

# Mid Ulster District Council

# HOUSING INVESTMENT PLAN

**2023-26**

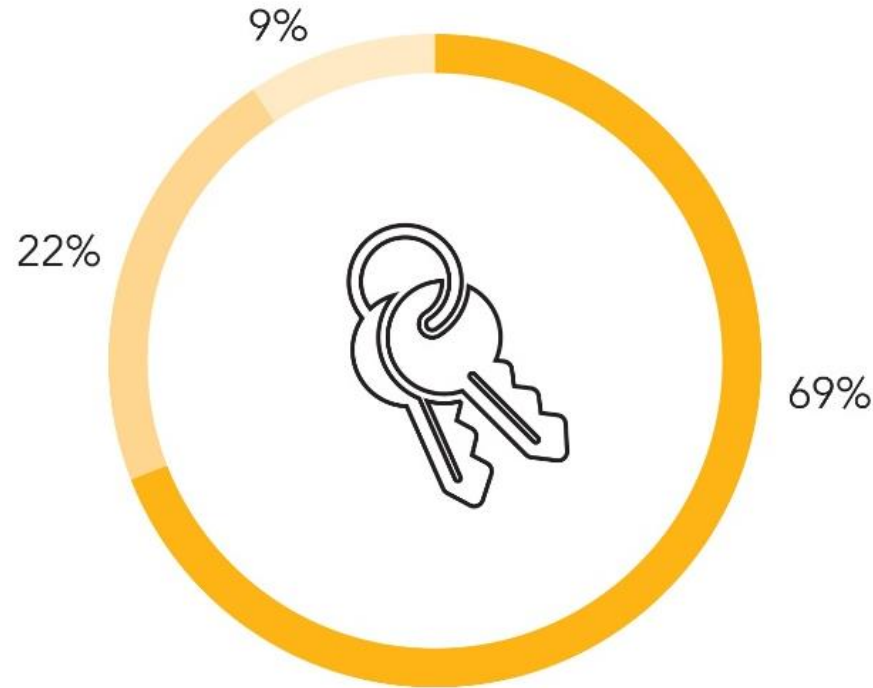
**Housing**  
Executive

# Community Planning: Strength of Partnership Working

- Housing Executive Place Shaping staff attend quarterly Strategic Partnership Board meetings and take a lead role in the **'Mid Ulster Housing Forum'** under **'Theme 4: Vibrant and Safe Communities.'**
- The forum has a focus on delivery on the housing related action **'Support the provision of social and affordable homes to address housing need and demand in Mid Ulster'.**
- Sub actions include:
  - Development of a set of principles for new social housing in Dungannon Town Centre
  - Organisation of a housing conference for Mid Ulster and a subsequent Housing Action Plan for Mid Ulster.
- The **Mid Ulster Housing Conference** took place on 12<sup>th</sup> June 2023 with feedback from the conference feeding into the agreed **Housing Action Plan.**



# Mid Ulster: Tenure Breakdown and Total Homes



- Owner occupation
- Private rented
- Social rented



**54,007**

households



Managed

**3,835**

social homes

# Mid Ulster Housing Executive Spend 2022/23 (£m)

**£1.36m**

Affordable Warmth and Boiler Replacement\*\*\*

**£6.02m**

Investment  
New Build\*\*

**£0.06m**

Community  
Development

**£4.19m**

Supporting People

**£1.31m**

Private Sector Grants

**£6.25m**

Planned Maintenance incl  
Stock Improvements\*

**£0.18m**

ERDF Retrofit  
Programme

**£0.91m**

Adaptations for Persons  
with a Disability

**£0.43m**

Grounds Maintenance

**£2.31m**

Response Maintenance

**£23.02m**



**£24m**

in Housing Benefit

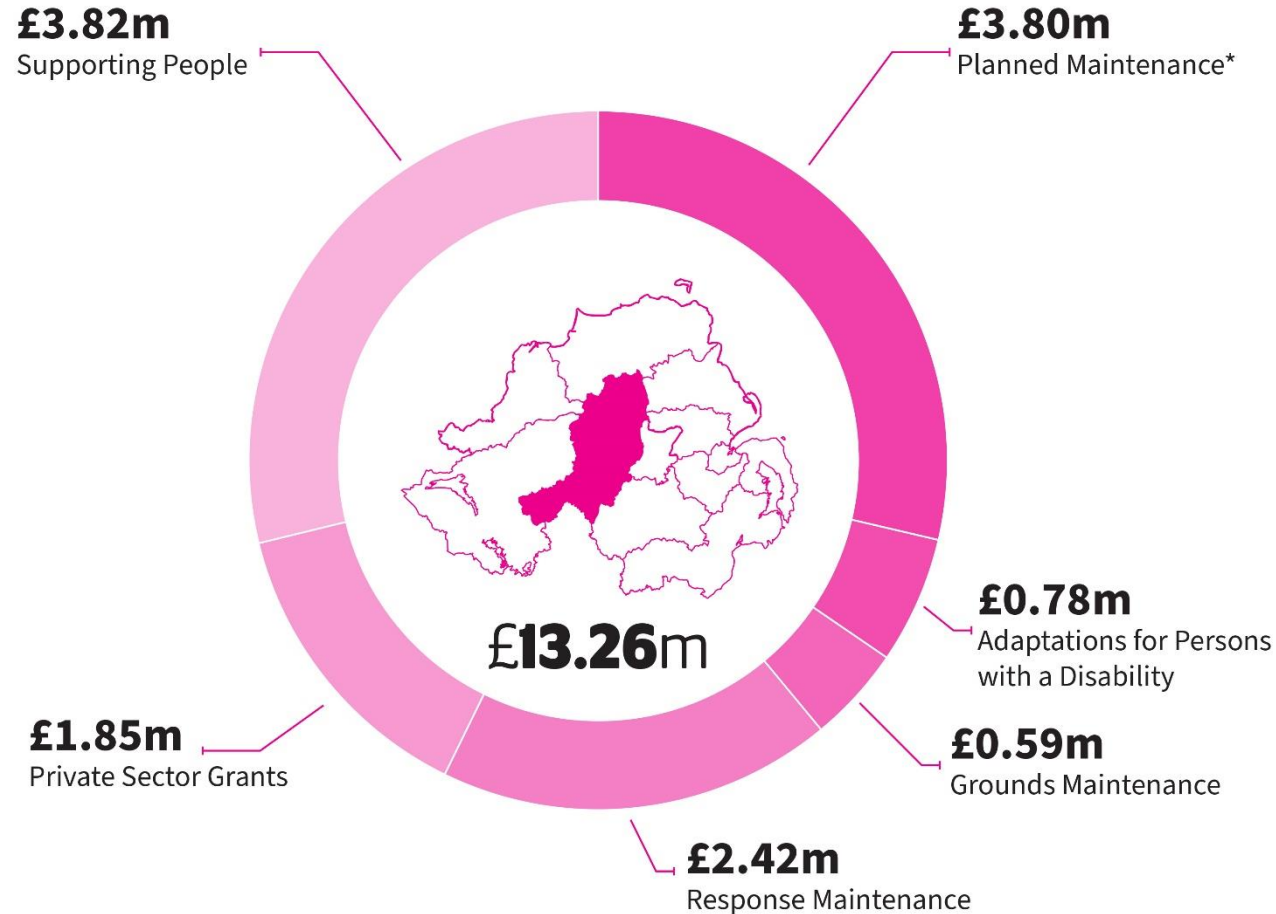
Out of a total £470m spend  
across NI during 2022/23

**HOUSING  
INVESTMENT PLAN  
2023-26**

**Housing  
Executive**

# Mid Ulster Housing Executive Projected Spend 2023/24 (£m)

(\*does not include investment new build) –



# Providing Support across Sectors

## Affordable Warmth Scheme

### NORTHERN IRELAND

Affordable Warmth Scheme continued during 2022/23, with a spend of £16.33m across Northern Ireland.

### MID ULSTER

In 2022/23, 483 measures were carried out to 274 private properties with £1.35m invested across the District.

## Boiler Replacement Scheme

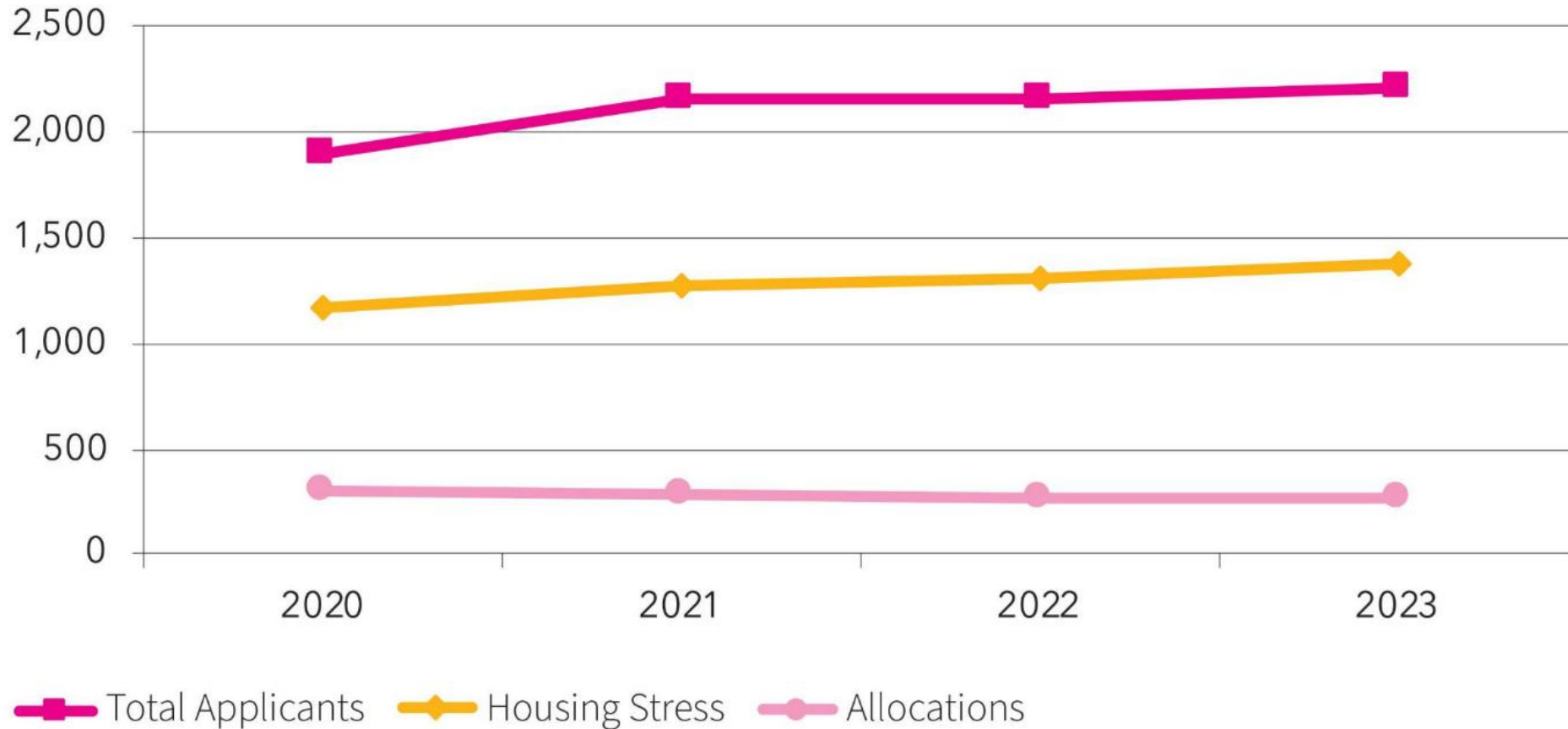
### NORTHERN IRELAND

Boiler Replacement Scheme continued during 2022/23, with a spend of £610,000 across Northern Ireland.

### MID ULSTER

In 2022/23, 22 households received boiler replacements with an investment of £13,000 across the District.

# Waiting List Trends 2020-2023



## Summary of Temporary Accommodation Costs

Council Area	Total Temporary Accommodation (£m) 2022/23
Antrim & Newtownabbey	0.38
Ards & North Down	0.82
Armagh City, Banbridge and Craigavon	0.61
Belfast	3.69
Causeway Coast & Glens	0.21
Derry & Strabane	5.82
Fermanagh & Omagh	0.48
Lisburn & Castlereagh	0.72
Mid & East Antrim	0.21
<b>Mid Ulster</b>	<b>0.46</b>
Newry, Mourne & Down	0.75
Central	8.90
Undefined	0.66
Northern Ireland	23.71



# New Build / Social Housing Development Programme

In 2022/23:

- **15** new social homes completed; and
- **164** new social homes under construction at end of March 2023.

## Future Housing Requirements:

- **884** new social housing units are needed over next five years.
- **2023/26 SHDP – 137** (gross) new social housing units programmed.

## 5 Year SHDP Performance

- **375 starts (295 urban and 80 rural)** was the SG target for Mid Ulster during the 5-year period.
- **282 starts (276 urban and 6 rural)** were achieved against the target.
- **Resulting in 93 fewer starts (-19 urban and -74 rural)** against the SG Target.

# New Build / Social Housing Development Programme

On-site in the last year



Crannog Way, Dungannon (Choice HA)



Oaks Road, Dungannon (Radius HA)

# Discretionary Housing Payments Update

- Discretionary Housing Payments (DHPs) - funded by the Department for Communities (DfC) on an annual basis (1 April – 31 March) from a **cash limited budget**, which **must not be overspent**.
- DHP scheme was designed as a **short term measure** to help the most vulnerable people living in the private rented sector.
- Currently **assists with a shortfall** in private rented housing costs, and also for Housing Benefit customers impacted by the loss of the Family Premium.
- To ensure we were maximising DHP spend and to support as many customers as possible, in December 2021 awards were **extended beyond two years** – this was to be kept under review and would be **subject to budget availability**.
- This year we have seen an increase in the number of households applying and receiving DHPs. This has put **pressure on the overall fixed budget** for the scheme.
- Have **reverted back to the previous position of limiting payments to a two year period**, in order to ensure we effectively manage the remaining budget to the end of the financial year.
- Long term changes will be informed by the outcome of the **Equality Screening** process which is underway.
- Customers can **request a review** via telephone, email or letter to their local HB Unit.

# Key Housing Challenges

- **213** placements in temporary accommodation. Increased reliance on **non-standard accommodation** including hotels and B&Bs.
- **2,212** applicants on the waiting list for Mid Ulster District at March 2023, with **1,380 (62%)** in housing stress.
- Just over **266** social housing allocations in 2022/23. An identified need for **884** new social housing units over next five years.
- **Investment requirement of £123k per dwelling** or £4k per annum
- Challenges with the delivery of **planned & response maintenance** including major adaptations.

# Key Housing Opportunities

- Across Northern Ireland, the NIHE has completed more than **1300 retrofits** of our existing stock; huge potential to scale up
- As we increase investment in our stock, positive impacts for local supply chains
- Regionally, **£250m in new work approved and starting in Autumn 2023**
- New **Modern Methods of Construction Pilot**, a significant opportunity
- Progress ongoing to enable NIHE to borrow in order to invest in its stock and add to new supply
- Strategic partnerships on homelessness, e.g. 'Homewards'; systems change

# Next Steps

- Ensure that the **HIP** continues to be aligned with the **3-year Strategic Plan *Energising Communities***, and its 6 strategic priorities.
- Progress against the HIP outcomes will be regularly **monitored** and will be **reported** on annually. The HIP, Community Plan and new LDP should all align and fit together.

# Thank you