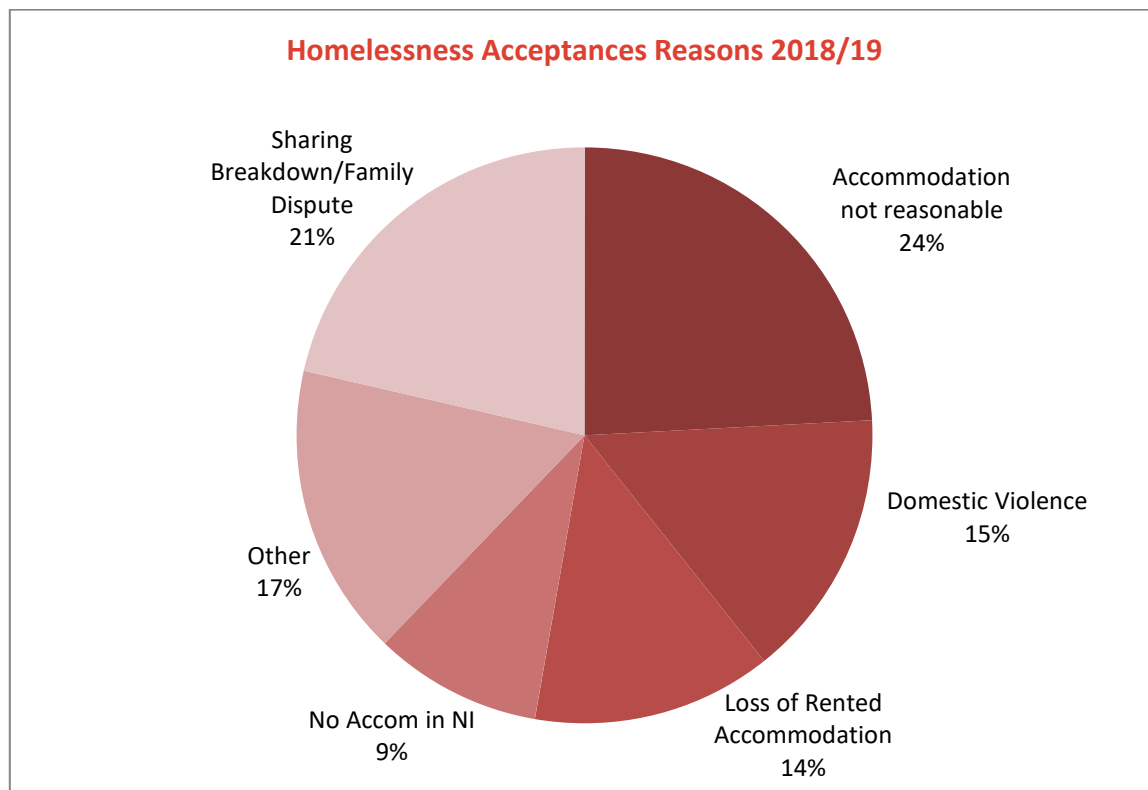
The number of households presenting as homeless has increased from 770 at March 2018 to 843 at March 2019. There has also been an increase by 16% in applicants being awarded 'Full Duty Applicant' status (statutorily homeless) over the same period.

Year	No. of homeless presenters	No. of homeless acceptances	Households placed in temporary accommodation
2014/15	876	515	63
2015/16	817	480	60
2016/17	829	466	88
2017/18	770	468	103
2018/19	843	542	107

Source: NIHE

The following chart shows the causal factors for applicants accepted as homeless in Mid Ulster during 2018/19. Almost half, 45%, of homelessness acceptances were due to accommodation not being

reasonable or sharing breakdown/family dispute. Other significant reasons include domestic violence and loss of rental accommodation.



Source: NIHE

There is a range of temporary accommodation available in Mid Ulster including 18 privately owned single lets and 4 hostel placements.

Supporting People

£3.47m was spent delivering the Supporting People Programme for 2018/19 with £3.44m approved for 2019/20. Appendix 5 details Supporting People financial information for the district.

The local office works closely with the Belfast Community Mission (BCM) supported housing project in Dungannon and Magherafelt which opened during 2018/19. The project aims to support vulnerable young people aged 16-21 to develop the skills to live independently in the community. This new scheme now allows a gradual transition from residential to independent living within the district.

BCM and the Housing Executive work together to help the service user:-

- Increase motivation and ability to accept responsibility.
- Improve self-care and independent living skills.
- Improve money management skills and more effective personal administrative skills.
- Increase awareness of the impact of drugs, alcohol and solvent misuse, enabling informed decision making.
- Increase awareness of their physical health and the ability to avoid serious harm.

- Enhance understanding of their emotional and mental health needs and develop appropriate coping mechanisms.
- Spend more time engaged in meaningful activities.
- Acquire appropriate accommodation and the skills necessary to maintain their tenancy.
- Identify factors contributing to their offending behaviour and make appropriate changes.

The project has proved very successful, with other BCM supported houses located in Belfast and Bangor.

Social Housing Development Programme

Housing associations compete on the open market against the private sector and this can make it difficult



Earls Court, Carland Road, Dungannon (Radius HA)

to obtain sites in areas of housing need throughout the district. This is more acute in Dungannon, Magherafelt and Coalisland where sites are difficult to obtain. To address social need, the Housing Executive's three year Social Housing Development Programme (SHDP) has 137 housing units planned (See Appendix 3).

During 2018/19, 82 units were completed across Mid Ulster, including developments at Carland Road, Dungannon, the former PSNI site in Coalisland and Killymeal Road in Dungannon. At March 2019, there were 102 units on-site including schemes at Killymeal

Rd, Dungannon, Barrack Street, Coalisland and Ballygawley Road, Dungannon. We seek to provide social housing on land owned by the Housing Executive. Where such land is not available, housing associations and developers may refer to the Housing Executive's [Commissioning Prospectus](#) to identify locations where new social housing is required.

Work is continuing on the development of an Accessible Housing Register (AHR). This will allow social landlords to make more effective use of their existing adapted stock. Within Mid Ulster District Council area there is a projected social housing need over the period 2018/23 for 27 wheelchair units. There are currently 28 applicants on the waiting list at March 2019 requiring wheelchair accommodation, a decrease of one over the past year, with 26 of these applicants in housing stress and <10 allocations.

During 2018/19 the Housing Executive spent £0.81m on 315 adaptations to their properties. 88 Disabled Facilities Grants were approved and 93 completed, spending £882k.

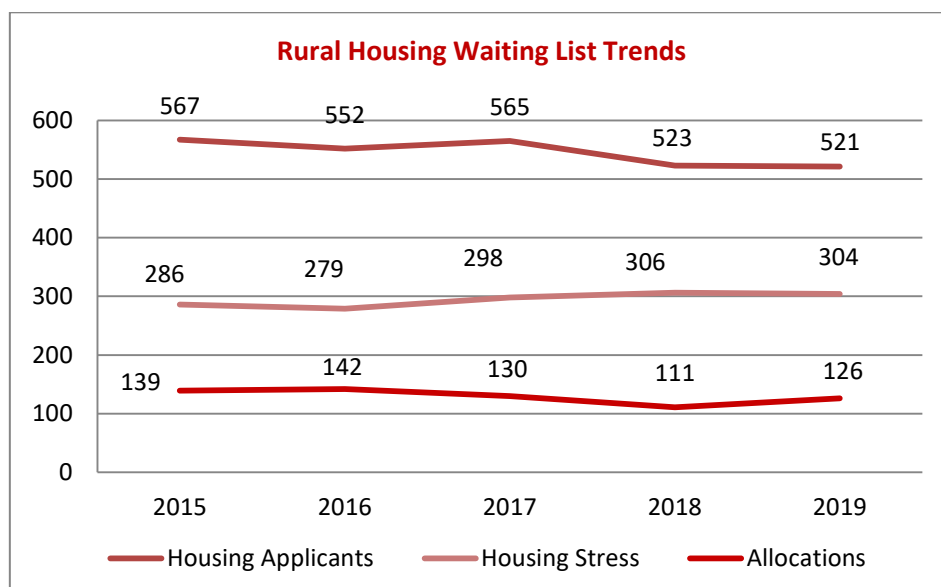
Disabled Facilities Grants (DFG's)

Year	2014/15	2015/16	2016/17	2017/18	2018/19
Approved	140	111	130	130	88
Funding (£k)	1,108	769	1,060	1,157	882

Source: NIHE

Rural Areas

Outside urban settlements, the Mid Ulster District Council area encompasses a significant rural landscape. Renowned for its scenic beauty, the district takes on the entire western shore of Lough Neagh and borders six of the other 10 LGD's in Northern Ireland and County Monaghan in the Republic Of Ireland to the South. The rural settlements within the District are seen as desirable places to live and for this reason demand for rural housing generally exceeds supply.



Source: NIHE

For many young rural households within Mid Ulster District, house and land prices, land availability and low rates of development will rule out owner occupation in the short to medium term. The propensity for owner occupation in rural areas will also result in limited opportunity for the private rented sector to offer affordable accommodation. During 2019/20, tests are currently programmed to take place in Tobermore, Upperlands, Knockloughrim and Clonoe.

Community Planning

Mid Ulster Council formed in April 2015 incorporating the former Magherafelt, Cookstown and Dungannon Councils has responsibility for Community Planning and we will continue to contribute to the Community Plan during 2019/20 financial year as thematic groups continue to focus on specific issues. The Plan was officially launched in April 2017 and thematic groups were set up to develop it and put specific actions against lead partners. The Housing Executive has been represented on the Infrastructure, Health and Wellbeing and Safe and Vibrant Communities groups as well as a Housing Subcommittee. The Housing Executive continues to assist with reimagining projects throughout Mid Ulster as well as contributing to the Agewell Project. Agewell is a partnership covering the Mid Ulster Area working together to improve services for vulnerable older people in our community. A range of free services are provided including good morning telephone calls, home maintenance work, community engagement, advice on fuel poverty and social events.

Local Development Plan

The Mid Ulster Local Development Plan (LDP) will replace the corresponding part of the three existing area plans including the Cookstown Area Plan 2010, Dungannon and South Tyrone Area Plan 2010 and 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 considered in the preparation of the LDP.

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

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

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

The Council's timetable has been agreed and published. The Council's Preferred Options Paper (POP) was published in November 2016 and was followed by the Local Development Plan - Draft Plan Strategy 2030 which was consulted on for an 8-week period from 22nd February 2019 to 19th April 2019.

Housing Executive Spend

In the absence of the Northern Ireland Executive, Budget Allocations to Northern Ireland Departments for 2019/20 were provided by the Secretary of State for Northern Ireland. DfC has provided Housing Executive allocations for 2019/20. These allocations have been incorporated in the Board approved budget for 2019/20. The Housing Executive, along with other public bodies, will continue to adapt with new, more effective ways of delivering high quality services for citizens in Northern Ireland.

Projected spend for Mid Ulster during 2019/20 is £11.76m with planned and response maintenance work accounting for £3.13m and £1.96m respectively. The importance of continuing to provide and fund housing related support services to help people live independently within the community sees £3.44m approved to deliver the Supporting People Programme during 2019/20. £0.72m has also been approved to help fund adaptations for those with a disability.

Locally, we will continue to work alongside our Community Plan partners to direct limited public sector resources more efficiently. The past year has delivered significant housing investment, for a wide range of services, and the 2018/19 public sector housing investment totalled £21.83m for Mid Ulster District Council area. Housing expenditure and projected housing investment is set out in the following finance table.

Mid Ulster actual/projected public sector housing spend

Activity areas	Actual spend £m 2018/19	Projected spend £m 2019/20
Stock Improvements	0.09	0.70
Adaptations for Persons with a Disability (APD's)	0.81	0.72
Planned Maintenance Work (planned, cyclical and MS running costs)	2.92	3.13
Grounds Maintenance	0.50	0.44
Response Maintenance	1.79	1.96
Private Sector Grants	1.47	1.37
Supporting People	3.47	3.44
Community Development	0.08	*
Investment in New Build**	10.64	***
Boiler Replacement Scheme	0.06	****
Total	21.83	11.76

Source: NIHE

* Community Development projected spend is not available.

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

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

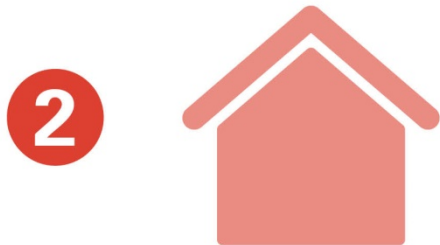
**** Schemes are demand led, therefore budget cannot be allocated.

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

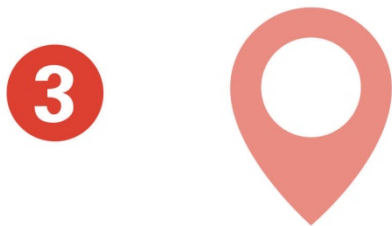
HOUSING PLANS & SERVICES - OUTCOMES



**Helping people find
housing support and solutions**



Delivering better homes



**Fostering vibrant sustainable
communities**



Delivering quality public services

Outcome 1 – Help people find housing support and solutions

Plans 2018/19	Progress	Plans 2019/23	CP Ref
NIHE will work with organisations to deliver homeless services, in line with Homelessness Strategy 2017-22.	843 homeless presenters and 542 homeless acceptances. 16 clients were sustained in tenancies and homelessness was prevented.	Development and publication of the Chronic Homelessness Action Plan. Implementation of year one actions in Chronic Homelessness Action Plan.	2C 4C 5C
Roll in of the Housing Solutions and Support Approach will continue across NI.	This approach is used for all customers who contact the NIHE with a housing issue. Staff explore a range of suitable housing and support options with customers and provide them with information to allow them to make informed decisions about their housing options. The approach has been developed to focus on tenancy sustainment and homeless prevention. Housing Solutions and Support teams now operate across all Housing Executive local Offices. The Customer Management System (CMS) is now being used by all Housing Solutions staff and Patch Managers in order to allow better case management of customer's housing journeys.	Ensure the new approach continues to be effectively embedded across the organisation. Conduct peer reviews to benchmark the NIHE Housing Solutions service and identify good practice and areas for improvement. Further develop the Housing Solutions and Support approach. Including through accreditation of staff. Ensure information is readily available across all tenures to meet the needs of a housing options service. Deliver an adequate supply of permanent accommodation to prevent homelessness and repeat homelessness.	2C
NIHE has made £390k available to fund Smartmove private rented access scheme across NI for 2018/19.	The contract with Smartmove for the provision of a Private Rented Sector Access Scheme (PRSAS) ended on 30th September 2018. All referrals made prior to that date, which resulted in a tenancy being created continued to receive the 6 month tenancy management service as per the agreed contract. This resulted in a total spend of £360k for 2018/19.	Work has been ongoing to investigate and develop a replacement PRSAS. A number of consultation events have taken place and a specification has been produced. A business case is ongoing with the aim of having a new PRSAS procured and in place by September 2019.	2C 4C 5C

Plans 2018/19	Progress	Plans 2019/23	CP Ref
£3.78m has been approved to deliver the Supporting People Programme for 2018/19.	£3.47m was spent delivering the Supporting People Programme for 2018/19. 36 accommodation based services for 532 service users. Five floating support schemes for 224 service users.	£3.44m has been approved to deliver the Supporting People Programme for 2019/20.	2C 3B 4C 5A
The gross, three-year (2018/21) SHDP contains no supported housing schemes.	During 2018/19, South Ulster HA's developed a unit at Ronan Court, Magherafelt for a household with mental health difficulties.	The gross, three-year (2019/22) SHDP contains no supported housing schemes for the Council area. This will be kept under annual review.	2C 3B 4C 5A
Where possible, we will incorporate wheelchair units within the 2018/19 SHDP. The Wheelchair Standard Accommodation target for general needs new build for 2018/19 is 7%.	Seven wheelchair units were on-site at March 2019. There are six wheelchair units included in the 2019/22 SHDP.	The Wheelchair Standard Accommodation target for general needs new build for 2019/20 is 8.5%.	2C 3B 4C 5A
NIHE has funding of approximately £9.5m for Disabled Facilities Grants (DFG) for the private sector in 2018/19 across NI.	NIHE approved 88 DFGs with actual expenditure of £882K during 2018/19. 93 DFGs completed during the year.	NIHE has funding of approximately £10m for DFGs for the private sector in 2019/20 across NI, £789k in Mid Ulster.	2C 3B 4C 5A
NIHE will provide adaptations to their properties as required.	NIHE spent £0.81m on adaptations in 2018/19.	During 2019/20 NIHE will spend £0.72m on adaptations to their properties.	2C 3B 4C 5A



Homeless Awareness Week Event at The Junction

Outcome 2 – Deliver better homes

Plans 2018/19	Progress	Plans 2019/23	CP Ref
Identifying housing needs, increasing supply of affordable renting and assisting home ownership			
NIHE will carry out an annual five year projected social housing need assessment for Mid Ulster.	Achieved. The five year social housing need for the Council is 700 units.	NIHE will carry out an annual five-year projected social housing need assessment for Mid Ulster.	2C
NIHE will annually assess demand for intermediate housing for the Council.	Achieved. The ten year intermediate housing need is 1,260.	NIHE will annually assess demand for intermediate housing for the Council.	
Following completion of agreed new HMA boundaries, NIHE plans to commission further research to undertake a factual analysis of housing systems within at least one of the new housing market areas, with a view to extending this further to all new housing market areas. This analysis will also include an element of scenario planning.	New HMA boundaries have been agreed and NIHE plans to commission further research to undertake a factual analysis of housing systems within two of the new housing market areas with a view to extending this further to all new housing market areas.	The Housing Executive has now appointed a research contractor to undertake Phase 2 of this research, to conduct a Strategic Housing Market Analysis for the Belfast Metropolitan and Derry and Strabane Housing Markets Areas. Both Housing Market Area reports are due for completion in March 2020.	2C
DfC will approve a gross, three-year 2019/22 SHDP.	There are 102 units on-site, of which, 79 units started in 2018/19. There were 82 units completed during 2018/19.	DfC will approve a gross, three-year 2020/23 SHDP.	2C
NIHE will carry out site identification studies to examine sites for social housing as necessary.	Site identification studies have been completed for Swatragh and Benburb.	No further site identification studies have been scheduled at this time.	2C
NIHE will identify and meet Traveller accommodation needs within communities	We have completed our review of potential sites for serviced accommodation put forward by Mid Ulster District Council and also sites in wider public sector ownership. No suitable sites have been identified.	We will now move to identify potential privately owned sites by carrying out a Site identification study.	2C 4C
DfC has committed funding of £100m to Co-Ownership for four years, which along with £65m of private finance will allow for the provision of 2,800 new homes in NI.	In 2018/19, there were 31 properties purchased through Co-Ownership in 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.	2C
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 2018/19.	NIHE and housing associations will implement the House Sales and Equity Sharing Scheme.	2C

Plans 2018/19	Progress	Plans 2019/23	CP Ref
Improving People's Homes – NIHE Stock			
Funding for NIHE planned maintenance schemes in 2018/19 is estimated at £3.47m for 16 schemes.	In 2018/19, NIHE spent £2.92m on 14 planned maintenance schemes in the Council area. NIHE completed planned maintenance works to 984 properties: 498 properties received ECM works; 219 Double Glazing; 167 Revenue Replacement Kitchens; 26 received bathrooms; 64 Heating and 10 properties received capital scheme work.	Funding for NIHE planned maintenance schemes in 2019/20 is estimated at £3.13m for 18 schemes. NIHE will complete works to 1,560 properties: 717 properties will receive ECM works; 168 Double Glazing; 117 Revenue Replacement Kitchens, 161 Revenue Replacement Bathrooms; 162 Revenue Replacement Kitchen/Bathroom and 235 Heating Installations.	2C
Funding for NIHE capital improvement schemes in 2018/19 is £0.81m.	In 2018/19, NIHE spent £0.09m on stock improvement work.	Funding for NIHE stock improvement work in 2019/20 is £0.70m.	2C
NIHE will complete response maintenance repairs within the required target time.	93.7% of NIHE response maintenance repairs in NI were completed within the required target time.	NIHE will complete response maintenance repairs within the required target time.	
NIHE will carry out response maintenance repairs to customers' satisfaction.	In the district, 99.54% of NIHE response maintenance repairs were carried out to the customers' satisfaction.	NIHE will carry out response maintenance repairs to customers' satisfaction.	
Improving People's Homes – Private Stock			
NIHE will implement the Affordable Warmth Scheme. Funding of £16m is available for 2018/19 across NI.	In the district, 636 measures were carried out to 360 private properties under the Affordable Warmth Scheme in 2018/19.	NIHE will implement the Affordable Warmth Scheme with available funding of £12m for 2019/20 across NI, subject to change following current monitoring round outcome.	2C 4C 5C
NIHE will continue to administer the Boiler Replacement Scheme on behalf of DfC for the period 2016-19 with a budget of £3m for 2017/18 across NI.	In Mid Ulster, 95 properties had boilers replaced at cost of £57k.	NIHE will implement the Boiler Replacement Scheme 2016-19, with anticipated funding of £1m for 2019/20 across NI, subject to change following current monitoring round outcome.	2C 4C 5C
Funding of discretionary grants will continue in 2018/19.	Discretionary grant approval in 2017/18 was £573k.	Funding of discretionary grants will continue in 2019/20.	2B 2C

Plans 2018/19	Progress	Plans 2019/23	CP Ref
Improving People's Homes – Private Stock			
NIHE will issue mandatory repair grants as required.	There were 25 mandatory repair grants approved in 2018/19, with an approval value of £64k.	NIHE will issue mandatory repair grants as required.	2B 2C
NIHE will continue to fund Home Repair Assistance grants.	Home Repair Assistance grants to the value of approximately £56k were approved during 2018/19.	NIHE will continue to fund discretionary Home Repair Assistance grants.	
NIHE will register and inspect Houses in Multiple Occupation (HMOs) for building and management standards.	At March 2019, there were 97 properties registered as HMOs in the Council area. In the past year, a small number of Article 80 Notices (fit for number of occupants) and Article 79 Notices (Management Regulations) were served.	Administration of HMOs has now passed to Councils and is no longer a Housing Executive function.	2C 5A
NIHE's 2018/21 Energy Efficiency Programme includes 12 schemes at a cost of £7m.	In 2018/19, the Energy Efficiency Programme included 64 installations at a cost of £350k.	NIHE's 2019/22 Energy Efficiency Programme includes 1,660 schemes at a cost of £5.8m.	2C 4C 5C
Bryson Energy has been awarded a further two year contract to maintain the Oil Buying Clubs Scheme, and transition the handover of this service to local community groups over the next two years.	4,900 households have become members of the 27 oil buying clubs established in NI. Within the council area there are clubs in Dungannon, Cookstown, Maghera and Magherafelt.	Bryson Energy will continue to maintain the Oil Buying Clubs Scheme until the service transitions to local community groups.	4C 5C



Torrent Valley, Barrack Street, Coalisland (Radius HA)

Outcome 3 – Fostering vibrant sustainable communities

Plans 2018/19	Progress	Plans 2019/23	CP Ref
Community Planning			
Promote housing led regeneration through master planning proposals in urban and village centres.	NIHE will continue to work with the Council through the Community Planning process.	Promote housing led regeneration through master planning proposals in urban and village centres.	1A, 1C, 2A, 2C, 4C, 5C
DfC will continue to fund Areas at Risk, Small Pockets Of Deprivation (SPOD), and Neighbourhood Renewal programmes for 2018/19.	DfC continued to provide funding for Areas at Risk, SPOD and Neighbourhood Renewal programmes across Northern Ireland.	DfC hopes to continue to fund the Areas at Risk, SPOD and Neighbourhood Renewal programmes for 2019/20.	1C 2C 4C 5C
NIHE will work with rural communities to identify hidden or 'latent' housing need. These rural locations will be determined following the annual review of the Housing Need Assessment and will take account of any requests from community representatives.	During 2018/19, requests were received to carry out Rural tests for housing need in Tobermore, Upperlands, Knockloughrim and Clonoe.	During 2019/20, tests are currently programmed to take place in Tobermore, Upperlands, Knockloughrim and Clonoe.	2C
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. NIHE will review the potential to extend the scheme in 2018/19 subject to funding.	An additional year of the scheme will operate in 2019/20.	The NI target for the 2019/20 scheme is to fund a minimum of three projects across the Townscape Heritage Initiative areas.	1C 2C 5C
NIHE hopes to continue to match fund the Rural Development Programme in 2018/19.	In 2018/19, eight projects were funded in rural areas with a total spend of £133,000. Two projects were funded in the district including £20k to Pomeroy Community Hub and £20k to the Ballinderry Community Hub.	The target for the 2019/20 programme is to fund a minimum of seven projects across NI.	1C, 2A, 2B, 2C, 4C, 5C
NIHE will implement and promote the annual 'Rural Community Awards' competition.	The 2018/19 Rural Community Awards were presented to the winning community groups in October 2018.	NIHE hopes to offer the Rural Community Awards on an annual basis.	1C 5C

Plans 2018/19	Progress	Plans 2019/23	CP Ref
Building Successful Communities			
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.	1A, 1B, 1C, 3A, 3C, 4C, 5C
NIHE's SHE Strategy will continue to invest in local communities to support social housing enterprise developments.	There were two awards made totalling £2k for Social Housing Enterprise, during 2018/19.	NIHE's SHE Strategy will continue to invest in local communities to support social housing enterprise developments.	1A, 1B, 1C, 3A, 3C, 4C, 5C
Complete new Community Safety Strategy 2019-23.	Work is nearing completion on the new Community Safety Strategy.	Consult on the new Community Safety Strategy, launch and implement.	5A 5B 5C
NIHE will work to prevent hate harassment.	A hate harassment tool kit was launched in 2016. The Hate Incident Practical Action (HIPA) scheme continues to be available to address damage to properties. During 2018/19, one HIPA incident was actioned in the Council area.	Continue to work to prevent hate harassment.	5A 5B 5C
NIHE will continue to be a designated agency in the PCSPs.	NIHE Area Managers continue to attend their respective PCSP meetings.	NIHE will continue to be a designated agency in the PCSPs.	5A 5B 5C
NIHE will continue to assess funding applications and fund appropriate initiatives that address community safety issues in NIHE estates where money is available.	During 2018/19, £30k was awarded in the Council area for various projects and 15 groups throughout Mid Ulster were able to benefit from this as well as the Agewell Project.	NIHE will assess funding applications from Community Groups, PCSPs and Councils for a range of community safety initiatives.	5A 5B 5C
NIHE will continue to partner at Anti-Social Behaviour Forum.	Local office staff continue to work with statutory partners in addressing ASB issues and attend the Anti-Social Behaviour Forum with PSNI and Council to discuss cases of common concern.	NIHE will continue to partner on ASB Forum.	5A 5B 5C
NIHE will deal with reported cases of ASB in its estates.	During 2018/19, NIHE dealt with 145 cases of ASB within the Council area.	NIHE will deal with reported cases of ASB in its estates.	5A 5B 5C

Plans 2018/19	Progress	Plans 2019/23	CP Ref
Building Successful Communities			
NIHE will implement bespoke training in good relations for staff and community groups.	<p>NIHE has provided Hate Crime training to staff across the organisation.</p> <p>Annually we hold a Mid Ulster Networking Event which brings community groups from all parts of Mid Ulster to meet and share best practice.</p>	NIHE will implement bespoke training in good relations for staff and community groups.	5A 5B 5C
NIHE will continue to fund Supporting Communities NI (SCNI) in their work with communities.	SCNI continues to support community groups. There is a dedicated Supporting Communities worker for the local office which allows NIHE to encourage new groups to form.		5A 5B 5C
NIHE will launch the Community Involvement Strategy and update for 2018/23.	The Community Involvement Strategy was launched in December 2018.	The Community Involvement Strategy includes a one year action plan which will be monitored.	5A 5B 5C
Funding of £20k for 2018/19 for Community Grants and HCN will be made available by NIHE.	£19,250 has been spent to date in 2018/19 on Community Grants in the district.	Funding of £20k for 2019/20 for Community Grants and £4,307 per area HCN will be made available by NIHE.	5A 5B 5C



Environmental Scheme at Gregg Gardens, Bellaghy



Castle Grove, Castlecaulfield (Choice HA)



Sycamore Drive, Killymeal Road, Dungannon (Apex HA)

Outcome 4 – Deliver quality public services

Plans 2018/19	Progress	Plans 2019/23	CP Ref
<p>Increase rent collection to reinvest to improve services.</p> <p>Reduce arrears to maximise income.</p> <p>Continue to report Tenancy Fraud statistic to DfC.</p>	<p>NIHE collected 98.43% of rent during 2018/19.</p> <p>At the end of March 2019, arrears were £456k.</p> <p>Action Plan in place & statistics reported quarterly to DfC.</p>	<p>Increase rent collection to reinvest to improve services.</p> <p>Minimise arrears to maximise income.</p> <p>Continue to report Tenancy Fraud statistics to DfC. Monitor and reduce tenancy fraud.</p>	2C
<p>NIHE will:</p> <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. 	<p>NIHE has:</p> <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. 	<p>NIHE will:</p> <ul style="list-style-type: none"> • continue to implement the welfare reform project plan as required; • develop an Income Collection project plan to deal with the impacts of welfare reform • carry out research to help the business plan how to deal with the impacts of welfare reform • communicate with staff, tenants and applicants for housing to provide advice and assistance on the impacts of welfare reform; and, • assist DfC deliver the processes necessary to implement reform and associated mitigations. 	2C
<p>NIHE plan to process new public/private HB claims within the 22 day target and HB claim amendment within seven days.</p>	<p>In 2018/19, new claims were processed in an average of 14.3 days. Claim amendments were processed in an average of 3.9 days.</p>	<p>NIHE plan to process new public/private HB claims within the 22-day target and HB claim amendment within seven days.</p>	2C 5C
<p>Maintain voids below 1% of total stock to make best use of housing stock and increase revenue from rents.</p>	<p>NIHE voids at April 2019 were 0.56% of total stock.</p>	<p>Develop and implement a new Voids Action Plan 2019-2022 in order to maintain voids below 1% of total stock to make best use of housing stock and increase revenue from rents.</p>	1C 2C

Plans 2018/19	Progress	Plans 2019/23	CP Ref
2016/19 Sustaining Tenancy Strategy fully implemented with new ways of working (Build Yes) fully mainstreamed.	The approach outlined in the strategy is now fully operational throughout Housing Executive. A review of the Strategy is complete and findings will be incorporated into the new Strategy.	Develop and Implement a new Customer Support & Tenancy Sustainment Strategy 2019-22 which builds upon the success of the previous strategy. Reduce tenancy failure through increasing support for our customers and tenants to solve their housing problems and help them to stay in their own home.	2C
Continue to monitor tenants' satisfaction through the Continuous Tenant Omnibus Survey (CTOS).	The 2018 survey found that 86% of tenants were satisfied with the overall service provided by the Housing Executive. Work on the 2019 survey is under way.	Continue to monitor tenants' satisfaction through the Continuous Tenant Omnibus Survey (CTOS).	2C



NI Amenity Awards – Milltown Best Kept Medium Housing Area 2018

APPENDICES

Appendix 1 Community Plan themes and outcomes

Theme	Outcome	Reference
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 2018-2023

Settlement	Social Housing Need 2018-23
Cookstown North	8
Cookstown South	32
Dungannon 1	316
Dungannon 2	27
Magherafelt	81
Moygashel	5
Coalisland	114
Maghera	10
Ardboe/Moortown/Ballinderry	11
Bellaghy	4
Benburb	3
Castlecaulfield	1
Castledawson	8
Donaghmore	19
Draperstown	15
Granville/Brantry	2
Moy	31
Swatragh	7
Stewartstown	3
Tullyhogue	3
Total	700

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

New Intermediate Housing Demand for Mid Ulster 2018/28

Council	Intermediate Housing Demand 2018/28
Mid Ulster	1,260

Appendix 3 Social Housing Development Programme

Schemes completed April 2018 – March 2019

Scheme	No of units	Client Group	Housing Association	Policy Theme
3-8 & 15-20 Killymeal Road, Dungannon	12	General Needs	Apex	Urban
Carland Road, Dungannon	38	General Needs	Radius	Urban
The Orchard, Dungannon ESP*	1	General Needs	Rural	Urban
14-20 Sycamore Drive, Dungannon	4	General Needs	Apex	Urban
PSNI Site, Barrack Street, Coalisland	18	General Needs	Habinteg	Urban
Salters Meadow, Magherafelt	1	General Needs	Apex	Urban
Castle Grove / Place, Castlecaulfield (T)	5	General Needs	Choice	Rural
Mullaghtinney Park, Clogher	1	General Needs	Choice	Rural
Ardean Manor, Moy ESP*	1	General Needs	Rural	Rural
Ronan Court, Magherafelt	1	Mental Health	South Ulster	Supported
Total	82			

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

Schemes on-site at March 2019

Scheme	No of units	Client Group	Housing Association	Policy Theme
Sycamore Drive, Killymeal Road, Dungannon	42	General Needs	Apex	Urban
64-66 Ballygawley Road, Dungannon	12	General Needs	Radius	Urban
Ashdene, Dungannon ESP*	1	General Needs	Apex	Urban
Barrack Street, Coalisland	28	General Needs	Radius	Urban
Millview Meadows, Coalisland	9	General Needs	NB	Urban
Coney Park, Coalisland ESP*	1	General Needs	Apex	Urban
Shanoch Close, Coalisland ESP*	1	General Needs	Apex	Urban
Roskeen Road, Moygashel (T)	8	General Needs	Apex	Urban
Total	102			

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

Schemes programmed 2019/22

Scheme	No of units	Client Group	Year	Housing association	Policy theme
34-38 The Square, Dungannon Road, Coalisland	10	General Needs	2019/20	Habinteg	Urban
Annagher Road, Coalisland	8	General Needs	2019/20	NB	Urban
Washingbay Road, Coalisland	12	General Needs	2019/20	NB	Urban
Moyola Avenue, Castledawson ESP*	2	General Needs	2019/20	Rural	Urban
Killowen Drive, Magherafelt (T)	16	General Needs	2019/20	Choice	Urban
Leckagh Cottages, Magherafelt (T)	9	General Needs	2019/20	Choice	Urban
Station Road, Magherafelt	30	General Needs	2020/21	Apex	Urban
Land at Dungannon Phase 2, Killymeal Road, Dungannon	50	General Needs	2021/22	Apex	Urban
Total	137				

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

Appendix 4 Maintenance Programme, Grants and Adaptations information

Schemes completed April 2018 – March 2019

Work Category	Scheme	Units
External Cyclical Maintenance	Alexander Park/ Beatrice Villas	36
	Glenelly Villas/ Bradley Park, Magherafelt	27
	Moneymore/ Ardboe	172
	Moy/ Ballygawley/ Caledon	263
Double Glazing	Magherafelt	104
	Coalisland/ Moygashel/ Mountjoy	115
Revenue Replacement Kitchen	Magherafelt Phase 1	37
	Coalisland	63
	Innishmore/Menagh/ Dunavon, Dungannon	67
Revenue Replacement Bathroom	Moygashel	20
	Aghinduff	6
Heating Installation	Stewartstown/ Tullyhogue/ Pomeroy	39
	Ardboe/ Ballyronan/ Moneymore	25
Capital Scheme	Ackinduff/ Drumreagh/ Ivybank	10
Total		984

Note: Some schemes may start and complete in year.

Scheme activity and expected completions up to 31 March 2020

Work Category	Scheme	Units
External Cyclical Maintenance	Alexander Park/ Beatrice Villas	147
	Moneymore/ Ardboe	19
	Moy/ Ballygawley/ Caledon	31
	King William III/ Tamney	180
	Coalisland/ Gortgonis	152
	Stewartstown/ Pomeroy	188
Double Glazing	South Region Mop Up	168
Revenue Replacement Kitchen	Magherafelt	117
Revenue Replacement Bathroom	Aghinduff	48
	Maghera/ Bellaghy	67
	Donaghmore Road/ Fivemiletown/ Moy	46
Revenue Replacement Kitchens/Bathrooms	Cookstown/ Pomeroy/ Stewartstown	97
	Ballygawley/ Fivemiletown	55
	Coalisland/ Cappagh/ Donaghmore	10
Heating Installation	Stewartstown/ Tullyhogue/ Pomeroy	18
	Ardboe/ Ballyronan/ Moneymore	18
	Magherafelt (No Gas)	132
	Aughnacloy/ Benburb/ Caledon	67
Total		1,560

Note: Some schemes may start and complete in year.

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

Grants Performance 2018/19

Grant Type	Approved	Approval Value £k	Completed
Mandatory Grants			
Disabled Facilities Grant	88	795	93
Repairs Grant	25	64	39
Discretionary Grants			
Renovation Grant	36	485	34
Replacement Grant	<10	32	0
Home Repair Assistance Grant	13	56	13
Total		1,432	

Adaptations to Housing Executive stock in 2018/19

Type of Adaptation	Adaptations 2018/19	Actual spend 2018/19 £m	Projected Spend 2019/20 £m
Adaptations for Persons with a Disability (APD's) Starts*	11	0.46	0.40
Adaptations for Persons with a Disability (APD's) Completions*	<10		
Lifts**	16	0.05	0.07
Showers**	64	0.17	0.12
Minor APD repairs***	217	0.13	0.13
Total	315	0.81	0.72

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

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

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

There may be a discrepancy in calculation due to rounding.

Appendix 5 Supporting People Information

Type of Service	Client Group	No. of schemes	No. of providers	Actual payments 2018-19 (£k)	Budget 2019-20 (£k)	Max. no of services users
Accommodation Based Services	Older People	18	4	141	145	314
	Homelessness	4	4	780	785	56
	Disability	11	7	1,689	1,646	130
	Young People	3	2	296	298	32
	Sub Total*	36	17	2,907	2,874	532
Floating Support Services	Older People	1	1	54	54	25
	Homelessness	3	3	285	287	132
	Young People	1	1	221	222	67
	Sub Total*	5	5	560	563	224
Grand Total*		41	**	3,467	3,438	756

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

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

Appendix 6 NIHE Stock at March 2019

Sold Stock in bold

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total	Void *
Dungannon 1	87	99	329	0	0	515	2
	49	26	685	0	0	760	
Dungannon 2	37	15	91	0	0	143	1
	10	3	278	0	0	291	
Moygashel	10	10	45	0	6	71	0
	13	0	247	0	17	277	
Coalisland	47	17	230	0	1	295	6
	16	1	336	0	10	363	
Ackinduff / Sheer's Place	8	0	23	0	0	31	0
	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	0
	3	0	85	0	0	88	
Ballygawley	22	8	21	0	2	53	2
	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	1
	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	22	0	1	45	0
	15	1	128	0	15	159	
Fivemiletown	60	8	44	0	0	112	1
	25	0	131	0	0	156	
Granville / Brantry	21	0	6	0	0	27	0
	54	0	64	0	2	120	
Mountjoy	13	0	19	0	0	32	0
	55	0	46	0	4	105	
Moy	24	3	34	0	0	61	0
	12	1	142	0	3	158	
Newmills	8	0	7	0	0	15	0
	7	0	58	0	0	65	
Dungannon District Total	452	178	1,015	0	20	1,665	13
	431	38	2,588	0	132	3,189	
Cookstown North	51	63	167	11	0	292	2
	23	17	380	9	0	429	

Sold Stock in bold

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total	Void *
Cookstown South	52	57	220	0	0	329	1
	47	7	543	0	2	599	
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	1
	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	56	0	0	72	0
	3	2	93	0	0	98	
Tullyhogue	8	0	25	0	0	33	0
	6	0	49	0	0	55	
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	629	11	10	995	5
	195	27	1,530	9	146	1,907	
Magherafelt	150	61	233	5	0	449	3
	84	17	688	5	0	794	
Maghera	125	21	97	0	0	243	3
	97	11	362	0	0	470	
Bellaghy	24	2	24	0	0	50	0
	15	0	122	0	0	137	
Castledawson	53	5	50	0	0	108	2
	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	0

Sold Stock in bold

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total	Void *
Carmean	4	0	0	0	0	4	0
	6	0	0	0	0	6	
Clady	19	0	11	0	0	30	1
	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	
Innistrush	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	8	0	4	0	0	12	0
	8	0	22	0	0	30	
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	1
	3	0	56	0	0	59	
Magherafelt District Total	507	106	601	5	26	1,245	10
	434	34	1,914	5	126	2,513	
Mid Ulster Total	1,175	413	2,245	16	56	3,905	28
	1,060	99	6,032	14	404	7,609	

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

(i) Bungalow (ii) Maisonette

Appendix 7 Applicants and Allocations at March 2019

	Applicants (Total)	Applicants (HS)	Allocations
Dungannon 1	589	381	61
Dungannon 2	56	41	14
Moygashel	27	18	<10
Coalisland	188	139	52
Ackinduff / Sheer's Place	<10	<10	<10
Augher	<10	<10	<10
Aughnacloy	17	12	<10
Ballygawley	18	10	<10
Benburb	<10	<10	0
Bush	<10	<10	0
Caledon	<10	<10	<10
Cappagh	<10	<10	0
Castlecaulfield	10	<10	<10
Clogher	11	<10	11
Donaghmore	31	23	<10
Fivemiletown	22	14	17
Granville / Brantry	<10	<10	<10
Mountjoy	<10	<10	<10
Moy	41	31	<10
Newmills	<10	<10	<10
Dungannon District Total	1,048	710	196
Cookstown North	125	78	26
Cookstown South	176	109	16
Ardboe / Moortown / Ballinderry	19	11	<10
Ballyronan	<10	<10	<10
Drumullan	0	0	0
Dunamore / Orritor	<10	<10	<10
Finnobar / Coagh / Lisnahull	<10	<10	<10
Loup	0	0	0
Moneymore	19	<10	<10
Pomeroy	19	<10	<10
Rock	0	0	0
Sandholes	<10	0	0
Stewartstown	18	<10	<10
Tullyhogue	11	<10	<10
Tynure / Lissan / Dunman	0	0	0
Cookstown Cottages	<10	0	0
Cookstown Total	407	240	58
Magherafelt	243	134	41
Maghera	72	38	20
Bellaghy	15	<10	<10
Castledawson	47	29	<10
Draperstown	33	16	10
Tobermore	10	<10	<10

	Applicants (Total)	Applicants (HS)	Allocations
Ballymaguigan	<10	0	0
Carmean	0	0	0
Clady	<10	<10	<10
Creagh	0	0	0
Culnady	0	0	<10
Curran	0	0	0
Desertmartin	<10	0	<10
Fallahogey	0	0	0
Gulladuff	<10	<10	<10
Innisrush	0	0	0
Kilross	0	0	0
Knockloughrim	0	0	0
Lisnamuck	0	0	0
Longfield	0	0	0
Moneyneaney	<10	<10	0
Portglenone	0	0	0
Magherafelt Rural Cottages	<10	<10	0
Swatragh	21	<10	<10
Tamlaght	0	0	<10
Tullyherron	0	0	0
Upperlands	<10	0	<10
Magherafelt District Total	459	248	89
Mid Ulster Total	1,914	1,198	343

Appendix 8 Management Team contact details

Landlord Services		
All enquiries 03448 920 900		
Office	Contact	Contact Information
Dungannon Office 6 Ballygawley Road 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 Road 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
Team Leader Housing Solutions Dungannon, Cookstown and Magherafelt	Siobhan McSwiggan	siobhan.mcswiggan@nihe.gov.uk
Team Leader Patch Management Dungannon, Cookstown and Magherafelt	Katrina Farley	katrina.farley@nihe.gov.uk
Maintenance Manager Dungannon, Cookstown and Magherafelt	John McArthur	john.mcarthur@nihe.gov.uk

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

Appendix 9 Glossary

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

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

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