

# Housing Investment Plan Presentation to Mid Ulster District Council

21 September 2017

**Housing**Executive

# Purpose of HIP

- New Housing Investment Plans (HIP) replace our District Housing Plans. They have 2 main purposes:
  1. The Housing Executive is statutorily required under the 1981 Housing Order to report to councils on its past years performance and next years proposals
  2. The Housing Executive is a Community Planning Partner and the HIP provides an evidence base that will inform Community Planning

# Overview of the HIP

- After consultation with a range of stakeholders The HIP provides an overview of the housing market in the Mid Ulster District Council area
- The HIP examines cross tenure housing issues and detailed social housing investment at a local level
- It is a 4 year plan with an annual update in intervening years. This is the second annual update
- The HIP outcomes reflect Community Planning priorities highlighted in 'Our Community Plan – 10 year plan for Mid Ulster'

# Themed Approach

- The HIP contains 5 themes:
  1. Identify and meet housing need and demand
  2. Improve people's homes
  3. Transform people's lives
  4. Enable sustainable neighbourhoods
  5. Deliver quality services
- 10 outcomes are highlighted, each with a set of key actions to achieve each outcome
- Tables show last year's performance against plans, actions for the next 2 years and a longer term outlook.

# Housing Executive Investment

## Expenditure in Mid Ulster

	Actual Spend £m (2016/17)	Projected Spend £m (2017/18)
Capital Improvements	0.95	0.64
Planned Maintenance	2.44	3.29
Response Maintenance	1.69	2.13
Private Sector Grants	1.45	1.54
Grounds Maintenance	0.46	0.38
Supporting People	3.82	3.71
Community Development	0.08	(not available)
<b>Total</b>	<b>10.89</b>	<b>11.69</b>
New Build / HA Grant	3.90	(not available)
<b>Total Spend</b>	<b>14.79</b>	<b>11.69</b>

# Maintenance Investment 2016/17 and Projected Investment 2017/18

	2016/17	2017/18
<b>Type Of Works</b>	<b>Homes</b>	
Outside Maintenance	242	376
Kitchen Replacement	165	79
Heating	39	70
Double Glazing	-	230
Capital Scheme	6	40
Special Capital	8	-

# Key Housing Issues (1)

Key housing issues for Mid Ulster District and their implications are discussed within the HIP; these include:

- An aging population
- Total Housing Executive stock is 3,978 units
- 1,780 total applicants on the waiting list
- 1,008 (57%) in housing stress – 2.8% decrease from 1,037 last year
- 829 households presented as homeless
- 466 (56%) accepted as homeless
- 366 social housing allocations in 2016/17

# Key Housing Issues (2)

## In 2016/17

- 33 new social homes started, 89 new social homes on site and 123 new social homes completed

## Future Housing Issues

- 599 new social housing units are needed over next five years
- 2017/20 SHDP – 219 (gross) new social housing units programmed
- Mixed Tenure Developments and Affordable housing
- Rural need and availability of land in smaller settlements
- Welfare Reform and suitable accommodation



# Next Steps

- Progress against the HIP objectives will be regularly monitored and will be reported on annually.
- The Housing Investment Plan, the Community Plan and the new Local Development Plan should all align and fit together. Housing Executive colleagues will continue to work with the Council and other statutory partners to provide evidence and agree outcomes.



**Thank you and any questions?**