

<b>Report on</b>	Strategic Community Development Update
<b>Date of Meeting</b>	10 <sup>th</sup> March 2022
<b>Reporting Officer</b>	Claire Linney, Assistant Director of Development
<b>Contact Officer</b>	Martina Totten, Strategic Development Coordinator

Is this report restricted for confidential business?	Yes	
If 'Yes', confirm below the exempt information category relied upon	No	X

1.0	Purpose of Report
1.1	<p>To update members on a number of key areas of delivery under Strategic Development for social housing provision</p> <ol style="list-style-type: none"> <li>1. Draft Dungannon Place Shaping Plan Pilot</li> <li>2. Women's Aid/Apex Supported (social) Housing Scheme</li> <li>3. Response to DfC Housing Supply Strategy Consultation</li> </ol>
1.2	<p>To update members on the delivery of the</p> <ul style="list-style-type: none"> <li>• Mid Ulster Anti-Poverty Plan</li> <li>• Council Anti – Poverty Plan</li> </ul>
2.0	Background
2.1	<p><b>Draft Dungannon Place Shaping Plan</b> As part of Mid Ulster Community Planning a draft pilot Housing and Regeneration Place Shaping Plan has been identified as needed for Dungannon town; via a partnership with NIHE. The aim of the plan was to set a number of 'Place Shaping Principles' to allow for much needed social and affordable housing provision in the town alongside regeneration for Dungannon town.</p> <p><b>Women's Aid/Apex Supported (social) Housing Scheme</b> Council has been assisting Causeway and Mid Ulster Women's Aid and Department for Communities on the delivery of much needed 'Move On' accommodation for their clients in the District, as the next step back to permanent housing placements. Such developments address the specific needs of those affected by violence and release other properties to address the wider social housing need in the area.</p> <p><b>Response to DfC Housing Supply Strategy Consultation</b> Council submitted a response to DfC Housing Strategy 2022-2037 consultation on 9<sup>th</sup> February. A consultation session was also held with DfC officers and elected members to provide comments to the response.</p>

2.2	<p><b>Mid Ulster Anti-Poverty Plan</b></p> <p>The Mid Ulster Anti-Poverty Plan was presented to Council last year. Members agreed the Plan. It was noted at this time that whilst the Plan is the responsibility of all community planning partners, it was important that Council show leadership, via the development of a Council led plan.</p>
3.0	Main Report
3.1	<p><b>Draft Dungannon Place Shaping Plan Pilot</b></p> <p>To address issues of quality social housing provision for Dungannon alongside regeneration needs, Council is developing a Pilot Place Shaping Plan for Dungannon, with a set of corporate social and affordable housing planning and development principles. The Place Shaping Plan aims to set good social and affordable development management alongside housing policy and investment by creating a framework and guidance to create homes and neighbourhoods which:</p> <ul style="list-style-type: none"> <li>• meet the needs of those requiring social and affordable housing</li> <li>• are of enduring good quality</li> <li>• have appropriate open space</li> <li>• are conveniently located for access to jobs, facilities and amenities</li> <li>• are future-proofed for climate change</li> </ul> <p>The set of draft principles include:</p> <ol style="list-style-type: none"> <li>1. Protection of the town centre retail core. Existing shop fronts should be maintained. Town centre housing should take the form of LOTS apartments, apartment developments setback from the street or town houses that complement the streetscape in terms of footprint, density and height.</li> <li>2. Family housing should not be developed close to premises associated with the night-time economy.</li> <li>3. House type should be appropriate to the Zone. LOTS apartments in the town centre, semi-detached houses and bungalows at the edge of the town centre and suburbs.</li> <li>4. All housing development should align with the current Dungannon townscape and built environment - appropriate footprint, density, scale and height, as detailed in this Plan</li> <li>5. All housing should provide for a good quality of life, designed with outside green space or pocket parks at the core of town centre apartment developments, semi/detached properties with gardens, close to amenities and facilities, with access to sufficient parking</li> <li>6. Housing should be developed to the highest environmental standards (climate change, energy efficiency, technology)</li> <li>7. All housing at the edge of the town centre and suburbs should be developed on the basis of mixed tenure and mixed type to promote social cohesion</li> <li>8. All housing schemes should have a minimum 2-bed requirement to facilitate family living except properties specifically designed for single people with no access rights to dependents.</li> </ol> <p>The next stage is to undertake engagement on the proposals within the draft plan with a range of stakeholders including members. The draft plan engagement will take place over the next 2 months.</p>

### **Women's Aid/Apex Supported (social) Housing Scheme**

A site has been identified adjacent to the Women's Aid refuge, on Council owned land at Station Road, Cookstown. Council previously agreed to a lease with Women's Aid for the site to be used for the provision of Move on Accommodation for its clients. Women's Aid carried out an Economic Appraisal exercise which explored the various options to deliver the house build scheme. The Appraisal recommended a partnership approach with a Housing Association, to allow the use of the Housing Association Grant (Housing Associations are the only organizations that can access the grant). Upon discussions with a number of Housing Associations, Women's Aid entered into a partnership with Apex Housing Association and Council, to develop social housing for the sole use of women and families of domestic violence. Apex Housing Association was identified as a partner; due to their commitment to move on housing for women of domestic violence, and their experience in the provision of similar housing in Derry City, their current development in Omagh. Apex Housing Association have delivered similar housing schemes in Derry City with Foyle Women's Aid and are currently undertaking delivery with Fermanagh Women's Aid.

In order to progress with the development, Apex Housing Association have informed Council that they must have Title Hold of the site, in order to secure the necessary public and private funding they would require to deliver the scheme. Housing Associations can make an application to DfC, through NIHE, for a HAG grant for 60% of the total build costs. The remaining 40% is raised from private investments.

Causeway & Mid Ulster Women's Aid currently hold a 99 year lease from Council for the site. They have written to Council to rescind this lease based on the sale of land to Apex Housing Association (partnering with Women's Aid) with the necessary conditions to protect the developed site for Category 1 Supported (social) Housing and Women's Aid as the main used as long as is required. This will be considered formally by the Policy and Resources Committee through to Council.

### **Response to DfC Housing Supply Strategy Consultation**

A response to the DfC Housing Strategy 2022-2037 consultation on 9th February. The strategy is intended to provide a long term framework for the development of policy, interventions and action plans to deliver the right homes in the right locations, to help meet current and foreseeable housing needs and demands. As such, it is anticipated that the strategy will make a major contribution to the achievement of strategic outcomes as described in the draft Programme for Government outcomes framework, New Decade New Approach and the Department's strategic plan, 'Building Inclusive Communities.

Please see **Appendix 1** Response to Consultation

### **3.2 Mid Ulster Anti-Poverty Plan**

Engagement has taken place with all departments (directors and heads of service) to update them on the Mid Ulster Anti-Poverty Plan, and to identify actions for Council delivery, alongside areas for lobbying under community planning. Please see attached at **Appendix 2**. Council Service leads will report on progress in implementing the actions on a quarterly basis. All Council actions align to the overall themes contained in the main Mid Ulster Anti-Poverty Plan.

	Engagement is also continuing with Community Planning partners regarding delivery of the Mid Ulster Anti-Poverty Plan.
<b>4.0</b>	<b>Other Considerations</b>
<b>4.1</b>	<p><b><u>Financial &amp; Human Resources Implications</u></b> None</p> <p><b><u>Professional Support</u></b> None</p>
<b>4.2</b>	<p><b><u>Equality and Good Relations Implications</u></b> None</p>
<b>4.3</b>	<p><b><u>Risk Management Implications</u></b> None</p>
<b>5.0</b>	<b>Recommendation(s)</b>
5.1	<p>To note update key areas of delivery under Strategic Development:</p> <ol style="list-style-type: none"> <li>1. Dungannon Place Shaping Plan Pilot</li> <li>2. Women's Aid/Apex Supported (social) Housing Scheme</li> <li>3. Response to DfC Housing Supply Strategy Consultation</li> <li>4. Mid Ulster Anti-Poverty Plan</li> </ol>
<b>6.0</b>	<b>Documents Attached &amp; References</b>
6.1	<p>Appendix 1 Housing Consultation response Appendix 2 Mid Ulster Anti Poverty Plan review</p>