

Report on	Social Housing Working Group & Pilot Dungannon Place Shaping Plan
Date of Meeting	10 th September 2020
Reporting Officer	Claire Linney, Head of Community Services
Contact Officer	Martina Totten, Community Planning 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	To update members on social housing working group issues and plans to address these.
1.2	To seek agreement to proceed with the development of a pilot Place Shaping Plan for Dungannon
2.0	Background
2.1	<p>Several meetings have been held this year with NIHE, elected members and Council officers to address a number of issues regarding social housing and agreeing plans to address them. Through the meetings the following key areas were discussed:</p> <ol style="list-style-type: none"> 1. Social Housing Demand - DEA Meetings on Social Housing Issues and land opportunities 2. Latent Demand Requests 3. Local Development Plan 4. Rent Review 5. Potential Social Housing Development - Site Analysis
2.2	<p>At the last member meeting on social housing a number of issues were raised particularly relating to the impact social housing delivery is having on the regeneration of Dungannon town in comparison to other towns in Mid Ulster where housing has contributed to regeneration. As a result of the discussion it was suggested to develop a pilot Dungannon Place Shaping Plan to identify 'Place Shaping Principals' for town centre development based complementing the priorities for regeneration for Dungannon town. The Dungannon Place Shaping Plan would be a pilot plan, with the aim of developing Place Shaping Plans for the 3 main towns in the District.</p>
3.0	Main Report
3.1	<p>Social Housing Demand</p> <p>It has been proposed that DEA meetings will be held in the Autumn with NIHE and each group of DEA members to look specifically at local housing requirements, land availability and ownership. They will also share and discuss with members the NIHE</p>

submission to Mid Ulster Local Development Plan consultation and their recently completed Rent Review. Meeting dates will be issued in due course.

Latent Demand Requests

NIHE has confirmed that they are following up member requests for latent demand testing in the following areas: Gulladuff and Swatragh. Newbridge and Ballyronan. Requests for tests by members for Cappagh/Gallbally area and Ardboe to take place.

Local Development Plan

Members at the last meeting with NIHE felt that there is a need for greater social housing provision within private developments. There was agreement that mixed tenure is a priority going forward. After discussions on how to manage the combination of development management and Local Development Plan approaches, in order to allow for greater housing supply, it has been agreed to develop corporate position with a Council vision and set principles, regarding social housing provision and development. This is to be progressed with NIHE.

Rent Review

NIHE is currently completing a review of rents and LHA levels in areas. This will be presented to the next Housing Working group and shared with members as soon as received.

Potential Social Housing Development – Site Analysis

As previously reported to Council, Council officers are exploring a number of solutions to the current social and affordable housing stress, with a number of Council sites being assessed with NIHE for social housing development. Officers will continue to work with NIHE to progress these sites and will report back to Council.

3.2 Dungannon Social Housing Demand and Place Shaping Plan

Members at the last meeting with NIHE expressed concerned that Phase 2 land that have been released have not been utilized by Housing Associations and are of the opinion that Associations may be developing what could be viewed as easier sites e.g. town centre. NIHE has agreed to look at the available Phase 2 lands and make contact with landowners and housing associations to identify a way to unlock the potential for housing in areas where need has been identified.

Concern was also raised that the lack of sewage and water infrastructure in the area was being used as a barrier to development. NIHE is carrying out more detailed investigations with NI Water regarding this and will feed back at next Housing Forum.

The number of proposed social housing flat schemes in Dungannon town centre on key retail routes was also discussed. Should these schemes progress, this would impact significantly the fabric of town centre. For example, Irish Street has been identified as part of the retail core for the next Area Plan; however the number of housing units proposed would prevent this happening. In order to address this issue, it has been proposed to develop a Place Shaping Plan for Dungannon which will include the following steps:

1. Evidence base/Health Check of Town Centre
2. Principles/priorities identified for housing in line with regeneration of town
3. Area Plan and retail development

	4. Future planning for town centre
4.0	Other Considerations
4.1	<p><u>Financial & Human Resources Implications</u></p> <p>Cost for the design and development of a Place Shaping Plan for Dungannon</p> <p>50% of the cost will be shared with NIHE</p> <p><u>Professional Support</u></p> <p>None</p>
4.2	<p><u>Equality and Good Relations Implications</u></p> <p>None</p>
4.3	<p><u>Risk Management Implications</u></p> <p>None</p>
5.0	Recommendation(s)
5.1	To note update on social housing issues and plans to address them.
5.2	To commit up to £10,000 towards the development of a Place Shaping Plan for Dungannon with a further 50% match from NIHE (from within existing budgets).
6.0	Documents Attached & References
6.1	None