

Ards and North Down

Housing Investment Plan
Annual Update 2017



Geography of Ards and North Down Borough Council



Ards and North Down Borough Council is divided into seven district electoral areas



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37,611

applicants were on the housing waiting list at 31 March 2017



86,069

homes managed by the Housing Executive



23,694

of these classified as being in housing stress



367,412

repairs were carried out at a cost of £41.9m, which equates to approximately four repairs per dwelling



11,488

housing applicants were deemed to be homeless after investigation



£511

the average amount we spent on each dwelling for repairs



4,740

approvals were issued to private households to assist with insulation and heating measures through the Affordable Warmth Scheme



£107.3m

invested in over 23,000 homes



1,604

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



7,970

social homes were allocated last year



19,060

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



£336m

we collected 99.87% of rent and rates on our properties



1,070

Disabled Facilities Grants were approved to the value of approximately £11.3m



500

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



668

mandatory Repair Grants were approved



0.31%

lettable voids continue to remain low, with only 0.31% of our stock vacant



£671m

paid out in Housing Benefit payments



61,263

claims for Housing Benefit assessed and 510,831 changes made to existing claims



£860,000

awarded through our Social Housing Enterprise (SHE) Strategy, with 99 schemes supported and 25 new initiatives created



61

jobs created or supported by SHE initiatives

Foreword

In 2015 we published our four year Housing Investment Plans (HIP). 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 each council area.

Last year we published our first HIP annual update, and now we are publishing the second annual update. This update reports on the progress of the Housing Executive and other agencies to achieve the intended outcomes, and on how we plan to deliver housing ambitions over the remaining two years of the HIP, and the longer term.

In 2015, new powers were given to local councils, including responsibility for planning and a duty to produce a Community Plan. The Housing Executive, as a statutory partner in planning and Community Planning, has engaged with the new Local Development Plan (LDP) and Community Planning teams, other statutory partners and community representatives.

Joint working throughout the last year has enabled us to develop strong

relationships and also to benefit from collaboration and the sharing of information. The HIP has been instrumental in this process.

Close working with stakeholders, and our role in the Community Plan are key elements in the Housing Executive's 'Journey to Excellence' programme, which aims to deliver top class housing and regeneration solutions that meet the needs of communities and partners, now and in the future.

We look forward in 2017 to developing further our relationships with councils and other stakeholders through the various planning and Community Planning processes to build lasting housing solutions that benefit the whole community.



Professor Peter Roberts
Interim Chair



Introduction

In 2015, the Housing Executive published the Ards and North Down Housing Investment Plan (HIP) 2015-19, which aims to provide a long term and ambitious vision for the development of housing. This is the second annual update which records progress of actions set out in the HIP for 2015-19, HIP update 2016-17, and details new proposals for 2017-19. The annual update should be read in conjunction with the HIP 2015-19.

This annual update will not only show how the actions contribute to achieving the HIP outcomes but also how they can support the delivery of the emerging Ards and North Down 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 the Ards and North Down Borough Council 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 Ards and North Down is one where:

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

This vision for Ards and North Down 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, a number of 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.



The Big Plan

Community Planning Outcomes

All people in Ards and North Down

1. Fulfil their lifelong potential.
2. Enjoy good health and wellbeing.
3. Live in communities where they are respected, are safe and feel secure.
4. Benefit from a prosperous economy.
5. Feel pride from having access to a well-managed sustainable environment.

The HIP and the Community Plan

Ards and North Down's Strategic Community Planning Partnership have been preparing a Community Plan.

The Big Plan is ambitious and takes an all-inclusive approach to achieving five main outcomes for Ards and North Down by 2032. The final plan was published in April 2017 and leads into delivery plans focusing on the five main outcomes under the themes of environmental, social and economic wellbeing. A review date of April 2019 has been set when a progress report will be published.

Following extensive consultation with the community and Community Plan partners, the adjacent outcomes were agreed.

Housing has a key role in this process and can contribute to achieving many of these outcomes. Housing can have a positive effect on lifelong potential, health and wellbeing, community safety, community cohesion, economic growth and environmental sustainability.

The HIP themes are complementary to many of the Community Planning outcomes. Each action under the HIP themes can contribute to the achievement of Community Planning actions. In addition, actions contained within the HIP often contribute to more than one Community Plan action. This annual update has aligned our housing outputs against the appropriate Community Planning outcomes identified in the Community Plan.

The HIP and the Local Development Plan

The Ards and North Down Local Development Plan (LDP) will replace the corresponding parts of the Belfast Metropolitan Area Plan 2015 (North Down District) and the Ards and Down Area Plan 2015 (Ards District).

The LDP will influence housing development in Ards and North Down Borough Council for 15 years. It will be the main vehicle for assessing future housing land requirements.

The Local Government Act (NI) 2014 introduced a statutory link between the Councils Community Plan and the LDP. It is therefore important that the Community Plan and HIP themes and outcomes be taken into account in the preparation of the LDP.

The Statement of Community Involvement is issued in draft, public consultation about the draft statement closed in the summer of 2016.

Housing allocations will be determined by:

- Housing Growth Indicators (HGIs);
- Allowance of existing commitments;
- Urban capacity studies;
- Housing Needs Assessment;
- Allowance for windfall housing sites; and
- Residual housing need.

The LDP has an important role to fulfil in terms of the allocation of new housing across the Council area.

Context

Strategic Context

The HIP annual update has been developed within the context of the Northern Ireland policy framework.

The White Paper, 'Fixing Our Broken Housing Market'

The new housing strategy for England was launched for consultation in February 2017. The White Paper unveils plans to change focus from Starter Homes to building a wider range of affordable homes.

The Government will also consult on a standardised calculation of housing demand to force councils to produce 'realistic' local plans. The White Paper outlines plans that will see builders given two years to start developing sites after planning permission is granted, rather than three; a presumption in favour of development on brownfield land and an aspiration for high density housing in areas of limited land availability. All of these issues and the proposed approaches may also shape thinking in Northern Ireland.

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 to not only local Councils' Community Plans, but also many of the overall PfG outcomes.

Welfare Changes

Changes to the benefits system in Northern Ireland for working age claimants came into effect with the introduction of the Welfare Reform Order (NI) 2015 on 10 December 2015.

Each of the changes has had an impact on the Housing Executive with the key changes being Benefit Cap, Social Sector Size Criteria (sometimes referred to as 'Bedroom Tax'), Housing Benefit changes and freezing of the Local Housing Allowance.

The Northern Ireland Executive has put in place arrangements to provide financial support for people impacted by some of the changes to the welfare system.

The Housing Executive is working closely with the Department for Communities (DfC) to provide advice and assistance to tenants and housing applicants who are likely to be impacted by these welfare changes.

Housing Benefit Changes

A number of changes have impacted Housing Benefit since September 2016:

- Backdating rules have been amended for working aged claimants;
- Family premium has been removed for new claimants or existing claimants who start a family or have a break in claim;
- Temporary absence rules have been introduced from 30 January 2017, reducing the period claimants can be absent from their home;
- Social Sector Size Criteria was introduced on 20 February 2017 for social housing tenants who have more bedrooms than their household requires; and
- From 11 May 2017, restrictions will apply in the assessment of Housing Benefit, limiting dependent premiums to 2 children, unless in exceptional cases.

Universal Credit is due to be introduced in September 2017, with a phased implementation for roll-out across NI by September 2018. Universal Credit will replace a number of working age benefits, including Housing Benefit. A Rates Rebate replacement project will also be effective from September 2017, led by LPS, for those claimants moving to Universal Credit who require assistance with payment of Rates charges as a separate application to LPS will be required.

The Homelessness Strategy has five objectives



Homelessness Strategy

In line with our statutory duty, the Housing Executive published a new Homelessness Strategy in April 2017. The Homelessness Strategy 2017-22 has a vision of ‘Ending Homelessness Together’ and this vision is reflective of our engagement with the sector in the development of this Strategy. This engagement and a statutory consultation noted the need for statutory and voluntary agencies to work with the Housing Executive to prevent homelessness and address issues arising from homelessness.

Each objective has associated short, medium and long term key milestones that are outlined in the document. The Homelessness Strategy 2017-22 is on the Housing Executive website at

http://www.nihe.gov.uk/northern_ireland_homelessness_strategy.pdf

It is accepted by government that homelessness is a cross-cutting issue and the Strategy will therefore be supported by a Cross Departmental Action Plan led by the DfC which will outline key actions that will enable collaborative working across government to improve the lives of homeless clients across Northern Ireland.

Delivery Strategy

Social Housing Development Programme (SHDP) delivery targets have been consistently met over the past ten years through strong partnership working between DfC, Housing Executive, housing associations and Northern Ireland Federation of Housing Associations (NIFHA). However, there remain a number of significant challenges, and it was recognised that a new strategy was required in order to overcome some of the barriers to successful long-term delivery of new social and affordable housing.

In response, following a process of detailed consultation and engagement, the SHDP Delivery Strategy was produced. The key objectives of the Strategy are:

- 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;
- 8,000 new social housing units and at least 2,800 new affordable homes delivered, over a four year period to 2020 (subject to available funding), to meet housing need and demand.

An action plan was developed as part of the Strategy and it will be implemented between 2017 and 2020 in order to bring about an enhanced delivery system for new social and affordable housing.

House Condition Survey 2016

The House Condition Survey 2016 is progressing. Work has completed on fieldwork, translation, validation and analysis of the data. A preliminary report was published 30 March 2017 and is available on the Housing Executive website. Modelling work has been procured and began in May 2017. The full report is due to be published early 2018.

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 anticipated that this area of responsibility will be transferred to Councils by April 2018. The Housing Executive is fully committed to working with the Councils and DfC to ensure this transition is facilitated.

Housing Strategy 'Facing the Future'

In September 2015, an action plan update was published, setting out progress on 33 actions emanating from the Housing Strategy, the majority of which are on track for delivery by 2017.

The action plan sets out ongoing implementation of the Social Housing Reform Programme and policy proposals to include:

- A social housing rent policy;
- Tenant Participation Strategy;

- Regulatory Framework for Social Housing Providers; and
- Engagement of the housing system with local government.

The Review of the Social Housing Allocation Policy by DfC is underway and any proposals for change will be subject to public consultation. The Housing Executive continues to work closely with DfC to progress this review.

DfC commenced the Review of the Role and Regulation of the Private Rented Sector (PRS) in November 2015. The aim of the review is to consider the current and potential future role of the sector and assess the effectiveness of current regulation, identifying where improvements can be made to help make the PRS a more attractive housing option.

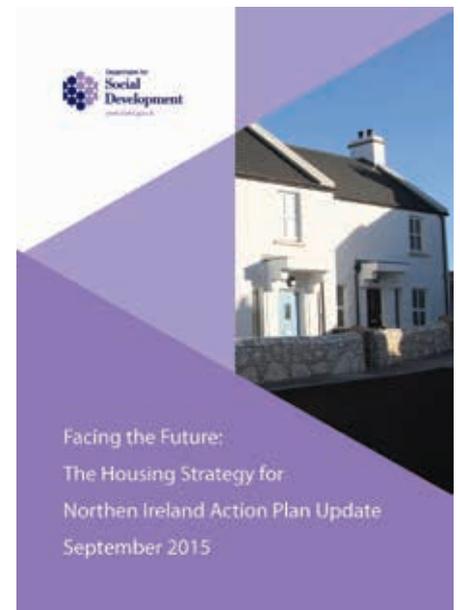
A public consultation was launched in January 2017 with a number of proposals including:

- Restriction of the number of times rent can be increased in a 12 month period;
- Introduce a minimum notice to quit period from four weeks to two months; and
- Introduce a regulatory framework for letting agents.

Rural

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

In 2016, the Housing Executive launched 'Sustainable Rural Communities', the refreshed Rural Strategy & Action Plan 2016-2020, which 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, needs are addressed.



Facing the Future: The Housing Strategy for Northern Ireland Action Plan Update 2015

In 2017/18, the Housing Executive is committed to carrying out a review of policy and procedure for identifying hidden rural housing need, examining the potential to increase housing association involvement in the process. It is hoped that this partnership approach will encourage more people to come forward and may also broaden the scope to include an examination of the demand for affordable/mixed tenure housing.

Asset Management Strategy

The Housing Executive's new Asset Management Strategy was approved in early 2016. The Strategy adopts an 'active asset management approach' in which investment decisions are based on the performance of the stock in supporting the Housing Executive's business plan and its landlord objectives.

In the past year, the Housing Executive has been assessing its stock using the work carried out by Savills in the DfC/Housing Executive Joint Asset Commission in 2014/15. The Strategy also includes a new investment standard - the Commonly Adopted Standard - as the basis for investment in the modernisation and maintenance of our housing stock.

The Housing Executive has been carrying out work to develop a new 10 Year Investment Plan based on the principles set out in the Strategy. However, future funding is uncertain and much will depend on the outcome of the Social Housing Reform Programme delivering a way forward that will secure sufficient funding to meet our stock's investment needs.



HECA Report 2016

Tower Block Strategy

The Housing Executive has prepared a strategy for its 32 tower blocks as part of its 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 will now be put on hold until the Housing Executive has had the opportunity to consider any preliminary findings from investigations into the fire and any potential implications arising from these.

Home Energy Conservation Authority (HECA)

The Housing Executive has released the 20th progress report which records the key outputs by the organisation, and other agencies, in improving the energy efficiency of housing in Northern Ireland. In the past year, the Housing Executive invested over £21m for heating conversions in their homes and invested a further £8m on innovative schemes under the NI Sustainable Energy Programme.

Housing Growth Indicators (HGIs)

HGIs are estimates of new dwelling requirements based on new household projections. In 2016, the Department for Infrastructure (DfI) realigned HGIs for Northern Ireland, based on 2012 household figures. The current

estimate for NI 2012-2025 is 94,000, approximately 7,200 per annum.

Together Building United Communities (TBUC)

The Housing Executive continues to work with housing associations to fulfil the NI Executive ambition to deliver ten new build shared housing schemes as part of the TBUC programme:

- Ravenhill Road, Belfast (Apex) - completed December 2014;
- Ravenhill Avenue, Belfast (Fold) - completed October 2016;



- Crossgar Road, Saintfield (Choice) - completed January 2016;
- Burn Road, Cookstown (Fold) - completed December 2016;
- Felden, Newtownabbey (Clanmil) - completed March 2017;
- Antrim Road, Ballynahinch (Choice) - expected to complete October 2017;
- Market Road, Ballymena (Choice) - expected to complete November 2017;
- Main Street, Dundrum (Clanmil) - expected to complete February 2018;
- Dromore Street, Banbridge (Clanmil) - expected to complete June 2018;
- The Embankment, Belfast (Clanmil) - started January 2017.

Local Context

Ards and North Down Council area is known for its rich diversity of scenic countryside and extends from Holywood on the shores of Belfast Lough, to Portaferry on the southern tip of the Ards Peninsula, and Killinchy to the west of Strangford Lough. The Council has 8.6% of NI's population located over an area of 228 square miles and approximately 115 miles of coastline.

Ards and North Down Borough Council has been in operation since the 1 April 2015. The council area offers many beautiful urban and rural locations, ease of access to Belfast, an established tourism infrastructure, a flourishing arts scene and specialist business support services for all sectors.

This section summarises the Ards and North Down housing market and issues that have potential to affect its future development.

Housing Market Update

On 23 June 2015, the population of Ards and North Down was estimated to be 158,797 persons, representing 9% of the Northern Ireland total. The population is projected to grow by 2.7% by 2025, with this gradual increase concentrated in the 65 plus age group. The household groupings of children and working age are actually projected to decline. Whilst the need for small family accommodation remains strong, there will be a requirement to design and construct suitable accommodation for older persons.

Ards and North Down had the highest local council employment rate of those aged 16-64 at 74% in 2015. The public

sector provides employment for 36% of the workforce with the hospitality and service sectors providing 27% of jobs. The sectors of retail and wholesale continue to be important to the local economy as does the tourism industry which is flourishing, providing 12% of jobs. Within the council area there are more people employed in professional and managerial sectors than the Northern Ireland average. Local economic performance affects the capacity for development in the private sector housing market.

Owner Occupied Sector

House prices have increased to £185,077 in Ards and North Down over the past year, which is considerably higher than the Northern Ireland average of £154,028. However, since early 2014, house price change has been one of relative stability.

Market opinion with the majority of estate agents found that the number of enquiries and sales had improved upon the previous quarter and any anticipated shock wave over the Brexit referendum had been exaggerated in the short term. The wariness of an unpredictable market was expressed by most agents.

The Council area has a HGI projected new dwelling requirement for 2012-2025 of 7,100. This data will inform the Ards and North Down community and Local Development Plans on the requirement for additional development land.

Private Rented Sector (PRS)

The PRS continues to play a significant role in the local housing market. Local estate agents report that there is continuing strong demand for private rental accommodation across the Borough.

The Ulster University's Private Rental Market Research Report (July - December 2016) shows that the average monthly rent in Ards and North Down during the second half of 2016 was £613, significantly above the NI average of £579, and exceeded only by Belfast City Council area. Rental transactions for the second half of 2016 were 1,105 demonstrating that the Council area has the largest rental market outside of Belfast.

Terrace/townhouse properties represent the largest proportion of rented properties at 35% in LGD's outside Belfast.

In Ards and North Down, average rent for terrace/townhouses was £552 per month, the third most expensive council area, behind Belfast and Lisburn and Castlereagh. The private rented sector continues to occupy a key position within the Council residential market.

Local estate agents have indicated that key drivers affecting the PRS in the Council area include:

- high demand for private rental especially within town centres;
- the majority of private rental properties are owned by individuals;
- turnover in private rental properties is high and rapid;
- job and income uncertainty;
- continuing need for additional social housing;
- lending restrictions; and
- a high level of negative equity.

The PRS will play an increasingly important role meeting the needs of younger households on lower incomes, who in previous decades would have become first time buyers. High levels of demand for social housing



Bangor Marina

in some areas will also continue to underpin the demand for private rented accommodation.

Housing Benefit continues to play a vital role in supporting low-income tenants in the PRS. At March 2017, 4,439 private tenants in the Council area were in receipt of Housing Benefit.

Whilst it is envisaged that the risk of disinvestment in the sector is low, the market is unsure of the effect of the recent tax changes for private landlords. This matter will be closely monitored.

Social Housing Sector

The requirement for new social housing in Ards and North Down has fluctuated since 2012 but remains high. The five-year assessment for 2016-21 shows a need for 1,033 units. Need is highest in Bangor Urban, Holywood and Newtownards town.

Single, older persons and small family households comprise 85% of the waiting list in housing stress. Future housing mix in new social housing will need to cater for these household groups. In recent years, social housing need in Ards and North Down has been delivered by housing associations on Housing Executive land. Increasingly, areas of housing need are emerging in locations where the Housing Executive does not own land.

Housing associations have largely been successful in obtaining sites throughout the council area with 237 units completed and 636 on-site at March 2017. There are areas, however, where they report difficulties, chiefly Groomsport, Crawfordsburn and Helen's Bay. This results in housing associations having to acquire sites on the open market and therefore subject to market price fluctuations. To address social

need there were 237 units completed and 636 units on-site at 31 March 2017. The three year SHDP has 158 housing units planned.

The LDP has an important role to fulfil in terms of the allocation of land for new housing across the council area. The issue of social need is much higher in Bangor Urban and will need to be carefully assessed using Housing Executive statistical data. Due to the Council areas popular location and growing population, there is a need for additional housing across all tenures.

Regeneration

Regenerating neighbourhoods is vital to increase opportunities that connect local people to create economically viable places that will not only benefit the physical environment they live in, but also improve residents' overall quality of life and wellbeing. An important role for housing providers will be to foster a sense of identity, to encourage investment and to reduce deprivation. A priority is to ensure that communities are welcoming to all people regardless of religion, race or economic background.

Regeneration can be defined as activities that reverse economic, social and physical decline in areas where market forces will not do this without the support of government. To continue to build vibrant and welcoming places within Ards and North Down, it will be important that local communities are involved in decision making in their neighbourhoods, to identify priorities and plan solutions.

DfC has responsibility for strategic led regeneration of regionally important sites, including those with mixed tenure. The Housing Executive will complement this through the delivery of a 'housing

led' approach to physical and social regeneration in local communities. An area which has undergone successful 'housing led' regeneration will be of interest to developers, bring new investment, improve neighbourhoods and public realm and will increase residents' access to work.

However, it is generally recognised that to achieve long-term sustainable renewal, a holistic approach should be taken. In order to best target investment, the Community Plan may seek to tie physical intervention in areas which are characterised by a range of issues, not only environmental dereliction and blight.

Outside of the urban settlements, the Ards and North Down area encompasses a significant rural landscape, including the popular villages of Groomspoint, Ballygowan, Helens Bay and Crawfordsburn. Rural communities within the council area benefit from their close proximity to these locations and also from their commutable distance to Belfast and its wider urban settlements.

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.

Whilst the Housing Executive works closely with rural communities to identify housing need, housing association delivery of new social housing schemes is becoming increasingly difficult due to the smaller numbers often required in rural schemes and the economies of scale associated with delivery and management. In 2016 the Housing Executive launched the Rural Strategy & Action plan 2016-2020. This sets out

the Housing Executive's contribution to sustaining our rural communities.

Update on Resources/Budget

The Housing Executive has not been able to set a budget for the forthcoming year as there has been no functioning government since January 2017. Therefore, no targets have been agreed for 2017-18, generating widespread uncertainty about funding over the coming year. The Housing Executive, along with other public bodies, must adapt with new, more effective and efficient ways of delivering high quality services for citizens in Northern Ireland.

The Community Plan will work alongside the Housing Executive to direct limited public sector resources more efficiently.

The past year has delivered significant

housing investment, for a wide range of services, and the 2016/17 public sector housing investment totalled £43.28m for the Council area. Housing expenditure and projected housing investment is set out in Table 1.

Progress Report

The following sections contain progress report tables for each HIP outcome. The tables detail progress of housing proposals set out in the HIP for 2015-19, new plans and schemes for 2017-19 and reaffirm the ten-year vision as well as linking our plans to the local Community Plan.

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.

Table 1: Ards and North Down Actual/Projected Public Sector Housing Spend

Activity areas	Actual spend £m	Projected spend £m
	2016/17	2017/18
Capital Improvement Work	1.31	1.91
Planned Maintenance Work*	6.30	4.53
Response Maintenance	3.23	3.81
Private Sector Grants	1.24	1.31
Grounds Maintenance	0.43	0.39
Supporting People	6.32	5.95
Community Development	0.05	**
Investment in New Build***	24.40	****
Total	43.28	17.90

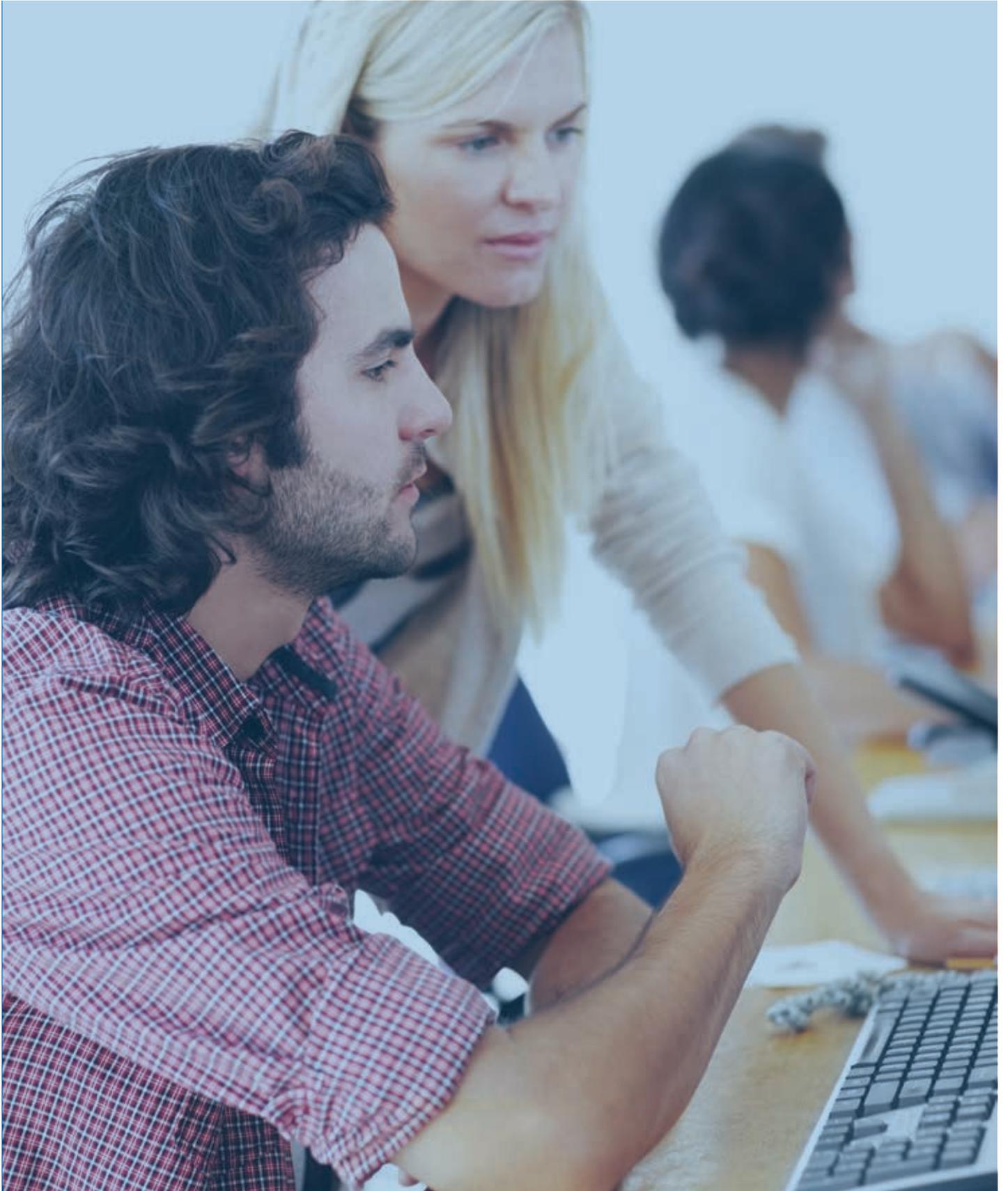
Source: NIHE

* Includes minor disabled person adaptations, redecoration and displacement grants.

** 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 SHDP for 2017/18 has not been finalised.



THEME ONE

Identify and meet housing need and demand

OUTCOME ONE IDENTIFY NEW HOUSING REQUIREMENTS				
Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
NIHE will update the Net Stock Model (NSM) in 2017 following the 2015 review of household projections.	Ongoing.	The NSM will be updated in 2017 and 2019.	NIHE will deliver updated objective assessments of affordable housing (social and intermediate housing) need by household type.	5C
NIHE will carry out an annual five year projected social housing need assessment for the Council.	Achieved. The five year social housing need for the Council is 1,033 units.	NIHE will carry out an annual five year projected social housing need assessment for the Council.	Continuously evaluate and update housing need and demand in line with best practice.	5C
NIHE will annually assess demand for intermediate housing for the Council.	Achieved. The ten year intermediate housing need is 630.	NIHE will annually assess demand for intermediate housing for the Council.		5C
Latent demand tests will be carried out in agreed areas to establish social housing need.	NIHE did not carry out a latent demand test within Ards and North Down during 2016/17.	NIHE will determine new locations to test after the completion of the Housing Need Assessment process. Any requests from councillors or local representatives for test locations will also be considered.	Identify rural housing need/demand.	5C
NIHE will produce a HIP annual update for 2017/18 monitoring housing market performance across all tenures.	Achieved.	NIHE will produce a HIP annual update for 2018/19, monitoring housing market performance across all tenures.	Determine new housing requirements for local development planning through collaborative working between NIHE, DfC, NISRA and Dfl.	2C, 3A 3B, 3C 4B, 5C
Dfl will review HGLs for LDPs.	Achieved. Revised annual HGI requirement for the Council is 546 per year from 2012 to 2025.		NIHE will provide evidence based cross tenure analysis of the local housing market to inform local development and Community Planning.	5C
NIHE will annually update councils with affordable housing need reports for the production of Local Development and Community Plans.	Achieved.	NIHE to deliver annual updates of affordable housing requirement to inform Local Development and Community Plans.		5C
NIHE will review housing market geographies for NI and deliver Housing Market Assessments across NI.	Housing market geographies research scheduled to commence in 2017/18.	NIHE will commence programme to deliver Housing Market Assessments across NI upon the completion of the housing market geographies research.		5C

Demographics

	Mid-year estimate 2005	Mid-year estimate 2015	Projected 2025
Children	29,285 (19.3%)	29,801 (18.8%)	28,980 (17.8%)
Working Age	99,141 (65.1%)	97,333 (61.3%)	94,462 (57.9%)
Older People	23,807 (15.6%)	31,663 (19.9%)	39,611 (24.3%)
Total Population	152,233	158,797	163,053
Households	-	65,486	68,785
Average Household Size	-	2.39	2.34

Source: NISRA

Ards and North Down Household Composition of Housing Applicants at March 2017

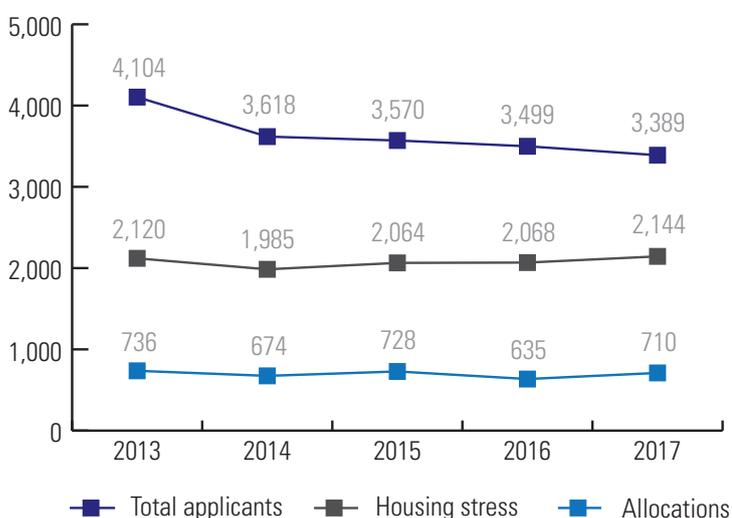
Type	Single Person	Small Adult	Small Family	Large Adult	Large Family	Older Person	Total
Applicant	1,308	224	725	73	217	842	3,389
App (HS)	828	120	429	53	124	590	2,144
Allocation	287	34	229	10	37	113	710

Applicant - Housing applicants at March 2017. App (HS) - Housing stress applicants at March 2017 (i.e. 30 points or more).
Allocation - Annual allocations for year ending March 2017.

Ards and North Down Housing Executive Stock at March 2017

	Bungalow	Flat	House	Maisonette	Cottage	Total	Void
Current Stock	1,688	1,497	2,948	31	172	6,336	62
Sold Stock	773	457	6,231	64	447	7,972	

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 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
DfC will approve a gross, three year 2016/19 SHDP.	The SHDP delivered new build starts in 26 schemes, for 180 units, including 27 one-bed units in 2016/17. There were 237 units completed during 2016/17.	DfC will approve a gross, three year 2017/20 SHDP.	Maximise public funding through the procurement of affordable housing.	5C
NIHE with DfC and housing associations will implement an SHDP Delivery Strategy Action Plan over the period 2017-2020.	The SHDP Delivery Strategy and Action Plan was approved by the NIHE Board in August 2016 and subsequently endorsed by DfC. A Commissioning Prospectus has been produced to support the new approach to commissioning the SHDP. The Commissioning Prospectus will provide a strategic, cross-tenure overview of housing need and demand across NI.	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 2017.	The key objectives of the SHDP Delivery Strategy are: <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). 	5C
NIHE will carry out site identification studies to examine sites for social housing as necessary.	No site identification studies were carried out within the borough during 2016/17.	Currently no site identification studies are programmed for urban or rural areas within the council area.		5A 5C
NIHE will work with councils to develop social housing policies for the new LDP.	NIHE awaits the publication of the Preferred Options Paper.	NIHE will work with councils to develop social housing policies for the new LDP.		5A 5C
DfC & DfI will engage with key stakeholders on recommendations detailed in the draft PPS 22 Affordable Housing.	Provision of affordable housing will be promoted in the LDP.	NIHE will work with councils to develop an affordable housing policy in the LDP.	Introduce developer contributions for affordable housing.	5A 5C

OUTCOME TWO INCREASE THE SUPPLY OF AFFORDABLE RENTING TO MEET THE NEEDS OF COMMUNITIES CONTINUED				
Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
DfC will continue to implement landlord registration and tenancy deposit schemes and analyse the data received.	Achieved. There were 8,968 landlord registrations at March 2017.	DfC will continue to implement landlord registration and tenancy deposit schemes and analyse the data received.	Monitor and evaluate the performance of the PRS to assess effectiveness in meeting affordable housing need.	5C
DfC will complete a fundamental review of the PRS in 2016.	Public consultation launched in January 2017 with a list of proposals to be discussed.	Following the consultation period, DfC will set out how the agreed proposals will be implemented.	Introduce effective regulation for the PRS to maintain physical and management standards.	5C
NIHE plan to process new public/private HB claims within the 22 day target and HB claim amendment within seven days.	In 2016/17, new claims were processed in an average of 20.1 days. Claim amendments were processed in an average of 6.3 days.	NIHE plan to process new public/private HB claims within the 22-day target and HB claim amendment within seven days.		4A
NIHE have made £370k available to fund Smartmove private rented access scheme across NI for 2016/17.	NIHE funded Smartmove private rented access scheme to a value of £445k across NI during 2016/17.	NIHE have made £450k available to fund Smartmove private rented access scheme across NI for 2017/18.		4A

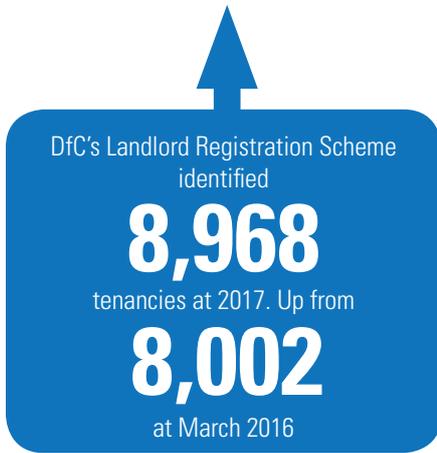
Housing Benefit public claimants at March 2017
6,273

Source: NIHE

Private Housing Benefit Claimants

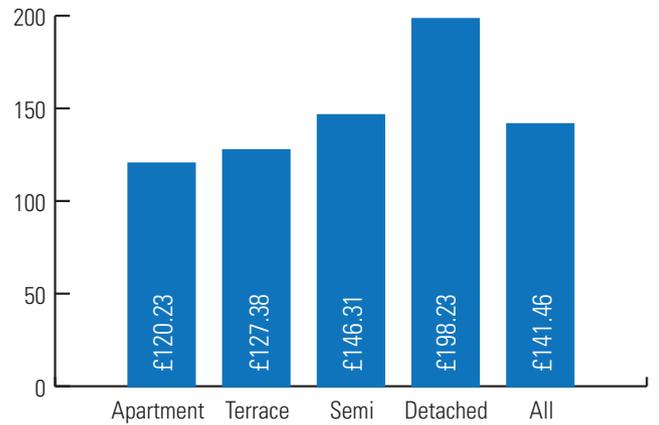


Source: NIHE



Source: DfC

Average Weekly Private Sector Rent



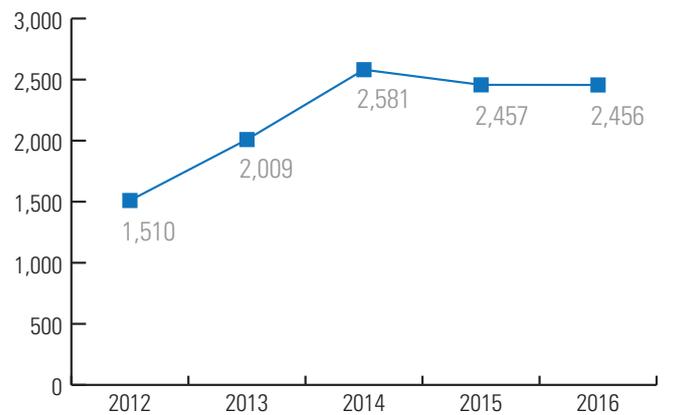
Source: Ulster University

Ten Year Intermediate Housing Demand 2016-2026



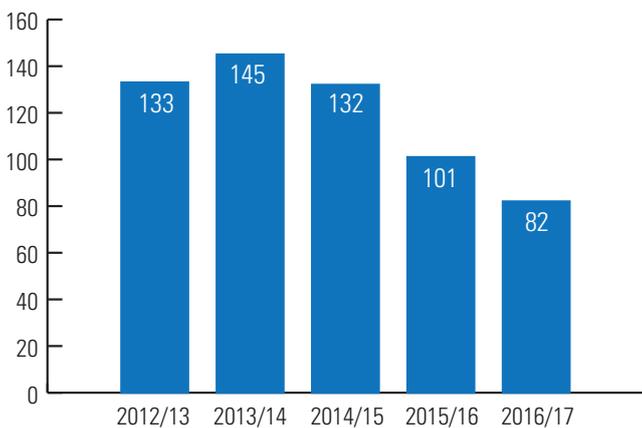
Source: NIHE

House Sales All Tenures



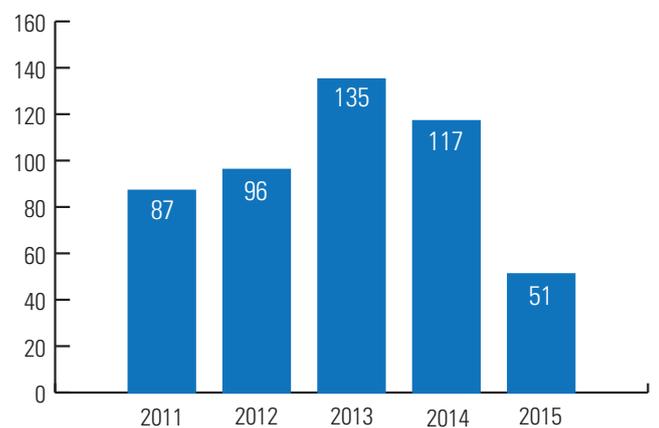
Source: LPS

Co-Ownership Approvals



Source: Co-Ownership

Repossessions



Source: DfC

OUTCOME THREE ASSIST HOME OWNERSHIP				
Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
NIHE and housing associations will implement the House Sales and Equity Sharing Scheme.	21 NIHE properties were sold to tenants under the House Sales Scheme during 2016/17.	NIHE and housing associations will implement the House Sales and Equity Sharing Scheme.	Continue to assist home ownership through House Sales and Equity Sharing.	4A 5C
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.	During 2016/17, there were 82 properties purchased through Co-Ownership in Ards and North Down Council.	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 purchase their home through shared ownership.	4A 5C
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"> £19m to provide up to 600 affordable homes; £9.2m in Financial Transactions Capital (FTC) funding to an empty homes scheme (being delivered by Clanmil); £5m to date in FTC funding for a Rent to Own scheme (being delivered by Co-Ownership); and Developing intermediate housing on surplus NIHE land (Clanmil and APEX). 	DfC has awarded £19m FTC under AHLF. 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. £12.5m FTC has been awarded to Co-Ownership for the Rent to Own initiative. The Rent to Own scheme is now operational. There were no sites identified in Ards and North Down Borough Council during 2016/17.	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.	Introduce a developer contribution 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.	4A 5C
NIHE will work with councils to develop intermediate housing policies through the LDP.	Planning has commenced collaborative work with NIHE on LDP's Preferred Options Paper.	NIHE will work with councils to develop intermediate housing policies through the LDP.	Deliver mixed tenure housing schemes in communities through planning.	5A 5C
NIHE will continue to investigate with housing associations, the potential for community self-build products for home ownership.	Work on-site investigation is ongoing with Habitat for Humanity however there is nothing local happening at this time.	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.	5C



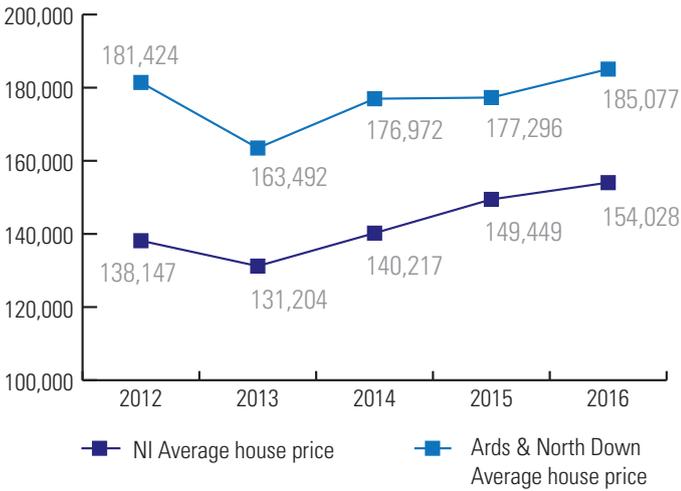
Local Housing Allowance

93.09
two bed dwelling

102.92
three bed dwelling

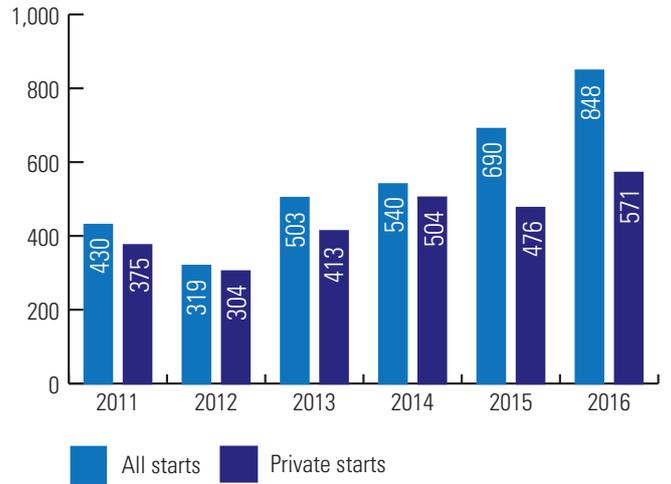
Source: NIHE

Average Annual House Prices



Source: Ulster University

New Build Starts



Source: LPS



Croft Road, Holywood (Radius HA)



Balfour Street, Newtownards (Clanmil HA)



THEME TWO

Improving people's homes

OUTCOME FOUR IMPROVE THE QUALITY OF THE HOUSING STOCK				
Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
Funding of discretionary grants for 2016/17 is £49k.	Discretionary grant approval in 2016/17 was £62k.	Funding of discretionary grants will continue in 2017/18.	Deliver policies to support sustainable design and improve the fabric of dwellings.	5C
Repair notices issued by councils on private rented landlords can be recovered through a mandatory grant of up to £7,500.	There were 135 mandatory repair grants approved in 2016/17 with an approval value of £1,225k, 130 were completed.	NIHE will issue mandatory repair grants as required.		4A 5C
NIHE will issue discretionary Home Repair Assistance grants as required.	NIHE approved Home Repair Assistance grants to the value of £25k in 2016/17, ten of which were completed.	NIHE will issue discretionary Home Repair Assistance grants as required.		5C
NIHE will register and inspect HMOs for building and management standards.	At March 2017, there were 107 properties registered as HMOs in Ards and North Down. In the past year, a small number of Article 80 Notices (fit for number of occupants) and Article 79 Notices (Management Regulations) were served.	NIHE will register and inspect HMOs for building and management standards.		5C
Funding for NIHE planned maintenance schemes in 2016/17 is estimated at £4.99m.	In 2016/17, NIHE spent £6.30m on planned maintenance schemes in the Council area. Planned maintenance works were completed to 1,895 properties: 1,234 properties received ECM works, 298 Kitchen replacements and 363 Heating installations.	Funding for NIHE planned maintenance schemes in 2017/18 is estimated at £4.53m. NIHE will complete works to 1,715 properties: 1,056 properties will receive ECM works, 161 Kitchen replacements, 264 Double-Glazing and 234 Heating installations.	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.	4A 5C

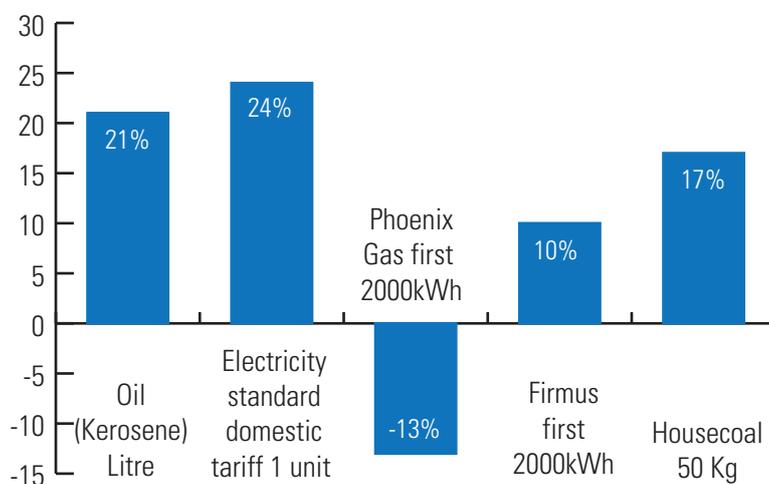
**OUTCOME FOUR
IMPROVE THE QUALITY OF THE HOUSING STOCK CONTINUED**

Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
<p>Funding for NIHE capital improvement schemes in 2016/17 is estimated at £2.40m.</p> <p>NIHE will complete response maintenance repairs within the required target time.</p> <p>NIHE will carry out response maintenance repairs to customers' satisfaction.</p> <p>NIHE stock condition survey will complete in 2015 and inform the Asset Management Strategy.</p>	<p>In 2016/17, NIHE spent £1.31m on capital improvement schemes.</p> <p>New contracts and working arrangements were introduced during 2016/17. The new contracts are progressing well but we are unable to report performance against targets until 2018.</p> <p>NIHE's new Asset Management Strategy was approved in 2016.</p>	<p>Funding for NIHE capital improvement schemes in 2017/18 is £1.91m.</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>	5C
<p>NIHE will commence work on the 2016 House Condition Survey.</p>	<p>Work is underway with the first preliminary report published on 30 March 2017.</p>	<p>The 2016 House Condition Survey final report will be published early 2018.</p>	<p>Unfitness and decent home standards will be identified through NIHE HCS reports.</p>	5C



The Croft Community, Bloomfield Road, Bangor (Choice HA)

Household Fuel Cost % Change April 2007 to January 2017



Source: NIHE

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

Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
Bryson Energy, with funding from NIHE deliver an energy efficiency awareness programme annually to 160 schools across NI and a local and impartial Energy Efficiency Advice Line.	Achieved. There were eight schools visited in the Council during 2016/17.	Bryson Energy will continue to deliver the Advice Line and Schools awareness programme.	Promote energy efficiency through contracts with social enterprises.	1C 1D
NIHE will implement the Affordable Warmth Scheme. Funding of £15.5m is available for 2016/17 across NI.	In the Council, 885 measures were carried out to 436 private properties under the Affordable Warmth scheme in 2016/17.	NIHE will implement the Affordable Warmth Scheme with anticipated funding of £16m for 2017/18 across NI.	Reduce fuel poverty.	4A 5C
NIHE will continue to administer the Boiler Replacement Scheme on behalf of DfC for the period 2016-19 with a budget of £3m for 2016/17 across NI.	In the Council, 214 properties had boilers replaced at cost of £150k.	NIHE will implement the Boiler Replacement Scheme 2016-19 with anticipated funding of £700k for 2017/18 across NI.	Develop and promote alternative natural energies to improve environmental wellbeing and combat fuel poverty in the home.	4A 5C
NIHE's 2016/19 energy efficiency programme includes 10 schemes for 1,216 units at a cost of £5.5m.	During 2016/17, 363 heating installations were carried out within the Council at a cost of £1.96m.	NIHE's 2017/20 energy efficiency programme includes six schemes at a cost of £3.5m.	Deliver zero carbon dwellings.	4B 5A 5C
Bryson Energy aim to increase membership of the 27 established oil buying clubs across NI.	Almost 5,000 households have become members of oil buying clubs across NI. Within the council area there are four: Ards Peninsula, Comber Neurodiversity, Millisle and North Down Community Network (NDCN).	NIHE aims to increase membership of the established oil buying clubs.		4A 4B
NIHE aims to complete a further 111 planned PV panel installations across NI.	A total of 1,000 PV panels have been installed across NI since 2015/16. During 2016/17 there were 136 installations within the Council area. NIHE will ensure that tenants in these properties will utilise the potential of cheaper electric bills.	Seek innovative renewable options that can be used in public and private sector homes to reduce energy demand and household electric bills.	Seek value for money options for reducing energy demand to promote across all residential sectors.	4A 4B



THEME THREE

Transforming people's lives

OUTCOME SIX PROVIDE SUITABLE ACCOMMODATION AND SUPPORT SERVICES FOR VULNERABLE RESIDENTS				
Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
The gross, three year (2016/19) SHDP contains one supported housing scheme for two units, which is programmed to commence construction in 2016/17.	During 2016/17, three schemes for 28 units completed in Bangor at Hamilton Road, Bloomfield Road and McClay Fold. At 31 March 2017, there were five supported housing schemes for 41 units on-site.	The gross, three year (2017/20) SHDP contains one supported housing scheme for seven units, which is programmed to commence construction in 2017/18.	Maintain collaborative working practices between NIHE, Health Trusts and Probation Service to deliver innovation, capacity and housing care and support services.	1C 2C 3B 5C
£6.59m has been approved to deliver the Supporting People programme for 2016/17.	£6.32m was spent delivering the Supporting People programme for 2016/17. 74 accommodation based schemes for 1,344 service users. Seven floating support schemes for 275 service users.	£5.95m has been approved to deliver the Supporting People programme for 2017/18.		1C 2C 3B
2016/19 SHDP incorporates support for 21 wheelchair units.	14 wheelchair units went on-site in 2016/17.	2017/20 SHDP incorporates support for 22 wheelchair units.		1C, 2C 3B, 5C
NIHE will assess need for social housing wheelchair housing.	Achieved.	DfC have agreed an initial Wheelchair Standard Accommodation target of 6% of general needs new build for 2017/18 which will rise to 7% for 2018/19.		1C, 2C 3B, 5C
NIHE have funding of approximately £0.7m for Disabled Facilities Grants (DFGs) for the private sector in 2016/17.	NIHE approved 69 DFGs to a value of £1,172k during 2016/17. 64 DFG's completed during the year.	NIHE have funding of approximately £9.5m for DFG's for the private sector in 2017/18 across NI.	Promote independent living through DFG adaptations.	1C, 2C 3B, 5C
NIHE will provide adaptations to their properties as required.	NIHE spent £450k on adaptations in 2016/17.	NIHE will provide adaptations to their properties as required.		1C, 2C 3B, 5C
The 2013/18 Traveller Need Assessment identified no accommodation requirement for Traveller families in in the Council area.	NIHE continues to monitor the need for Traveller accommodation throughout the Council area.	NIHE will continue to monitor and assess Traveller accommodation requirements in Ards and North Down.	Identify and meet Traveller accommodation needs within communities.	3A

OUTCOME SEVEN HOMELESSNESS IS PREVENTED OR IS ADDRESSED EFFECTIVELY				
Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
Roll in of the Housing Solutions and Support Approach will continue across NI.	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 three Housing Executive Offices, covering five outlets.	Roll in of the Housing Solutions and Support Approach will continue across NI.	Deliver a framework and model for a fully operational housing options service.	1C
NIHE have made £370k available to fund the Smartmove private rented access scheme across NI for 2016/17.	NIHE funded Smartmove private rented access scheme to a value of £445k across NI during 2016/17.	NIHE have made £450k available to fund Smartmove private rented access scheme across NI for 2017/18.	Ensure information is readily available across all tenures to meet the needs of a housing options service. Deliver an adequate supply of permanent accommodation to prevent homelessness and repeat homelessness.	5C
NIHE will work with organisations to deliver homeless services, in line with Homelessness Strategy 2012-17.	NIHE confirmed 1,483 homeless applications were received and 961 applicants were awarded Full Duty Applicant status.	NIHE will work with organisations to deliver homeless services, in line with Homelessness Strategy 2017-22.	Maintain and improve collaborative working arrangements to provide services to homeless people.	3B 3C 4A
Homeless applications to be processed within 33 working day target.	100% of homeless applications were processed within 33 working days.	Homeless applications to be processed within 33 working day target.	Maximise return on funding for temporary homeless accommodation.	3B 3C 4A
NIHE will review the Homelessness Strategy in 2017.	The Homelessness Strategy 2017-22 'Ending Homelessness Together' was published in April 2017.			

Homeless Figures

Year	No. of homeless presenters	No. of homeless acceptances	Households placed in temporary accommodation
2012/13	1,458	831	180
2013/14	1,430	854	206
2014/15	1,566	1,056	196
2015/16	1,408	946	207
2016/17	1,483	961	185

Source: NIHE

Older Persons Seeking Sheltered Accommodation

Year	March 2016	March 2017
Total applicants	346	343
Applicants in housing stress	288	279

Source: NIHE

Disabled Facilities Grants (DFGs)

Year	2012/13	2013/14	2014/15	2015/16	2016/17
Approved	67	61	76	66	69
Funding £k	1,179	845	1,228	905	1,172

Source: NIHE

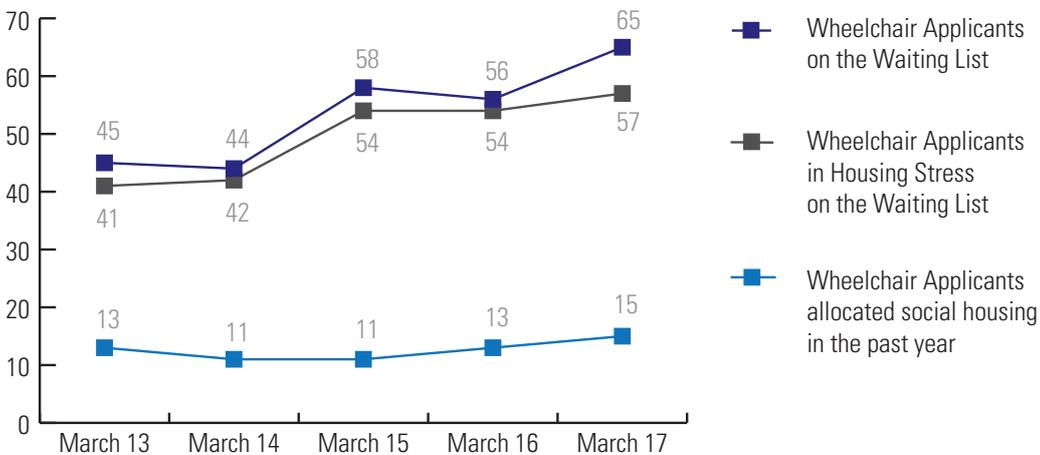
Supporting People Information

Type of Service	Client Group	No. of schemes	No. of providers	Actual payments 2016-17 (£k)	Budget 2017-18 (£k)	Max. no of services users
Accommodation Based Services	Older People	40	8	947	824	1,019
	Homelessness	3	3	536	509	37
	Learning Disability	22	10	3,063	2,871	221
	Mental Health	8	2	788	745	62
	Young People	1	1	51	68	5
	Sub Total		74	*	5,385	5,017
Floating Support Services	Older People	1	1	42	41	26
	Homelessness	4	4	454	448	142
	Mental Health	1	1	256	259	59
	Young People	1	1	184	184	48
	Sub Total		7	*	936	932
Grand Total		81	*	6,321	5,949	1,619

Source: NIHE

*Some providers supply both accommodation based and floating support services

Social Housing Wheelchair Statistics



Source: NIHE



NIHE spent
£450k
on
adaptations
to its properties



THEME FOUR

Enabling sustainable neighbourhoods

OUTCOME EIGHT REGENERATE NEIGHBOURHOODS				
Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
DfC will continue to fund the Areas at Risk, SPOD and Neighbourhood Renewal programmes for 2016/17.	During 2016/17, DfC spent approximately £60k on Areas at Risk programmes, £193k on SPOD and £214k on Neighbourhood Renewal programmes.	DfC will continue to fund the Areas at Risk, SPOD and Neighbourhood Renewal programmes for 2017/18.	Develop collaborative working arrangements between DfC, NIHE and councils to deliver housing led regeneration in partnership with communities.	3B 3C 4A 5A 5C
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.	78 cases were reported within Ards and North Down, 33 of which were closed, 14 deferred and 31 remain open.	The Empty Homes strategy is currently under review with DfC.		5C
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. To date, seven properties have been completed, one of which is located in Donaghadee. A further five are underway.	NIHE will examine a further year of the Heritage in Housing scheme in 2017/18.	Improve the quality of urban and rural design and townscape quality in local communities.	5A 5B 5C
Promote housing led regeneration through master planning proposals in urban and village centres.	NIHE will continue to work with the Council through the Community Planning process.	Promote housing led regeneration through master planning proposals in urban and village centres.		5A 5B 5C
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'.	3A 5A 5B 5C
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.	1C 4A 4B

OUTCOME EIGHT REGENERATE NEIGHBOURHOODS CONTINUED				
Plans 2016/17	Progress		Long term objectives	CP Ref
NIHE's Social Housing Enterprise Strategy will invest £0.5m in NI annually to support social housing enterprise developments.	There were no awards made by the Social Housing Enterprise Strategy, during 2016, in Ards and North Down.	NIHE's Social Housing Enterprise Strategy will continue to invest in local communities to support social housing enterprise developments.		1C 4A 4B
NIHE will transfer assets under the CAT framework to deliver community regeneration.	NIHE are currently developing the policy to implement this framework. Locally in Kilcooley estate consideration is being given to making land available for use as a 3G pitch which will be funded through the Social Investment Fund.	NIHE will transfer assets under the CAT framework to deliver community regeneration.		4A 4B 5C

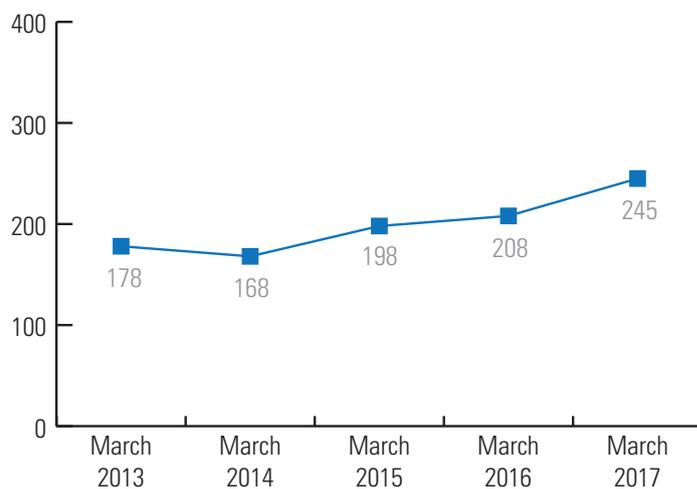


Mural of Josh Magennis, Bloomfield Estate, Bangor



Representatives from West Winds Community Association attending a BRIC2 strategic planning event

Rural Applicants in Housing Stress



Source: NIHE

**OUTCOME NINE
CREATE SAFER AND COHESIVE COMMUNITIES**

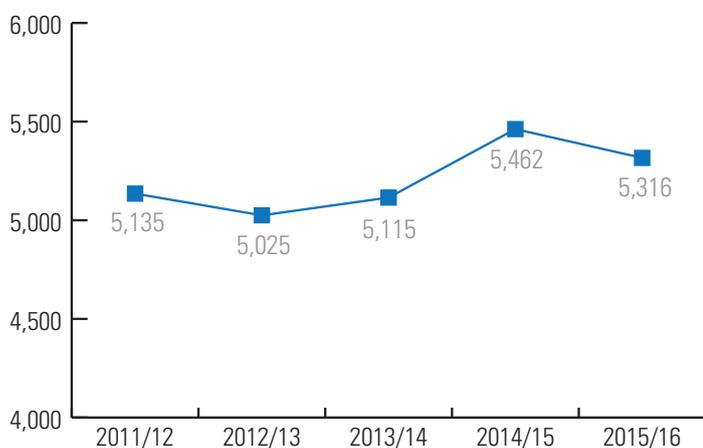
Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
Implement NIHE's Community Safety Strategy 2014-17. Update the Strategy in 2017/18.	NIHE actively deals with ASB in our estates. In the Council area during 2016/17 Community Safety Grants were paid for projects in Bloomfield, Hollywood and Conlig.	Develop new Community Safety Strategy 2017/20.	Develop community confidence and continue working with our communities and partners to address Community Safety issues and tackle ASB effectively. Reduce ASB crime.	1C 1D 3A 3B 3C
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. During 2016/17 no HIPA incidents were responded to in Ards and North Down.	Continue to work to prevent hate harassment.	Continue to work to prevent hate harassment.	3A 3B 3C
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.		3A 3B 3C
NIHE will assess funding bids from Community Groups and PCSPs for community safety projects.	During 2016/17, £3,485 was awarded in the Council area for community safety projects: Bloomfield Community Association installed a panic button in their community house; Hollywood Shared Town ran a successful youth diversionary project; and Conlig Community Association supported the local badminton club.	NIHE will continue to assess funding applications and fund appropriate projects that address community safety issues in NIHE estates where money is available.		3A 3B 3C
NIHE will continue to partner on Anti-Social Behaviour (ASB) Forum.	Local office staff continue to work with statutory partners in addressing ASB issues. During the year, pupils from Bloomfield Primary School in Bangor worked with members of the Bloomfield Community Association, young people from the area and NIHE to make over an area blighted by anti-social behaviour. Over £3,000 was funded through NIHE's Community Cohesion Unit to create a 25ft by 10ft mural of NI striker Josh Magennis, who grew up in the estate, to help reduce anti-social behaviour.	NIHE will continue to partner on ASB Forum.		3A 3B 3C

OUTCOME NINE CREATE SAFER AND COHESIVE COMMUNITIES CONTINUED				
Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
	<p>The mural was the culmination of strong community leadership and close partnership working to decide on the best use of the gable wall in the estate. Isobelle Hamilton, from the Bloomfield Community Association said "The Bloomfield estate is an extremely vibrant community and we wanted to promote the inclusive nature of the area, by showcasing the UEFA 'RESPECT' message which celebrates diversity both on and off the sporting field.</p> <p>Throughout the year NIHE staff worked closely with the PSNI and Council officials to discuss cases of common concern and agree required actions to address issues of anti-social behaviour.</p>			
NIHE will deal with reported cases of ASB in its estates.	During 2016/17, NIHE dealt with 195 cases of ASB.	NIHE will deal with reported cases of ASB in its estates.		3A, 3B 3C, 4A
NIHE will work to raise awareness and promote integration through its Good Relations Strategy and Race Relations Policy.	NIHE has provided Hate Crime Training to more than 70 staff across the organisation.	NIHE will implement bespoke training in good relations for staff and community groups.	Promote the shared ethos and development of shared communities through education programmes and shared new build developments.	3A, 3B 3C, 4A
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 & Sectional Symbols.	<p>NIHE has completed phase 1 of the BRIC2 programme with 26 estates involved across NI. Within Ards & North Down one of the phase 1 areas was the Westwinds Estate, Newtownards which held a very successful residential strategic planning course in January 17 to look at the future of the estate and the challenges it faces.</p> <p>Some phase 2 areas have been identified and are currently being invited onto the programme. Within Ards and North Down East End Residents Association and Clandeboye Village Community Association are included within Phase 2 of the programme.</p>	NIHE will identify another 26 groups to be involved in phase 2 of the BRIC2 across NI.		3A 3B 3C 4A

OUTCOME NINE CREATE SAFER AND COHESIVE COMMUNITIES CONTINUED

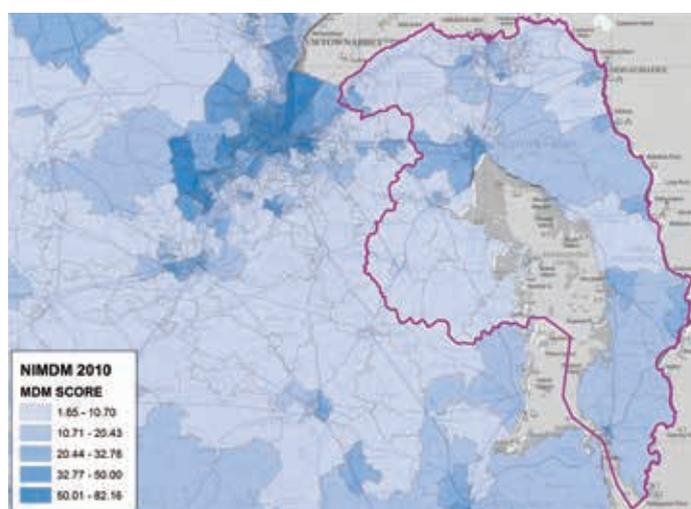
Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
NIHE will continue to fund Supporting Communities (SC) in their work with communities.	SC continues to be highly active in Ards and North Down supporting community groups. There is a dedicated Supporting Communities worker who provides administration support together with advice and assistance to a range of associations in the borough. The SC worker also provides support to the Area Scrutiny Panel & Local Housing Forums.	Update the Community Involvement Strategy in 2017/18.	Increase tenant involvement in the management and future development of their communities.	1C 3A 3B 3C 4A
NIHE will implement the Community Involvement Strategy 2014/17.	Achieved. Consultation on 2017/20 Strategy commenced January 2017.	NIHE will implement the Community Involvement Strategy and update for 2017/20.	Establish strong, collaborative working arrangements between government agencies, voluntary organisations and local community groups to support community regeneration.	1C 3A 3B 3C 4A
Funding of almost £15k for 2016/17 for Community Grants and Scrutiny Panels was made available by NIHE for groups within the Council.	£1,685 was spent in 2016/17 on administration costs for the Scrutiny Panel in Ards and North Down.	Funding of £17k for 2017/18 for Community Grants and Scrutiny Panel will be made available by NIHE.		1C 3A 3B 3C 4A

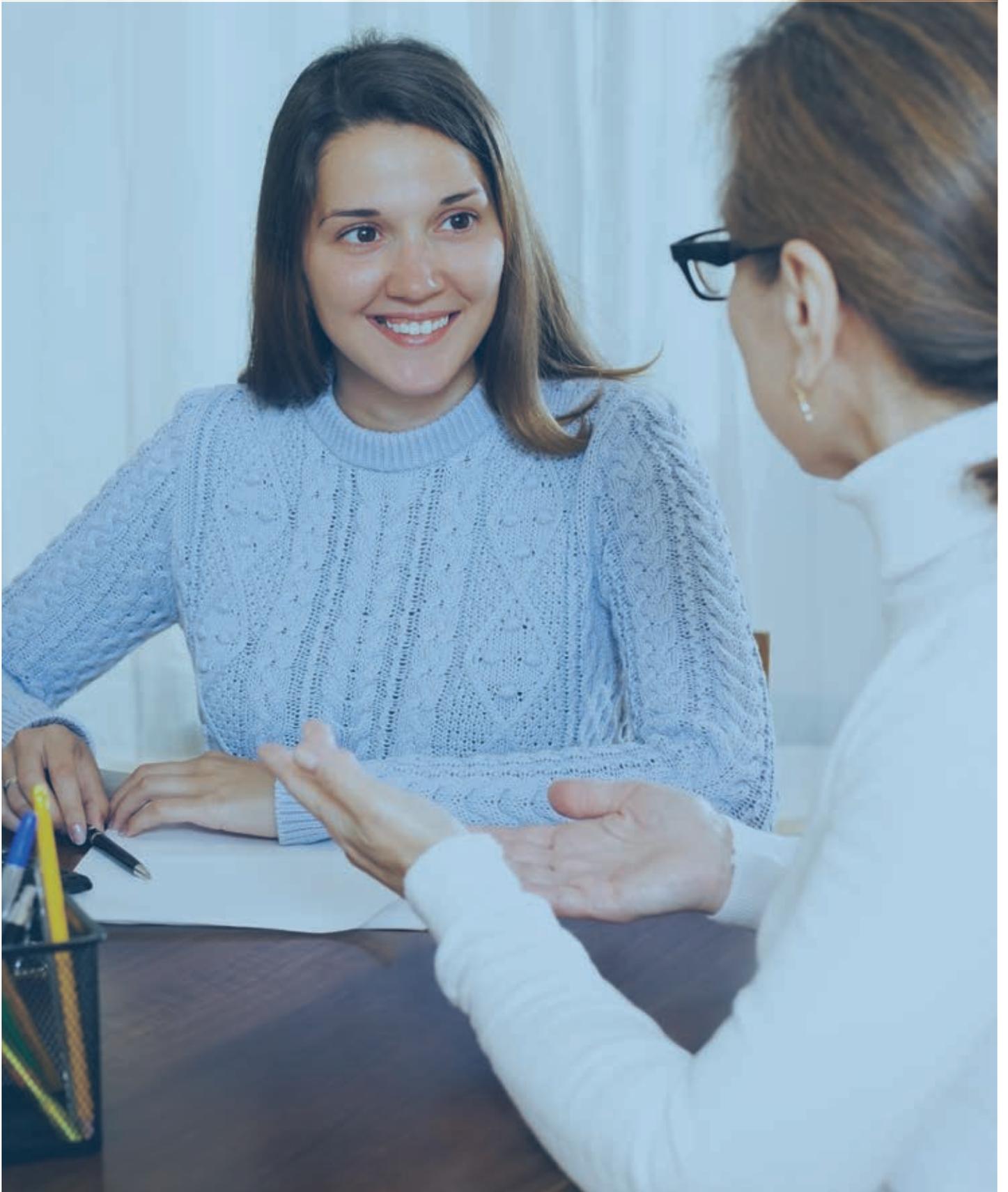
Anti Social Behaviour Incidents



Source: NINIS/NISRA

Multiple Deprivation Measure 2010

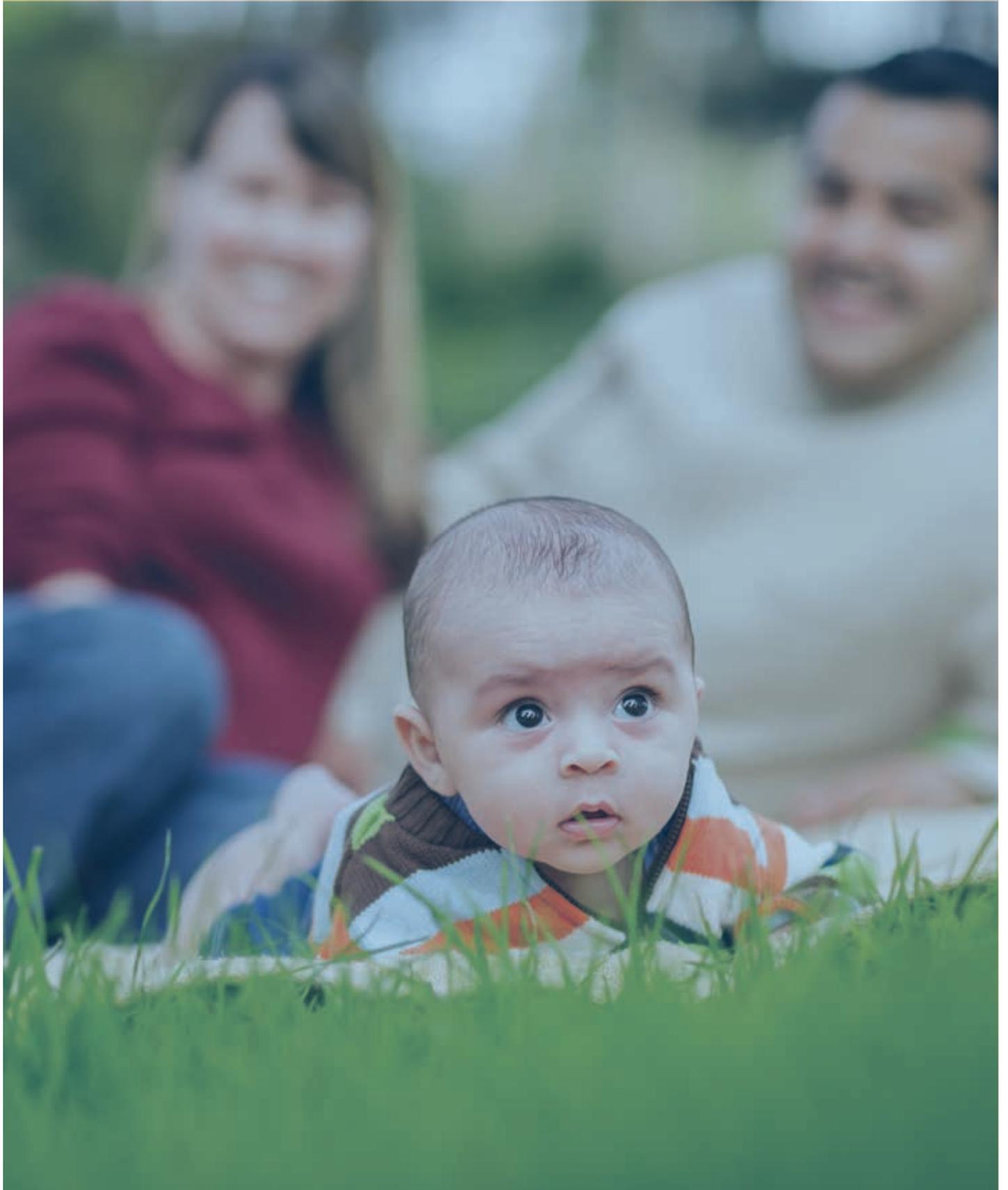




THEME FIVE

Delivering quality services

OUTCOME TEN DELIVER BETTER SERVICES				
Plans 2016/17	Progress	Plans 2017/19	Long term objectives	CP Ref
Increase rent collection to reinvest to improve services.	NIHE collected 99.69% of rent during 2016/17.	Increase rent collection to reinvest to improve services.	Maximise income to deliver better services and improve stock.	5C
Reduce arrears to maximise income.	Arrears were reduced by £22k during 2016/17.	Reduce arrears to maximise income.	Monitor and reduce tenancy fraud.	5C
Implement the Tenancy Fraud Action Plan.	Action Plan in place and statistics reported quarterly to DfC.	Continue to report Tenancy Fraud statistics to DfC.		5C
Maintain voids below 1% of total stock to make best use of housing stock and increase revenue from rents.	NIHE voids at April 17 were 0.41% 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.	5C
Implement the welfare reform project plan as required.	NIHE have established a project team and project plan to investigate all welfare changes; identify the impact on our customers and business, and to develop appropriate responses. We are working very closely with DfC on the reforms and associated mitigations.	NIHE will continue to communicate with tenants and applicants, provide advice and assistance on the impacts of welfare changes and the mitigations available, as well as assisting DfC deliver the reforms and associated mitigations where appropriate.	Make best use of stock, minimise arrears and help sustain tenancies.	5C
Contribute to support the DfC Fundamental Review of Social Housing Allocations.	Ongoing. NIHE continues to work closely with DfC to progress this review.	Continue to contribute to the DfC Fundamental Review of Social Housing Allocations.	To improve the process for housing assessment and allocation of social housing.	5C
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.	1C
Continue to monitor tenants' satisfaction through the CTOS.	Ongoing.	Continue to monitor tenants' satisfaction through the CTOS.		1C



Appendices

Appendix 1 Community Planning Outcomes

Outcome	Key Areas and Issues	Ref
<i>Outcome 1</i> <i>All people in Ards and North Down fulfil their lifelong potential</i>	Children and young people	1A
	Older people	1B
	Empowering communities and individuals	1C
	Skills and support for learning, life and employment	1D
<i>Outcome 2</i> <i>All people in Ards and North Down enjoy good health and wellbeing</i>	Early intervention	2A
	Health inequalities	2B
	Support for people caring for people	2C
<i>Outcome 3</i> <i>All people in Ards and North Down live in communities where they are respected, are safe and feel secure</i>	Respectful and shared communities	3A
	People at risk	3B
	Personal safety	3C
<i>Outcome 4</i> <i>All people in Ards and North Down benefit from a prosperous economy</i>	Deprivation, employment and skills	4A
	Entrepreneurs, social enterprises, diversification, rural opportunities and innovation	4B
	Aesthetics of our business hubs and tourism infrastructure	4C
<i>Outcome 5</i> <i>All people in Ards and North Down feel pride from having access to a well-managed sustainable environment</i>	Understanding the environment	5A
	The value of quality open and heritage spaces	5B
	Physical and digital infrastructure	5C

Appendix 2
Social Housing Need by Settlement 2016/21

Settlement	Social Housing Need 2016-21
Newtownards Town	116
Bangor Urban	467
Hollywood	202
Comber	105
Donaghadee	31
Groomsport	46
Ballygowan	20
Millisle	14
Remaining settlements* (need <10)	32
Total	1,033

** Remaining settlements, where the need in each settlement is less than 10, include: Ballyhalbert, Carrowdore, Cloughey, Kircubbin, Portavogie, Ballydrain, Lisbane, Loughries, Crawfordsburn, Helen's Bay*

New Intermediate Housing Demand for Ards and North Down 2016/26

Council	Intermediate housing demand 2016/26
Ards and North Down	630

Appendix 3

Social Housing Development Programme: Schemes completed April 2016 - March 2017

Scheme	No of units	Client group	Housing association	Policy theme
Nendrum Way, Newtownards ESP*	1	General Needs	South Ulster	Urban
John Street, Newtownards ESP*	1	General Needs	South Ulster	Urban
Burnreagh Drive, Newtownards ESP*	1	General Needs	Helm	Urban
Fairfield Way, Newtownards ESP*	1	General Needs	Helm	Urban
Upper Greenwell Drive, Newtownards	5	General Needs	Clanmil	Urban
Hamilton Road, Bangor	7	Vulnerable Women	Choice	Supported
Balligan Gardens, Bangor ESP*	1	General Needs	Helm	Urban
McClay Fold, Bangor ESP*	1	General Needs	Fold	Supported
Kilclief Gardens, Bangor (T)	16	General Needs	Ark	Urban
Croft Community, 71 Bloomfield Road, Bangor	20	Learning Disabilities	Choice	Supported
Rathgill Parade, Bangor (T)	102	General Needs	Fold	Urban
Skipperstone Road, Bangor	14	General Needs	Fold	Urban
Copeland Crescent, Comber ESP*	1	General Needs	South Ulster	Urban
DeWind Drive, Comber ESP*	1	General Needs	South Ulster	Urban
Darragh Gardens, Comber ESP*	1	General Needs	South Ulster	Urban
Crescent Mews, Comber ESP*	1	General Needs	South Ulster	Urban
Linley Drive, Comber ESP*	1	General Needs	South Ulster	Urban
Mill Street, Comber	3	General Needs	South Ulster	Urban
Railway Lane, Comber	12	General Needs	Fold	Urban
22 Croft Road, Holywood	26	General Needs	Helm	Urban
Barnagh Park, Donaghadee ESP*	1	General Needs	Helm	Urban
4 & 5 Alexander Cottages, Ballygowan	2	General Needs	South Ulster	Rural
1-4 Ringbuoy Close, Cloughey	4	General Needs	Helm	Rural
5 Church Grove, Kircubbin	6	General Needs	Clanmil	Rural
36 Abbey Road, Millisle	2	General Needs	Clanmil	Rural
5-13 & 17 Moss Road, Millisle	6	General Needs	Helm	Rural
Total	237			

* Existing Satisfactory Purchase

Appendix 3 continued

Social Housing Development Programme: Schemes on-site at March 2017

Scheme	No of units	Client group	Housing association	Policy theme
13 Comber Road, Newtownards	56	General Needs	Clanmil	Urban
Killard School, North Road, Newtownards	79	General Needs	Clanmil	Urban
20-22 Crawfordsburn Road, Newtownards	16	General Needs	Clanmil	Urban
90-94 Balfour Street, Newtownards	10	General Needs	Clanmil	Urban
Talbot Street, Newtownards	6	General Needs	Clanmil	Urban
57 John Street, Newtownards	9	General Needs	Connswater	Urban
Crawfordsburn Road, Newtownards ESPs*	2	Mental Health	South Ulster	Supported
Newtownards ESPs*	4	General Needs	South Ulster	Urban
42 Bangor Road, Newtownards	3	General Needs	South Ulster	Urban
Ravara House, Ravara Gardens, Bangor	24	Elderly - Housing with Care	Ark	Supported
North Down YPLC, Donaghadee Road, Bangor	12	Young People Leaving Care	Choice	Supported
Clifton Special Care School, Old Belfast Road, Bangor	106	General Needs	Choice	Urban
66a-78 Bloomfield Road, Bangor	56	General Needs	Clanmil	Urban
Corner of Faulkner Road/Clandeboyne Road, Bangor	58	General Needs	Clanmil	Urban
Fold Mews, Bangor ESPs*	2	Elderly - Sheltered	Radius	Supported
McClay Fold, Bangor ESP*	1	Elderly - Sheltered	Radius	Supported
Rathgill Phase B, Bangor (T)	77	General Needs	Radius	Urban
16 Belfast Road, Bangor	24	General Needs	Radius	Urban
James Mews, Clandeboyne Road, Bangor	14	General Needs	South Ulster	Urban
19-21 Castle Street, Comber	16	General Needs	Habinteg	Urban
Comber ESPs*	3	General Needs	South Ulster	Urban
Beechfield, Donaghadee (T)	14	General Needs	Clanmil	Urban
34-36 Bangor Road, Holywood	6	General Needs	Habinteg	Urban
66 Main Street, Greyabbey	10	General Needs	Clanmil	Rural
Burn Brae, Portaferry	4	General Needs	Ark	Rural
High Street, Portaferry	23	General Needs	Connswater	Rural
Drumfad Mill, Millisle ESP*	1	General Needs	Connswater	Rural
Total	636			

* Existing Satisfactory Purchase

Appendix 3 continued**Social Housing Development Programme: Schemes programmed 2017-20**

Scheme	No of units	Client group	Year	Housing association	Policy theme
Kimberley House, Newtownards	7	Mental Health	2017/18	Choice	Supported
Orchard Court, Newtownards	1	General Needs	2017/18	Choice	Urban
Rathmullan Drive, Newtownards (T)	9	General Needs	2017/18	Connswater	Urban
Court Street, Newtownards	7	General Needs	2018/19	Clanmil	Urban
Comber ESPs*	5	General Needs	2017/18	South Ulster	Urban
Craigowen Gate Lodge, 208 Bangor Road, Craigavad	1	General Needs	2017/18	Clanmil	Urban
Stewarts Place, Holywood	1	General Needs	2018/19	Clanmil	Urban
Brae Grove, Ballygowan	1	General Needs	2017/18	Triangle	Rural
128-132 Frances Street, Newtownards	10	General Needs	2018/19	Habinteg	Urban
110 Hamilton Road, Bangor	32	General Needs	2018/19	Clanmil	Urban
Holborne Avenue, Bangor	14	General Needs	2018/19	Clanmil	Urban
58 Newtownards Road, Comber	10	General Needs	2018/19	South Ulster	Urban
Skipperstone, Bangor	50	General Needs	2019/20	Clanmil	Urban
Comber ESPs*	10	General Needs	2019/20	South Ulster	Urban
Total	158				

* Existing Satisfactory Purchase

Appendix 4

Maintenance and Grants Programme: Schemes complete at March 2017

Work Category	Scheme	Units
External Cyclical Maintenance	Movilla Phase 1, Newtownards	60
	Portaferry	83
	Movilla Phase 2, Newtownards	83
	Westwinds Flats, Newtownards	154
	Kilcooley Phase 1, Bangor	307
	Ballyhalbert/Portavogie/Ballywalter	245
	Scrabo, Newtownards	171
	Westwinds Estate	131
Revenue Replacement	Jubilee/Kilcooley/Rathgill	47
	Lisnabreen	67
	Glen Kitchens Phase 2, Newtownards	125
	Movilla	59
Heating Installation	Bangor 15 year Heating Phase 1	42
	Ards 15 year Heating	98
	Jubilee/Rathgill (Additional Dwellings)	38
	Bangor 15 year Heating Phase 2	73
	Westwinds 15 year Heating	112
Capital Scheme	Ballyferris/Carrickmannin Bathroom Kitchen Rewiring	105

Appendix 4 continued**Maintenance and Grants Programme: Scheme Activity and Expected Completions up to March 2018**

Work Category	Scheme	Units
External Cyclical Maintenance	Scrabo	265
	Comber Phase 1	183
	Westwinds Estate	170
	Glen Estate	113
	Hollywood	325
Revenue Replacement	Movilla	6
	Scrabo	33
	Rathgill	39
	Portaferry/Millisle	83
Heating Installation	Ards	143
	Bloomfield	91
Double Glazing	Bangor /Ards	264
Capital Scheme	Ballyferris/Carrickmannin Bathroom Kitchen Rewiring	2
	Ballynoe/Ravara Bathroom Kitchen Rewiring	22
	Glen Bungalows	8
	Ards Rurals	1
Revenue Repair	Bangor 10 year Smoke Alarm Replacements	358
	Bangor Phase 1 Electrical Inspections	352

Note: Some schemes may start and complete in year.

Appendix 4
Maintenance and Grants Programme Continued

Definition of Work Categories

External Cyclical Maintenance	Work to the external fabric of a dwelling and its immediate surrounding area.
Revenue Repair/Replacement	Repair or replacement of obsolete internal elements, e.g. sanitary ware and kitchen units.
Capital Scheme	Improvement works.
Heating Installation	Replacement of solid fuel or electric heating.
Double Glazing	Replacement of single glazed with double glazed units.

Adaptations to Housing Executive Stock in 2016/17

Type of Adaptation	Adaptations commenced April 2016 to March 2017	Adaptations spend April 2016 to March 2017 £k
Extension to dwelling	15	280
Lifts	<10	20
Showers	70	150
Total	-	450

Grants Performance 2016/17

Grant Type		Approved	Approval Value £k	Completed
Mandatory Grants	- Disabled Facilities Grant	69	1,172	64
	- Repairs Grant	66	53	66
Discretionary Grants	- Renovation Grant	<10	37	<10
	- Home Repair Assistance Grant	<10	25	10

Appendix 5 Management Team Contact Details

Housing Services		All enquiries 03448 920 900
Office	Contact	Contact Information
Newtownards Office Strangford House, 28 Court Street Newtownards BT23 7NX		newtownardsdistrict@nihe.gov.uk
Bangor Office 2 Alfred Street, Bangor BT20 5DH		bangor@nihe.gov.uk
South Regional Manager Marlborough House, Central Way Craigavon BT64 1AJ	Comghal McQuillan	comghal.mcquillan@nihe.gov.uk
Area Manager Strangford House, 28 Court Street Newtownards BT23 7NX	Owen Brady	owen.brady@nihe.gov.uk
Housing Services Manager Strangford House, 28 Court Street Newtownards BT23 7NX	Alison Methven	alison.methven@nihe.gov.uk
Bangor Office Manager 2 Alfred Street , Bangor BT20 5DH	Steven McBurney	steven.mcburney@nihe.gov.uk
Bangor Maintenance Manager 2 Alfred Street , Bangor BT20 5DH	Paul Shepherd	paul.shepherd@nihe.gov.uk
Newtownards Maintenance Manager Strangford House, 28 Court Street Newtownards BT23 7NX	William Irvine	william.irvine@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
Regional Place Shaper Marlborough House, Central Way Craigavon BT64 1AJ	Keery Irvine Head of Place Shaping (A)	keery.irvine@nihe.gov.uk
Development Programme Group 2 Adelaide Street, Belfast BT2 8PB	Roy Baillie Head of Development Programme Group	robert.baillie@nihe.gov.uk
Supporting People 2 Adelaide Street, Belfast BT2 8PB	Anne Sweeney Assistant Director	anne.sweeney@nihe.gov.uk

Appendix 6
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 a number of pilot areas; this uses housing intervention to regenerate areas and reverse community decline.
CAT	Community Asset Transfer 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.
CTOS	Continuous Tenant Omnibus Survey, is an assessment of the attitudes of Housing Executive tenants.
Decent Home	A decent home is one which is wind and watertight, warm and has modern facilities and is a minimum standard that all social housing should have met through time.
Department for Communities (DfC)	New government department in Northern Ireland which came into effect in May 2016 and replaces the Department for Social Development (DSD).
Disabled Facility 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)	New government department in Northern Ireland which came into effect in May 2016 and replaces 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 registered housing association.
Floating Support	This enables users to maintain or regain independence in their own homes. Floating support is not tied to the accommodation but is delivered to individual users.
Fuel Poverty	A household is in fuel poverty if, in order to maintain an acceptable temperature throughout the home, it would have to spend more than 10% of its 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".
HECA	Home Energy Conservation Authority, the Housing Executive is the HECA for Northern Ireland.
HMO	A House of Multiple Occupation means a house occupied by more than two people 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 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 Analysis (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	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 a points total 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 that are not able to 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	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	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	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.
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.
SHDP	Social Housing Development Programme, the SHDP provides grant to housing associations to build social housing. The programme is managed by the Housing Executive on a three-year rolling basis.
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 as a social housing provider. Social rented accommodation is offered in accordance with the Common Selection Scheme, administered by the Housing Executive, which prioritises households who are living in unsuitable or insecure accommodation.
SPOD	Small Pockets of Deprivation 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.
TBUC	The Northern Ireland Executive Together Building a United Community Strategy containing objectives for a united and shared community and improved community relations.

Housing
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