

Causeway Coast & Glens

Housing Investment Plan
Annual Update 2018



Geography of Causeway Coast & Glens



Causeway Coast & Glens is divided into seven district electoral areas



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Northern Ireland Facts and Figures



36,198

applicants were on the housing waiting list at 31 March 2018 (**37,611** at 31 March 2017)



£514

the average amount we spent on each dwelling for repairs



24,148

of these were classified as being in housing stress (**23,694** at 31 March 2017)



£118.4m

programme of maintenance schemes delivered, such as improvement works to over 19,000 dwellings, investment and cladding works to two tower blocks, environmental improvement schemes and 4,093 major/minor adaptations.



11,877

housing applicants were deemed to be Full Duty Applicants (FDA) homeless after investigation



4,148

approvals were issued to private households to assist with insulation and heating measures through the Affordable Warmth Scheme, costing £17.4m



7,373

Social homes were allocated last year



1,759

new homes were started through the Housing Executive's Social Housing Development Programme (SHDP)



£336m

we collected 99.8% of rent and rates charges on our homes and unattached garages



19,000+

housing support places were provided to assist the most vulnerable citizens in our local community



540

community groups worked in partnership with us through the Housing Community Network (HCN)



1,098

Disabled Facilities Grants (DFG) were approved to the value of approximately £11.9 million



99.6%

of our stock is occupied, with our lettable voids remaining low – only **0.32%** of our stock vacant



507

Mandatory Repair Grants were approved



£629.8m

paid out in Housing Benefit (HB) payments



85,534

homes managed by the Housing Executive



54,135

new claims for HB assessed and 475,298 changes made to existing claims



366,950

repairs were carried out at a cost of £44.1m, which equates to approximately four repairs per dwelling



£516k

awarded through our Social Housing Enterprise Strategy, with 40 social enterprise initiatives/individuals supported



2.1%

Unfitness in NI housing stock has decreased from the previous 4.6%, recorded in the 2011 House Condition Survey (HCS)



22%

fuel poverty (10% definition) decreased from 42% recorded in the HCS (2011)

Foreword

In 2015, we published our four-year Housing Investment Plans (HIP) 2015-19. These plans identified housing-related desired outcomes, and were intended to initiate discussions with councils and other stakeholders in order to develop a shared vision for the future of housing in Northern Ireland.

This HIP Update reports on our progress in delivering the outcomes set-out in the 2015-19 HIP. It outlines how we plan to deliver our housing ambitions, in tandem with other statutory agencies, to achieve these intended outcomes.

In 2015, the reform of Local Government brought about the formation of 11 new councils. These new councils were given responsibility for leading the Community Planning process for their area. The Housing Executive has joined with our statutory and other partners: councils, statutory bodies, agencies and the wider community, including local groups and the voluntary sector to forge Community Planning Partnerships in each area. These partnerships will develop and implement shared Community Plans that aim to sponsor and foster well-being and community cohesion. The Plans will also align with the outcomes contained in the Programme for Government (PfG).

Working in partnership, the Housing Executive, alongside other statutory partners and community representatives, has also engaged with local councils to

consider the requirements of the new Local Development Plans (LDPs). The LDPs will provide long-term strategies to support economic and social progress, and will assist in the delivery of Community Plans.

Partnership working with stakeholders and our contributions to Community Plans are key elements in the Housing Executive's 'Journey to Excellence' Programme; we aim to deliver top class housing and regeneration solutions to meet the needs of communities and partners, now and in the future. This joint working approach has enabled us to develop strong partnerships that yield many benefits from collaboration and the sharing of information. The HIP has been instrumental in this process.

We look forward, in 2018, to developing further our relationships with councils and other stakeholders. Through the various planning and Community Planning processes, we intend to build lasting housing solutions that will benefit all communities.



Professor Peter Roberts
Interim Chair



Introduction

In 2015, the Housing Executive published the Causeway Coast and Glens Housing Investment Plan (HIP) 2015-19, which aims to provide a long-term and ambitious vision for the development of housing. This is the final annual update, which records progress of actions set out in the HIP for 2015-19, HIP updates for 2016-18 and details new proposals for 2018-19.

The annual update should be read in conjunction with the HIP 2015-19. This update will not only show how the actions contribute to achieving the HIP outcomes, but also how they can support the delivery of the Causeway Coast and Glens Community Plan outcomes.

The HIP sets out a strategic direction for housing across all tenures, both new and existing. Proposals detailed within this annual update seek to achieve this by promoting development, improving health and wellbeing, reducing inequality, and by creating more cohesive, safe, vibrant and successful places for all.

Since the publication of the HIP, the Housing Executive, as a statutory Community Planning and Local Development Plan (LDP) partner, has welcomed the opportunity to work with the Council and stakeholders to incorporate and embed the HIP vision and outcomes within Community Planning and LDP processes.

With limited and reduced public resources, the partnership approach, which the Community Plan facilitates, will become increasingly important to deliver good quality services and housing solutions for local communities.

The annual update retains the HIP framework based around five themes

and associated outcomes. Detailed information of proposals is set out in the Appendices. All statistics in this document refer to Causeway Coast and Glens Borough Council (CCGBC), unless otherwise stated.

Vision

The housing sector throughout Northern Ireland faces a number of challenges in the current economic climate but is committed to working in a way that goes beyond a simple 'bricks and mortar' approach. The housing vision for CCGBC is one where:

"housing plays its part in creating a peaceful, inclusive, prosperous and fair society..."

This vision for CCGBC seeks to deliver sustainable communities, living in dwellings of a decent standard and in sufficient numbers to meet local needs in both urban and rural areas.

HIP Themes and Outcomes

Success for housing providers necessitates measuring the effect of interventions; therefore, under each of the five themes several outcomes have been identified.

Themes and Outcomes

THEME ONE

Identify and meet housing need and demand

1. Identify new housing requirements.
2. Increase the supply of affordable renting to meet the needs of communities.
3. Assist home ownership.

THEME TWO

Improving people's homes

4. Improve the quality of the housing stock.
5. Develop low carbon homes and reduce fuel poverty.

THEME THREE

Transforming people's lives

6. Provide suitable accommodation and support services for vulnerable residents.
7. Homelessness is prevented or is addressed effectively.

THEME FOUR

Enabling sustainable neighbourhoods

8. Regenerate neighbourhoods.
9. Create safer and cohesive communities.

THEME FIVE

Delivering quality services

10. Deliver better services.



A Better Future Together

Community Planning Themes

Our Citizens will have...

1. A Healthy Safe Community
2. A Sustainable and Accessible Economy
3. A Thriving Economy

The HIP and the Community Plan

The Council and its statutory partners have produced a Community Plan ('A Better Future Together') for the borough, in consultation with the public. The Plan is an over-arching framework for partners and service providers to work together, with a number of outcomes to be achieved by 2030. The Plan was launched in June 2017, with an Outcome Delivery Plan approved in June 2018.

The Community Plan identifies long-term priorities for improving the social, economic and environmental wellbeing of citizens within the borough.

It is modelled on the outcomes based approach, similar to the draft Programme for Government (PfG). The outcomes for this Community Plan were agreed and grouped under the themes listed adjacent.

Housing can contribute to achieving many of the Community Plan outcomes. It can shape health and wellbeing, regeneration and the environment, community cohesion and neighbourhoods. Linked to a programme for Government, it can also reduce fuel poverty, promote the use of renewable energy and assist economic growth.

The HIP themes are complementary to many of the Community Planning themes. This annual HIP update has, therefore, aligned our housing actions against the Community Plan.

The HIP and the Local Development Plan

The Local Development Plan (LDP) will replace the Northern Area Plan 2016, which is the current area plan for the borough. The Preferred Options Paper for the LDP is due to be published in summer 2018.

As the statutory development plan, the LDP will be the main policy vehicle to influence housing in the borough 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 borough, 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 (HGI);
- Allowance of existing commitments;
- Urban capacity studies;
- Housing Needs Assessment;
- Allowance for windfall housing sites; and,
- Residual housing need.

The LDP may also set out a settlement strategy in relation to new housing across the Council area. We recommend that the emerging LDP, through engagement with local communities and elected representatives, takes the opportunity to develop a housing strategy for the borough.

Context

Strategic Context

The Housing Investment Plan annual update has been developed within the context of the Northern Ireland policy framework.

The draft Programme for Government (PfG)

The draft PfG contains 14 high level outcomes, and 48 indicators. While our work supports many of the outcomes in the draft PfG, there is no specific 'housing outcome' included. Nevertheless, housing and many other elements of the work of the Housing Executive are cross-cutting, especially in relation to place-making and help achieve many of these PfG outcomes. Our investment plans and activities, as set out in this Plan, illustrate how and where our plans can contribute directly and indirectly to the delivery of the Community Plan, and the draft PfG outcomes. We await the publication of the final PfG.

Welfare Reform

The adoption of the Welfare Reform Order (NI) 2015 has meant significant changes to the benefit system for people of working age. Whilst all of the changes have had some effect on the Housing Executive, those which have had most impact are Benefit Cap, amendments to Housing Benefit rules and Social Sector Size Criteria (Bedroom Tax).



Universal Credit, which will replace a number of working age benefits, including Housing Benefit, was introduced in September 2017 and is being implemented by DfC. New claims will be phased in geographically across Northern Ireland during 2018. It is currently planned to be fully rolled-out to all claimants by 2022. A Rates Rebate Scheme replacing Housing Benefit rates, for those awarded Universal Credit, was also introduced in September 2017 and is being led by Department of Finance.

Universal Credit will have a considerable impact on the Housing Executive. Over the next four years the Housing Benefit caseload will significantly reduce whilst the wider effect on the organisation's day-to-day work and service provision will be substantial.

Measures have been introduced for people in Northern Ireland to reduce the impact of some of the changes to the welfare system. Welfare Supplementary Payments are available until 2020 to support people who may lose out due to some of the changes.

The Housing Executive continues to provide advice and support to tenants and housing applicants about changes to the welfare system. It is working closely with DfC on the processes necessary to ensure smooth implementation.

Housing Strategy

Facing the Future: The Housing Strategy for Northern Ireland 2012-2017 was launched in 2012 and reviewed in 2015. The review identified that 21 actions had been achieved or were on track and 12 were broadly on track or facing some delay. DfC is in the process of completing a final evaluation of the Housing Strategy and hope to have this ready for publishing in Autumn 2018, pending ministerial approval.

The Housing Strategy will be replaced by the draft Programme for Government (PfG) Housing delivery plan. The proposals contained within this delivery plan and subsequent actions are an attempt to learn from the experiences of delivering the Housing Strategy, from the diversity of evidence and views gathered from key partners and from the consultation on the draft PfG in 2016.

Delivery Strategy

The Housing Executive continues to work in partnership with DfC, housing associations and the Northern Ireland Federation of Housing Associations to ensure delivery of the PfG targets for new social housing. In 2018/19, we will continue the implementation of the Social Housing Development Programme (SHDP) Delivery Strategy Action Plan. One of the key elements of maintaining and improving delivery will be a sustainable land supply, and we continue to support housing associations to bring forward additional supply through advance acquisition and emerging routes such as Competitive Design & Build.

The Housing Executive is also working closely with DfC to improve the supply of public land which can be made available for housing, which includes both Housing Executive Transfer land and Surplus Public Sector sites. This year will see the commencement of design work for new social and affordable housing on strategically significant Public Sector sites at Hope Street, Belfast (Housing Executive owned) and St Patrick's Barracks, Ballymena (DfC owned).

Supporting People

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 2018/19, the budget is £72.8m. As such, the providers' allocations for 2018/19 will be at the baseline level of grant provided in 2017/18 (i.e. not including the additional non-recurrent funding in November 2017).

Housing for All (previously Together Building United Communities or TBUC)

In addition to the 10 schemes, which are either completed or under construction as part of the initial Housing for All new build programme, we are continuing to work with DfC, housing associations and our own Community Cohesion team to identify further schemes with potential to accommodate new shared housing in 2018/19.

Rural

The Housing Executive provides a range of services tailored specifically for those living, or wanting to live, in rural areas.

Our Rural Strategy & Action Plan 2016-2020 'Sustainable Rural Communities', is aimed at identifying the housing needs of rural communities and working with housing providers, councils, public bodies and rural stakeholders to ensure that where possible, rural areas receive an equitable proportion of investment and needs are addressed.



For many young rural households, 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. In 2018/19, the Housing Executive will continue to work closely with rural communities to identify the need for social and intermediate housing and engage with housing providers to encourage the delivery of new homes in rural areas.

Our Rural Strategy highlights the Rural Needs Act (NI) 2016 which came into operation for the Housing Executive in June 2018. This added duty will ensure that the needs of our rural communities are fully considered in the preparation of all policies, strategies, plans and in the design and delivery of our public services.

Asset Management Strategy

The Housing Executive's Asset Management Strategy was approved by DfC in 2016. The Strategy adopted both a new investment standard - the Commonly Adopted Standard - as the basis for investment in the modernisation and maintenance of our housing stock, and an 'active asset management approach' in which investment decisions would be based on the performance of the stock in supporting the Housing Executive's business plan and its landlord objectives.



The delivery of this Strategy was predicated on our funding position for stock investment being improved via the out workings of the Social Housing Reform Programme. However, with ongoing delay in the latter and two years of rent freezes this position has unfortunately deteriorated. Consequently, DfC in October 2017 approved a revised Strategy for three years to allow time to agree a solution to our long term investment requirements. As a result our Investment Plan will focus on compliance activities, 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.

Tower Block Strategy

The Housing Executive prepared a strategy for its tower blocks as part of the overarching Asset Management Strategy. This strategy determined that option appraisals should be carried out for each block given the various issues around investment needs, management and maintenance costs and housing demand.

A report on these appraisals was presented to the Housing Executive's Board for consideration at its meeting in November 2016. The Board requested that officers develop a comprehensive action plan for each tower by August 2017. However, following the fire in Grenfell Tower in London, the development of this plan was put on hold until there was the opportunity to consider any preliminary findings from investigations into the fire and any potential implications arising from these.

In doing so the Housing Executive established an Independent Reference Group to advise on fire safety issues in its blocks. It is intended that the action plans will be reviewed and consulted on with tenants, leaseholders and their representatives in 2018/19.

House Condition Survey 2016

The publication of the Northern Ireland House Condition Survey 2016 main report has been announced on the GOV. UK release calendar. The report was published on the Housing Executive's website on 31 May 2018. Click on the link below for further details. <https://www.gov.uk/government/statistics/announcements/northern-ireland-house-condition-survey-2016>

Home Energy Schools Competition

In June 2018 the Housing Executive announced the results of Home Energy Schools Poster Competition which it launched in collaboration with the Education Authority across 1,000 P7 primary school pupils. The competition was aimed at promoting home energy awareness. The Housing Executive will use the competition's winning poster throughout 2018/19 to promote energy efficiency awareness in its promotional campaigns.



Homelessness Strategy

The Housing Executive's Homelessness Strategy 2017/22 – Ending Homelessness Together, acknowledges that Homelessness cannot be addressed by one agency in isolation. For many households, a roof over their head is only one aspect of a solution that will allow them to live independently in a home of their own that they can afford. A range of agencies will be required to work together to ensure that households have the right property coupled with the right level and type of support needed to sustain them in that property.

To ensure a multi-agency approach was adopted, the Housing Executive has established Homelessness Local Area Groups which bring together a range of agencies from the Statutory, Voluntary and Community Sectors within the locality to devise an Interagency Local Action Plan. This Plan is designed to improve service delivery for homeless households. The Plans contain actions under the three objectives of preventing homelessness, providing sustainable solutions and addressing the often complex needs of chronic homeless households. The Homelessness Local Action Plans remain under review with additional actions being added throughout the duration of the Homelessness Strategy as new issues arise.

Energy Saving

A partnership of Home Energy Conservation Authority (HECA) Panel members: Energy Saving Trust; National Energy Action; Bryson Energy; Choice Housing, NI Consumer Council; Phoenix Natural Gas; Firmus Energy; SGN Natural Gas and Power NI took part in Energy Saving Week in November 2017.



The week focuses on raising public awareness - how to switch energy supplier or tariff to get the best deal, advice on grant availability, accessing discounts, making homes more energy efficient, helping people to cut their fuel bills and how to get the relevant financial support. This collaborative promotion was set out in 'one stop shops' at nine of the Northern Ireland's larger shopping centres, alongside a renewed campaign on social media, local newspapers and radio.

Social Housing Enterprise Programme

The Social Housing Enterprise (SHE) Programme was launched in 2015 and since then, almost £1.4 million has been invested in social enterprise in communities throughout Northern Ireland, with grants ranging from £1,000 to £50,000. A total of 70 new jobs have been created and 774 training opportunities have been made possible.



Funding is awarded to individuals or groups who can demonstrate how our communities will benefit through their product or service and how investment will lead to an increase in employment and training opportunities.

HMO Bill

The HMO Bill received Royal Assent in May 2016 and this legislation provides powers for Councils to develop and implement HMO Licensing Schemes. It is now anticipated that this area of responsibility will be transferred to Councils by April 2019. The Housing Executive is fully committed to working with the Councils and DfC to ensure this transition is facilitated.

Local Context

The amalgamated Council area of Ballymoney, Coleraine, Limavady and Moyle, is now three years in operation, serving 143,900 people and covering an extended area of 1,980 km² from Lough Neagh to Belfast Lough. This section summarises the borough's housing market and the main features of the local economy and population that impact on it.

Housing Market Update

There is now evidence of a sustained growth across the market, with growing house prices as it continues to recover from the bottom of the property cycle.

There is a need for additional housing across all tenures. The borough has an HGI projected new dwelling requirement of 6,700 for 2012-2025. This data will inform the Council's LDP on the need for additional development land.

The underlying demographics indicate a gradual increase over the next decade. The borough population is projected to grow by 1.4% from 2016 to 2026. This growth will be concentrated in the 65 plus age group. As children and working age populations are projected to decrease, the older person population will increase by 28%. While the need for small family accommodation remains strong, there will be a requirement to design and construct suitable accommodation for older persons.

The borough accounts for approximately 12% of Northern Ireland's total economic output. However, earnings for those who work within the area are lower than the NI average. About 84% of the workforce is employed in services

(with the greatest economic output in public administration, education and health), 9.5% in manufacturing, 5.6% in construction and 1% in other sectors; 40% of the workforce is part-time.

Local economic performance and peoples' economic circumstances affect the demand for housing, and the individual housing choices that they make. Local estate agents have noted correlations between dramatic changes or threats to local employment and confidence within the housing market.

Owner Occupied Sector

The average price of properties sold in the borough in 2017 was £150,410, which is an increase of 3.4% on the previous year. This compares to Northern Ireland figures of £155,049 and 0.7%, respectively.

Quarterly prices show that the average house price in the borough was £134,962 in the last quarter of 2017; an increase of 5.3% from the same quarter in 2016.

Market opinion is generally positive and reports an under-supply as the market continues to recover from the bottom of the property cycle. The number of enquiries and sales continue to increase.

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

Private Rented Sector (PRS)

The Private Rented Sector (PRS) continues to play a critical role in the local housing market and provides



much needed accommodation for all household types. Local estate agents report a continuing strong demand as supply fails to catch up. The average monthly rent was £525. Average rents remain lower than the Northern Ireland average of £596.

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

- flexibility and choice of location;
- 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, 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 singles and couples in need of housing, and also for the larger families who require four bedroom but in a more affordable format, such as semi-detached.

Housing Benefit (HB) continues to play

a vital role in supporting low-income tenants in the sector. At March 2018, 5,286 private tenants in the area were in receipt of HB.

Recent 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.

Social Housing Sector

The requirement for new social housing in the borough has varied in the past few years, and relates to changes in the waiting list and the extent of new build activity. The five-year assessment for 2017-22 shows a need for 592 units. Need is greatest in Coleraine, Portrush and Portstewart, but a smaller more persistent need is experienced in parts of the Glens centred on Cushendall and in other settlements across the borough such as Balnamore and Greysteel.

Single, older persons and small family households, comprise 88% 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 situated where the Housing Executive does not own land.

Housing associations compete on the open market against the private sector and this can make it difficult to obtain sites in areas of housing need throughout the borough. This is more acute some of the north coast areas

where land is relatively expensive. To address some of the social housing need the Housing Executive's three year SHDP has 237 housing units planned (See Appendix 3).

The LDP has an important role to fulfil in terms of the allocation of land for new housing across the Council area. Delivery of new social housing has proven more difficult in some parts of the borough, and will require particular focus in the LDP with careful assessment using Housing Executive statistical data.

Regeneration

Regeneration can be defined as a set of activities that reverse economic, social and physical decline in areas where market forces will not do so without the support of government.

The Housing Executive participates as an inter-agency partner in urban renewal in the borough and works alongside the local communities in facilitating their development and success. In the past year, it worked within DfC programmes in targeting funding into deprived communities through various funding streams, as detailed in Outcome 8.



Community garden at Anderson Pk., Limavady

The Housing Executive works on the ground with local communities across the borough, supporting social enterprises, facilitating community-led projects around health and wellbeing, and young people; and working to deliver safe and cohesive neighbourhoods that are welcoming to all.

Examples include the Neighbourhood Renewal programmes in Coleraine and Limavady, the Areas at Risk and Small Pockets of Deprivation (SPOD) programmes in Coleraine and Ballymoney, and the many other community projects, which the Housing Executive funds throughout the borough, as detailed in Outcome 8.

DfC has responsibility for strategic led regeneration of regionally important sites. The Housing Executive will complement this through the delivery of a 'housing led' approach to physical and social regeneration in local communities.

However, to sustain renewal, interventions are needed not just in the physical environment, but by investing in the social and community infrastructure; enabling those communities to be more resilient to future economic and social change. The recently adopted Community Plan may be best placed to address some of the cross-cutting issues that contribute to deprivation and disadvantage in our urban communities.

Equally, the rural parts of the borough can pose problems for sustainable communities. Rural areas can have pockets of deprivation and issues around access to services and affordable housing. For many young households, rural housing choices can be more limited, with unsuitable housing stock, and unaffordable prices; particularly

for first-time buyers. Rental properties are also scarcer, compelling many to move to the larger urban centres to get housing.



We involve local communities in raising awareness of rural housing

The Housing Executive's Rural Strategy & Action Plan 2016-2020 identifies many housing related issues in our rural areas, and its action plan looks at ways to try and offset some of them. All our plans and procedures are subject to rural proofing, to ensure that our business will not have a disproportionate impact on rural customers and/or that any impact will be mitigated.

The Housing Executive works closely with rural communities to identify housing need, although the delivery of new social housing schemes in rural locations is more challenging. This is due to the smaller numbers of housing units often required, and the economies of scale associated with delivery and management.

Update on Resources/Budget

In the absence of the Northern Ireland Executive, Budget Allocations to Northern Ireland Departments for 2018/19 were provided by the Secretary of State for Northern Ireland. DfC has

provided Housing Executive allocations for 2018/19. These allocations have been incorporated in the Board approved budget for 2018/19. 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.

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. The 2017/18 public sector housing investment totalled £28.83m, for CCGBC area.

Housing expenditure and projected housing investment is set out in Table 1:

Table 1: CCGBC actual/projected public sector housing spend

Activity areas	Actual spend £m	Projected spend £m
	2017/18	2018/19
Stock Improvements	0.44	1.50
Adaptations for Persons with a Disability (APDs)	0.58	0.94
Planned Maintenance Work	6.34	7.18
Grounds Maintenance	0.59	0.28
Response Maintenance	3.40	3.36
Private Sector Grants	1.07	1.00
Supporting People	4.09	3.96
Community Development	0.79	*
Investment in New Build**	11.53	***
Total****	28.83	18.22

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 funding.

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

**** All 2018/19 figures exclude the DLO trading deficit of £2.5m.

Progress Report

The following sections contain progress report tables for each HIP outcome. These tables detail the progress of housing proposals, as set out in the HIP for 2015-19; the HIP Updates 2016 and 2017, and also include the new 2018-19 plans and schemes. They reaffirm the Housing Executive's ten-year vision, as well as aligning our plans to local Council Community Plans.

Where updated or new relevant data is available to that identified in the HIP, this has been incorporated in graphic or tabular form. The updated statistical information is reported by each HIP theme.



THEME ONE

Identify and meet housing need and demand

OUTCOME ONE IDENTIFY NEW HOUSING REQUIREMENTS				
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
<p>NIHE will update the Net Stock Model (NSM) in 2017, following the 2015 review of household projections.</p> <p>NIHE will carry out an annual five-year projected social housing need assessment for CCGBC.</p> <p>NIHE will annually assess demand for intermediate housing for CCGBC.</p>	<p>The update to the NSM did not take place in 2017 as planned household projections figures are not yet available.</p> <p>Achieved. The five-year social housing need for CCGBC is 592.</p> <p>Achieved. The ten-year intermediate housing need is 480.</p>	<p>The household projections are due to be refreshed during 2018, when we will further review the NSM.</p> <p>NIHE will carry out an annual five-year projected social housing need assessment for CCGBC.</p> <p>NIHE will annually assess demand for intermediate housing for CCGBC.</p>	<p>NIHE will deliver updated objective assessments of affordable housing (social and intermediate housing) need by household type.</p> <p>Continuously evaluate and update housing need and demand in line with best practice.</p>	2B
<p>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 will take account of any requests from community representatives.</p>	<p>We are examining the potential for new social housing at Aghadowey, Cloughmills, Feeny and Magilligan.</p>	<p>NIHE will continue to work with rural communities to identify hidden or 'latent' housing need.</p>	<p>Identify rural housing need/demand.</p>	2B
<p>NIHE will produce a HIP annual update for 2018/19, monitoring housing market performance across all tenures.</p>	<p>Achieved.</p>	<p>NIHE will produce a new 4 year Housing Investment Plan in 2019 monitoring housing market performance across all tenures and will align the work of NIHE to Community Plans.</p>	<p>Determine new housing requirements for local development planning through collaborative working between NIHE, DfC, NISRA and Dfl.</p>	2B
<p>NIHE will annually update councils with affordable housing need reports for the production of Local Development and Community Plans.</p>	<p>Achieved.</p>	<p>NIHE to deliver annual updates of affordable housing requirement to inform Local Development and Community Plans.</p>		2B
<p>NIHE will commence programme to deliver Housing Market Assessments (HMAs) across NI upon the completion of the housing market geographies research.</p>	<p>NIHE has commissioned development of an updated set of functionally-based housing market area boundaries for Northern Ireland, based on new Census data on Travel to Work Areas (TTWA), and migration and new Local Authority boundaries that came into force in 2015.</p>	<p>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 area with a view to extending this further to all new housing market areas.</p> <p>This analysis will also include an element of scenario planning.</p>	<p>HMAs will be taken into account when planning for housing provision and developing policies for addressing future housing demand.</p>	2B

Causeway Coast & Glens

Housing Investment Plan

Annual Update 2018

Demographics

	Mid-year estimate 2006	Mid-year estimate 2016	Projected 2026
Children	29,164 (21.2%)	28,555 (19.9%)	27,640 (19%)
Working age	89,141 (64.9%)	89,966 (62.7%)	86,003 (59.1%)
Older people	19,133 (13.9%)	25,004 (17.4%)	31,894 (21.9%)
Total population	137,438	143,525	145,537
Households	-	55,211	57,490
Average Household Size	-	2.50	2.49

Source: NISRA

CCGBC Household Composition of Housing Applicants at March 2018

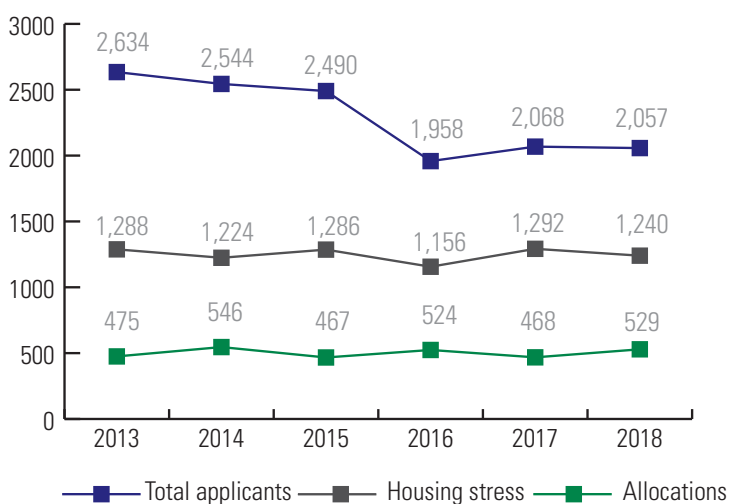
Type	Single person	Small Adult	Small Family	Large Adult	Large Family	Older Person	Total
Applicant	927	102	458	61	141	368	2,057
App (HS)	603	56	235	37	81	228	1,240
Allocation	234	27	145	11	39	73	529

Applicant – Housing applicants at March 2018

App (HS) – Housing stress applicants at March 2018 (i.e. 30 points or more)

Allocation – Annual allocations for year ending March 2018

Social Housing Waiting List Trends



Source: NIHE

Definition of Household Types

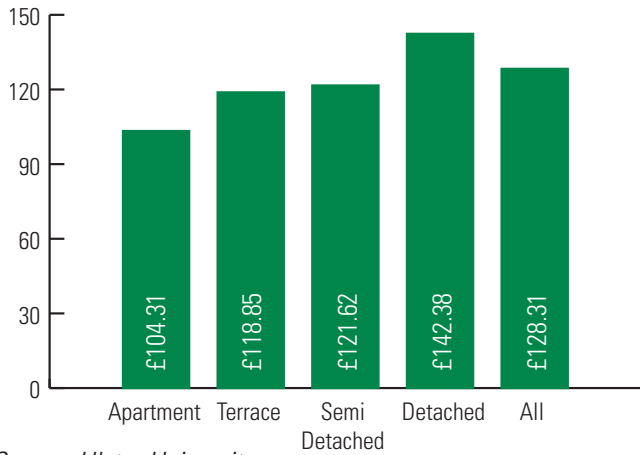
Single person	1 person 16-59 years old
Older person	1 or 2 persons aged 16 or over, at least 1 over 60
Small adult	2 persons 16-59 years old
Small family	1 or 2 persons aged 16 or over, with 1 or 2 children
Large family	1 or 2 persons aged 16 or over, and 3 or more persons 0-15, or 3 or more persons 16 or over and 2 or more persons aged 0-15
Large adult	3 or more persons aged 16 or over with or without 1 person aged 0-15

**OUTCOME TWO
INCREASE THE SUPPLY OF AFFORDABLE RENTING TO MEET THE NEEDS OF COMMUNITIES**

Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
<p>DfC will approve a gross, three-year 2017/20 SHDP.</p> <p>NIHE, with DfC, and housing associations will implement an SHDP Delivery Strategy Action Plan over the period 2017-2020.</p>	<p>The SHDP delivered 98 starts in 2017/18: four new build schemes for 68 units; 16 'Existing Satisfactory Purchases' (ESPs); eight rehabilitated units, and two 'Off The Shelf' (OTS) schemes providing six units. These schemes included 19 one-bed units. There were 111 units completed during 2017/18.</p> <p>Work on the Delivery Strategy Action Plan is ongoing, and the Commissioning Prospectus was published in early 2018.</p>	<p>DfC will approve a gross three-year 2018/21 SHDP.</p> <p>The SHDP Delivery Strategy Action Plan will be implemented over the period 2017-2020. The Commissioning Prospectus will be published in conjunction with the SHDP 2017-2020 in 2018.</p>	<p>Maximise public funding through the procurement of affordable housing.</p> <p>The key objectives of the SHDP Delivery Strategy are:</p> <ul style="list-style-type: none"> • More sustainable neighbourhoods through effective place shaping within Community Planning. • Reformed delivery of social and affordable housing to create a more flexible and responsive system. • Deliver 8,000 new social housing units and at least 2,800 new affordable homes over a four year period (subject to available funding). 	2B
<p>NIHE will carry out site identification studies to examine sites for social housing, as necessary.</p>	<p>Studies were completed for Feeny and Magilligan. Some sites were identified and require further investigation.</p>	<p>NIHE will carry out further site identification studies, as necessary, prioritising Cushendall and Castlerock.</p>		2B
<p>NIHE will work with councils to develop social housing policies for the new LDP.</p>	<p>NIHE has commenced work with councils on LDP's Preferred Options Papers and Plan Strategies.</p>	<p>NIHE will work with councils to develop affordable housing policies, including provision of social housing for the new LDP.</p>	<p>To include intermediate rent products within LDP affordable housing policies.</p>	2B
<p>DfC & DfI will engage with key stakeholders on recommendations detailed in the draft PPS 22 Affordable Housing.</p>	<p>Provision of affordable housing will be promoted in the LDP.</p>	<p>NIHE will work with councils to develop an affordable housing policy in the LDP.</p>	<p>Support the introduction of developer contributions for affordable housing.</p>	2B

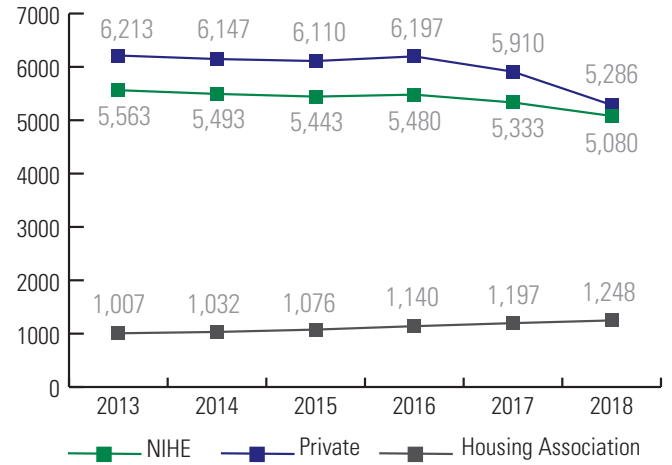
OUTCOME TWO INCREASE THE SUPPLY OF AFFORDABLE RENTING TO MEET THE NEEDS OF COMMUNITIES CONTINUED				
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
<p>DfC will continue to implement landlord registration and tenancy deposit schemes and analyse the data received.</p> <p>DfC will complete a fundamental review of the Private Rented Sector (PRS), in 2016.</p>	<p>Achieved. There were 3,039 landlords registered with 5,392 tenancies, at March 2018. A renewal process is underway for landlord registration, which has resulted in lower numbers of tenancies.</p> <p>Public consultation on firm proposals for change closed in April 2017. A total of 52 responses were received.</p>	<p>DfC will continue to implement landlord registration and tenancy deposit schemes and analyse the data received.</p> <p>DfC has prepared a government response for Ministerial approval. When a Minister is appointed the Department will publish details on the way forward.</p>	<p>Monitor and evaluate the performance of the PRS to assess effectiveness in meeting affordable housing need.</p> <p>Introduce effective regulation for the PRS to maintain physical and management standards.</p>	2B
<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 2017/18, new claims were processed in an average of 17.1 days. Claim amendments were processed in an average of 3.8 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>		
<p>NIHE has made £450k available to fund Smartmove private rented access scheme, across NI for 2017/18.</p>	<p>NIHE funded Smartmove private rented access scheme to a value of £483k, across NI during 2017/18.</p>	<p>NIHE has made £390k available to fund Smartmove private rented access scheme, across NI for 2018/19.</p>		

Average Weekly Private Sector Rent by House Type



Source: Ulster University

Housing Benefit Claimants



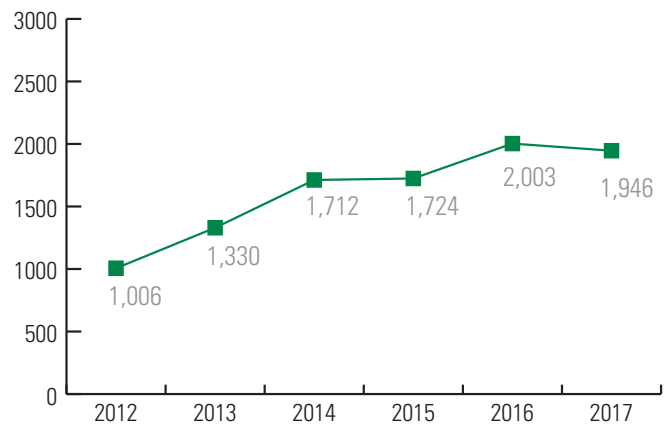
Source: NIHE

Ten Year Intermediate Housing Demand 2017-27



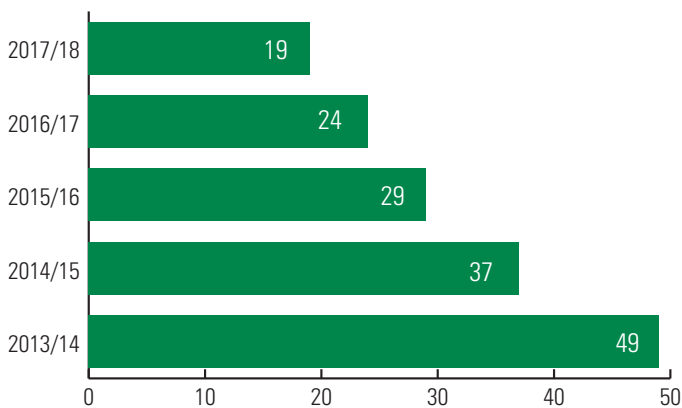
Source: NIHE

House Sales All Tenures



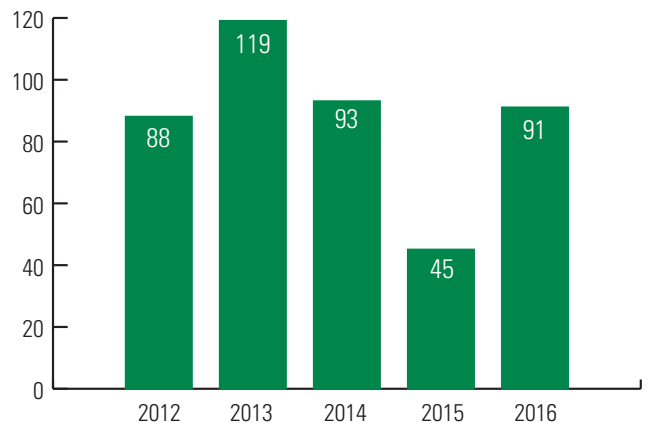
Source: LPS

Co-Ownership Approvals



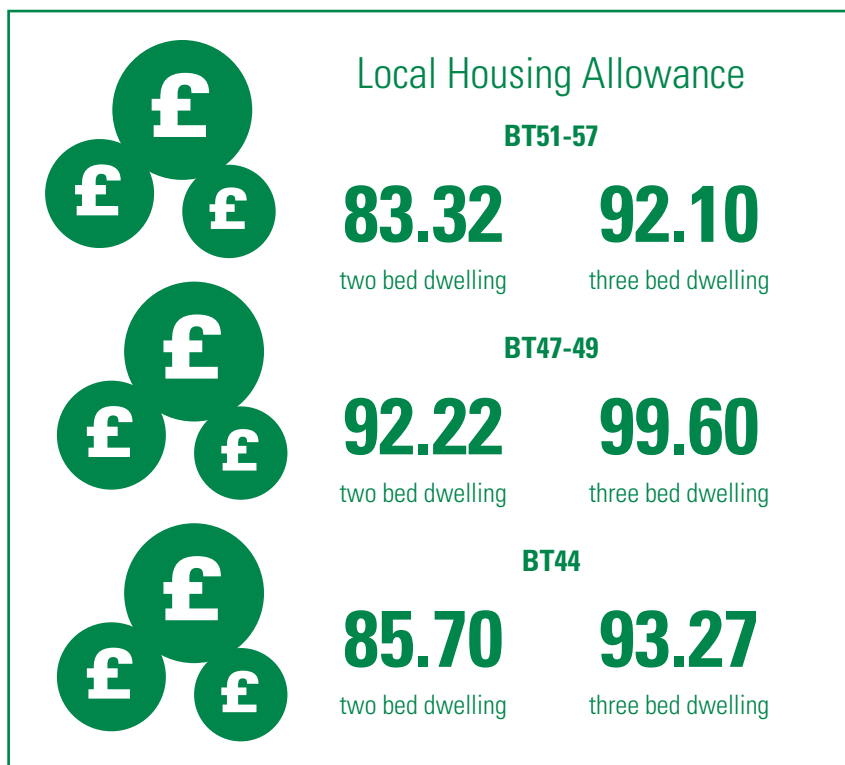
Source: Co-Ownership

Repossessions



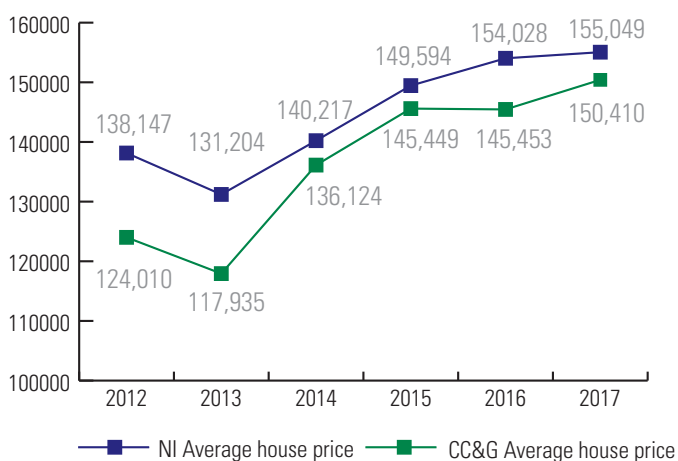
Source: DfC

OUTCOME THREE ASSIST HOME OWNERSHIP				
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
NIHE and housing associations will implement the House Sales and Equity Sharing Scheme.	32 NIHE properties were sold to tenants under the House Sales Scheme during 2017/18.	NIHE and housing associations will implement the House Sales and Equity Sharing Scheme.	Continue to assist home ownership through House Sales and Equity Sharing.	
DfC will administer committed funding of £96.3m to Co-Ownership for 2015/16 – 2018/19 with a target of 2,643 affordable homes for NI.	In 2017/18, there were 19 properties purchased through Co-Ownership in CCGBC.	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.	Continue to assist households to purchase their home through shared ownership.	2B
DfC will pilot a number of initiatives across NI using the Affordable Home Loans Fund (AHLF) to deliver affordable housing. These include: <ol style="list-style-type: none"> 1. £19m to provide up to 600 affordable homes; 2. £9.2m in Financial Transactions Capital (FTC) funding to an empty homes scheme (being delivered by Clanmil); 3. £5m to date in FTC funding for a Rent to Own scheme (being delivered by Co-Ownership); and, 4. Developing intermediate housing on surplus NIHE land (Clanmil and Apex). 	FairShare 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.	Housing associations in NI will continue to offer affordable, high-quality properties for sale through the FairShare shared ownership scheme. Co-Ownership will continue to promote the Rent to Own scheme.	Support the introduction of developer contributions to increase the supply of intermediate housing. Deliver finance models to make better use of funding for intermediate housing. Deliver a range of intermediate housing products, such as intermediate rent.	2B
NIHE will work with councils to develop intermediate housing policies through the LDP.	NIHE continues collaborative work with the Council on the LDP's Draft Plan Strategy.	NIHE will work with councils to develop intermediate housing policies through the LDP.	Deliver mixed tenure housing schemes in communities through planning.	2B
NIHE will continue to investigate, with housing associations, the potential for community self-build products for home ownership.	We continue to examine potential for self-build homes with Habitat for Humanity.	NIHE will continue to investigate, with housing associations, the potential for community self-build products for home ownership.	Deliver a self-build affordable housing model.	



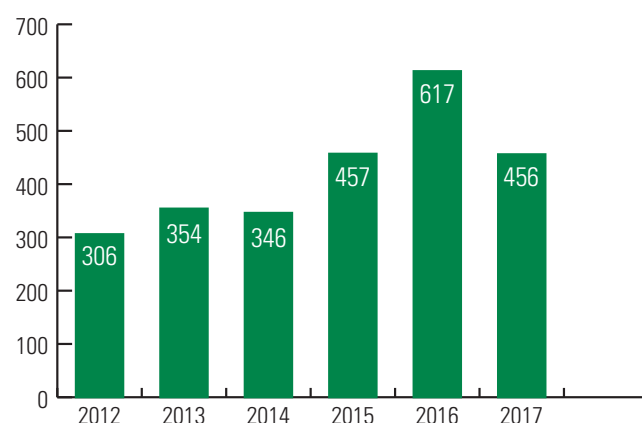
Source: NIHE

Average Annual House Prices



Source: Ulster University

Private New Build Starts



Source: LPS



THEME TWO

Improving people's homes

OUTCOME FOUR IMPROVE THE QUALITY OF THE HOUSING STOCK				
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
<p>Funding of discretionary grants will continue in 2017/18.</p> <p>Repair notices issued by councils to private rental landlords can be recovered through a mandatory grant of up to £7.5k.</p>	<p>Discretionary grant approval in 2017/18 was £77.2k.</p> <p>There were 100 mandatory repair grants approved in 2017/18, with an approval value of £1.06m.</p>	<p>Funding of discretionary grants will continue in 2018/19.</p> <p>NIHE will issue mandatory repair grants as required.</p>	<p>Deliver policies to support sustainable design and improve the fabric of dwellings.</p>	1A
<p>NIHE will register and inspect Houses in Multiple Occupation (HMOs) for building and management standards.</p>	<p>At March 2018, there were 677 properties registered as HMOs in CCGBC. In the past year, seven Article 80 Notices (fit for number of occupants) and 16 Article 79 Notices (Management Regulations) were served.</p>	<p>NIHE will register and inspect HMOs for building and management standards.</p>		1A 2B
<p>Funding for NIHE planned maintenance schemes in 2017/18 is estimated at £9.56m for 22 schemes.</p>	<p>In 2017/18, NIHE spent £6.34m on 18 planned maintenance schemes. NIHE completed planned maintenance works to 1,615 properties: 412 properties received ECM works; 251 Kitchens; 407 Double Glazing; 329 Heating; 131 Smoke Alarms; and 85 properties received Health & Safety Works.</p>	<p>Funding for NIHE planned maintenance schemes in 2018/19 is estimated at £7.18m for 31 schemes. NIHE will complete works to 2,154 properties: 1,024 properties will receive ECM works; 260 Kitchen replacements; 103 properties Kitchen/Bathrooms rewiring; 94 properties external doors; 155 Bathrooms; 472 Heating; 30 Roofing works; and 14 special schemes works; and two properties Double Glazing.</p>	<p>In line with the Asset Management Strategy, NIHE will aim to bring all of its stock up to and maintain it at modern standards, subject to funding availability.</p>	1A

OUTCOME FOUR IMPROVE THE QUALITY OF THE HOUSING STOCK CONTINUED				
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
<p>Funding for NIHE capital improvement schemes in 2017/18 is estimated at £1.68m.</p> <p>NIHE will complete response maintenance repairs within the required target time.</p> <p>NIHE will carry out response maintenance repairs to customer satisfaction.</p> <p>NIHE stock condition survey will inform the Asset Management Strategy.</p>	<p>In 2017/18, NIHE spent £1.02m on capital improvement schemes.</p> <p>94% of NIHE response maintenance repairs in NI were completed within the required target time.</p> <p>97.3% of NIHE response maintenance repairs in NI were carried out to the customer satisfaction.</p> <p>NIHE's Asset Management Strategy was approved in 2016.</p>	<p>Funding for NIHE capital improvement schemes in 2018/19 is £2.44m.</p> <p>NIHE will complete response maintenance repairs within the required target time.</p> <p>NIHE will use the Asset Strategy as the basis for investment in the modernisation and maintenance of our housing stock.</p>	<p>NIHE has been carrying out work to develop a new 10 Year Investment Plan based on the principles set out in the Asset Management Strategy.</p>	1A
<p>The 2016 House Condition Survey final report will be published early 2018.</p>	<p>The 2016 House Condition Survey final report was published in May 2018.</p>	<p>Additional modelling work will be completed to provide further insight into the drivers of fuel poverty, the cost of poor housing in terms of health, costs to improve the energy efficiency and safety of the stock and a revised SAP (energy rating) time series for previous House Condition Surveys.</p>	<p>Unfitness and decent home standards will be identified through NIHE House Condition Survey reports.</p>	1A

**OUTCOME FIVE
DEVELOP LOW CARBON HOMES AND REDUCE FUEL POVERTY**

Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
Bryson Energy, with funding from NIHE, deliver an Energy Advice Service across Northern Ireland and an Energy Efficiency Awareness Programme annually to 160 schools across NI.	Achieved. There were five schools visited in the CCGBC during 2017/18.	The present contract has been extended until 30 September 2018 and after consideration of existing contract, new arrangements will be implemented, subject to approval.	Promote energy efficiency through contracts (including social clauses) with third party providers.	2C
The 2016 House Condition Survey final report will be published early 2018.	The 2016 House Condition Survey reports that 27.1% of households in CCGBC are in Fuel Poverty.			1A 2B
NIHE will implement the Affordable Warmth Scheme. Funding of £16m is available for 2017/18 across NI. 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 CCGBC, 1,179 measures were carried out to private properties under the Affordable Warmth Scheme in 2017/18. In CCGBC, 193 properties had boilers replaced at cost of £135k.	NIHE will implement the Affordable Warmth Scheme with available funding of £16m for 2018/19 across NI, subject to change following current monitoring round outcome. NIHE will implement the Boiler Replacement Scheme 2016-19 with anticipated funding of £550k for 2018/19 across NI, subject to change following current monitoring round outcome.	Reduce fuel poverty. Develop and promote alternative natural energies to improve environmental wellbeing and combat fuel poverty in the home. Deliver zero carbon dwellings within the SHDP.	1A 2B 2C
NIHE's 2017/20 Energy Efficiency Programme includes nine local schemes, at a cost of £4.9m.	In 2017/18, the Energy Efficiency Programme included 329 installations at a cost of £1.6m.	NIHE's 2018/21 Energy Efficiency Programme includes 22 schemes at a cost of £12.6m.		
NIHE aims to increase membership of the established Oil Buying Clubs Scheme.	4,900 households have become members of the 27 Oil Buying Clubs established in NI.	Bryson Energy has been awarded a further two-year contract to maintain the Oil Buying Club Scheme, and transition the handover of this service to local community groups over the next two years.		



THEME THREE

Transforming people's lives

OUTCOME SIX PROVIDE SUITABLE ACCOMMODATION AND SUPPORT SERVICES FOR VULNERABLE RESIDENTS				
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
The gross three-year (2017/20) SHDP contains one supported housing scheme for 28 units.	Supporting People are continuing to negotiate the most appropriate delivery model for this service with the Northern Health and Social Care Trust.	The gross, three-year (2018/21) SHDP contains no supported housing schemes.	Maintain collaborative working practices between NIHE, Health Trusts and Probation Service to deliver innovation, capacity and housing care and support services.	2B
£4.1m has been approved to deliver the Supporting People programme for 2017/18.	£4.09m was spent delivering the Supporting People programme for 2017/18. 60 accommodation based services for 949 service users. Five floating support schemes for 132 service users.	£3.96m has been approved to deliver the Supporting People programme for 2018/19.		1A 1C
2017/20 SHDP incorporates support for 15 wheelchair units.	Two wheelchair units were on-site at March 2018.	2018/21 SHDP will incorporate for additional wheelchair units as required.		1C
NIHE will monitor and review Supporting People services through the contract management framework and take actions to remodel/realign services as needed.	Activity plan for 2017/18 underway.	Activity Plan in place for 2018/19.		1C
NIHE will assess need for social housing wheelchair housing. DfC has agreed an initial Wheelchair Standard Accommodation target of 6% of general needs new build for 2017/18.	NIHE met 5% of the general needs new build target in 2017/18.	The Wheelchair Standard Accommodation target for general needs new build in 2018/19 is 7%.		1C
NIHE has funding of approximately £9.5m for Disabled Facilities Grants (DFG) for the private sector in 2017/18, across NI.	NIHE approved 98 DFGs spending £1.06m.	NIHE has funding of approximately £9.5m for DFGs for the private sector in 2018/19, across NI.	Promote independent living through DFG adaptations.	1C
NIHE will provide adaptations to their properties, as required.	NIHE spent £1.06m on adaptations in 2017/18.	NIHE will provide adaptations to their properties, as required.		1C
Identify and meet Traveller accommodation needs within communities.	Traveller need continues to be monitored.		Identify and meet Traveller accommodation needs within communities.	2B

OUTCOME SEVEN HOMELESSNESS IS PREVENTED OR IS ADDRESSED EFFECTIVELY				
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
<p>Roll in of the Housing Solutions and Support Approach will continue across NI.</p> <p>NIHE has made £450k available to fund the Smartmove private rented access scheme across NI for 2017/18.</p>	<p>This approach has developed to focus on tenancy sustainment, homeless prevention and exploring housing and support options for customers who contact the NIHE with a housing issue. Housing Solutions and Support teams have been established in six Housing Executive Offices, covering 19 outlets.</p> <p>A new Customer Management System (CMS) is being used by Housing Solutions staff to allow better case management of customer's housing journeys.</p> <p>NIHE funded Smartmove private rented access scheme to a value of £483k across NI during 2017/18.</p>	<p>Roll in of the Housing Solutions and Support Approach will continue across NI.</p> <p>NIHE have made £450k available to fund Smartmove private rented access scheme across NI for 2017/18.</p> <p>NIHE has made £390K available to fund Smartmove private rented access scheme across NI for 2018/19.</p>	<p>Deliver a framework and model for a fully operational housing options service.</p> <p>Ensure information is readily available across all tenures to meet the needs of a housing options service.</p> <p>Deliver an adequate supply of permanent accommodation to prevent homelessness and repeat homelessness.</p>	1C
<p>NIHE will work with organisations to deliver homeless services, in line with Homelessness Strategy 2017-22.</p> <p>Homeless applications to be processed within a 33 working day target.</p>	<p>NIHE confirmed 1,002 homeless applications were received and 716 applicants were awarded Full Duty Applicant status.</p> <p>100% of homeless applications were processed within 33 working days.</p>	<p>NIHE will work with organisations to deliver homeless services, in line with Homelessness Strategy 2017-22.</p> <p>Homeless applications to be processed within a 33 working day target.</p>	<p>Maintain and improve collaborative working arrangements to provide services to homeless people.</p> <p>Maximise return on funding for temporary homeless accommodation.</p>	1C

Homeless Figures

Year	No. of homeless presenters	No. of homeless acceptances	Households placed in temporary accommodation
2013/14	1,084	655	98
2014/15	1,124	736	139
2015/16	1,020	811	142
2016/17	1,050	795	156
2017/18	1,002	716	151

Source: NIHE

Disabled Facilities Grants (DFGs)

Year	2013/14	2014/15	2015/16	2016/17	2017/18
DFGs approved	99	100	110	113	98
Funding £m	0.85	0.88	0.89	1.17	1.06

Source: NIHE

Supporting People

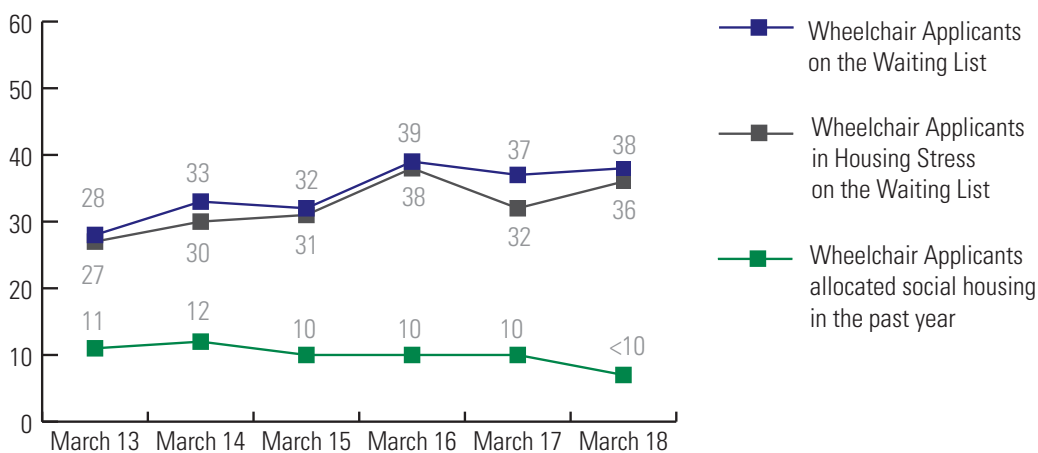
Type of Service	Client Group	No. of schemes	No. of providers	Actual payments 2017-18 (£k)	Budget 2018-19 (£k)	Max. no of services users
Accommodation Based Services	Older People	34	8	1,244	1,202	727
	Homelessness	4	3	812	770	45
	Learning Disability	15	3	1,180	1,172	98
	Physical Disability	1	1	8	8	3
	Mental Health	4	3	496	461	46
	Young People	2	2	25	24	30
	Sub Total*		60	**	3,765	3,636
Floating Support Services	Older People	2	2	57	57	25
	Homelessness	1	1	111	111	58
	Learning Disability	0	0	0	0	0
	Physical Disability	0	0	0	0	0
	Mental Health	2	2	154	154	49
	Young People	0	0	0	0	0
	Sub Total*		5	**	322	322
Grand Total*		65	**	4,086	3,958	1,081

Source: NIHE

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

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

Social Housing Wheelchair Statistics



Source: NIHE



NIHE spent
£1.06m
on
adaptations
to its properties



THEME FOUR

Enabling sustainable neighbourhoods

OUTCOME EIGHT REGENERATE NEIGHBOURHOODS				
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
DfC will fund Areas at Risk, Small Pockets of Deprivation (SPOD) and Neighbourhood Renewal programmes for 2017/18.	DfC has funded £711.7k for Areas at Risk and Neighbourhood Renewal programmes for 2017/18. DfC has funded £402k for SPOD in NI in 2018/19.	DfC hopes to continue to fund the Areas at Risk, SPOD and Neighbourhood Renewal programmes for 2018/19.	Develop collaborative working arrangements between DfC, NIHE and councils to deliver housing led regeneration in partnership with communities.	1A
NIHE will capture details of empty homes as they are identified and reported and share with Department of Finance and DfC, in line with the Housing (Amendment) Act 2016.	63 cases reported within CCGBC. There were 25 closed, 18 deferred and 20 open cases.	The Empty Homes strategy is currently under review with DfC.		2B
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.	The NI target for the three-year programme (2015-18) is to bring 15 empty properties back into use. However, at the end of 2017/18 this target has been exceeded. 17 empty properties have been restored, providing a total of 39 units for affordable rent.	NIHE will review the potential to extend the Heritage in Housing scheme in 2018/19, subject to funding.	Improve the quality of urban and rural design and townscape quality in local communities.	2A
Promote housing led regeneration through master planning proposals in urban and village centres.	NIHE continues to invest in the regeneration of its estates throughout the borough and is working collaboratively with its Community Planning partners to target investment into weaker communities.	Promote housing led regeneration through master planning proposals in urban and village centres.		2B
NIHE will implement the Rural Strategy and Action Plan 2016-20.	On target to deliver 42 of the 43 actions included in the Rural Strategy & Action Plan.	NIHE will implement the Rural Strategy and Action Plan 2016-20.	To contribute to our vision for rural communities, 'Vibrant, shared, healthy and sustainable rural communities where everyone has access to decent and affordable housing'.	1A 1E 2B 3A
NIHE will implement a match funding programme for the Rural Development Programme in 2017/18.	In 2017/18, in NI, 18 projects completed with an approximate total spend of £202k.	NIHE hopes to continue to match fund in 2018/19.		3B

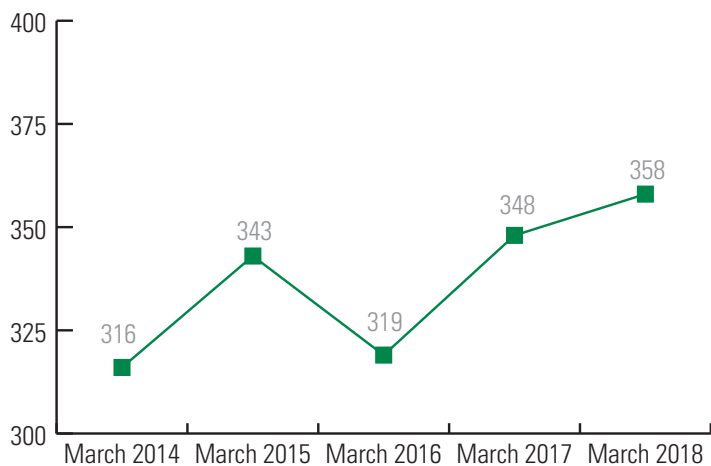
Causeway Coast & Glens

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OUTCOME EIGHT REGENERATE NEIGHBOURHOODS CONTINUED				
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
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.	Support local businesses and job creation through social enterprise.	3A 3C 3D
NIHE's Social Housing Enterprise (SHE) Strategy will invest £0.5m in NI annually to support social housing enterprise developments.	In 2017/18, the SHE Strategy made one award totalling £5k to social economy/social housing enterprise initiatives in CCGBC.	NIHE's SHE Strategy will continue to invest in local communities to support social housing enterprise developments.		3A
NIHE will transfer assets under the CAT framework to deliver community regeneration.	NIHE are currently developing the policy to implement this framework. Will be informed by the outcome of CAT policy review by DfC – due to complete 2018.	NIHE will transfer assets under the CAT framework to deliver community regeneration.		3A

Rural Applicants in Housing Stress



Source: NIHE

**OUTCOME NINE
CREATE SAFER AND COHESIVE COMMUNITIES**

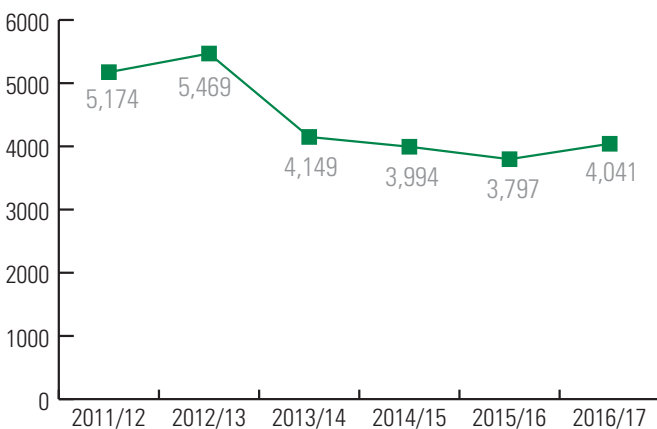
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
Implement NIHE's Community Safety Strategy 2014-17. Update the Strategy in 2017/18.	NIHE actively deals with Anti-Social Behaviour (ASB) in our estates. The NIHE Board approved an extension of up to 12 months on the current strategy.	Work is currently underway on the new Community Safety Strategy.	Develop community confidence and continue working with our communities and partners to address Community Safety issues and tackle ASB effectively. Reduce ASB.	1D
NIHE will work to prevent hate crimes.	A hate harassment tool kit launched in 2016, Hate Incident Practical Action (HIPA) continues to be available to address damage to properties. There were no HIPA incident responses in CCGBC, during 2017/18.	Continue to work to prevent hate harassment.	Continue to work to prevent hate harassment.	
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.		
NIHE will assess funding bids from Community Groups and PCSPs for community safety projects.	During 2017/18, £9.6k was awarded in CCGBC for community safety projects, with five recipients.	NIHE will continue to assess funding applications and fund appropriate projects that address community safety issues in NIHE estates, where money is available.		
NIHE will continue to partner on Anti-Social Behaviour Forum.	Local office staff continue to work with statutory partners in addressing ASB issues.	NIHE will continue to partner on Anti-Social Behaviour Forum.		
NIHE will deal with reported cases of ASB in its estates.	During 2017/18, NIHE dealt with 130 cases of ASB.	NIHE will deal with reported cases of ASB in its estates.		1D

OUTCOME NINE CREATE SAFER AND COHESIVE COMMUNITIES CONTINUED				
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
<p>NIHE will work to raise awareness and promote integration through its Good Relations Strategy and Race Relations Policy.</p> <p>NIHE will implement BRIC2. NIHE will promote the Good Neighbour Charter and the five cohesion themes of Race Relations, Communities in Transition, Interfaces, Flags, Emblems and Sectional Symbols.</p>	<p>NIHE has provided Hate Crime training to more than 70 staff across the organisation.</p> <p>NIHE has completed Phase 1 of the BRIC2 programme with 26 estates involved across NI including Armoy and Dervock.</p> <p>Phase 2 of the programme is also completed which included the Glens/Bovally, Limavady and Harpurs Hill/Cross Glebe, Coleraine.</p>	<p>NIHE will implement bespoke training in good relations for staff and community groups.</p> <p>NIHE will identify another 26 groups to be involved in Phase 3 of the BRIC2 across NI.</p> <p>Ballycastle and Ballybogey are currently completing Phase 3 which is the final part of the BRIC2 programme.</p>	<p>Promote the shared ethos and development of shared communities through education programmes and shared new build developments.</p>	<p>1E</p>

OUTCOME NINE CREATE SAFER AND COHESIVE COMMUNITIES CONTINUED

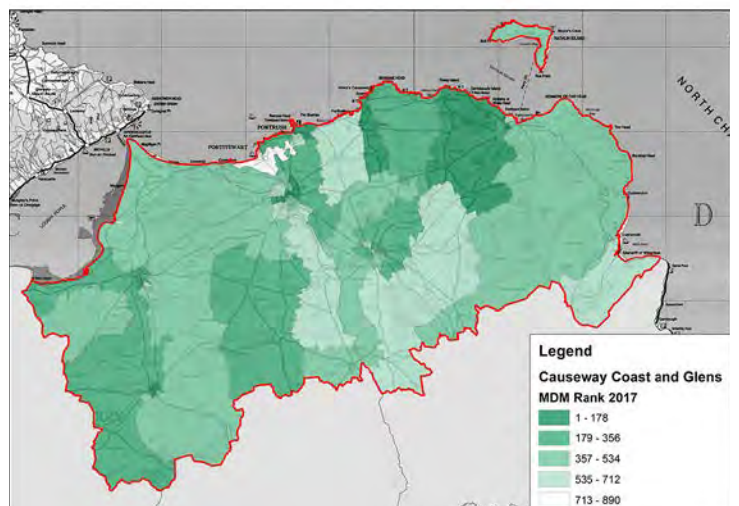
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
NIHE will continue to fund Supporting Communities NI (SCNI) in their work with communities.	SCNI continues to be highly active in CCGBC, supporting community groups. There is a dedicated Supporting Communities worker for the borough which allows NIHE to encourage new groups to form. Staff currently engage with 60 community groups.	NIHE will launch the Community Involvement Strategy and update for 2018/23.	Increase tenant involvement in the management and future development of their communities.	1E
NIHE will implement the Community Involvement Strategy 2014/17.	The Strategy has been approved by the NIHE Board and is subject to consultation. Stakeholder events were held during 2017/18. Locally, NIHE held 12 interagency meetings and three Tenant Scrutiny Panel meetings.	NIHE will launch the Community Involvement Strategy and update for 2018/23.	Establish strong, collaborative working arrangements between government agencies, voluntary organisations and local community groups to support community regeneration.	1E
Funding of £15k for 2017/18 for Community Grants and Housing Community Network (HCN) will be made available by NIHE.	£27,712 was spent in 2017/18 on Community Grants in CCGBC. An additional £2,015 was spent on HCN as support funding.	Funding of £19,925 for 2018/19 for Community Grants and £4,037 for HCN will be made available by NIHE for the CCGBC area.		

Anti Social Behaviour Incidents



Source: NINIS/NISRA

Multiple Deprivation Measure 2017





THEME FIVE

Delivering quality services

OUTCOME TEN DELIVER BETTER SERVICES				
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
Increase rent collection to reinvest to improve services. Reduce arrears to maximise income. Implement the Tenancy Fraud Action Plan.	NIHE collected 99.7% of rent during 2017/18. Arrears increased by £54k during 2017/18. Action Plan in place and statistics reported quarterly to DfC.	Increase rent collection to reinvest to improve services. Reduce arrears to maximise income. Continue to report Tenancy Fraud statistics to DfC.	Maximise income to deliver better services and improve stock. Monitor and reduce tenancy fraud.	
Implement the welfare reform project plan as required.	NIHE has: <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. 	NIHE will: <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. 	NIHE will: <ul style="list-style-type: none"> ensure the best use of stock is made; help minimise tenant arrears; and actively help customers sustain their tenancies. 	
Maintain voids below 1% of total stock to make best use of housing stock and increase revenue from rents.	NIHE voids at April 18 were 0.21% of total stock.	Maintain voids below 1% of total stock to make best use of housing stock and increase revenue from rents.	Make best use of stock.	
Contribute to and support the DfC Fundamental Review of Social Housing Allocations.	DfC's Review of Social Housing Allocations was subject to a 12 week public consultation period, which closed on 21 December 2017. The Department is analysing responses to this consultation and NIHE continues to work closely with DfC to progress this review.	Continue to contribute to the DfC Fundamental Review of Social Housing Allocations. This will include considering transitional measures and agreeing an implementation plan. The Fundamental Review of Social Housing Allocations will require approval by a Minister before the final proposals are agreed.	To improve the process for housing assessment and allocation of social housing.	
Implement the Sustaining Tenancy Strategy locally and incorporate the approach in the 'Build Yes' revised ways of working.	The approach outlined in the strategy has now been mainstreamed into the 'Build Yes' new ways of working.	We will be rolling out the new ways of working across the organisation.	Reduce tenancy failure and help tenants stay in their own home.	
Continue to monitor tenant satisfaction through the Continuous Tenant Omnibus Survey (CTOS).	Ongoing.	Continue to monitor tenant satisfaction through the CTOS.		



Appendices

Appendix 1 Community Planning Themes and Outcomes

Theme	Outcome	Ref
A Healthy Safe Community	All People of the Causeway Coast and Glens will benefit from improved physical health and mental wellbeing.	1A
	Our Children and young people will have the very best start in life.	1B
	All people in the Causeway Coast and Glens can live independently as far as possible and access support services when needed.	1C
	The Causeway Coast and Glens feels safe.	1D
	The Causeway Coast and Glens promotes and supports positive relationships.	1E
	The particular needs of the most vulnerable in our community are met so that they can live active and healthy lives. These needs may include access to leisure or play facilities, access to appropriate advice and support or access to services.	1F
A Sustainable and Accessible Environment	The Causeway Coast and Glens area is widely recognised and celebrated for its unique natural and built landscapes.	2A
	The Causeway Coast and Glens area has physical structures and facilities that further growth, access and connections.	2B
	The Causeway Coast and Glens area has a sustainably managed natural and built environment.	2C
A Thriving Economy	The Causeway Coast and Glens area provides opportunities for all to contribute to and engage in a more prosperous and fair economy.	3A
	The Causeway Coast and Glens area attracts and grows more profitable businesses.	3B
	The Causeway Coast and Glens area drives entrepreneurship and fosters innovation.	3C
	All people of the Causeway Coast and Glens will be knowledgeable and skilled.	3D

**Appendix 2
Social Housing Need by Settlement 2017/22**

Settlement	Social Housing Need 2017-22
Main Towns	
Ballycastle	39
Ballymoney	53
Coleraine	182
Dungiven	20
Limavady	13
Portrush	99
Portstewart	76
Other Areas	
Armoy	6
Artikelly	4
Ballintoy	3
Ballybogey	3
Ballykelly	12
Balnamore	10
Bellarena	2
Castlerock	5
Cloughmills	5
Craigmore (Ringsend)	3
Cushendall	24
Cushendun	8
Greysteel	6
Rathlin	8
Stranocum	3
Waterfoot	8
Borough Total	592

*Housing need has been met in other areas not listed above.
This will be kept under review.*

New Intermediate Housing Demand for CCGBC 2017/27

Council	Intermediate housing demand 2017/27
Causeway Coast & Glens	480

Appendix 3

Social Housing Development Programme: Schemes completed April 2017 - March 2018

Scheme	No of units	Client group	Housing association	Policy theme
2 Ashbourne Park, Coleraine	1	General Needs	Apex	Urban Need
Mullagh House, Limavady	15	Learning Disability	Apex	Supported
2-6 Captain Street Upper, Coleraine	43	General Needs	Radius	Urban Need
Laurelhill, Coleraine	28	General Needs	Radius	Urban Need
Leyland Heights, Ballycastle	28	General Needs	Radius	Urban Need
Leyland Heights, Ballycastle	2	Physical Disabilities	Radius	Urban Need
Bendooragh ESP's*	2	General Needs	Triangle	Rural Need
Ballycastle ESP's*	2	General Needs	Triangle	Urban Need
Ballymoney ESP*	1	General Needs	Triangle	Urban Need
Portstewart ESP's*	2	General Needs	Triangle	Urban Need
Coleraine ESP's*	3	General Needs	Triangle	Urban Need
Limavady ESP's*	6	General Needs	Triangle	Urban Need
Balnamore ESP*	1	General Needs	Triangle	Rural Need
Greysteel ESP's*	2	General Needs	Triangle	Rural Need
Sites 1, 2 & 3 The Crescent, Coleraine	3	General Needs	Triangle	Urban Need
Total	111			

*ESP - Existing Satisfactory Purchase

Appendix 3

Social Housing Development Programme continued: Schemes on-site at March 2018

Scheme	No of units	Client group	Housing association	Policy theme
Eglinton Street, Portrush	26	General Needs	Choice	Urban Need
Mark Street, Portrush	8	General Needs	Choice	Urban Need
Ramore Court, Portrush	10	General Needs	Choice	Urban Need
13 Union Street, Coleraine	18	Active Elderly	Clanmil	Urban Need
PSNI, Charlotte Street, Ballymoney	8	Active Elderly	Clanmil	Urban Need
Station Road, Dunloy	10	General Needs	Clanmil	Rural Need
31e Hazelbank Road, Coleraine	24	General Needs	Radius	Urban Need
Laurelhill Road, Phase 2, Coleraine	30	General Needs	Radius	Urban Need
Leyland Road, Ballycastle	38	General Needs	Radius	Urban Need
Leyland Road, Ballycastle	2	Physical Disabilities	Radius	Urban Need
Stranocum	2	General Needs	Triangle	Rural Need
Ballymoney ESP's*	18	General Needs	Triangle	Urban Need
Ballyvoy ESP's*	2	General Needs	Triangle	Rural Need
Portstewart ESP*	1	General Needs	Triangle	Urban Need
Coleraine ESP*	1	General Needs	Triangle	Urban Need
Limavady ESP*	1	General Needs	Triangle	Urban Need
Cloughmills ESP*	1	General Needs	Triangle	Rural Need
2, 8 & 10 John Street, Ballymoney	3	General Needs	Triangle	Urban Need
8 Thornlea Drive, Coleraine	1	General Needs	Triangle	Urban Need
8-10 Upper Captain Street, Coleraine	5	General Needs	Triangle	Urban Need
Market Street, Ballymoney	10	Active Elderly	Triangle	Urban Need
Mill Water Mews, Stranocum	4	General Needs	Triangle	Rural Need
Mill Water Mews Phase 2, Stranocum	2	General Needs	Triangle	Rural Need
Total	206			

* ESP - Existing Satisfactory Purchase

Appendix 3

Social Housing Development Programme continued: Schemes programmed 2018/21

Scheme	No of units	Client group	Year	Housing association	Policy theme
Rathmoyle, Ballycastle	28	Frail Elderly Housing with Care	2018/19	Apex	Supported
22-26 Abbey Street, Coleraine	19	Active Elderly	2018/19	Choice	Urban Need
Springfarm Manor, Drumandoon Rd.	6	General Needs	2018/19	Choice	Rural Need
The Hill, Portstewart	9	Active Elderly	2018/19	Choice	Urban Need
45 Girona Ave, Portrush	9	General Need	2018/19	Habinteg	Urban Need
45 Girona Ave, Portrush	2	Physical Disabilities	2018/19	Habinteg	Urban Need
21 Charles St, Ballymoney	7	General Need	2018/19	Radius	Urban Need
Coleraine Rd, Portstewart	75	General Need	2018/19	Radius	Urban Need
Rathlin Island	6	General Need	2018/19	Rural	Rural Need
Hass Road Phase 3, Dungiven	15	General Need	2018/19	TBC	Rural Need
Harpurs Hill Phase 2, Coleraine	9	General Need	2018/19	Triangle	Urban Need
Railway Road, Coleraine	15	General Need	2019/20	Choice	Urban Need
2A Garryduff Rd, Ballymoney	10	Active Elderly	2019/20	Triangle	Urban Need
New Street, Armoy	9	General Need	2019/20	Triangle	Rural Need
Chapelfield, Laurelhill Rd, Coleraine	18	General Need	2020/21	Apex	Urban Need
Total	237				

Appendix 4

Maintenance Programme and Grants Information: Schemes completed April 2017 – March 2018

Work Category	Scheme	Units
Double Glazing	Limavady Double Glazing	407
External Cyclical Maintenance	Roemill Gardens, Limavady	115
	Coleraine/Portstewart	8
	Portrush	167
	Macosquin/Garvagh/Kilrea, Coleraine	57
	Carnany, Ballymoney	65
Revenue Replacement	Limavady Kitchens	77
	Castlerock/Portrush	43
	Ballymoney Rurals	19
	Ballycastle Kitchens	30
	Bushmills Kitchens	82
Heating Installation	Limavady Heating	27
	West Bann/Portrush	95
	Ballymoney Heating	93
	Ballybogey/Westgate, Ballymoney	22
	Ballycastle Heating	92
Health & Safety Schemes – Fire Doors	Coleraine Low Rise Flats	85
Smoke Alarm Installations	Causeway	131

Note: Some schemes may start and complete in year.

Appendix 4

Maintenance and Grants programme continued: Scheme activity and expected completions up to 31 March 2019

Work Category	Scheme	Expected completions Units to March 2019
Double Glazing	Limavady Double Glazing	2
External Cyclical Maintenance	Drumavalley/Coolessan, Limavady	115
	Dungiven/Drumturn	100
	Portrush	57
	Macosquin/Garvagh/Kilrea, Coleraine	269
	Harpurs Hill/Curraghmore, Coleraine	100
	Carnany, Ballymoney	3
	Cloughmills/Loughguile	260
	Ballycastle	120
Revenue Replacement	Limavady Kitchens	84
	Buskin Way/Curraghmore	68
	Carnany/Cloughmills	103
	Ballycastle Kitchens	3
	Bushmills Kitchens	2
Bathroom/Kitchen/Rewire	Ballycastle BKR	103
Bathrooms	The Heights, Coleraine	40
	Trinity Drive/Westgate, Ballymoney	75
	Ballycastle	40
External Door Replacement	Limavady	94
Heating Installation	Limavady Heating	50
	Coleraine Town	107
	Portstewart Flats	46
	West Bann/Portrush	6
	Coleraine Phase 1	141
	Ballymoney 2 Heating	55
	Ballymoney 1 Heating	4
	Ballybogey/Westgate	31
	Ballycastle 1 Heating	2
	Ballycastle 2 Heating	30
Special Scheme	Windsor Avenue Insulation, Limavady	14
Roofing Scheme	Ramore Street, Portrush	30

Note: Some schemes may start and complete in year.

Causeway Coast & Glens

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Definition of Work Categories

Bathrooms	Refitting of bathroom sanitary ware with similar.
Bathroom/Kitchen/Rewire (BKR)	Rewiring of bathrooms and kitchens.
Double Glazing	Replacement of single glazed with double glazed units.
External Cyclical Maintenance	Work to the external fabric of a dwelling and its immediate surrounding area.
External Door Replacement	Replacement of front and rear external doors of dwellings.
Heating Installation	Replacement of solid fuel or electric heating.
Health and Safety	Specific works where health and safety issues have been identified.
Multi Element Improvement	May include improvement of living/dining room space, refurbishment of kitchens/bathrooms, rewiring and the installation of central heating.
Revenue Repair/Replacement	Repair or replacement of obsolete internal elements, e.g. sanitary ware and kitchen units.
Roof replacement	Re-roofing of dwellings.
Smoke Alarm Installation/Replacement	Installation/replacement of hard wire smoke alarms (replacement after 10 years).
Special Scheme	Improvement works to dwellings outside the Improvement to Purpose Built Stock programme.

Adaptations to Housing Executive stock in 2017/18

Type of Adaptation	Adaptations 2017/18	Actual Spend 2017/18 £m	Projected Spend 2018/19 £m
Adaptations for Persons with a Disability (APDs) Starts*	19	0.58	0.94
Adaptations for Persons with a Disability (APDs) Completions*	9		
Lifts**	39	0.13	0.17
Showers**	92	0.19	0.25
Minor APD repairs***	472	0.16	0.27
Total	626	1.06	1.63

*Some Adaptations for Persons with a Disability (APDs) may start and complete in year.

**Lifts & showers are also included in Planned Maintenance work in Table 1.

***Minor APD repairs are also included in Response Maintenance in Table 1.

Grants Performance 2017/18

Grant Type	Approved	Approval Value £k	Completed
Mandatory Grants	- Disabled Facilities Grant	98	1,065.15
	- Repairs Grant	<10	2.43
Discretionary Grants	- Home Repairs Assistance Grant	<10	10.56
	- Replacement Grant	<10	31.50
	- Renovations	<10	35.12
Total		1,135.76	

Appendix 5: Housing Executive Stock

Sold Stock in bold

Common Landlord Area	Bung (i)	Cottage	Flat	House	Mais (ii)	Total	Void *
Ballycastle Town	120	12	12	141	0	285	0
	55	23	2	315	0	395	
Ballycastle Town Total	120	12	12	141	0	285	0
	55	23	2	315	0	395	
Carnary	38	0	22	123	0	183	0
	2	0	0	10	0	12	
Eastermeade	13	0	5	11	0	29	0
	14	0	1	37	0	52	
Glebeside	47	0	38	193	0	278	1
	20	0	10	198	0	228	
Margaret Avenue	0	0	0	21	0	21	0
	1	0	0	47	0	48	
Townparks	45	2	0	38	0	85	0
	154	8	0	210	0	372	
Trinity Drive	0	0	25	12	0	37	1
	0	0	3	58	0	61	
Westgate	0	0	22	17	18	57	0
	0	0	4	32	6	42	
Ballymoney Town Total	143	2	112	415	18	690	2
	191	8	18	592	6	815	
Ballysally	49	0	116	416	0	581	4
	4	0	3	164	0	171	
Brook Green	19	0	0	0	0	19	0
	0	0	0	0	0	0	
Churchlands	4	0	6	14	0	24	0
	1	0	4	21	0	26	
Circular Road	8	0	7	3	0	18	0
	0	0	1	5	0	6	
Ferryquay Street	0	0	11	11	0	22	0
	0	0	9	12	0	21	
Harpurs Hill	71	0	23	240	23	357	2
	2	0	9	250	1	262	
Heights/Hazelbank	11	0	115	122	0	248	2
	9	0	21	366	0	396	
Killowen	27	0	0	140	0	167	2
	2	0	0	59	0	61	

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Appendix 5: Housing Executive Stock continued

Sold Stock in bold

Common Landlord Area	Bung (i)	Cottage	Flat	House	Mais (ii)	Total	Void *
Long Commons	0	0	0	16	0	16	1
	0	0	0	19	0	19	
Millburn/Cherry Place	37	0	20	116	12	185	1
	1	0	6	230	4	241	
Newmills Road	14	0	21	28	0	63	0
	1	0	5	64	0	70	
Park Street	0	0	2	1	0	3	0
	0	0	2	3	0	5	
Society Street	2	0	3	1	0	6	0
	1	0	5	2	0	8	
The Crescent	0	0	0	23	0	23	0
	0	0	0	86	0	86	
Coleraine Town Total	242	0	324	1,131	35	1,732	12
	21	0	65	1,281	5	1,372	
Limavady Area 1 (Hospital Lane)	70	0	58	188	20	336	1
	17	0	19	346	0	382	
Limavady Area 2 (Roemill Road)	6	0	18	10	0	34	0
	2	0	8	75	0	85	
Limavady Area 3 (The Glens)	86	0	6	119	0	211	2
	45	0	6	331	0	382	
Limavady Area 4	12	0	31	73	0	116	0
	1	0	5	154	0	160	
Edenmore	66	0	20	89	0	175	0
	17	0	2	158	0	177	
Limavady Town Total	240	0	133	479	20	872	3
	82	0	40	1,064	0	1,186	
Aghanloo	7	0	0	17	0	24	0
	11	0	0	40	0	51	
Ardgarvan	7	0	0	0	0	7	0
	16	0	0	18	0	34	
Armoy	29	9	0	36	0	74	1
	31	37	0	34	0	102	
Articlave	14	0	0	59	0	73	0
	5	0	0	41	0	46	
Atlantic	2	11	0	2	0	15	0
	27	49	0	15	0	91	

Appendix 5: Housing Executive Stock continued

Sold Stock in bold

Common Landlord Area	Bung (i)	Cottage	Flat	House	Mais (ii)	Total	Void *
Aughill	4	0	0	0	0	4	0
	7	0	0	0	0	7	
Ballintoy	3	6	0	6	0	15	0
	7	24	0	30	0	61	
Ballybogey	12	2	0	2	0	16	0
	28	11	0	13	0	52	
Ballycrum	0	0	0	0	0	0	0
	0	4	0	0	0	4	
Ballykeen	2	0	0	0	0	2	0
	5	0	0	0	0	5	
Ballykelly	31	0	2	57	0	90	0
	15	0	2	144	0	161	
Ballymacallion	2	0	0	0	0	2	0
	4	0	0	0	0	4	
Ballymonie (Foreglen)	5	0	0	9	0	14	0
	11	0	0	22	0	33	
Ballyquin	0	0	0	6	0	6	0
	2	0	0	2	0	4	
Ballyrashane	0	13	0	0	0	13	0
	0	54	0	7	0	61	
Ballyvoy	7	3	0	2	0	12	0
	18	15	0	8	0	41	
Ballywoodock	0	13	0	16	0	29	0
	22	70	0	27	0	119	
Balnamore	43	14	0	13	0	70	0
	63	22	0	16	0	101	
Bellarena	3	0	0	1	0	4	0
	15	0	0	19	0	34	
Bendooragh	23	11	0	10	0	44	0
	66	3	0	53	0	122	
Bonnanboigh (Burnfoot)	15	0	0	20	0	35	0
	6	0	0	19	0	25	
Boveedy	7	4	0	2	0	13	0
	6	19	0	14	0	39	
Bushmills	52	12	10	164	0	238	3
	35	45	0	166	0	246	

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Appendix 5: Housing Executive Stock continued

Sold Stock in bold

Common Landlord Area	Bung (i)	Cottage	Flat	House	Mais (ii)	Total	Void *
Carnanbane	2	0	0	0	0	2	0
	8	0	0	0	0	8	
Carrydoo	8	0	0	4	0	12	0
	3	0	0	4	0	7	
Castlerock	8	0	5	28	0	41	0
	5	0	3	46	0	54	
Castleroe	3	0	0	31	0	34	0
	7	0	0	29	0	36	
Clarehill/Aghadowey	6	0	0	12	0	18	1
	0	0	0	10	0	10	
Clintyfinnan	17	11	0	9	0	37	0
	9	19	0	23	0	51	
Cloughmills	31	7	0	29	0	67	0
	17	35	0	138	0	190	
Corkey	7	0	0	11	0	18	0
	20	5	0	20	0	45	
Craigmore (Ringsend)	0	6	0	2	0	8	0
	0	17	0	4	0	21	
Crebarkey	4	0	0	0	0	4	0
	4	0	0	0	0	4	
Curraghmore Park	0	0	0	8	0	8	0
	7	0	0	12	0	19	
Cushendall	30	0	0	12	0	42	0
	97	12	0	72	0	181	
Cushendun	4	0	0	10	0	14	0
	20	7	0	17	0	44	
Dernaflaw	4	0	0	0	0	4	0
	26	0	0	0	0	26	
Dervock	40	20	0	70	0	130	0
	29	45	0	48	0	122	
Dromore	1	0	0	2	0	3	0
	12	0	0	18	0	30	
Druckendult	2	2	0	0	0	4	0
	10	9	0	6	0	25	
Drumadraw	5	0	0	4	0	9	0
	23	0	0	14	0	37	

Appendix 5: Housing Executive Stock continued
Sold Stock in bold

Common Landlord Area	Bung (i)	Cottage	Flat	House	Mais (ii)	Total	Void *
Drumavalley	9	0	0	19	0	28	0
	15	0	0	44	0	59	
Drumneechy	2	0	0	0	0	2	0
	6	0	0	0	0	6	
Drumsumn	12	0	0	8	0	20	0
	41	0	0	20	0	61	
Dunaghy	4	6	0	6	0	16	0
	0	30	0	38	0	68	
Dungiven	25	0	10	62	0	97	1
	34	0	4	236	0	274	
Dunloy	48	6	0	20	0	74	0
	55	29	0	73	0	157	
Dunluce	9	18	0	1	0	28	0
	34	55	0	11	0	100	
Farranlester	4	14	0	0	0	18	0
	6	37	0	4	0	47	
Feeny	16	0	0	12	0	28	0
	9	0	0	74	0	83	
Garvagh/Mettican	34	1	6	87	0	128	0
	19	0	2	92	0	113	
Glack	4	0	0	6	0	10	0
	10	0	0	4	0	14	
Glenkeen	4	12	0	5	0	21	0
	14	39	0	17	0	70	
Glenleary	0	1	0	0	0	1	0
	0	21	0	0	0	21	
Glenmanus	4	0	0	20	0	24	0
	0	0	0	49	0	49	
Gortnaghey	7	0	0	6	0	13	0
	13	0	0	9	0	22	
Greysteel	58	3	2	18	0	81	1
	81	0	0	52	0	133	
Grove	0	3	0	0	0	3	0
	12	41	0	8	0	61	
Killylane	4	0	0	0	0	4	0
	6	0	0	0	0	6	

Causeway Coast & Glens

Housing Investment Plan

Annual Update 2018

Appendix 5: Housing Executive Stock continued

Sold Stock in bold

Common Landlord Area	Bung (i)	Cottage	Flat	House	Mais (ii)	Total	Void *
Killyrammer	7	5	0	10	0	22	1
	9	29	0	28	0	66	
Kilrea	42	0	26	58	0	126	0
	10	0	9	120	0	139	
Largy	1	0	0	0	0	1	0
	7	0	0	0	0	7	
Liscolman	8	5	0	12	0	25	0
	4	7	0	16	0	27	
Loughguile	16	6	0	28	0	50	0
	9	30	0	50	0	89	
Macfin	3	1	0	6	0	10	1
	12	11	0	20	0	43	
Macosquin	18	0	0	63	0	81	0
	20	0	0	49	0	69	
Magherabouy	3	0	0	0	0	3	0
	14	0	0	4	0	18	
Maybouy	3	0	0	7	0	10	0
	6	0	0	18	0	24	
Mosside	15	6	0	46	0	67	4
	19	20	0	28	0	67	
Muldonagh	3	0	0	0	0	3	0
	19	0	0	0	0	19	
Myroe/Carrowclare	4	0	0	5	0	9	0
	3	0	0	14	0	17	
Owenbeg	0	0	0	0	0	0	0
	0	0	0	6	0	6	
Portballintrae	14	1	0	1	0	16	0
	71	3	0	25	0	99	
Portrush	52	0	67	149	10	278	2
	2	0	20	226	28	276	
Portstewart	57	0	51	81	0	189	1
	7	2	71	217	0	297	
Rasharkin	62	9	0	58	0	129	0
	60	0	0	143	0	203	
Rathlin	2	1	0	2	0	5	0
	0	2	0	2	0	4	

Appendix 5: Housing Executive Stock continued

Sold Stock in bold

Common Landlord Area	Bung (i)	Cottage	Flat	House	Mais (ii)	Total	Void *
Rural Cottages	0	23	0	3	0	26	0
	2	158	0	4	0	164	
Seacon	7	4	0	4	0	15	0
	9	16	0	10	0	35	
Sistrokeel	4	0	0	0	0	4	0
	10	0	0	0	0	10	
Stranocum	9	7	0	9	0	25	0
	22	28	0	24	0	74	
Waterfoot	15	1	0	7	0	23	0
	19	2	0	43	0	64	
Windyhill	4	0	0	65	0	69	0
	24	0	0	74	0	98	
Total	1,778	291	760	3,704	83	6,616	33
	1,759	1,093	236	6,253	39	9,380	

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

(i) Bungalow (ii) Maisonette

Appendix 6: Applicants and Allocations at March 2018

	Applicants (Total)	Applicants (HS)	Allocations
Ballycastle Town	134	84	51
Ballycastle Town Total	134	84	51
Ballymoney Town			
Carnary	30	15	<10
Eastermeade	24	12	<10
Glebeside	50	28	16
Margaret Avenue	11	<10	0
Townparks	51	33	<10
Trinity Drive	<10	0	<10
Westgate	24	17	<10
Ballymoney Town Total	194	114	32
Coleraine			
Ballysally	132	77	39
Brook Green	<10	<10	0
Churchlands	23	16	<10
Circular Road	36	23	10
Ferryquay Street	25	15	<10
Harpurs Hill	71	46	18
Heights/Hazelbank	105	62	96
Killowen	31	20	27
Long Commons	11	<10	<10
Millburn/Cherry Place	69	45	<10
Newmills Road	29	19	<10
Park Street	0	0	0
Society Street	14	10	<10
The Crescent	<10	<10	<10
Coleraine Town Total	550	339	211
Limavady			
Limavady Area 1 (Hospital Lane)	88	47	20
Limavady Area 2 (Roemill Road)	21	14	<10
Limavady Area 3 (The Glens)	20	10	10
Limavady Area 4	47	28	13
Edenmore	74	45	17
Limavady Town Total	250	144	62

Appendix 6: Applicants and Allocations at March 2018 continued

	Applicants (Total)	Applicants (HS)	Allocations
Other Areas			
Aghanloo	<10	<10	<10
Ardgarvan	<10	0	<10
Armoy	14	10	<10
Articlave	10	<10	<10
Atlantic	<10	<10	0
Aughill	<10	<10	<10
Ballintoy	<10	<10	<10
Ballybogey	<10	<10	0
Ballycrum	0	0	0
Ballykeen	0	0	0
Ballykelly	55	32	<10
Ballymacallion	0	0	0
Ballymonie (Foreglen)	<10	<10	0
Ballyquin	<10	<10	0
Ballyrashane	<10	<10	<10
Ballyvoy	<10	<10	0
Ballywoodock	<10	0	0
Balnamore	16	11	<10
Bellarena	<10	<10	0
Bendooragh	<10	<10	<10
Bonnanboigh (Burnfoot)	<10	0	0
Boveedy	0	0	<10
Bushmills	32	22	17
Carnanbane	0	0	0
Carrydoo	0	0	0
Castlerock	27	16	<10
Castleroe	<10	0	<10
Clarehill/Aghadowey	<10	<10	<10
Clintyfinnan	<10	<10	<10
Cloughmills	22	12	<10
Corkey	<10	<10	0
Craigmore (Ringsend)	<10	<10	<10
Crebarkey	0	0	0
Curraghmore Park	<10	<10	0

Appendix 6: Applicants and Allocations at March 2018 continued

	Applicants (Total)	Applicants (HS)	Allocations
Cushendall	40	22	0
Cushendun	15	<10	<10
Dernaflaw	<10	<10	0
Dervock	10	<10	<10
Dromore	<10	<10	0
Druckendult	<10	<10	0
Drumadraw	<10	<10	0
Drumavalley	<10	<10	<10
Drumneechy	0	0	0
Drumsum	<10	<10	0
Dunaghy	<10	<10	<10
Dungiven	77	46	<10
Dunloy	15	10	<10
Dunluce	<10	0	0
Farranlester	<10	<10	<10
Feeny	<10	<10	<10
Garvagh/Mettican	19	13	<10
Glack	<10	<10	0
Glenkeen	<10	<10	0
Glenleary	0	0	0
Glenmanus	<10	<10	0
Gortnaghey	<10	<10	0
Greysteel	19	13	<10
Grove	<10	<10	0
Killylane	0	0	0
Killyrammer	<10	<10	0
Kilrea	25	15	10
Largy	<10	<10	0
Liscolman	<10	0	<10
Loughguile	<10	<10	<10
Macfin	0	0	<10
Macosquin	10	<10	<10
Magherabouy	<10	<10	0
Maybouy	0	0	0
Mosside	<10	<10	<10

Appendix 6: Applicants and Allocations at March 2018 continued

	Applicants (Total)	Applicants (HS)	Allocations
Muldonagh	<10	<10	0
Myroe/Carrowclare	0	0	0
Owenbeg	0	0	0
Portballintrae	18	16	<10
Portrush	193	117	22
Portstewart	130	77	30
Rasharkin	15	10	<10
Rathlin	<10	<10	0
Rural Cottages	<10	<10	0
Seacon	<10	<10	0
Sistrokeel	0	0	0
Stranocum	<10	<10	<10
Waterfoot	10	<10	<10
Windyhill	<10	<10	<10
Borough Total	2,057	1,240	529

Applicants (Total) – Total housing applicants at March 2018

(i.e. those in housing stress and those not in housing stress)

Applicants (HS) – Housing stress applicants at March 2018 (i.e. 30 points or more)

Allocations – Annual allocations for year ending March 2018

Appendix 7

Management Team contact details

Landlord Services		All enquiries 03448 920 900
Office	Contact	Contact Information
Ballycastle Office Fleming House Coleraine Road, Ballycastle, BT54 6EY		ballycastle@nihe.gov.uk 03448 920 900
Ballymoney Office 54 Main Street, Ballymoney, BT53 6AL		ballymoney@nihe.gov.uk 03448 920 900
Coleraine Office 19 Abbey Street, Coleraine, BT52 1DU		colerainedistrict@nihe.gov.uk 03448 920 900
Limavady Office Unit A, 2 Fleming Way 57-59 Main Street, Limavady, BT49 0FB		limavady@nihe.gov.uk 03448 920 900
North Region Manager	Frank O'Connor	frank.oconnor@nihe.gov.uk
Causeway Area Manager	Mark Alexander	mark.alexander@nihe.gov.uk
Assistant Area Manager	Mary O'Neill	mary.oneill@nihe.gov.uk
Housing Solutions Manager	Hilary Canning	hilary.canning@nihe.gov.uk
Housing Landlord Managers	Pamela Mullan Laura Nutt	pamela.mullan@nihe.gov.uk laura.nutt@nihe.gov.uk
Maintenance Manager	Frankie McBride	frankie.mcbride@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 North Richmond Chambers, The Diamond, Londonderry, BT48 6QP	Louise Clarke Head of Place Shaping	louise.clarke@nihe.gov.uk
Development Programme Group 2 Adelaide Street, Belfast, BT2 8PB	Roy Baillie Head of Development Programme Group	roy.baillie@nihe.gov.uk
Supporting People 2 Adelaide Street, Belfast, BT2 8PB	Anne Sweeney Assistant Director	anne.sweeney@nihe.gov.uk

Appendix 8 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.
Decent Home Standard	A decent home is one which is wind and watertight, warm, and has modern facilities; a minimum standard that all social housing should have met through time.
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.
Department for Infrastructure (DfI)	A government department in Northern Ireland, which came into effect in May 2016 and replaced the Department for Regional Development (DRD).
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, newly 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. the 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 Repair Grant	This is a grant made available by the Housing Executive to landlords who have been served a repair notice by the council.
Neighbourhood Renewal	Government departments and agencies working in partnership to tackle disadvantage and deprivation.
Net Stock Model (NSM)	An assessment of housing need, at a Northern Ireland level, using net household projections.
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 Development Programme (SHDP)	The SHDP provides grant funding to housing associations to build social housing. The programme is managed by the Housing Executive on a three-year rolling programme.
Smartmove Housing	This is a charitable organisation offering advice; support and accommodation to people that are homeless and in acute housing need.
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.
Stock Transfer Programme	The aim of the Stock Transfer Programme is to deliver major refurbishment works to social homes, through transfer of stock from the Housing Executive to housing associations.
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. It is 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.

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