

Newry, Mourne and Down

Housing Investment Plan

2015-2019



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ACHIEVEMENTS

2014/15 has been an exceptional year for the Housing Executive. Over this period:

- Our core landlord services of response maintenance exceeded targets in terms of tenant satisfaction and completion rates;
- Over 28,000 of our homes were included in our largest planned maintenance programme for many years, which saw expenditure of £100 million;
- Working alongside housing associations we saw 2,013 new homes started last year;
- Over £200 million has been channelled into regional services, helping vulnerable people across Northern Ireland, including £10 million on tackling homelessness and £72 million has been administered through the Supporting People programme;
- 19,138 were supported through private sector grants including a spend of £15 million on fuel poverty schemes and £13.5 million was spent on grants for private homeowners;
- £667 million in Housing Benefit has also been administered in the last year to 167,000 customers.

In May the organisation secured the Investors in People 'Silver Award' accreditation. The organisation has also recently been informed that it has been re-credited Customer Service Excellence (CSE) with overall customer satisfaction levels for the current year running above 88%.

The Housing Executive has met all of its key targets for 2014/15. Importantly, we have delivered positive outcomes for customers across the range of Housing Executive functions in both landlord and regional services. The Housing Executive is well placed to continue to deliver much needed investment and services to people in Northern Ireland in the years ahead.

Foreword

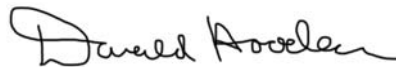
Welcome to the Housing Executive's first Housing Investment Plan (HIP) for your District which is intended to initiate discussion on delivering improved housing outcomes. As a community planning partner, the Housing Executive looks forward to working with our partners in delivering better services for all citizens in the District.

The Housing Executive's 'Journey to Excellence' aims to deliver top class regeneration and housing solutions that meet the needs of our communities and partners now and in the future. It is essential that we give equal attention to the people, property and place aspects of the business.

Although the Housing Executive has a responsibility for the entirety of the homes and sustainable place agenda, the Landlord Services Division has a particular responsibility for managing its social housing stock. The Regional Services Division within the Housing Executive has the major responsibility for ensuring the effective delivery of the people, property and place programme

in collaboration with a wide range of partners. Crucially, the work of the Regional Services Division also provides the Department for Social Development (DSD) and other central government departments with expertise and knowledge through local understanding and experience.

Put simply, the Housing Executive has to maintain a balance between delivering good housing and ensuring the long-term future of all neighbourhoods in Northern Ireland. To do the first of these tasks without the other would be to fail to maximise the use of public resources. This wider mission, set out in the introduction, is at the core of the Regional Services Division, will require innovation in terms of both what we do and how we do it.



Mr Donald Hoodless
Chairman

Geography of Newry, Mourne and Down District



Newry, Mourne and Down District is divided into seven district electoral areas.



Executive Summary

Introduction

This Housing Investment Plan (HIP) will be the 'comprehensive conversation piece' for the housing element of community planning, involving consultation from a range of stakeholders in the sector. It is intended the HIP will initiate further discussion amongst partners to shape the future of housing in Newry, Mourne and Down.

The HIP will be renewed every four years. In the intervening years, the Housing Executive will publish an annual update and performance report.

The vision of the HIP is 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. Its longer strategic vision encompasses a ten year period.

The HIP contains five themes, with a number of related outcomes whose performance will be measured annually. The five themes are:

- (1) Identify and meet housing need and demand;
- (2) Improving peoples' homes;
- (3) Transforming peoples' lives;
- (4) Enabling sustainable neighbourhoods;
- (5) Delivering quality services.

The HIP has taken account of the Programme for Government, NI Housing Strategy, Regional Development Strategy, Sustainable Development Strategy for Northern Ireland, Planning Reform, Reform of Local Government, and the Social Housing Reform Programme.

The HIP will assist the community plan to target public resources more effectively.

The Housing Executive budget for the council area is projected to be £13.77m in 2015/16.

Population of the council area is growing (approximately 174,829). Unemployment is less than the Northern Ireland average.

The council area lies within Newry and Belfast Metropolitan Housing Market Areas, whose key housing issues are affordability, private rented sector growth, fuel poverty, public expenditure cuts, and the growth in the number of elderly citizens.

Theme One:

Identify and meet housing need and demand

Performance outcomes:

1. Identify new housing requirements;
2. Increase the supply of affordable renting to meet the needs of communities;
3. Assist home ownership;
 - The population is projected to increase to 189,202 by 2023, and older people will represent over a sixth of the population (17.3%);
 - DOE Land Availability Report for 2013 shows a potential capacity for 13,762 additional dwellings in the council area, which is sufficient at current building rates;
 - A new Newry, Mourne and Down Local Development Plan will identify and zone new housing land;
 - DSD has established a Housing Supply Forum, as recommended by the NI Housing Strategy. It is to report with recommendations and actions in 2015/16;
 - Census 2011 demonstrates the continued desire of residents to own their own home. It also

- highlights the significance of the private rented sector, which increased by 173% between 2001 and 2011 across Newry, Mourne and Down. Private sector sales have also increased, despite tighter mortgage lending conditions and negative equity;
- Low income households are faring worst in terms of accessing the property ladder. The demand for intermediate housing is increasing at 222 units per annum for the 2013 to 2023 period;
 - There are 6,668 registered tenancies in the council area, according to the Landlord Registration Scheme. In total, 7,210 private tenants in the council area are receiving private housing benefit;
 - There are 104 registered HMO (Houses in Multiple Occupation) in the council area, all in compliance with the HMO regulations. New legislation is currently being drafted;
 - Projected new-build social housing need is 1,563 units over the five-year period 2014-19. The areas of greatest need are Newry City, Warrenpoint, Newcastle, Downpatrick, Castletwellan, Ballynahinch, Bessbrook, and Rostrevor;
 - There were 135 social housing units completed across Newry, Mourne and Down and included development at Downpatrick, Newcastle, Newry City, Warrenpoint, Bessbrook, Forkhill, Mayobridge and Mullaghbawn. At March 2015, there were 106 units on site across the Newry, Mourne and Down District including developments in Downpatrick, Saintfield, Ballynahinch,

- Newcastle, Newry City and Crossmaglen;
- Latent demand tests will be carried out in selected areas to establish hidden social housing need;
 - The Housing Executive publishes the Unmet Need Prospectus each year on its website to inform housing associations where there is a shortage of programmed sites to meet the projected social housing need;
 - The Housing Executive undertakes site identification studies for locations of unmet need. A number of these studies have been carried out across Newry, Mourne and Down at the following locations: Ballynahinch, Castletwellan and Strangford. Studies at Killyleagh, Killough, Clough (Dundrum), Mayobridge, Newtowncloghogue and Saintfield are currently underway. Further studies are scheduled to commence in the coming year;
 - The Housing Executive, in partnership with DSD and others, is devising a Delivery Strategy for the Social Housing Development Programme, to be implemented in 2016;
 - Welfare Reforms are likely to increase the demand for smaller social housing units.

Theme Two: Improving people's homes

Performance outcomes:

4. Improve the quality of the housing stock;
5. Develop low carbon homes and reduce fuel poverty;
 - Unfitness rates have been reducing in Newry and Mourne between 2001 and 2011. In Down however there has been

- an increase in unfitness from 2.7% in 2006 to 4% in 2011. Less disposable income and reduced public expenditure are the main causes. Unfitness is higher in older properties, vacant properties, and in isolated rural areas;
- The number of homes meeting the Decent Homes standard is increasing in the council area. Thermal comfort is the main reason for failure;
 - In the context of reduced grant aid to private homeowners (including landlords) DSD will introduce a pilot loans scheme in 2015/16 to reduce unfit levels in private homes;
 - The Housing Executive is Northern Ireland's Home Energy Conservation Authority. It identifies, promotes and monitors home energy efficiency and carries out Housing Condition Surveys;
 - In 2011, home energy efficiency had improved by over 22% on the 1996 baseline figure for Northern Ireland;
 - Approximately 45% of homes in the council area are in fuel poverty;
 - The Affordable Warmth Scheme is expected to deliver 1,000 completed household surveys annually to the Housing Executive up to March 2017;
 - The Boiler Replacement Scheme has received approval to run for one more year (2015/16) with funding of £2m for Northern Ireland;
 - The Northern Ireland Building Regulations legislative amendments in February 2014 mean that by 2020 there will be a new regulatory requirement for all new buildings to nearly zero-energy buildings;
 - The Housing Executive's Maintenance Investment Strategy continues to deliver improvements

to its housing stock despite reductions in public funding. An Asset Management Strategy is to be developed for the period 2016-2021;

- Funding for improvements to Housing Executive properties is partly raised by rental income from tenants. DSD has set a target to transfer 2,000 Housing Executive homes to housing associations across Northern Ireland.

Theme Three: Transforming people's lives

Performance outcomes:

6. Provide suitable accommodation and support services for vulnerable residents;
7. Homelessness is prevented or addressed effectively;
 - The Housing Executive will provide housing related support services to tackle social exclusion through its supporting people programme;
 - It is projected that older persons will make up 17.3% of the population of Newry, Mourne and Down by 2023. As a result, the Housing Executive have commissioned research to determine the level of housing need among older people;
 - Smartmove Housing is delivering a private rented sector access scheme across Northern Ireland;
 - The third Travellers Accommodation Needs assessment was carried out across Northern Ireland in 2013/14 and is being used to plan future accommodation schemes;
 - It is forecast that the need for adaptations will continue to rise. The Housing Executive

- Adaptations Service is therefore key to sustaining independent living;
- In 2014/15, 110 disabled facilities grants were approved in the Newry, Mourne and Down area through our private sector grants scheme;
 - Over the last five years, the Housing Executive carried out 205 adaptations for tenants at a cost of £3.23m in Newry, Mourne and Down.

Theme Four:
Enabling sustainable neighbourhoods

Performance outcomes:

8. Regenerate neighbourhoods;
 9. Create safer and cohesive communities;
- Within the Newry, Mourne and Down area deprivation is most prevalent in social housing estates;
 - The Housing Executive will continue to work with local areas identified under the 'Areas at Risk' programme and Neighbourhood Renewal;
 - The Housing Executive will work with DSD to bring long term empty homes back into use for social renting through the delivery of an 'Empty Homes Action Plan';
 - The Housing Executive has developed a 'Social Enterprise Strategy' promoting social enterprise within its estates;
 - The Housing Executive will ensure that affordable housing matters are identified in masterplans for town and village centres throughout the area;
 - The Housing Executive will continue with information sharing protocols with other agencies and participate in anti-social behaviour (ASB) interagency forums;
 - The Housing Executive will support government in the

- delivery of housing related strands of the Together Building a United Community (TBUC) strategy;
- The Housing Executive continue to implement the Race Relations Policy;
 - A new BRIC 2 programme has been approved and will run over a three year period (2015/18) based in 76 estates across Northern Ireland;
 - The Housing Executive will continue to facilitate the local Tenant Scrutiny Panel.

Theme Five:
Delivering quality services

Performance outcome:

10. Deliver better services;
- Newry, Mourne and Down Area is made up of two local offices at Newry City and Downpatrick town with responsibility for 5,373 tenants;
 - The 2014/15 year recorded that the Area Office successfully achieved all performance targets;
 - 99.82% of rent was collected;
 - Arrears decreased by £60k;
 - Voids were 0.43% at March 2015;
 - Customer engagement involved over 22,202 customers calling at the offices and over 22,924 phone calls received.

Population 2013 **174,829**



Population 2023 **189,202**



New Build

£3.54m

in 2014/15



Completions

135

in 2014/15

On site

106

at March 2015



Housing need

1,563

2014/19

Housing stress

2,151

at March 2015

Allocations

513

in 2014/15

There are

66,143

homes in the district



Owner Occupied **71%**

Private Rented **17%**

Social rented **10%**

Ave house price

£132k

2014/15



Ave house price NI

£140k

2014/15



Introduction

Introduction

The Housing Executive is a statutory partner in community planning under the Local Government Act (Northern Ireland) 2014. The Act requires each council to provide a framework within which councils, departments, statutory bodies and other relevant agencies and sectors can work together. This Housing Investment Plan (HIP) has been developed as a 'Comprehensive Conversation piece' for the housing sector informed by a range of stakeholders. As the strategic housing authority, the Housing Executive has prepared the HIP to inform the community planning partnership on the state of the housing market, housing needs, policy priorities and public sector investment proposals for Newry, Mourne and Down District between 2015 and 2019. A longer ten-year horizon is also considered.

The HIP will be renewed every four years. In the intervening years, the Housing Executive will publish an annual update and report on the performance of proposals set out in the HIP as well as incorporating initiatives as necessary. The HIP is not a fixed plan. It is a living document, subject to consultation, annual monitoring or even fundamental review in the light of major change in the policy and/or fiscal context.

The HIP also fulfils the Housing Executive's statutory obligations under the 1981 Housing Order to consult with councils on its performance and future plans on an annual basis.

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 Newry, Mourne and Down District is one where:

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

This vision for Newry, Mourne and Down District 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.

Themes and outcomes

The HIP framework is structured around five themes that reflect the objectives of the Housing Executive. The themes also embrace those of the Northern Ireland Sustainable Development Strategy, which puts cohesive communities at the heart of housing development constructed within environmental limits. Success for housing providers is about measuring the impact of their interventions against policy and strategy recommendations; therefore, under each theme, a number of outcomes have been identified. The themes and outcomes are noted in the adjacent box:

Under themes one to four, the report examines the challenges facing the Newry, Mourne and Down housing market and identifies strategies to address imbalances. While work under these themes is undertaken across both regional and landlord aspects of the Housing Executive's business, a fifth theme, 'Delivering Quality Services' relates entirely to the landlord function, which has responsibility for approximately 90,000 tenants' homes. The report sets out investment performance for 2014/15 and programmes to achieve the HIP's outcomes for the period 2015 to 2019. The HIP will also consider the long-term

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.

Strategic Policy Context

1. Programme for Government;
2. Northern Ireland Housing Strategy (Facing the Future 2012-17);
3. Planning reform and the Regional Development Strategy;
4. Sustainable Development Strategy for Northern Ireland;
5. Welfare Reform Act;
7. Reform of Local Government;
8. Social Housing Reform Programme.

aspirations (10 years) and targets for the local area. Detailed information of actions and proposals are set out in the Appendices. All statistics in this document refer to Newry, Mourne and Down District Council area unless otherwise stated. The Housing Executive, as a statutory community planning partner and in consultation with key stakeholders will publish annual updates on the HIP to inform the community planning process.

Shaping the HIP

The HIP has been developed within the context of the Northern Ireland policy framework. The key documents and strategies, listed left, set the financial, legal and policy parameters within which the housing industry currently operates. These strategies are discussed further within the HIP.

Resources

In Northern Ireland, there is a practical requirement for stakeholders in the housing market to work with others, in order to deliver effective and efficient housing and related neighbourhood services, guided and unified by considering the community's wider needs. It is encouraging to note, that many examples of strong partnership already operate in the sector, across private, public and voluntary agencies.

The recent introduction of community planning legislation offers the Housing Executive an exciting opportunity to collaborate with the 11 new councils, statutory partners and the community and voluntary sector over the next year in the production of a community plan. Community planning will seek to target limited public sector resources more effectively by working in collaboration with others.

Table 1: Actual/Projected Public Sector Housing Spend

Activity areas	Actual spend £m	Projected spend £m
	2014/15	2015/16
Capital improvement work	0.17	0.88
Planned maintenance work	5.16	2.66
Response maintenance*	2.80	2.58
Private Sector Grants	1.43	1.46
Grounds Maintenance	0.34	0.38
Warm Homes**	0.55	----
Supporting People	5.96	5.81
Investment in New Build***	3.54	****
Total	19.95	13.77

Source: Northern Ireland Housing Executive

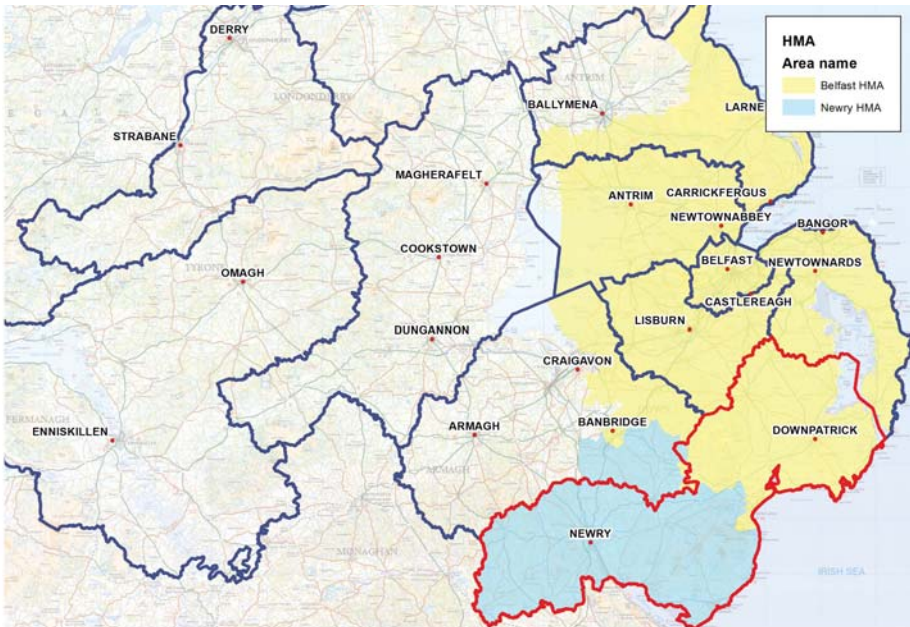
* Includes minor disabled person adaptations, redecoration and displacement grants.

** Warm Homes spend is demand led and cannot be projected at district level.

*** 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 2015/16 has not been finalised.

Belfast and Newry (HMA) Areas



Source: Housing Executive

The total Housing Executive projected investment within Newry, Mourne and Down District in 2015/16 is £13.77 million. Housing expenditure is set out in Table 1.

Area profile

Newry, Mourne and Down District is an attractive location for business. Newry City is strategically placed on the A1/M1 Belfast to Dublin corridor and Downpatrick is in close proximity to Belfast. The district is well served with a strong retail offering and a diverse range of service industries, manufacturing and agri-food businesses. The district is renowned for its scenic beauty, bounded on the east by Strangford Lough and Carlingford Lough, on the west by Slieve Gullion and Slieve Croob, with the Mountains of Mourne at the centre making it an attractive place to live and work.

The district has a growing population of approximately 174,829 and is the 3rd largest council in Northern Ireland, making up approximately 11% of the total land area. The district is a mixture of city, towns, villages and rural areas and although the economy has fared well in recent years, it continues to have a significant number of areas of social deprivation. Newry, Mourne and Down has the joint second highest rate of unemployment in Northern Ireland at 5.59%.

The housing context for the Newry, Mourne and Down District council area crosses two Housing Market Areas: Belfast and Newry (as shown in the map above). Housing markets are often not coterminous with local government district boundaries, therefore, there is a need for councils to cooperate with their neighbouring councils to address any potential land use requirements.

Both HMAs present an assessment of the housing market conditions throughout the area and provide a robust evidence base, which highlights the pressures within and between housing tenures in Newry, Mourne and Down.

The HMA identified the following key issues as listed in the box below. These remain relevant in the current housing market.

Housing Market Analysis Key Issues

- House prices have become more affordable. However, tighter lending is likely to lead to the continuation of low rates of private housing construction;
- There has been significant growth in the size of the private rented sector since 2001;
- House conditions are likely to deteriorate with a lack of available private sector grant funding for housing and reduced disposable income;
- Fuel poverty will remain an issue;
- Public expenditure cuts in Northern Ireland suggest that they will have implications across the Newry HMA for the next decade and possibly beyond;
- The growth in older people will have implications in terms of the demand for housing adaptations, specialist housing and personal or nursing care.



THEME ONE

Identify and meet housing need and demand

Challenges and opportunities

Changing economic conditions, tenure trends and household numbers and types will influence housing market dynamics and the requirement for new housing. Analysis of these changes will allow us to determine the scale and mix of housing provision and affordable housing provision needed in any given area. Research and market intelligence guide the Housing Executives plans and programmes, and support other decision-makers by identifying housing need and demand across Northern Ireland. Key issues relating to housing in the Newry, Mourne and Down District are outlined right:

Changing demographics, particularly in age profile and average household size, are important factors when considering numbers and design of new housing. The Newry, Mourne and Down population continues to grow, with an increasingly aging populace and smaller households. It is projected that by 2023 older people will represent 17.3% of the population in the district.

The rate of new house building falls below the requirement (1,224) as set out in the Regional Development Strategy 2035 (RDS). However, this may be revised downwards following a review

of housing growth indicators, currently underway by DRD. The DOE's Northern Ireland Housing Land Availability Report for 2013 (Planning NI: 2014) shows potential capacity for 13,762 additional dwellings in Newry, Mourne and Down District which is sufficient at current build rates. A new Newry, Mourne and Down Local Development Plan will identify and zone land for new housing.

DSD established a Housing Supply Forum in January 2014, made up of key stakeholders, to consider how to improve housing supply in a sustainable way, as recommended by the Housing Strategy 'Facing the Future'. A final report with recommendations and agreed actions is due to be published in 2015/16.

The 2011 census demonstrates the continued desire of residents to own their own home. The private rented sector is an increasingly important sector in the district, with numbers rising by 173% between 2001 and 2011. Census 2011 showed that the social rented stock in the District (6,185 units) has fallen by 25% compared to the 2001 figure.

Key Issues

- An increasing population;
- The forecasted rate of new household formation has significantly reduced;
- Requirement for smaller units particularly from existing elderly households;
- Reduction in the level of new housing starts;
- Negative equity levels in NI highest in UK;
- Demand is rising for private rented accommodation;
- Continuing growing need for additional social housing;
- Potential for Welfare Reform to impact on the social housing requirement.

Residential planning applications and new build starts



- New build Starts
- Residential Planning Applications

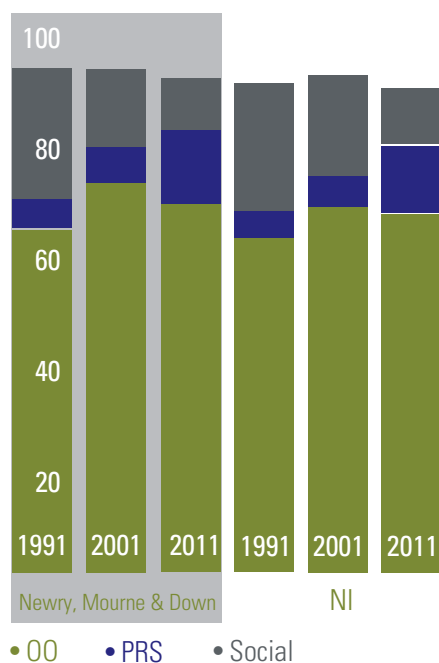
Source: LPS and DOE Statistics Branch
* Residential Planning Applications for 2014/15 are for Quarters 1-3 only.

Table 2: Demographic Trends

Demographics	Mid-Year Estimate 2003	Mid-Year Estimate 2013	Projected 2023
Children	38,945 (24.9%)	39,517 (22.6%)	42,095 (22.2%)
Working age	98,233 (62.8%)	110,791 (63.4%)	114,418 (60.5%)
Older people	19,217 (12.3%)	24,521 (14.0%)	32,689 (17.3%)
Total Population	156,395	174,829	189,202
Households	n/a	63,429	69,520
Ave Household Size	n/a	2.73	2.69

Source: NISRA

% households in owner occupation, private rented sector and social housing



Source: NISRA

Owner occupied housing sector

The private housing market is now showing signs of recovery as the number of house sales in Newry, Mourne and Down has increased from 679 in 2010 to 1,456 in 2014 (LPS), and is the highest annual number of sales during the 2010-2014 period. The average house price for Newry, Mourne and Down District stabilised at £132k in 2014, approximately £10k below the Northern Ireland average. Popular locations in the district include Newcastle, Downpatrick, Newry City, Warrenpoint, Bessbrook, Camlough, Ballynahinch, Saintfield and Strangford.

Despite lower house prices and low interest rates, negative equity and rigorous bank lending practices have constrained the housing market. The mortgage administration company HML estimated in 2013, that more than 68,000 mortgages advanced since 2005 (41% of the NI total) were now in negative equity; an increase from 44,000 (28%) in 2011. The DSD Housing Repossessions Taskforce 2015, report that Northern Ireland's repossession rate is likely to continue to outstrip other UK regions.

<http://www.dsdni.gov.uk/housing-repossessions-taskforce-final-report.pdf>

Low income households can find difficulty accessing the owner occupied market creating demand for intermediate housing. The Housing Executive estimate intermediate housing demand for Newry, Mourne and Down District at approximately 222 units per annum for the 2013 to 2023 period. Co-ownership approved 70 applications in 2014/15 for the Newry, Mourne and Down area, reflecting the opportunities this scheme provides in the current housing market environment. In addition, DSD is piloting a number of initiatives to deliver affordable housing with the potential to be rolled out across Northern Ireland.

Private rented housing sector

The private rented sector across Newry, Mourne and Down has seen an unprecedented increase in its tenure share between 2001 and 2011. Local estate agents report that there is strong demand for private rental accommodation across the district. Rising levels of temporary employment, growing social housing waiting lists, lending restrictions and high levels of negative equity will ensure that the private rented sector continues to play an important role in the district.

There is potential for volatility in the private rented sector with large numbers of new properties in the tenure, which could not be sold following the housing market collapse. The risk of large-scale disinvestment is however seen as low, with continued demand for private renting from potential first-time buyers unable to afford their first home and 'mortgage prisoners' with negative equity. Recently, local estate agents report a return of the 'buy to let' investor to the housing market.

The DSD's Landlord Registration Scheme identified 6,668 private tenancies registered for Newry, Mourne and Down District in March 2015. This registration scheme will provide evidence to assist monitoring and regulation of the sector. The current DSD led review of the role and regulation of the private rented sector, due to complete in spring 2016, will provide further analysis.

Housing benefit continues to play a vital role in supporting the private rented sector. At March 2015, 7,210 private tenants in Newry, Mourne and Down were in receipt of housing benefit. Research completed by Sheffield Hallam University in 2013 and stakeholder feedback indicates that housing benefit changes emanating from Welfare Reform measures have had

Average house prices and private new build starts



Source: LPS and University of Ulster

a limited impact, with little evidence of mass tenant/landlord movement out of the sector. However, anecdotal evidence would suggest that despite the availability of discretionary housing payments some tenants are now struggling to make up the difference between housing benefit allowance and rental charge.

The Housing Executive is funding Smartmove Housing to deliver a Private Rented Sector Access Scheme as part of a housing options approach, to expand people's housing choice and to prevent and/or reduce homelessness by using good quality, affordable property in the private rented sector. The scheme provides support, information and effective advice to clients by helping them to live independently and sustain their tenancy.

As household groups continue to reduce in size, Houses in Multiple Occupation (HMO) will continue to play a greater role in the housing market, particularly for single households aged under 35. There are currently an estimated 5,240 HMOs in Northern Ireland, of which 168 are located in Newry, Mourne and Down District. Of those identified HMOs in Newry, Mourne and Down, 104 have been registered as complying with regulations. DSD is currently drafting new HMO legislation, which may introduce a Licensing Scheme with a new definition for HMOs and new regulatory standards. It is expected this legislation will be introduced within the current Assembly timeframe.

Social housing sector

Housing need for Newry, Mourne and Down District remained at a consistently high level between 2010 and 2015. The 5-year (2014/19) projected housing need for the district identified a requirement for 1,563 units with the areas of greatest need being in Newry City, Warrenpoint,

Newcastle, Downpatrick, Castlewellan, Ballynahinch, Bessbrook, and Rostrevor. Single, elderly and small adult households comprised approximately 62% of the Newry, Mourne and Down waiting list in housing stress. Future housing mix in new build developments will need to cater for these household groups along with any potential changes associated with Welfare Reform.

The Housing Executive continues to undertake latent demand tests in rural areas across Northern Ireland to assess hidden demand, in consultation with local community representatives. Housing needs for Supported and Traveller accommodation is dealt with under Theme Three: Transforming people's lives.

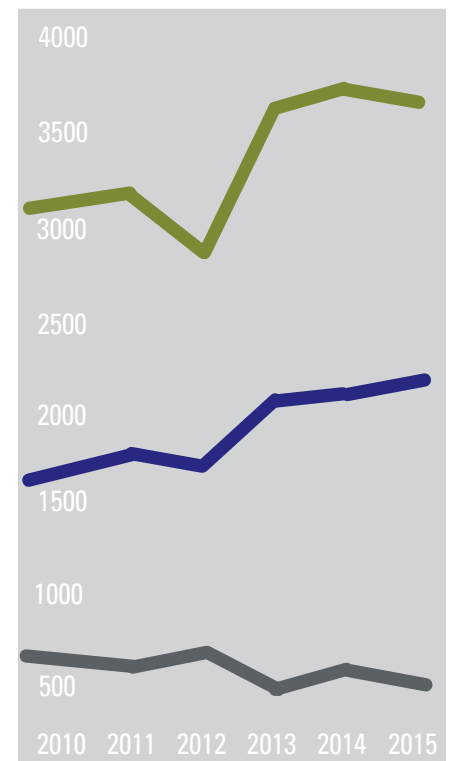
Historically, much of social housing need in Newry, Mourne and Down has been delivered by housing associations on Housing Executive land in Newry City, Bessbrook, Downpatrick, Ballynahinch and Ardglass. During 2014/15, 135 units were completed across Newry, Mourne and Down District and included developments at Downpatrick, Newry City, Warrenpoint, Bessbrook, Forkhill, Mayobridge and Mullaghbawn. At March 2015, there were 106 units on site across the Newry, Mourne and Down area including schemes in Newry City, Downpatrick, Saintfield, Ballynahinch, Newcastle and Ardglass.

Increasingly, housing need is emerging in locations where the Housing Executive does not own land such as Warrenpoint, Rostrevor, Camlough, Strangford, Saintfield, Crossgar, Killough, Clough and Drumaness. Housing associations report difficulties in obtaining sites in areas of housing need throughout Northern Ireland. This results in housing associations having to acquire sites on the open market. To advise housing associations and



Private sector development, Saintfield

Waiting Lists and Housing Needs trends for Newry, Mourne & Down



- Total applicants
- Allocations
- Housing stress

Source: Housing Executive

Newry, Mourne and Down

Housing Investment Plan

2015-2019



Housing development at Barrack Street, Newry City (Choice Housing)



Housing development at John Street, Downpatrick (Ark Housing)

developers on locations where there is a shortage of programmed development sites to meet the projected social housing need the Housing Executive publishes an Unmet Need Prospectus, found on the following link:

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

To further assist in this process, the Housing Executive undertakes site identification studies for locations of unmet need. These studies investigate potential sites; engage landowners and provide these details to housing associations for investigation/acquisition. A number of these studies have been carried out across Newry, Mourne and Down at the following locations: Ballynahinch, Castlewellan

and Strangford. Studies at Killyleagh, Killough, Clough (Dundrum), Mayobridge, Newtowncloghogue and Saintfield are currently underway. Further studies are scheduled to start in the coming year.

Delivery

Due to Newry, Mourne and Down's popular location and growing population, there is a need for additional housing across all tenures. Outcome 1 details action to identify housing need across tenures. Outcome 2 reports the provision of affordable rented housing in Newry, Mourne and Down. Outcome 3 looks at ways to support increasing numbers of households entering the owner occupied market. All figures relate to the Newry, Mourne and Down District unless otherwise stated.

CASE STUDY 1

Clanmil Housing Scheme at Father Cullen Park, Bessbrook.

Bessbrook has consistently demonstrated a high social housing need requirement due to the village's close proximity to Newry City. The Housing Executive land at Father Cullen Park, was considered ideal for development. It was decided that the site could provide housing for general needs housing, people with learning disabilities and travellers. Helm Housing Association was nominated to take forward a scheme for Learning Disabilities, while Clanmil Housing agreed to develop the Travellers and General Housing schemes.

Clanmil Housing engaged with Helm Housing in the preparation of a concept plan during 2007/08. Together with the Planning Service they worked through a number of local objectives, constraints and land ownership issues to achieve planning permission for the development of 56 general needs units and six traveller units. The scheme completed in January 2015.

The name of the scheme, Dobson's Way which reflects the site's location close to Dobson's Pond, was suggested by pupils of St Paul's High School. Clanmil welcomed the first tenants in June 2014 with the remaining homes handed over in phases during the summer period. The homes were built to the Code for Sustainable Homes high energy efficiency standard and to the Lifetime Homes and Secured by Design standards, which ensure added security and flexibility for adaptation.

Lorna Brown, who moved into a new home in Dobson's Way commented *"We are absolutely delighted with our lovely new home. It's really bright and modern and is just perfect for us, particularly for Conor with his wheelchair. I've had a chance to meet most of my new neighbours and we're all really excited about our new homes. We just can't wait to get settled in."*

In total Clanmil invested around £7.75m to deliver the new homes, with £4.11m in grant aid and over £3.64m in private finance.



Dobson's Way, Bessbrook



**OUTCOME ONE
IDENTIFY NEW HOUSING REQUIREMENTS**

Performance 2014/15	Plans for 2015/19	Ten Year Outlook
<p>For Quarters 1-3 2014/15, there were 676 new build housing starts (LPS), well below the Housing Growth Indicator of 1,224 units per annum;</p> <p>NIHE Net Stock Model (NSM) identified a social housing requirement for 2,000 social units per annum for NI;</p> <p>Latent Demand Testing was carried out in Ballymartin, Cullyhanna and Lurganare over the past year. No hidden demand for social housing was uncovered. There was a further test in Annsborough, results pending;</p> <p>NIHE assessed demand for intermediate housing at 222 units per annum between 2013/23;</p> <p>NIHE studies to examine sites for social housing started in Newry, Mourne and Down at: Killyleagh, Killough, Clough (Dundrum), Mayobridge, Newtowncloghogue, Ballynahinch, Saintfield and Castlewellan.</p>	<p>DRD will review Housing Growth Indicators for local development plans as part of the ongoing review of the Regional Development Strategy;</p> <p>NIHE will update the NSM in 2015 following the 2015 review of household projections by NISRA. The NSM will also be updated in 2017 and 2019;</p> <p>NIHE will carry out a 5-year (2017/22) social housing need assessment for the district;</p> <p>NIHE will inform council of affordable housing need for production of local development and community plan;</p> <p>NIHE will review Housing Market Geographies for NI and deliver HMAs across NI;</p> <p>NIHE will analyse the results of a latent demand test in Annsborough and report on hidden demand for rural housing;</p> <p>NIHE will annually assess demand for intermediate housing for the district;</p> <p>Site identification studies will be carried out by NIHE at Newry City, Newcastle, Warrenpoint, Rostrevor and Camlough.</p>	<p>Determine new housing requirements for local development planning through collaborative working between Housing Executive, DSD, NISRA and DRD;</p> <p>NIHE will deliver updated objective assessments of affordable housing (social and intermediate housing) need by household type;</p> <p>NIHE's Housing Market Assessment will provide an evidence based cross tenure trend analysis of the local housing market to supplement housing need assessment to inform local development and community planning;</p> <p>Continuously evaluate and update housing need assessment methodologies to ensure they are validated and based on best practice.</p>

OUTCOME TWO INCREASE THE SUPPLY OF AFFORDABLE RENTING TO MEET THE NEEDS OF COMMUNITIES		
Performance 2014/15	Plans for 2015/19	Ten Year Outlook
<p>NIHE committed £1.708m Housing Association Grant (HAG) in Newry, Mourne and Down to part fund the development of 36 new general needs homes. HAs supplemented HAG with private funding commitment of £1.829m;</p> <p>The new homes will provide a mix of house types and sizes;</p> <p>At 31st March 2015, there were 12 schemes on site, to provide 106 additional social dwellings in the district;</p> <p>DSD's Landlord Registration scheme commenced. At April 2015, there were, 6,668 private tenancies registered in the district;</p> <p>NIHE processed 7,897 new social and private housing benefit claims;</p> <p>NIHE average processing time (22.8 days) for new public and private housing benefit claims was within the 25 day target and 6.3 days for claim amendments was also within the 8 day target;</p> <p>NIHE funded the Smartmove private rented sector access scheme across NI for approximately £110k.</p>	<p>DSD approved a gross, 3-year (2015/18) SHDP that includes 43 schemes with 729 units for the district;</p> <p>NIHE will work with council to deliver social housing sites identified in the extant area plan;</p> <p>NIHE will work with council to identify sites for social housing in the local development plan;</p> <p>NIHE with DSD and HAs will formulate a Delivery Strategy for the SHDP ready for implementation in April 2016;</p> <p>DOE and DSD will publish PPS 22 'Affordable Housing';</p> <p>DSD will continue to implement landlord registration and tenancy deposit schemes and analyse the data received;</p> <p>DSD will complete a fundamental review of the private rented sector in 2016;</p> <p>NIHE plan to process new public and private housing benefit claims within the 25 day target and housing benefit claim amendments within 8 days;</p> <p>NIHE has made £450k available to fund Smartmove private rented sector access scheme across NI for 2015/16.</p>	<p>Housing and planning authorities will introduce effective policies to identify land for mixed tenure and shared housing development through the community planning and development planning processes;</p> <p>Maximise public funding in the procurement and delivery of affordable housing;</p> <p>Introduce developer contributions for social housing;</p> <p>Monitor and evaluate the performance of the private rented sector to assess effectiveness in meeting affordable housing need;</p> <p>Introduce effective regulation for the private rented sector to maintain physical and management standards.</p>

**OUTCOME THREE
ASSIST HOME OWNERSHIP**

Performance 2014/15	Plans for 2015/19	Ten Year Outlook
<p>33 NIHE properties were sold to tenants;</p> <p>Co-ownership Housing Association approved 70 applications for the district;</p> <p>NIHE identified three surplus sites for inclusion in a pilot intermediate housing scheme using the Affordable Housing Fund, none of which are within Newry, Mourne and Down.</p>	<p>NIHE and housing associations will implement the House Sales and Equity Sharing Scheme;</p> <p>DSD has committed funding of £15m to Co-ownership for 2015/16 with a target of 300 approvals for NI;</p> <p>DSD will pilot a number of initiatives using the Affordable Housing Fund to deliver affordable housing across NI. These include:</p> <ol style="list-style-type: none"> 1. £19m to provide up to 600 affordable homes; 2. £5m to date in Financial Transactions Capital (FTC) funding for a Rent to Purchase scheme (being delivered by Co-Ownership); 3. £9.2m in FTC funding to an Empty Homes scheme (being delivered by Clanmil); 4. Developing intermediate housing on surplus NIHE land (Clanmil and Apex Housing). <p>DOE and DSD will work to finalise PPS 22 'Affordable Housing' to facilitate intermediate housing;</p> <p>NIHE with HAs will investigate potential for community self-build products for home ownership.</p>	<p>Deliver mixed tenure housing schemes in communities through planning;</p> <p>Introduce a developer contribution to increase the supply of intermediate housing;</p> <p>Deliver finance models to make better use of funding for intermediate housing;</p> <p>Deliver a range of intermediate housing products, such as intermediate rent;</p> <p>Deliver a self-build affordable housing model.</p>



THEME TWO

Improving people's homes

Challenges and opportunities

Housing has a major impact on people's lives, therefore it is essential to provide good quality, sustainable housing across all tenures to meet the needs of our residents and to provide the foundation for thriving communities. It is also vital that measures to improve the environmental sustainability of our homes are beneficial to the poorest in society. This section considers the condition of the housing stock within Newry, Mourne and Down and outlines the various strategies to address unfitness, disrepair and energy inefficiency.

Housing conditions

Between 2006 and 2011, the unfitness rate for the former Down District increased from 2.7% to 4%, following a similar trend to Northern Ireland which saw an increase from 3.4% to 4.6%. In contrast, unfitness for the former Newry and Mourne District decreased marginally from 5.3% to 5%. The main causes of rising unfitness levels have been identified as reduced grant funding and decreased consumer spending on housing maintenance. The Northern Ireland Housing Market Review 2014 also highlighted a link between the increasing level of unfitness and a rise in the rate of vacancies, particularly in isolated rural areas. The graph adjacent shows unfitness between 2001 and 2011 in the former Newry and Mourne and Down Districts.

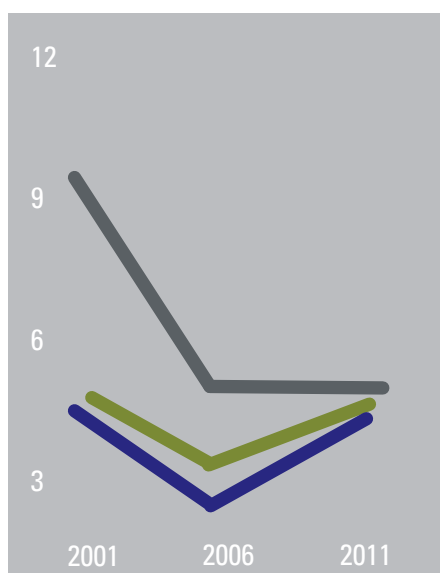
A decent home considers a wider range of indicators, beyond unfitness, and is one that meets modern standards in terms of fitness, structure, energy efficiency and facilities. The 2011 House Condition Survey (HCS) estimated that 14% of dwellings in the former Down District were recorded as failing decent

home standards, while in Newry and Mourne the figure was 13%.

The 2011 HCS findings indicate that a high level of the most vulnerable households are residing within the oldest properties and will continue to have a reliance on some form of assistance to maintain their homes.

The Housing Executive provides grants to private sector landlords and owner occupiers to assist them to maintain their properties and prevent them from falling into unfitness or disrepair. However, discretionary grant funding has reduced to £1.4m for 2015/16 across Northern Ireland. Therefore, the objective to reduce unfitness in private housing will require more innovative ways of maximising outcomes within the funding available. DSD's "Review of Support for Repair and Improvement in the Private Housing Sector" consultation document reports that a pilot loans scheme will be introduced in 2015/16.

Unfitness rates %



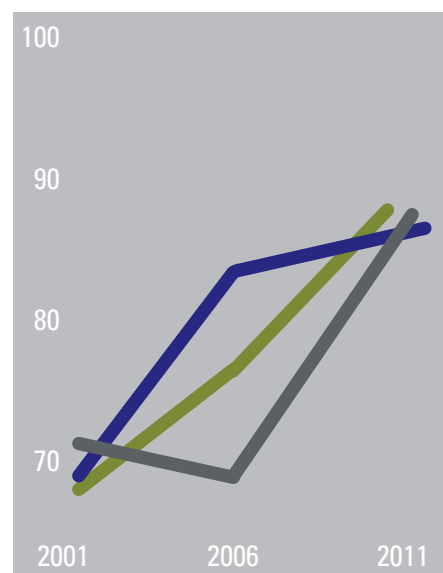
• NI • Newry & Mourne • Down

Source: House Condition Survey

Key Issues

- Unfitness is recorded at 4% - 5% of dwellings in Newry Mourne and Down District (House Condition Survey 2011);
- Grant funding for house improvements across all tenures is reducing;
- Households living in dwellings with lower energy efficient ratings are most likely to be vulnerable people including older people or those on low incomes;
- The cost of fuel and low incomes remain important determinants of whether a household is in fuel poverty. Other issues linked to fuel poverty include older dwellings, households in isolated rural locations, households headed by older persons and unemployment.

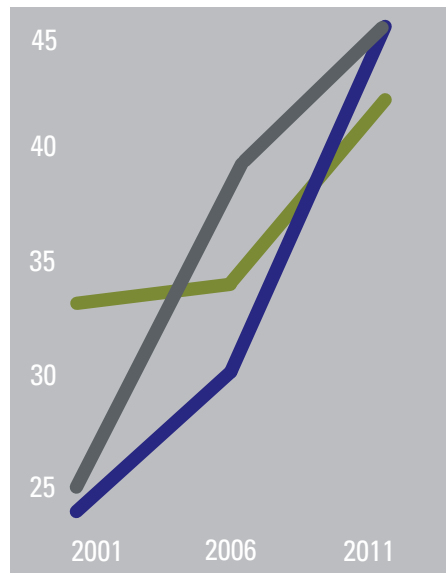
Decent Homes Standards %



• NI • Newry & Mourne • Down

Source: House Condition Survey

Fuel Poverty Rates %



• NI • Newry & Mourne • Down

Source: House Condition Survey

Table 3: Household heating costs

	Housecoal (£) 50 Kg	Electricity Standard Domestic Tariff 1 Unit (Pence)	Oil (Kerosene) Litre (Pence)	Firmus First 2000 kWh (Pence)
% Change	40.8%	57%	71%	48%

Source: NIHE

Energy efficiency

The Housing Executive has a key role under the 1995 Home Energy Conservation Act to identify, promote and monitor progress of energy efficiency throughout all tenures in the residential sector in Northern Ireland. The last House Condition Survey (HCS) carried out in 2011, recorded a 22.5% improvement in the energy efficiency of the occupied housing stock in Northern Ireland between 1996 and 2011. Evidence would suggest that the Northern Ireland figures are broadly representative of Newry, Mourne and Down.

Considerable progress has been made to date in upgrading the energy efficiency of all housing stock across all tenures in Northern Ireland. However, fuel poverty remains an issue, mainly due to high fuel prices and low household incomes. In Northern Ireland, there is a high level of dependency on home heating oil with 68% of households continuing to rely on kerosene to heat their homes. Table 3 shows the increase in the cost of key sources of energy between April 2007 and July 2014.

DSD's vision of eradicating fuel poverty remains a challenge in Newry, Mourne and Down, given that 45% of households were classified as being in fuel poverty in 2011 (HCS 2011). This is comparable to the Northern Ireland figure of 42%. Despite the fall in oil and gas prices in early 2015, this objective

will remain a challenge, as this price trend is unlikely to be lasting.

In tackling fuel poverty, the Warm Homes scheme in Northern Ireland has seen £150m invested across 120,000 properties since 2001. The Housing Executive has now developed the Affordable Warmth Scheme to replace the Warm Homes Scheme. Aimed at helping to alleviate fuel poverty in targeted vulnerable households in the owner-occupied and private rented sectors, the key objectives of the scheme are:

1. to deliver energy efficiency measures to 9,000 households annually by 31 March 2017;
2. each new council is expected to deliver 1,000 completed Affordable Warmth surveys to the Housing Executive annually.

The Boiler Replacement Scheme in Northern Ireland has helped more than 17,500 households to upgrade their central heating boilers. The scheme has received approval to run for one more year with funding for £2m. Bryson Energy has been engaged to develop a network of oil-buying clubs across Northern Ireland to deliver better value for tenants. The Northern Ireland Building Regulations legislative amendments in February 2014 mean that by 2020 there will be a new regulatory requirement for all new buildings to be nearly zero-energy buildings.

Housing Executive Maintenance Investment Strategy

In its aim to achieve the Decent Homes Standards for all its tenants by 2020/21, the Housing Executive's Landlord Services first delivered its Maintenance Investment Strategy in 2004. The reduction in capital funding from 2008/09, meant the strategy was revised in 2011 to adopt programme priorities of kitchen replacements and heating upgrading as the optimum approach to achieving Decent Homes Standards within the budgets available. In the interim, the Programme for Government introduced a target of all social housing having double-glazing installed by 2015.

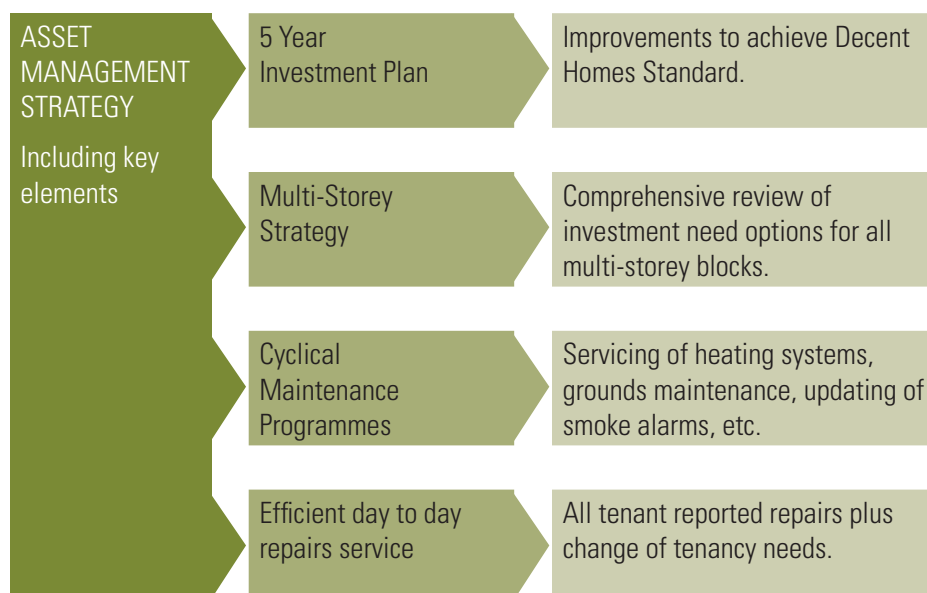
In taking forward a future investment strategy, the Housing Executive's Landlord Services and the DSD jointly commissioned an independent stock condition survey of the Housing Executive's properties in summer 2014. The findings from this will be used to develop a new Asset Management Strategy. The Strategy will set out long-

term priorities for investment in stock, as well as establishing an initial five year investment plan to cover the period 2016-2021. The overall approach to effective asset management is designed to ensure delivery and maintenance of better homes for the long term, and is illustrated below:

An interim investment programme has been developed for the 2015/16 period, which will reintroduce a programme of capital improvements across the Housing Executive stock. For further information on scheme details please see Appendix 2. The Housing Executive's Stock Transfer Programme is also being undertaken in response to the Minister's target to transfer 2,000 homes to housing associations. The programme will be based on estates which demonstrate significant investment needs. Tranche 1 of the programme has been confirmed and four estates have been selected, none of which are located within Newry, Mourne and Down.



Installation of wood pellet boiler at Patrician Park, Newry City



Housing association stock

Most housing association properties were constructed during the past twenty to thirty years and have been built to lifetime home standards. Each housing association prepares maintenance programmes for its own stock however, housing associations report that the majority of their dwellings are in good condition and the programme for planned maintenance work is therefore limited.

Social housing rents

DSD, under the Social Housing Reform Programme, is currently developing a rent policy for social housing in Northern Ireland, which will determine future social housing rent charges when completed. Rents collected provide funding to allow the social housing landlords (including the Housing Executive Landlord Services) to carry out programmes of work on their dwellings. For 2015/16, the Housing Executive's average rent charge increased by £3.08 per week, raising it to £66.60, excluding rates. Housing Executive rents are lower than housing associations in Northern Ireland, and around £20 a week less than the average rent for similar local authority accommodation in England.

Delivery

Constructing sustainable dwellings through improved design and materials, will improve residents' well-being. Investment and high standards of maintenance help sustain healthy people and communities. Investment in the energy efficiency of a home affects health, household expenditure and the environment. This is, therefore, a key area for housing investment within Newry Mourne and Down Council. Set out below are investment and actions, which will contribute to achieving the two outcomes associated with Theme Two; 'improve the quality of the housing stock' and 'develop low carbon homes and reduce fuel poverty'.

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

Performance 2014/15	Plans for 2015/19	Ten Year Outlook
<p>Funding for discretionary renovation grants was £36k, NIHE administered ten approvals and five completions;</p> <p>NIHE funded £25k for discretionary Home Repair Assistance grants, NIHE administered seven approvals and nine completions;</p> <p>NIHE approved 39 mandatory repair notices with a related expenditure of £62k;</p> <p>NIHE registered 104 identified HMOs; 16 properties were fully inspected and 29 dwellings inspected for management standards;</p> <p>NIHE completed 29,388 response maintenance jobs at a cost of £2.80m;</p> <p>93% of NIHE response maintenance repairs were completed within the required target time;</p> <p>99% of all response maintenance repairs were carried out to our customers' satisfaction;</p> <p>NIHE completed planned maintenance work to 1,216 properties at a cost of £5.16m.</p>	<p>Funding of discretionary renovation grants for 2015/16 is £123k;</p> <p>Funding of discretionary Home Repair Assistance grants is £7k;</p> <p>DSD and NIHE will introduce a pilot loan scheme for private house maintenance in NI in 2015/16 with funding of £1m;</p> <p>Repair notices issued by councils on private rented landlords can be recovered through a mandatory grant of up to £7,500;</p> <p>NIHE stock condition survey will complete in 2015 and inform Asset Management Strategy;</p> <p>Funding for all NIHE planned maintenance schemes in 2015/16 is estimated at £2.66m which will account for the completion of prior schemes and the start of further schemes this year;</p> <p>Funding for NIHE Capital Improvement schemes in 2015/16 is estimated at £880k for three major schemes and eight disabled persons extensions.</p>	<p>Identify unfitness and decent home standards through House Condition Survey reports;</p> <p>Deliver policies to support sustainable design and improve the building fabric of dwellings;</p> <p>NIHE will maintain properties in line with its Asset Management Strategy;</p> <p>Deliver innovative approaches to finance the maintenance of the housing stock across all tenures.</p>

OUTCOME FIVE DEVELOP LOW CARBON HOMES AND REDUCE FUEL POVERTY		
Performance 2014/15	Plans for 2015/19	Ten Year Outlook
<p>NIHE funded £1.33m for the installation of insulation (including hard to treat properties), new heating systems or both to 942 private properties;</p> <p>NIHE funded replacement of 915 boilers at a cost of £640k;</p> <p>NIHE installed double glazing to 87 dwellings at a cost of £174k;</p> <p>NIHE completed heating conversions to 476 dwellings;</p> <p>NIHE funded Bryson Energy to provide energy efficiency awareness visits to 24 schools;</p> <p>Five oil buying clubs have recently been set up in the district at Clough/Seaforde, Ballykinler, Downpatrick, Newcastle and Ardglass.</p>	<p>NIHE will implement Affordable Warmth scheme. Funding of £16.5m is available for 2015/16 across NI;</p> <p>NIHE will implement Boiler Replacement scheme to 2016 with a budget of £2m across NI, 182K of which has been allocated to Newry, Mourne and Down;</p> <p>NIHE's 2015/16 energy efficiency programme includes five schemes for 348 units;</p> <p>NIHE funded energy efficiency awareness programme will be delivered annually to 160 schools across NI by Bryson Energy;</p> <p>Bryson Energy has been appointed by NIHE to develop a network of oil buying clubs across NI until 2018 to negotiate lower fuel prices for club members;</p> <p>During 2015/16, 1,000 PV panels will be installed in NIHE properties across NI, value at £6m. There are 100 installations planned in County Down;</p> <p>A project to retrofit a terrace of five dwellings in Newry to improve energy efficiency standards is expected to go on site later in 2015.</p>	<p>Deliver research on</p> <ol style="list-style-type: none"> 1. fuel poverty, 2. energy efficiency of housing stock, 3. good design and building materials; <p>Promote energy efficiency awareness;</p> <p>Develop and promote alternative natural energies to improve environmental wellbeing and combat fuel poverty in the home;</p> <p>Deliver zero carbon dwellings within the SHDP;</p> <p>Reduce fuel poverty.</p>

CASE STUDY 2

Pilot Retrofit Project, Newry City

As the Home Energy Conservation Authority for Northern Ireland, the Housing Executive is required to improve the energy efficiency of the housing sector. A pilot retrofit project, which is being undertaken at Loanda Crescent in Newry City, aims to establish the most economically viable way of retrofitting our stock while at the same time addressing fuel poverty and the comfort levels of occupants.

Five dwellings have been chosen and a different retrofit approach will be adopted for each. The approaches that will be utilised involve: improvement to full Passivhaus standard, EPC "A" rated, EPC "B" (renewables), EPC "B" (fabric) and EPC "C" rated. The objective is to turn the dwellings, into more energy efficient homes by the use of external wall insulation, upgrading the windows and doors, combined with particular attention to air tightness in order to avoid draughts and potential heat loss paths. Additional improvement works will be undertaken to upgrade the dwellings to current standards.

The current Standard Assessment Procedure (SAP) readings for the five Housing Executive dwellings range from a D62-67. It is proposed to raise the SAP levels to A92-C79 by the retrofit techniques chosen ranging from Passive House standards to the current Building Regulation equivalent. The learning outcome from this scheme should provide the Housing Executive with sufficient information to choose the most cost effective solution for future energy retrofit schemes.

The Housing Executive will monitor the dwellings after completion for approximately one year to determine the running costs, payback periods and comfort level of the occupants. The scheme is currently at tender stage and is expected to start in late 2015.



Loanda Crescent, Newry



THEME THREE

Transforming people's lives

Challenges and opportunities

Community planning offers an opportunity to foster a more holistic environment for health and social care for all our citizens. Community planning can lead to better quality services and more efficient use of resources which will be essential within the context of an ageing community and increasing austerity measures.

A strong and sustainable community benefits from inclusion and responds to the needs of all its members, including those who are vulnerable; it recognises that vulnerability is not necessarily permanent and therefore provides for a range of general needs and specialist support services, regardless of age. A sustainable community also intends that individuals can access housing to the minimum decent home standards to remain independent in housing for as long as possible. The Housing Executive's Supporting People Programme, Homeless Services and Travellers Programme aim to provide people with the right housing options and support to enable and sustain independent living in the community. A partnership approach is required to ensure the allocation of resources effectively to those with the greatest need.

Supporting People

The Supporting People programme is a government programme for housing related support, which brings together a number of separate programmes that fund both specialised accommodation and accommodation based support services for a range of client groups. The programme establishes the means to manage accommodation on a partnership basis, and to strategically commission housing related support services to tackle social exclusion by preventing crisis and more costly interventions. To ensure quality services are delivered, providers

are assessed and monitored via a Quality Assessment Framework.

The Housing Executive's Supporting People programme is able to unify the interests of three separate government functions. The three key partners from housing, health and probation can commission services at a local Trust level through the Area Supporting People Partnerships (ASPP). This forum facilitates any of these agencies in bringing forward a proposal for the development of a service based on an established need. The ASPP will determine which priorities require a full business case to be progressed to the Commissioning Body. The future commissioning housing support services will focus on three priority groups: older people, those with learning disabilities and mental health problems, and the homeless.

Supporting People services provide:

- Short term accommodation based support for those in housing need;
- Longer term support to enable sustained tenancies;
- Short term floating support for vulnerable adults to maintain independence in their own home; and
- For clients with complex needs, support is delivered on a peripatetic basis in their home.

The spend for the 2014/15 programme for Newry, Mourne and Down was £5.96m. The programme consisted of 66 services (59 accommodation based and seven floating support services), supporting up to 1,375 vulnerable people at any time and delivered by 30 organisations, the majority of whom were voluntary and community based. Other service providers include housing associations, Health and Social Care Trusts and the Housing Executive. A breakdown is set out in Table 4.

Key Issues

- Identify a needs assessment model for Supported Housing;
- Resettlement of clients from long stay hospital into the community;
- Development of community services to meet the needs of older people;
- Tackle homelessness in line with the Homelessness Strategy;
- Improve housing options for homeless clients;
- Develop a new Traveller Accommodation Programme;
- Implement recommendations of Inter-Departmental Review of Housing Adaptations Services.

Supporting People Programme



Table 4: Supported Housing Services 2014/15

Type of service	Client group	No. of schemes	No. of Providers	Max. annual contracted funding (£k)	Actual payments 2014/15 (£k)	Max. no. of Service Users
Accommodation Based Services	Older People	20	6	732	450	520
	Homelessness	6	4	974	961	106
	Learning Disability	21	8	2,568	2,205	211
	Mental Health	9	4	776	707	58
	Physical Disability	1	1	72	70	7
	Young People	2	2	371	418	15
			59	25	5,493	4,811
Floating Support Services	Older People	1	1	53	53	22
	Homeless	1	1	328	358	190
	Learning Disability	0	0	0	0	0
	Mental Health	1	1	38	38	15
	Physical Disability	1	1	82	82	53
	Young People	3	1	620	620	178
			7	5	1,121	1,151
Grand Total		66	30	6,614	5,962	1,375

Source: Housing Executive

Following the Bamford Review, the majority of long-stay hospital clients with a learning disability or mental illness who were identified for resettlement within the community have been rehoused. The final phase of this process to resettle clients with the most complex needs is expected to complete in the near future. Future planning will mean consideration being given to broadening housing options for people with learning disabilities and to respond to the needs of people living with ageing carers.

The number of older persons in Newry, Mourne and Down is projected to increase to 17.3% of the populace by 2023. Longer life expectancy is associated with greater prevalence of health conditions, such as strokes, dementia, mobility problems and ability to manage 'self-care tasks', which affect housing, support and care requirements.

The Housing Executive is undertaking research to assess older people needs to feed into future commissioning.

Further research and policy reviews for the sector includes:

1. A strategic review of the Supporting People policy, programme and procedures;
2. Develop a needs assessment methodology for supported housing services;
3. Evaluate accommodation based Supporting People schemes.

Homelessness

The Northern Ireland Homelessness Strategy 2012-17 was launched in May 2012 with a vision to eliminate long-term homelessness and rough sleeping across Northern Ireland by 2020. Within Newry, Mourne and Down the three main reasons for homeless presentation are:

1. Sharing breakdown/family dispute;
2. Accommodation not reasonable; and
3. Loss of rented accommodation.

Table 5 shows the trends of homelessness in Newry Mourne and Down District over the past five years:

There is a range of temporary accommodation available within Newry, Mourne and Down District, including 100 privately owned single lets and 24 hostel placements. The Housing Executive introduced a Private Rented Sector Access Scheme operated by Smartmove across Northern Ireland in 2014. This frontline service provides the customer with an alternative housing option to waiting for social housing in high demand areas. The scheme removes the need for costly up front deposits. In addition, the service will seek to prevent homelessness where a customer's existing private tenancy is in danger of breaking down.

Homelessness services within the Housing Executive are currently undergoing significant redesign as part of the organisation's 'Journey to Excellence'. Central to this is the implementation of a housing options service, including agreement on a common assessment framework with partner agencies and access to a centralised homeless support service. The review will seek to provide a framework against which homeless support services are tested in order to identify gaps and inform commissioning priorities.

Travellers programme

The Housing Executive has a statutory responsibility for the provision and management of accommodation and the assessment of need for the Traveller Community across Northern Ireland. The third Travellers Accommodation Needs assessment carried out across Northern Ireland in 2013/14 updates the previous Needs Assessments of 2002 and 2008. Information from the latest needs assessment identified no accommodation requirements for Traveller families in Newry Mourne and Down.

Adaptations services

The Adaptations Service forms a key element of the Housing Executive's strategic commitment to sustaining independent living, developing arrangements for effective joined up working between housing and health organisations, improving standards and targeting resources towards those most in need.

A range of demographic, social and medical indicators forecast a significant increase in future demand on health, social care and housing services in Northern Ireland. As a result, the need for adaptations will continue to rise. The DSD and Department of Health, Social Services and Public Safety (DHSSPS) in partnership with the Housing Executive have therefore completed an Inter-Departmental Review of Housing Adaptation Service.

The Review recommendations include the need for improvements in inter departmental and cross agency co operation in the development and delivery of policy and services and the provision of a Housing Options Service pilot to support people in making choices

Table 5: Homeless statistics

Year	No. of Homeless Presenters	No. of Homeless Acceptances	Households placed in temporary acc.
2010/11	1,379	623	169
2011/12	1,379	526	176
2012/13	1,289	661	172
2013/14	1,290	685	163
2014/15	1,322	750	149

Source: Housing Executive

Table 6: Disabled Facilities Grants

Year	10/11	11/12	12/13	13/14	14/15
DFGs approved	146	115	138	109	110
Funding (£m)	1.74	1.38	1.89	1.30	1.33

Source: Housing Executive

Table 7: Accessible NIHE stock

Property Type	No
Bungalows	1,854
Mobility bungalows*	978
Properties adapted via extension	211
Properties with vertical lifts	32
Properties with stair lifts	22
Ground floor flats	386

Source: Housing Executive

* Mobility bungalows are a subset of bungalows.



Adapted Bathroom

about their housing. Recommendations from the Review have been incorporated into an Action Plan, which is currently being considered for approval by the Northern Ireland Executive. The Review recommendations can be viewed at the following link:

<http://www.nihe.gov.uk/index/advice/disability/adaptations/advice-review-of-housing-adaptations-services.htm>

Owner-occupiers and landlords can access adaptations through our private sector grants scheme. Occupational Therapists carry out assessments in order to determine the housing needs of people with a disability. Table 6 shows the number of disabled facilities grants approved and associated funding in the Newry, Mourne and Down area from 2010 to 2015.

For social housing tenants, all housing adaptations are tailored to meet individual needs. Over the last five years, the Housing Executive Landlord Services carried out 205 major adaptations to its own properties at a cost of £3.23m within Newry, Mourne and Down.

The majority of new social dwellings are built to lifetime home standards, which have been developed to ensure that a home is flexible, adaptable and accessible. DSD and the Housing Executive are also working with key stakeholders to develop policy

approaches and design models to help address the housing needs of wheelchair users and others with accessibility problems.

The development of an Accessible Housing Register (AHR) for social housing has been identified as a recommendation within the Inter-Departmental Review of Adaptations. An accessible housing register is an information tool to enable housing authorities to identify specific properties that may meet the needs of a particular group of applicants on the social housing waiting list. The stock profile within Newry, Mourne and Down, which may support independent living, is detailed in Table 7.

The Accessible Housing Register will help to minimise waste by assisting social landlords to make more effective use of their existing adapted stock. A key issue is that social landlords must strive to ensure adapted stock is occupied by those on the waiting list who need accessible housing. Currently the Housing Executive is actively considering initiatives for incentivising voluntary relocation of able tenants from adapted stock when it is required.

The table below sets out demand and supply trends for wheelchair applicants in Newry, Mourne and Down District.

Evidence from the Inter-Departmental Review for Adaptations indicated a lack of information of "property accessibility

Table 8: Wheelchair Statistics

	31/03/13	31/03/14	31/03/15
Wheelchair applicants on the waiting list	40	40	44
Wheelchair applicants in housing stress on the waiting list	35	38	40
Wheelchair applicants allocated social housing in past year	7	11	15

Source: Housing Executive

features” in the private sector. The development of a voluntary code of good practice for those renting or purchasing in the private sector has been identified as an OFMDFM signature project. This will result in the development of a Northern Ireland Private Sector Housing Access Report.

A Design Standards and Communication Toolkit was launched by the Ministers for Housing and Health in April 2014. The toolkit will help people with a disability and older people visualise and discuss proposed housing adaptations. The Housing Adaptations Design Communications Toolkit is the product of cross sector collaborative working with disabled people, occupational therapists and housing designers/providers.

Delivery

A key factor in creating sustainable communities is to ensure that people who have traditionally been marginalised in society can be helped to live within the community. Therefore, in the tables overleaf are investment and actions, which have and will contribute to achieving our two outcomes ‘provide suitable accommodation and support services for vulnerable residents’ and ‘homelessness is prevented or is addressed effectively’.

CASE STUDY 3

MACS supported housing service, Downpatrick

A new supported housing scheme for young people leaving care or who are homeless and are aged between 16-21 years old, opened in Downpatrick at the beginning of July 2014. The scheme in English Street is owned by Clanmil Housing and managed by MACS, working in partnership with the South Eastern Health and Social Care Trust and the Housing Executive.

The Grade B1 listed building has been extensively refurbished by Clanmil to provide two bedsits and six, one bed apartments along with office and meeting space and overnight facilities for staff. The refurbishment project was part funded by the Department for Social Development through the Housing Executive.

The support provided by MACS helps prepare young people for life in a future home of their own. On site staff support tenants to learn the skills needed to run a home and to be a good neighbour along with employability skills. Each young person is supported to move on to a more permanent home of their own within two years.

Sinead O’Flaherty, Service Manager at MACS said: “Operating out of the new scheme in English Street, MACS is providing housing related support and interventions to 79 young people in the community as well as to eight young people living in self-contained flats in partnership with Clanmil, Supporting People and the South Eastern Trust. The accommodation provided also includes two immediate access, short stay bedsits for 16/17 year olds presenting as homeless.”

The support services provided are funded by the Housing Executive’s Supporting People and South Eastern Health and Social Care Trust.



Open Day for Young People at Downpatrick Housing Scheme

OUTCOME SIX PROVIDE SUITABLE ACCOMMODATION AND SUPPORT SERVICES FOR VULNERABLE RESIDENTS		
Performance 2014/15	Plans for 2015/19	Ten Year Outlook
<p>HAs completed two supported housing new build schemes for 16 units at a cost of £994k (£634k HAG and £360k HA funding);</p> <p>NIHE funded the Supporting People programme at a cost of £5.96m;</p> <p>NIHE spent £415k on 134 adaptations to their properties;</p> <p>NIHE approved 110, and completed 94 disabled facilities grants, spending £1.28m;</p> <p>NIHE monitored the requirement for wheelchair accommodation;</p> <p>The 2013/18 Traveller need assessment identified no accommodation requirements for Traveller families in Newry, Mourne and Down.</p>	<p>£5.81m has been approved to deliver the Supporting People programme for 2015/16;</p> <p>DSD and NIHE to complete review of Supporting People Strategy by 2016;</p> <p>NIHE initiated research to identify supported housing needs by client group;</p> <p>Complete NIHE research to evaluate accommodation based Supporting People schemes;</p> <p>NIHE will monitor and review services through the contract management framework and take actions to remodel/realign services as needed;</p> <p>NIHE has funding of approximately £1.3m for disabled facilities grants for the private sector in 2015/16;</p> <p>NIHE will provide adaptations to their properties if needed;</p> <p>NIHE will assess need for social wheelchair housing.</p>	<p>Establish a supported housing need assessment methodology by client group;</p> <p>Maintain collaborative working practices between NIHE, Health Trusts and Probation Service to deliver innovation, capacity and housing care and support services;</p> <p>Promote independent living through</p> <ul style="list-style-type: none"> • information, • disabled facilities grants, • adaptations; <p>Research and review the strategic direction and delivery services of supporting people programme, to inform future commissioning plans for each client group;</p> <p>Identify and meet Travellers accommodation needs within communities.</p>

**OUTCOME SEVEN
HOMELESSNESS IS PREVENTED OR IS ADDRESSED EFFECTIVELY**

Performance 2014/15	Plans for 2015/19	Ten Year Outlook
<p>NIHE confirmed 1,322 homeless applications were received and 750 applicants were awarded Full Duty Applicant status;</p> <p>NIHE processed all homeless applications within the 33 working day target;</p> <p>NIHE provided a financial inclusion and debt prevention service to help tenants cope with financial insecurity;</p> <p>All new NIHE tenants had support needs identified under Tenancy Support Needs Assessments;</p> <p>NIHE funded Smartmove to provide a private rented sector access scheme across NI to the value of approximately £110k to prevent homelessness and a rising waiting list.</p>	<p>NIHE will work with organisations to deliver homeless services, in line with Homelessness Strategy 2012/17;</p> <p>NIHE will review the Homelessness Strategy in 2017;</p> <p>Widen homeless advice through a Housing Options Service to prevent homelessness;</p> <p>Enhance the work in the pilot private rented sector access scheme to prevent homelessness. NIHE has made £450k available to fund the Smartmove private rented access scheme across NI for 2015/16.</p>	<p>Deliver a framework and model or a fully operational housing options service;</p> <p>Ensure information is readily available across all tenures to meet the needs of a housing options service;</p> <p>Maintain and improve collaborative working arrangements to provide services to homeless people;</p> <p>Deliver an adequate supply of permanent accommodation to prevent homelessness and repeat homelessness;</p> <p>Maximise return on funding for temporary homeless accommodation.</p>



THEME FOUR

Enabling sustainable neighbourhoods

Challenges and opportunities

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 in improving 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 includes ensuring that communities are welcoming to all people regardless of their religion, race or economic background.

Urban regeneration

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 Newry, Mourne and Down, it will be important that local communities are involved in decision making in their neighbourhoods to identify priorities and plan solutions.

DSD 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, beyond environmental dereliction and blight.

The Northern Ireland Multiple Deprivation Measure 2010 (NIMDM) looks at a range of deprivation measures, incorporating economic, social and environmental indicators. The NIMDM shows that in 2010 deprivation within Newry, Mourne and Down was highest in parts of Downpatrick and Newry City. Whilst the vast majority of Newry, Mourne and Down enjoy relatively low levels of deprivation, approximately 10% of the population live amongst the most disadvantaged areas in Northern Ireland.

Deprivation is especially prevalent in social housing estates where communities can feel marginalised. Significant investment by the Housing Executive's Landlord Services at Quayside Close and Flying Horse/ Model Farm estates over past decades has demonstrated the positive impact of regeneration initiatives to help stabilise the housing market and deliver stronger, sustainable communities. There are currently a number of regeneration initiatives within Newry and Downpatrick, which aim to tackle deprivation, as well as develop communities. DSD's Neighbourhood Renewal programmes are scheduled to run until 2016 when the regeneration function will transfer to councils.

Visible signs of blight and decline are also indicators of the need for regeneration. This is evident in empty homes, vacant commercial properties, and derelict sites within urban and rural areas. In 2014, the Housing Executive's Empty Homes Unit recorded a relatively small number of empty properties (69) in Newry, Mourne and Down. The Housing Executive, in partnership with DSD and housing associations, is working to

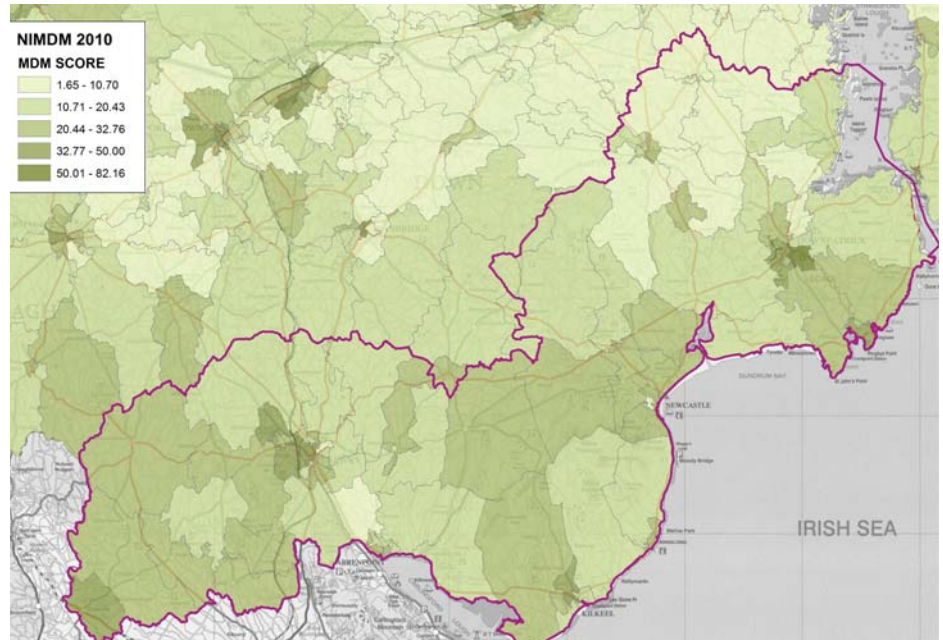
Key Issues

- Regenerate areas to encourage economic investment and create opportunities for employment, skills development and capacity building;
- Improve the environment by creating vibrant urban and rural spaces;
- Promote mixed use and mixed tenure neighbourhoods which provide a range of housing options and a sustainable community;
- Support shared communities;
- Tackle crime and anti-social behaviour;
- Encourage local participation to engage in delivery of quality homes and places.



Dwelling leased by the Housing Executive to Carnagat Community Association, Newry

Multiple Deprivation Measure



Source: NISRA

deliver the Empty Homes Action Plan, which investigates the potential for returning long-term empty dwellings to use to meet housing need.

Due to the weak economy and the rise of internet shopping, high levels of empty commercial properties exist which has especially affected urban centres. The commercial property consultants Lisney stated that in 2013, 22.8% of retail units were vacant in Newry. The report did not provide figures for Downpatrick. DSD and local councils, together with key stakeholders, have come together to produce master plans for urban and village centres throughout the district. This aims to deliver physical and environmental improvements, remove dereliction and create economic opportunities for new and existing businesses.

DSD's Community Asset Transfer (CAT) Framework 2014 provides for a change in management and/or ownership of land or buildings, from public bodies to communities. CAT promotes a range of

benefits such as regeneration, providing additional community facilities, community cohesion, capacity building and enabling effective partnerships between the public sector and local communities. CAT is currently being worked out through ten pilot schemes. The Housing Executive is involved in one CAT scheme in North Belfast and is committed to joint working with local communities and other partners to realise the benefits this initiative can bring. The Housing Executive's Landlord Service currently has five properties let to registered charities and community groups delivering a range of neighbourhood services in Newry, Mourne and Down.

The Building Successful Communities initiative is part of the Housing Strategy for Northern Ireland and aims to use housing intervention as one of the main catalysts for neighbourhood regeneration. DSD will work collaboratively across government, with the Housing Executive, housing

associations, and communities to improve housing and infrastructure. Regeneration Forums have now been established in each of the six pilot areas to take work forward and develop plans with tailor-made economic, physical and social interventions to meet community needs. The key lessons learned from the six pilots will inform the future roll out of this initiative throughout Northern Ireland.

DSD is funding a pilot initiative with voluntary and community sectors to examine the policy and practice associated with Social Enterprise. Social enterprises are defined as businesses with primarily social objectives whose profits are reinvested to achieve these objectives in a community. Social enterprises can assist the regeneration of an area by trading to tackle social problems, improve communities and increase people's life chances; for example, in creating jobs for people who might otherwise remain unemployed. The Housing Executive's Landlord Services has developed its own Social Enterprise Strategy and is now seeking to promote social enterprise activity within its estates.

Rural regeneration

Newry, Mourne and Down council area covers the south east of Northern Ireland, including southern Armagh and large swathes of Down. It incorporates all of the Mourne Mountains area of Outstanding Natural Beauty and has an extensive coastline stretching from Strangford Lough to Carlingford Lough and border counties Louth and Monaghan in the Republic of Ireland. Rural communities within the council area benefit from their close proximity to the principal settlements of Newry City, Downpatrick, Ballynahinch, Kilkeel,

Newcastle, Warrenpoint and Crossmaglen but also from their commutable distance to Belfast and Dublin.

The range of opportunities for employment and education as well as the rich diversity of the Newry, Mourne and Down landscape promotes these rural settlements in particular as desirable places to live. For this reason, demand for rural housing generally outstrips supply. 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.

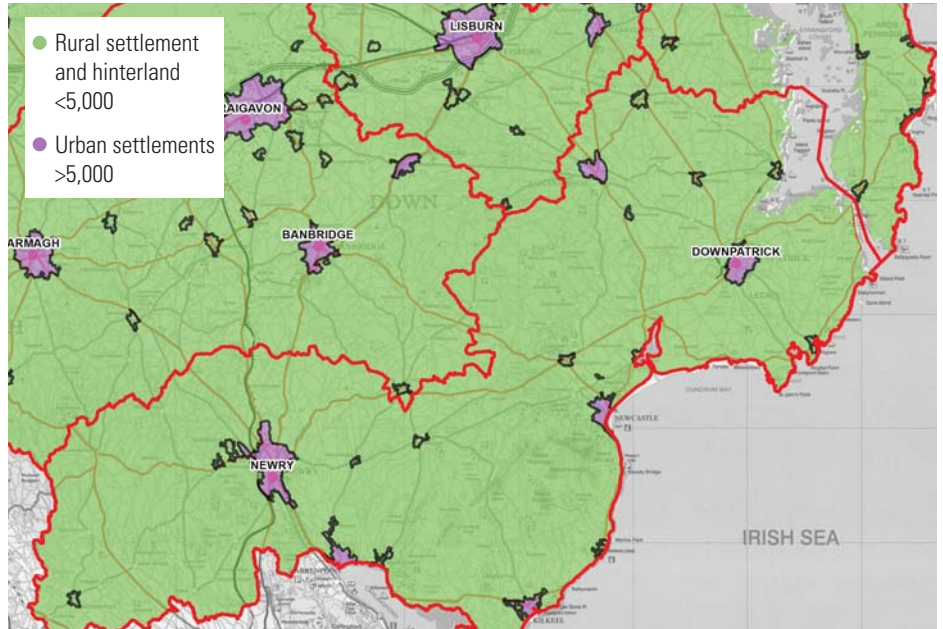
There is a requirement for more social and affordable rural housing in the Newry, Mourne and Down council area. At March 2015 there were 656 applicants in rural Newry, Mourne and Down in housing stress (31% of the total waiting list), 396 of which were deemed as homeless. Whilst the Housing Executive work closely with rural communities to identify housing need, the provision 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.

Castlewellan, Bessbrook, Killyleagh, Killough, Crossgar, Hilltown, Saintfield, Mullaghbawn, Camlough, Strangford, Ardglass, Drumaness, Clough/Dundrum/Seaforde and Burren have all featured on our Unmet Needs Prospectus this year, however progressing proposals to programming stage proves very difficult for housing associations in rural areas. Site acquisition, financial viability and the requirement for smaller schemes all contribute to this. Feedback from rural



Housing development at Mullaghbawn
(Rural Housing)

Rural/Urban Geographies



Source: Housing Executive

housing needs tests increasingly identify interest in low cost owner occupation such as an equity sharing arrangement and a need to diversify to provide more affordable and mixed tenure schemes.

During 2015/16, the Housing Executive will review its 'Rural Homes and People' policy and develop a new Rural Strategy 2016-2020, the aim of which will be to enable partnership working to sustain vibrant rural communities. The Housing Executive will have a greater focus over the next four years on the diversification of tenure and will work closely with housing associations and DSD to examine the potential for affordable and mixed tenure schemes, refurbishment of empty properties and community self-build. It is hoped that increased housing options for young rural dwellers in particular, will help to sustain communities and boost the rural economy.

The Housing Executive will seek to build on the achievements of the Rural Action Plan 2013/2015 with a focus in

particular on supporting the delivery of 2014/2020 Rural Development Programme (RDP). Over the last three years of the previous RDP, the Housing Executive worked in partnership with DARD, local councils and community groups to successfully match-fund 17 projects in Newry, Mourne and Down at a total cost of £156,582 and immense benefit to these rural communities. The Housing Executive's annual 'Rural Community Awards' competition continues to generate huge interest, and is supported by high standard entries.

The Housing Executive, DARD, Rural Development Council, Rural Community Network and the Rural Residents Forum will continue to build on good working relationships to ensure that housing services and housing support are promoted and delivered in rural areas.

Community safety

In Newry, Mourne and Down District crime and the fear of crime remain an important issue for many communities. In Newry, Mourne and Down, crime reduced from 8,413 offences in 2011/12 to 7,941 in 2012/13, increasing again to 8,836 in 2013/14. While recorded incidents of anti-social behaviour reduced by 26.8% since 2009/10, there remains a need to control and prevent incidents of antisocial behaviour such as noise nuisance, pet disturbance, graffiti and street drinking. In addition, segregation is evident within areas of the district with some neighbourhoods demarcated through symbols such as murals and flags, meaning shared places and shared residential areas are difficult to achieve.

There are a number of strategies, which seek to address community safety in Newry, Mourne and Down District. The Department of Justice's Community Safety Strategy for Northern Ireland 2012-2017, 'Building Safer, Shared and Confident Communities', identified the need to focus on prevention rather than cure in the effort to build safer communities and reduce anti-social behaviour.

The Strategy includes new directions in community safety, such as the establishment of the Policing and Community Safety Partnerships (PCSPs). PCSPs are building upon the progress made by Community Safety Partnerships and District Policing Partnerships. The Housing Executive is one of the designated agencies on these new bodies and plays an active role with other statutory groups, local political leaders, voluntary and community groups and local communities in the effort to tackle local issues and build safer communities.

The Housing Executive's Community Safety Strategy 2014-2017 'Safer Together' focuses on three themes:

1. tackling crime;
2. fear of crime;
3. anti-social behaviour.

The Housing Executive, the PSNI, the Youth Justice Agency and councils have developed information sharing protocols and anti-social behaviour forums to address this work. The Housing Executive works to prevent the potential for serious ASB problems through mediation. This approach has successfully contributed to the reduction in anti-social behaviour crimes in Newry, Mourne and Down since 2010.

The Housing Executive's Community Safety Unit is considering a bid for the provision of a Community Safety Warden Scheme in the district during 2015/16.

DSD is currently consulting on the proposal to bring forward a new measure to address ASB by the introduction of a short secure tenancy. Based on a model used in Scotland, the proposal links demotion of tenancy to the acceptance of some form of assistance, the aim being to address offending behaviour while at the same time sustaining tenancies. The Housing Executive will fully implement this action when it is introduced.

Community cohesion

Community cohesion is important to create balanced and stronger communities, which are welcoming to all. During 2014/15, the Housing Executive's Cohesion Unit was funded £680k for schemes throughout Northern Ireland of which approximately £2k was spent in Newry, Mourne and Down District. The Housing Executive also allocated £14.6k in monies through community grants to

Table 9: Anti-Social Behaviour incidents

Year	Anti-Social Behaviour incidents
2009/10	5,849
2010/11	5,433
2011/12	4,333
2012/13	4,354
2013/14	4,282

Source NINIS



TBUC scheme, Crossgar Road, Saintfield (Choice Housing)

groups/projects within Newry, Mourne and Down District. Cohesion funding for Northern Ireland in 2015/16 has been set at £1.125m for which the Cohesion Unit is considering individual bid submissions.

The Housing Executive's Good Relations Strategy aims to tackle issues such as segregation, race relations, emblems and sectional symbols and interfaces. Good relations is supported by the Housing Executive's Good Relations Officer who assists communities to develop a bespoke Good Relations action plan delivering a community led approach for their area by creating opportunities to build relations through a series of projects, events, programmes and visits to get best outcomes for all members in their community.

A Race Relations Policy has been designed by the Housing Executive to promote good relations between ethnic groups and local communities. The Housing Executive provides support to victims of hate crimes through the provision of emergency temporary accommodation and/or permanent rehousing of the victims of serious attacks.

The Housing Executive Building Relations in Communities (BRIC) programme provided training on good community relations and funding of £20k in 2014/15 to deliver the good relation plans for estates in Carnagat, Derrybeg (both Newry City), Langley Road, Ballynahinch and Downpatrick Community Collective. This programme ended in September 2014. A new BRIC 2 programme has been approved and six Good Relations Officers have been recruited to deliver the programme. BRIC 2 will run over a three-year period and will be based in 76 estates.

The Housing Executive's Shared Communities Programme sought to develop shared housing communities

where people could choose to live with others regardless of their religion or race, in a neighbourhood that is safe and welcoming to all. Shared Communities Programme, concluded in December 2014, and a redesign of how the Housing Executive will continue to support shared housing is currently being developed.

The Northern Ireland Executive's: Together Building a United Community (TBUC) strategy contains the objectives for a more united and shared society and improved community relations including priorities for shared and safe housing areas. It also aims to reduce residential segregation by promoting shared and mixed tenure communities. The Housing Executive is currently working with DSD in respect of delivering shared new build schemes in the SHDP under TBUC. A Housing Stakeholders group has been established to project monitor this initiative. Choice Housing is currently constructing a TBUC scheme on the site of the former PSNI station at Crossgar Road, Saintfield.

Community involvement

The Housing Executive's Community Involvement Strategy 2014/17 forms the basis to enhance the social investment and maximise the effect of community involvement. There are a number of projects, which make up the strategy, including:

- Tenant Scrutiny Panel - where tenants can hold the Housing Executive to account for the delivery of services at a local level;
- Housing Community Forum Central Panel - One nominee from each of the Housing Executive's 13 Areas will sit on as a member of this group, as will a member from each of the four housing forums (rural, disability, youth and BME).

The Housing Executive's Landlord Services has invested in community involvement by providing support and funding through Supporting Communities Northern Ireland (SCNI). SCNI liaises and assists over 600 community groups in Northern Ireland by providing training, information and funding advice. SCNI has supported the Housing Executive to develop the Housing Community Network (HCN), which aims to involve residents in discussing, and developing their local services and addressing housing issues generally. During 2014/15, the Housing Executive funded a number of local community development schemes to almost £15k, with approximately £13k available for 2015/16.

In January 2015, the Minister launched the Tenant Participation Strategy Consultation. This will provide social housing tenants in Northern Ireland the opportunity to give

their views, helping to shape the delivery of social housing and the services they receive from social landlords.

Delivery

Theme Four identifies creating a sustainable community where people want to live and work, now and in the future as a key priority for Newry, Mourne and Down. A successful community is safe, inclusive, offers equality of opportunity and services to people of all generations and backgrounds and allow residents to have a meaningful say in the way their neighbourhood is run. Outcome eight examines actions and investment to support the regeneration of neighbourhoods in Newry, Mourne and Down, and our ninth outcome looks at ways to support safer and cohesive communities.



South Down Tenant Scrutiny Panel



Kilcoo Playpark Regeneration

CASE STUDY 4

Kilcoo Village Regeneration and Redevelopment of Play Facility

Under the Rural Development Programme that ran from 2007 to 2013, DARD (through Local Action Groups) provided 75% funding for rural regeneration projects. In 2011/12 the Housing Executive launched a match funding initiative which supported this programme by providing the remaining 25% up to a maximum of £20,000.

Following the successful pilot of the Rural Development Programme (RDP) funding initiative, the Housing Executive Board approved an annual budget of £150,000 for 2012/13 and 2013/14 to support the last two years of the 2007-2013 RDP programme. The match funding initiative gained popularity throughout the three years it ran. At the end of 2013/14, 52 projects were match funded at a cost of £454,897.

Down Rural Area Partnership, a local action group responsible for the delivery of the Rural Development Programme across the council areas of Ards, Banbridge, Down and North Down funded a diverse range of projects aiming to improve and maintain the welfare of those living in rural areas. One such project, which was match-funded by the Housing Executive, involved the redevelopment of an existing play facility in Kilcoo.

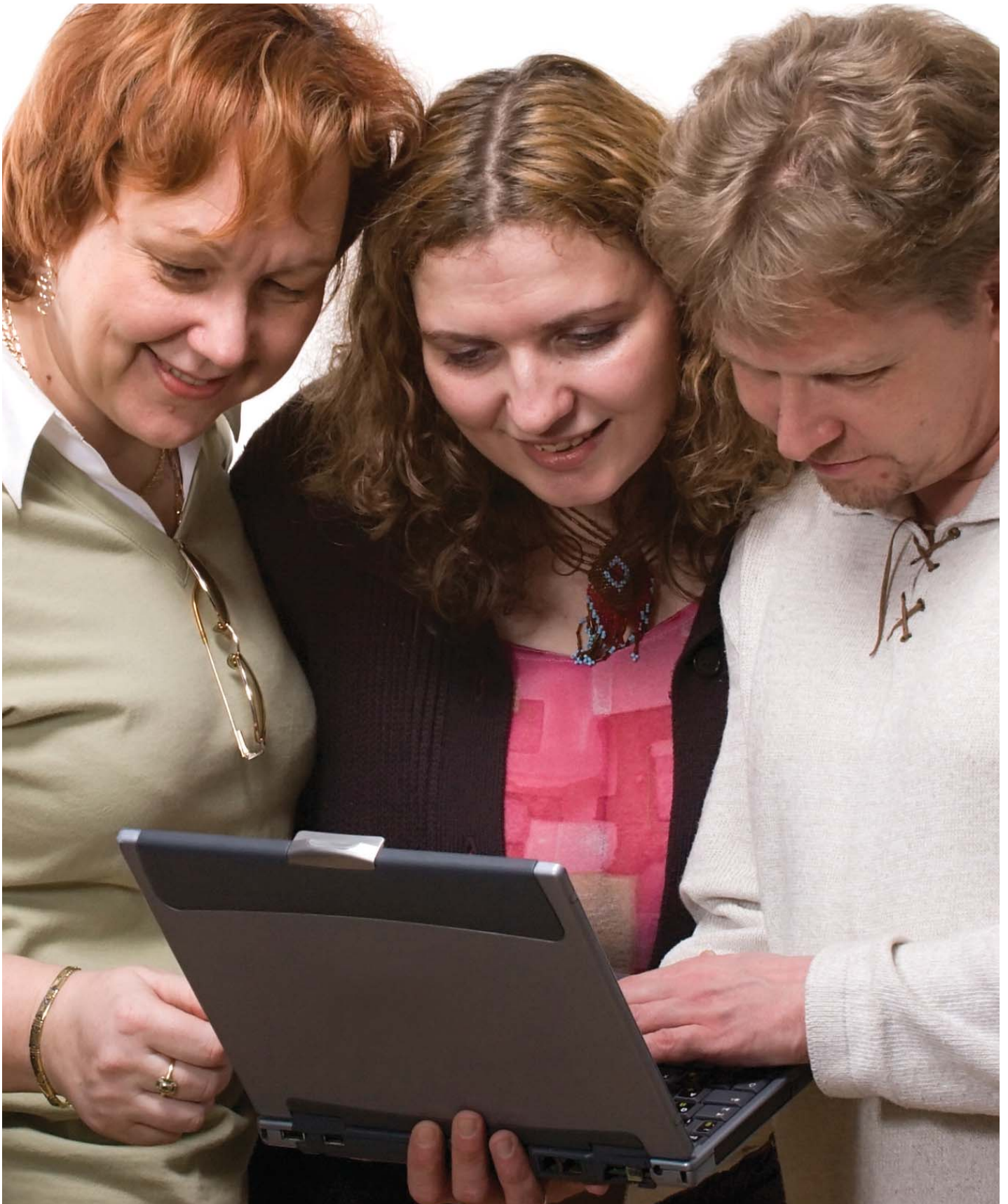
Kilcoo Village Plan was launched in 2011 and after publication the residents of the village formed a Regeneration Group to identify and progress priority projects which would lead to improvements in the area. It was agreed to take forward the redevelopment of the existing play facility in the village. The project involved purchasing and installing new play equipment. The children in Kilcoo are now able to access a more modern facility which allows them to socialise as well as improve their health through exercise.

The total cost of the project was £86,667 of which the Housing Executive contributed £20,000.

OUTCOME EIGHT REGENERATE NEIGHBOURHOODS		
Performance 2014/15	Plans for 2015/19	Ten Year Outlook
<p>DSD funding of £1.04m was provided for communities through the Areas at Risk, and Neighbourhood Renewal programmes;</p> <p>A social housing scheme that commenced in Saintfield for 12 units, received TBUC funding of £132K;</p> <p>NIHE Rural Action Plan delivered three latent demand tests in Ballymartin, Cullyhanna and Lurganare;</p> <p>DSD worked with Development Trusts Northern Ireland to develop a Social Enterprise Policy. NIHE initiated work on a Social Enterprise Strategy;</p> <p>DSD published a Community Asset Transfer Framework;</p> <p>NIHE continued to lease five properties to registered charities and community groups to deliver a range of services.</p>	<p>DSD has funded £90k for Areas at Risk programmes for 2015/16;</p> <p>NIHE will implement an empty homes scheme to meet social housing need;</p> <p>NIHE will update and implement the Rural Strategy and Action Plans;</p> <p>DSD will review the findings of the Social Enterprise pilot to inform policy development;</p> <p>NIHE will implement a Social Enterprise Strategy and provide social investment finance;</p> <p>NIHE will transfer assets under the CAT framework to deliver community regeneration;</p> <p>Promote housing led regeneration through master planning proposals in urban and village centres.</p>	<p>Deliver a model for housing led renewal and establish an associated strategy and programme of action;</p> <p>Develop collaborative working arrangements between DSD, NIHE and Councils to deliver housing led regeneration in partnership with communities;</p> <p>Maintain a Rural Housing Strategy and Rural Action Plan to support sustainable rural communities;</p> <p>Support local businesses and job creation through social enterprise;</p> <p>Improve the quality of urban and rural design and townscape quality in local communities.</p>

**OUTCOME NINE
CREATE SAFER AND COHESIVE COMMUNITIES**

Performance 2014/15	Plans for 2015/19	Ten Year Outlook
<p>NIHE published its Safety Strategy 2014-17 (Safer Together);</p> <p>During 2014/15, NIHE dealt with 252 cases of reported anti-social behaviour;</p> <p>NIHE participated in a bi-monthly ASB Forum to agree actions on complex cases;</p> <p>NIHE participated on a Risk Assessment Conference to address housing needs of victims of domestic abuse;</p> <p>NIHE delivered Building Relations in Communities (BRIC) programmes in Carnagat and Derrybeg estates, Newry City, Langley Road, Ballynahinch and to the Downpatrick Community Collective;</p> <p>NIHE published a Community Involvement Strategy for 2014-17;</p> <p>NIHE funded £14.6k in community grants during 2014/15;</p> <p>NIHE funded SCNI to work with community groups providing training in service delivery. SCNI assisted in the establishment of the new South Down scrutiny panel.</p>	<p>Implement NIHE's Community Safety Strategy 2014-17. Update the Strategy in 2017/18;</p> <p>NIHE will continue to be a designated agency in the PCSPs;</p> <p>One bid for £15k has been submitted from a community group for a community safety project;</p> <p>NIHE will continue to partner on anti-social behaviour Forum and Multi Agency Risk Assessment Conferences;</p> <p>NIHE will work to prevent hate crimes through its Good Relations Strategy and Race Relations Policy;</p> <p>NIHE will continue to provide support to victims of domestic abuse;</p> <p>NIHE will implement BRIC 2. NIHE will promote the good neighbour charter and the five cohesion themes of Race Relations, Communities in Transition, Interfaces, Flags, Emblems and Sectional Symbols;</p> <p>NIHE has funding of £13k for community involvement projects for 2015/16;</p> <p>NIHE will continue to fund SCNI in their work with communities;</p> <p>NIHE will implement the Community Involvement Strategy and update in 2017/18.</p>	<p>Prevent crime and the fear of crime especially amongst the most vulnerable in society;</p> <p>Reduce anti-social behaviour crime;</p> <p>Promote the development of shared communities through education programmes and shared new build developments;</p> <p>Increase tenant involvement in the management and future development of their communities;</p> <p>Establish strong, collaborative working arrangements between government agencies, voluntary organisations and local community groups to support community regeneration.</p>



THEME FIVE

Delivering quality services

The Housing Executive is the UK's largest social landlord, managing over 88,600 homes in Northern Ireland. Landlord Service has developed a dedicated mission to deliver the best services for tenants:

“to provide our customers with good quality services/support “

In keeping with the 'Journey to Excellence', the Housing Executive's Landlord Services are working to improve services which are more customer focused. Landlord Services has embarked on a 'Build Yes' programme, which includes a review of operational structures reflecting the new local council boundaries from 1st April 2015. A comprehensive review of operating arrangements has been initiated; with processes being reviewed, streamlined and customer orientated.

Landlord Services is restructuring teams to ensure they deliver the best service possible, during a period of public sector budget reductions. There is a commitment to work as efficiently as possible, managing resources to ensure financial stability and the delivery of social value for customers in Newry, Mourne and Down. This will involve maximising resources, to invest in services for customers, now and in the future. This is achieved by listening to customers through the Continuous Tenant Omnibus Surveys (CTOS).

Landlord Services will strive to improve transparency by showing how rental income is used. They will engage with Housing Community Network members who are on Tenant Scrutiny Panels, empowering the community to have a say in how these services are delivered and shaped around their needs.

Newry, Mourne and Down Area is made up of two local offices at Newry City and Downpatrick providing a comprehensive landlord service to 5,373 tenants. The 2014/15 year recorded the Area Office successfully achieved all performance targets. Notably 99.82% of rent was collected, arrears decreased by £60k and voids were 0.43% of total stock at March 2015. Customer engagement remains paramount with 22,202 visits and 22,924 phone calls received. The maintenance department is delivering the Journey to Excellence Strategy to implement technology by employing mobile handheld tablets to record and send repair orders on site.

To achieve the four year and ten year service delivery objectives will require maximising income from the asset base. The greater the income, the more can be invested in services for the people and communities we support.

Landlord Services Main Functions

- Income collection including rent, leaseholders and commercial property;
- Housing improvements, comprehensive response and planned maintenance programmes;
- Community safety, cohesion and integration work;
- Lettings and void management and tenancy and estate management;
- Involving residents in tenant scrutiny panels and in implementing the Community Involvement Strategy;
- Helping tenants remain independent in their homes through adaptation services.

OUTCOME TEN DELIVER BETTER SERVICES

Performance 2014/15	Plans for 2015/19	Ten Year Outlook
NIHE collected 99.82% of rent;	Increase rent collection to reinvest to improve services;	Maximise income to deliver better services and improve stock;
Arrears reduced by £60k;	Reduce arrears to maximise income;	Make best use of our stock;
0.43% of stock was void;	Maintain voids below 1% of total stock to make best use of housing stock and increase revenue from rents;	Monitor and reduce tenancy fraud;
Introduced a Tenancy Fraud Action Plan;	Meet the Public Accounts Committee to establish a tenancy fraud baseline for future monitoring;	Reduce tenancy failure and help tenants stay in their own home;
Introduced a Sustaining Tenancy Strategy;	Implement the Sustaining Tenancy Strategy;	Monitor and improve customer satisfaction levels.
Worked with DSD on Welfare Reform;	Implement the Welfare Reform Action Plan as required;	
Initiated a Tenant Scrutiny Panel for South Down.	Continue to monitor tenants satisfaction through the CTOS.	



Governance

Statutory guidance for the operation of community planning has identified that community planning partners should provide an understanding of their roles and responsibilities including their legal duties and accountabilities to other parts of government.

Housing Executive

The Housing Executive is the strategic housing authority for Northern Ireland. The Housing Executive manages a stock of approximately 90,000 homes and employs over 3,000 people. The organisation is governed by a ten member Board and operates through the provision of public funds from DSD.

Whilst the Housing Executive continues as a single statutory organisation, for budgetary and accounting classification purposes there is now a dual reporting arrangement where Regional Services and Landlord Services are managed as separate entities. This revision took effect from 1 April 2014 when the Housing Executive was reclassified as follows

- Non-Departmental Public Body (NDPB) - Regional Services;
- Quasi-Public Corporation - Landlord Services.

As a statutory body, the Housing Executive's functions are made up of duties and powers laid down by statute in various legislative Orders and Amendments. The Housing Executive, as a public authority, is also subject to Section 75 of the Northern Ireland Act 1998 which obliges it to carry out its functions having due regard to the need to promote equality of opportunity between certain specified groups of people.

The various legislative functions of the Housing Executive include, but are not limited to those listed to the right.

Current legislation requires the Chief Executive as the Northern Ireland Housing Executive Accounting Officer to have in place adequate and effective arrangements for the management of risk and to produce an Annual Governance Statement (AGS). The Governance Statement, forms part of the statutory accounts and is considered and approved by the Board. The AGS is produced in line with guidance issued by the Department of Finance and Personnel.

DSD issues the Housing Executive with a Management Statement and Financial Memorandum, which sets out the policy and resource framework for the Housing Executive. The Memorandum states the role and aims of the Housing Executive, its duties and powers, the responsibilities of the Chairman, Board and Chief Executive, and the relationship with the Minister and DSD as the sponsoring Department of the Housing Executive.

The Housing Executive has responsibility for annually reviewing the effectiveness of its governance framework, including the system of internal control. The work of the Housing Executive's Corporate Assurance Unit also provides assurance on the management of key risks and, through inspection, assurance on the management of response and planned maintenance contractors.

NIHE Legislative Functions

- The regular examination of housing conditions and housing requirements;
- Drawing up wide ranging programmes to meet housing needs;
- Consulting with district councils and the Northern Ireland Housing Council;
- Making vesting orders in respect of land and the disposal of land held;
- Administering housing benefit to the public and private rented sectors;
- Undertaking the role of the Home Energy Conservation Authority for Northern Ireland;
- Administering the 'Supporting People' initiative;
- Administering Private Sector Grants;
- Provision of caravan sites for members of the Traveller Community;
- Preparation and submission of a Houses in Multiple Occupation (HMO) Registration; Scheme for DSD approval and HMO regulation;
- Identifying the need for the provision of new social houses;
- The formulation and publication of a Homelessness Strategy;
- Statutory responsibility for dealing with homeless applications;
- Publication and review of its anti-social behaviour policies and procedures.



Appendices

Appendix 1

Social Housing Development Programme: Newry Mourne and Down

SCHEMES COMPLETED APRIL 2014 - MARCH 2015

Scheme	No of units	Client group	Housing Association	Policy theme
3 and 5 Ashgrove Road, Newry City	10	Cat 1 Elderly	Helm	Urban
99-101 Canal Street, Newry City	8	YPLC	Choice	Supported
Barrack Street, Newry City	4	General Needs	Choice	Urban
English Street, Downpatrick	8	YPLC	Clanmil	Supported
Ballyvange Community Centre, Ballynoe Road, Downpatrick (T)	8	General Needs	Choice	Urban
Colmcille Place, Downpatrick ESPs	2	General Needs	Connswater	Urban
Lawnfield Court, Newcastle ESPs	3	Cat 2 Elderly	Fold	Urban
Ganna Way, Warrenpoint ESPs	2	General Needs	Choice	Urban
Father Cullen Park, Bessbrook (T)	62	General Needs/ Travellers	Clanmil	Urban/ Travellers
School Road, Forkhill, Phase 2	12	General Needs	Fold	Rural
Owen Roe, Mayobridge	2	General Needs	Helm	Rural
Tullymacreevie Road, Mullaghbawn	14	General Needs	Rural	Rural

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SCHEMES ON SITE AT 31ST MARCH 2015

Scheme	No of units	Client group	Housing Association	Policy theme
Barcroft, Hillside, Newry City	5	General Needs	Choice	Urban
Hillside Terrace, Newry City ESP	1	General Needs	Choice	Urban
Mullach Allain, Carnagat Road, Newry City	14	General Needs	Choice	Urban
Tandragee Road, Newry City	12	General Needs	Choice	Urban
51 John Street, Downpatrick (T)	8	General Needs	Ark	Urban
Castlewellan Road Ph 3, Newcastle	2	General Needs	Apex	Urban
30 - 34 Dromore Street, Ballynahinch	28	General Needs	Clanmil	Urban
Crossmaglen Ph 5 (T)	9	General Needs	Fold	Rural
PSNI site, 26 Crossgar Road, Saintfield	12	General Needs	Choice	Rural
Hunter's Close, Ardglass	8	General Needs	Ark	Rural
Chapel Hill Mews, Mayobridge ESP	1	General Needs	South Ulster	Rural
Calmor View, Lislea (T)	6	General Needs	Choice	Rural

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Newry, Mourne and Down

Housing Investment Plan

2015-2019

SCHEMES PROGRAMMED 2015/18					
Scheme	No of units	Client group	Year	Housing Association	Policy Theme
83/89 Drumalane Road, Newry City	52	General Needs	2015/16	Fold	Urban
Carnagat Road, Newry City	47	General Needs	2015/16	Habinteg	Urban
Warrenhill, Newry City	24	General Needs	2015/16	Habinteg	Urban
Monaghan Street, Newry City	10	General Needs	2015/16	Helm	Urban
Lindsays Hill, Newry City	14	General Needs	2015/16	Helm	Urban
Parkhead Crescent, Newry City	10	General Needs	2015/16	Helm	Urban
Woodland, Hospital Road, Newry City	8	General Needs	2015/16	Choice	Urban
Damolly Village, Newry City ESP	1	General Needs	2015/16	South Ulster	Urban
James Connolly Park, Newry City ESP	1	General Needs	2015/16	South Ulster	Urban
Ardmore Road, Newry City	20	General Needs	2015/16	Choice	Urban
Ashgrove Avenue, Newry City	64	General Needs	2016/17	Apex	Urban
Derrybeg Lane Phase 1, Newry City	40	General Needs	2016/17	Apex	Urban
Corry Square, Newry City	28	General Needs	2016/17	Clanmil	Urban
Edgehill, Rathfriland Road, Newry City	8	General Needs	2016/17	Helm	Urban
Craigmore Way, Newry City	40	General Needs	2016/17	South Ulster	Urban
Derrybeg Lane Phase 2, Newry City	49	General Needs	2017/18	Apex	Urban
75 Chancellors Road, Newry City	20	General Needs	2017/18	Apex	Urban
81 Drumalane Road, Newry City	5	General Needs	2017/18	Helm	Urban
16-32a Canal Street, Newry City	15	General Needs	2015/16	South Ulster	Urban
Former Downe Hospital Site, Downpatrick Ph 1	40	General Needs	2015/16	Clanmil	Urban
Former Downe Hospital Site, Downpatrick Ph 2	40	General Needs	2017/18	Clanmil	Urban
Ardkeen Court, Warrenpoint ESP	1	General Needs	2015/16	South Ulster	Urban
Oakland Grove, Warrenpoint ESP	1	General Needs	2015/16	South Ulster	Urban
Ard Na Cluana, Warrenpoint ESP	1	General Needs	2015/16	South Ulster	Urban
Upper Dromore Road, Warrenpoint	14	General Needs	2017/18	Apex	Urban
2 and 4 Donard Street, Newcastle	16	General Needs	2015/16	Choice	Urban
Lawnfield Court, Newcastle ESP	1	Cat 2 Elderly	2015/16	Fold	Urban
Antrim Road, Ballynahinch	24	General Needs	2015/16	Choice	Urban
Former Hospital Site, Newry Street, Killeel	8	General Needs	2015/16	Choice	Urban
Former Hospital Site, South Area Older People, Killeel	12	Elderly - Cat 3	2015/16	Choice	Supported
Strangford Road, Ardglass	18	General Needs	2015/16	Fold	Rural
Tullyroan, Ballyhorman	4	General Needs	2015/16	Ark	Rural
85 Newcastle Road, Castlewellan Phase 1	8	General Needs	2015/16	Habinteg	Rural

SCHEMES PROGRAMMED 2015/18					
Scheme	No of units	Client group	Year	Housing Association	Policy Theme
O'Donnell Close, Castlewellan ESP	1	General Needs	2015/16	Rural	Rural
85 Newcastle Road, Castlewellan Phase 2	10	General Needs	2016/17	Habinteg	Rural
157 - 163 Main Street, Dundrum	17	General Needs	2015/16	Clanmil	Rural
The Links, Strangford (T)	9	General Needs	2015/16	Helm	Rural
Chapel Road, Meigh	14	General Needs	2015/16	Apex	Rural
Carrickbawn, Rostrevor ESP	1	General Needs	2015/16	South Ulster	Rural
Downpatrick Road, Crossgar	7	General Needs	2016/17	Choice	Rural
37a Main Street, Camlough	20	General Needs	2017/18	Apex	Rural
St Brigids Park, Culloville (T)	5	General Needs	2015/16	Triangle	Rural
Calmor View, Lislea Phase 2 (T)	1	General Needs	2015/16	Choice	Rural

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Appendix 2
Maintenance and grants information - Newry, Mourne and Down

SCHEMES COMPLETED 1ST APRIL 2014 - 31ST MARCH 2015		
Work Category	Scheme	Units
Smoke Alarm Installation/ Replacement	Downpatrick Smoke Detectors	23
	Newry District Area	164
Frost Stats	Downpatrick 14/15 Frost Stats	250
Heating Installation	Downpatrick 14/15 - 15 year old oil systems	79
	Ballynahinch/Drumaness/Shrigley	83
	Newry, Ardmore Road, Shandon Park, Lower Water Street, Marcus Street, Cathedral View, Lindsay Walk, Clare House, Greenfield Park, Cowan Street, James Street, John Mitchel Street, High Street, St Clares Avenue.	138
	Warrenpoint, Rossmara Park, Lassara Heights/ Annalong, Kilhorn Green, Mona View, Moolieve Close, Shannagh Drive, Sherbey Crescent.	61
	Newry, Patrician Park, Cleary Crescent, O'Neill Avenue, Boat Street, Chapel Street, Courtenay Hill, Hennessy Park, Carnagh Park, Toragh Park.	115
	Newry	110
	Double Glazing	Downpatrick Double Glazing

SCHEMES STARTED BETWEEN 1ST APRIL 2014 AND 31ST MARCH 2015		
Work Category	Scheme	Units
Heating Installation	Downpatrick 14/15 - 15 year old oil systems	79
	Ballynahinch/Drumaness/Shrigley - 15 year old oil systems	83
	Bessbrook	59
	Newry Rural Oil Boilers	100
	South Armagh 15yr Replacement	69
	South Down 15yr Replacement	62
	Newry City 15yr Replacement	83
External Cyclical Maintenance	New Model Farm/Meadowlands	106
	Camrough/Bessbrook/Cloughreagh	183
Double Glazing	Kilkeel/Hilltown/Newry	87
Kitchen Replacement	Cowan/Carnagh/Innisfree	50
	Bessbrook/Drumintee/Forkhill	79
Smoke Alarm Installation/ Replacement	Downpatrick Smoke Detectors	23
	Newry Smoke Alarms	40

Note: Some schemes may start and complete in year.

PROGRAMME OF WORK FOR 2015/16

Work Category	Scheme	Units
Double Glazing	Downpatrick Phase 1 Retrofit Double Glazing	288
	Downpatrick Phase 2 Retrofit Double Glazing	153
	Kilkeel/Hilltown	70
External Cyclical Maintenance	Crossgar/Saintfield	242
	Carnmeen/Rossmara	129
Kitchen Replacement	Castlewellan Kitchens	53
	Killyleagh 1994 Kitchens	49
	Meadows Phase 2	74
Heating Installation	Downpatrick Solid Fuel and E7	17
	Downpatrick 15/16 - 15 year oil replacement	64
	Downpatrick Phase 2 - 15 year oil replacement	51
	Newry 15yr Replacement	146
Capital Schemes	Ardcarne Park Environmental Improvement	-
	Dungormley Estate Reinstatement	2

**RESERVE PROGRAMME
2015/16**

Work Category	Scheme	Units
Kitchen Replacement	Ballynahinch Kitchens	166
	Hilltown/Warrenpoint/Kilkeel	67
External Cyclical Maintenance	Ardcarne/Carnagat	155

ANALYSIS OF ADAPTATIONS TO HOUSING EXECUTIVE STOCK IN 2014/15		
Type of adaptation	Adaptations commenced April 2014 to March 2015	Adaptations spend April 2014 to March 2015 (£k)
Extension to dwelling	6	166
Change of heating	0	0
Lifts	13	48
Shower	115	201
Total	134	415

GRANTS PERFORMANCE 2014/15			
Grant Type	Approved	Approval Value (£k)	Completed
Mandatory Grants			
Disabled Facilities Grants	110	1,333	94
Repair Grant	39	62	39
Discretionary Grants			
Renovation Grant	10	149	5
Home Repair Assistance Grant	7	20	9
Total	166	1,564	147

DEFINITION OF WORK CATEGORIES	
External Cyclical Maintenance	Work to the external fabric of a dwelling and its immediate surrounding area.
Revenue Replacement	Replacement of obsolete internal elements, e.g. sanitary ware and kitchen units.
Smoke Alarm Installation/Replacement	Installation/replacement of hard wire smoke alarms (replacement after 10 years).
Heating Installation	Replacement of solid fuel or electric heating or 15 year old oil /stroke gas systems
Health and Safety	Specific works where health and safety issues have been identified.
Frost Stats	Installation of thermostatic controls to prevent the freezing of oil fired heating systems.
Double Glazing	Replacement of single glazed with double glazed units.
Kitchen Replacement	Replacement of obsolete kitchen units.
Capital Schemes	Improvement works.

**APPENDIX 3
HOUSEHOLD COMPOSITION OF HOUSING APPLICANTS AT MARCH 2015**

	Type	Single	Small Adult	Small Family	Large Adult	Large Family	Older Person	Total
Downpatrick	Applicant	206	21	86	1	28	41	383
	App (HS)	115	13	41	1	14	26	210
	Allocation	36	5	22	1	6	7	77
Ballynahinch (inc Dunmore)	Applicant	65	2	41	1	5	23	137
	App (HS)	36	1	17	1	2	9	66
	Allocation	18	1	17	0	2	4	42
Newcastle	Applicant	187	26	79	0	20	58	370
	App (HS)	120	15	49	0	13	29	226
	Allocation	32	1	9	0	3	11	56
Annsborough	Applicant	4	0	1	0	0	1	6
	App (HS)	2	0	0	0	0	1	3
	Allocation	1	0	1	0	0	0	2
Ardglass (inc Ballyhornan/Dunsford)	Applicant	40	3	22	0	4	4	73
	App (HS)	25	1	12	0	1	0	39
	Allocation	4	2	5	0	0	0	11
Ballykinler (inc Tyrella)	Applicant	4	0	0	0	0	0	4
	App (HS)	1	0	0	0	0	0	1
	Allocation	0	0	0	0	0	0	0
Castlewellan (inc Drumaroad)	Applicant	52	4	59	1	13	10	139
	App (HS)	38	1	38	0	5	6	88
	Allocation	5	0	2	0	2	1	10
Clough (inc Dundrum and Seaforde)	Applicant	28	2	13	1	3	11	58
	App (HS)	16	1	7	1	2	5	32
	Allocation	1	0	1	0	0	0	2
Crossgar (inc Annacloy)	Applicant	21	1	26	1	6	8	63
	App (HS)	13	0	18	0	5	3	39
	Allocation	0	0	1	0	0	0	1
Drumaness	Applicant	11	1	14	1	0	6	33
	App (HS)	5	1	6	1	0	4	17
	Allocation	0	0	2	0	0	0	2
Killough	Applicant	13	1	5	0	1	5	25
	App (HS)	7	0	4	0	0	5	16
	Allocation	0	0	0	0	0	0	0
Killyleagh	Applicant	41	4	36	0	7	15	103
	App (HS)	14	0	12	0	2	8	36
	Allocation	8	1	5	0	1	1	16

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	Type	Single	Small Adult	Small Family	Large Adult	Large Family	Older Person	Total
Saintfield	Applicant	32	4	25	0	9	13	83
	App (HS)	25	2	18	0	7	7	59
	Allocation	3	0	3	0	0	0	6
Shrigley	Applicant	6	0	4	0	0	0	10
	App (HS)	5	0	3	0	0	0	8
	Allocation	2	0	0	0	0	0	2
Spa (inc Ballymacarn)	Applicant	0	0	0	0	0	2	2
	App (HS)	0	0	0	0	0	2	2
	Allocation	0	0	0	0	0	0	0
Strangford (inc Kilclief)	Applicant	17	0	6	2	1	4	30
	App (HS)	6	0	0	0	1	2	9
	Allocation	2	0	0	0	0	0	2
Burrenbridge	Applicant	0	0	0	0	0	0	0
	App (HS)	0	0	0	0	0	0	0
	Allocation	0	0	0	0	0	0	0
Kilcoo	Applicant	1	0	1	0	0	1	3
	App (HS)	1	0	1	0	0	1	3
	Allocation	0	0	0	0	0	0	0
Kilmore	Applicant	1	0	0	0	0	0	1
	App (HS)	1	0	0	0	0	0	1
	Allocation	0	0	0	0	0	0	0
Down Total	Applicant	729	69	418	8	97	202	1,523
	App (HS)	430	35	226	4	52	108	855
	Allocation	112	10	68	1	14	24	229
Newry City	Applicant	489	51	322	15	87	87	1,051
	App (HS)	309	31	204	8	59	56	667
	Allocation	22	2	30	0	10	17	81
Crossmaglen	Applicant	44	4	23	1	7	9	88
	App (HS)	23	2	10	1	4	5	45
	Allocation	3	1	1	0	1	3	9
Kilkeel	Applicant	46	6	25	1	6	16	100
	App (HS)	29	2	15	1	4	6	57
	Allocation	9	3	3	0	2	2	19
Newtownhamilton	Applicant	15	1	3	1	1	4	25
	App (HS)	7	1	1	1	0	0	10
	Allocation	3	0	1	0	0	2	6
Warrenpoint	Applicant	79	12	70	5	22	37	225
	App (HS)	59	8	42	3	11	22	145
	Allocation	12	1	3	0	2	7	25

	Type	Single	Small Adult	Small Family	Large Adult	Large Family	Older Person	Total
Annalong/Longstone/ Glassdrumman	Applicant	12	1	2	0	2	1	18
	App (HS)	6	0	1	0	1	1	9
	Allocation	0	2	5	0	0	0	7
Attical	Applicant	1	0	0	0	0	0	1
	App (HS)	1	0	0	0	0	0	1
	Allocation	0	0	0	0	0	0	0
Ballymartin	Applicant	0	1	1	0	1	1	4
	App (HS)	0	0	1	0	1	0	2
	Allocation	1	0	0	0	0	1	2
Bessbrook	Applicant	61	8	62	0	18	15	164
	App (HS)	44	6	40	0	13	12	115
	Allocation	4	2	32	1	18	2	59
Burren	Applicant	0	0	2	0	2	0	4
	App (HS)	0	0	1	0	2	0	3
	Allocation	1	1	0	0	0	0	2
Camlough	Applicant	18	1	14	0	5	3	41
	App (HS)	13	0	10	0	2	1	26
	Allocation	1	0	2	0	0	0	3
Cullyhanna	Applicant	7	1	4	1	0	0	13
	App (HS)	3	1	3	1	0	0	8
	Allocation	1	0	0	0	0	0	1
Forkhill	Applicant	17	3	11	2	6	4	43
	App (HS)	12	3	5	2	2	2	26
	Allocation	3	0	5	0	1	0	9
Hilltown	Applicant	6	2	11	1	5	10	35
	App (HS)	2	0	5	0	4	3	14
	Allocation	2	0	1	0	2	0	5
Jonesborough	Applicant	0	1	7	0	0	1	9
	App (HS)	0	0	4	0	0	0	4
	Allocation	0	0	0	0	0	0	0
Mayobridge	Applicant	4	1	9	0	4	4	22
	App (HS)	4	1	4	0	4	3	16
	Allocation	1	0	2	0	2	0	5
Meigh	Applicant	11	2	16	0	3	2	34
	App (HS)	7	0	12	0	2	2	23
	Allocation	1	0	2	0	0	2	5
Mullaghbawn	Applicant	17	2	10	0	5	5	39
	App (HS)	12	1	6	0	3	3	25
	Allocation	3	0	11	1	1	1	17

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	Type	Single	Small Adult	Small Family	Large Adult	Large Family	Older Person	Total
Rostrevor/Killowen	Applicant	21	2	15	0	2	19	59
	App (HS)	16	2	12	0	1	12	43
	Allocation	2	0	2	0	0	8	12
Ballyward	Applicant	2	0	1	0	1	1	5
	App (HS)	1	0	0	0	1	0	2
	Allocation	1	0	1	0	0	0	2
Belleek	Applicant	1	0	1	0	1	2	5
	App (HS)	1	0	1	0	0	2	4
	Allocation	0	0	0	0	0	0	0
Creggan	Applicant	5	0	1	0	1	0	7
	App (HS)	2	0	1	0	0	0	3
	Allocation	0	0	0	0	0	0	0
Culloville	Applicant	1	0	2	0	1	2	6
	App (HS)	0	0	2	0	0	0	2
	Allocation	0	0	0	0	0	0	0
Drumintee	Applicant	1	0	0	0	1	0	2
	App (HS)	1	0	0	0	0	0	1
	Allocation	0	0	0	0	0	0	0
Granite View	Applicant	1	0	0	0	0	0	1
	App (HS)	1	0	0	0	0	0	1
	Allocation	0	0	0	0	0	0	0
Greencastle/Ballyardle/ Dunnaman	Applicant	10	1	5	1	5	0	22
	App (HS)	4	1	3	0	1	0	9
	Allocation	3	2	1	0	1	0	7
Killeen	Applicant	2	2	0	0	0	0	4
	App (HS)	2	2	0	0	0	0	4
	Allocation	0	0	1	0	0	0	1
Lurganare/Barnmeen	Applicant	3	0	2	0	0	1	6
	App (HS)	1	0	2	0	0	0	3
	Allocation	0	0	0	0	0	0	0
Mullaghglass	Applicant	1	0	1	0	1	1	4
	App (HS)	0	0	1	0	1	1	3
	Allocation	0	0	1	0	0	0	1
Newtowncloghogue	Applicant	6	1	9	0	2	1	19
	App (HS)	5	0	5	0	0	1	11
	Allocation	1	0	2	0	1	0	4
Silverbridge	Applicant	4	0	1	0	0	0	5
	App (HS)	1	0	0	0	0	0	1
	Allocation	0	0	0	0	0	0	0

	Type	Single	Small Adult	Small Family	Large Adult	Large Family	Older Person	Total
The Commons/ Ballyholland	Applicant	3	0	6	0	0	0	9
	App (HS)	3	0	6	0	0	0	9
	Allocation	0	0	0	0	0	0	0
Whitecross	Applicant	2	0	3	0	1	2	8
	App (HS)	1	0	0	0	1	2	4
	Allocation	0	0	2	0	0	0	2
Newry and Mourne Total	Applicant	890	103	639	28	190	228	2,078
	App (HS)	570	61	397	17	117	134	1,296
	Allocation	74	14	108	2	41	45	284
Newry, Mourne and Down Total	Applicant	1,619	172	1,057	36	287	430	3,601
	App (HS)	1,000	96	623	21	169	242	2,151
	Allocation	186	24	176	3	55	69	513

Applicant - Housing applicants at March 2015

App (HS) - Housing stress applicants at March 2015 (i.e. 30 points or more)

Allocation - Annual allocations for year ending March 2015

DEFINITION OF HOUSEHOLD COMPOSITION OF HOUSING APPLICANTS

Definition of Household Types

Single	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

APPENDIX 4 HOUSING EXECUTIVE STOCK AT MARCH 2015							
*Sold Stock in bold							
Local Housing Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total	Void
Downpatrick	162	114	368	1	2	647	6
	133	24	990	1	58	1206	
Ballynahinch (inc Dunmore)	101	75	153	19	2	350	5
	22	29	388	5	17	461	
Newcastle	68	88	106	19	2	283	3
	89	37	306	11	19	462	
Annsborough	27	20	17	0	0	64	0
	32	0	31	0	8	71	
Ardglass (inc Ballyhornan/ Dunsford)	52	4	55	0	0	111	0
	37	0	106	0	17	160	
Ballykinler (inc Tyrella)	11	0	2	0	0	13	0
	60	0	3	0	4	67	
Castlewellan (inc Drumaroad)	61	14	43	0	2	120	1
	67	10	165	0	27	269	
Clough (inc Dundrum and Seaforde)	60	3	49	0	1	113	1
	16	1	156	0	7	180	
Crossgar (inc Annacloy)	35	3	34	0	5	77	0
	48	1	121	0	23	193	
Drumaness	34	0	27	0	2	63	1
	19	0	117	0	12	148	
Killough	19	0	23	0	0	42	0
	2	0	49	0	3	54	
Killyleagh	63	43	132	0	3	241	0
	35	12	255	0	10	312	
Saintfield	56	5	48	0	1	110	1
	53	7	139	0	9	208	
Shrigley	39	0	19	0	0	58	0
	10	0	86	0	1	97	
Spa (inc Ballymacarn)	5	0	4	0	0	9	0
	7	0	43	0	2	52	
Strangford (inc Kilclief)	25	0	4	0	0	29	0
	19	0	58	0	10	87	
Burrenbridge	6	0	2	0	0	8	0
	22	0	12	0	2	36	

Local Housing Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total	Void
Kilcoo	6	2	4	0	0	12	0
	43	0	11	0	4	58	
Kilmore	6	0	6	0	0	12	0
	23	0	22	0	6	51	
Down Total	836	371	1,096	39	20	2,362	18
	737	121	3,058	17	239	4,172	
Newry City	224	252	780	17	2	1,275	6
	182	112	2,744	11	4	3,053	
Crossmaglen	57	0	47	0	0	104	2
	30	0	246	0	2	278	
Kilkeel	62	25	98	0	0	185	0
	12	21	285	0	2	320	
Newtownhamilton	55	0	40	0	0	95	5
	28	0	97	0	0	125	
Warrenpoint	60	69	147	0	0	276	2
	30	35	493	0	0	558	
Annalong/Longstone/ Glassdrumman	27	0	63	0	0	90	0
	81	0	90	0	30	201	
Attical	4	0	2	0	0	6	0
	20	0	6	0	0	26	
Ballymartin	14	0	8	0	2	24	0
	40	0	21	0	14	75	
Bessbrook/Derramore	120	2	176	0	0	298	5
	159	3	530	0	2	694	
Burren	12	0	2	0	0	14	0
	21	0	45	0	2	68	
Camlough	36	0	25	0	0	61	0
	33	0	144	0	1	178	
Cullyhanna	6	0	8	0	0	14	0
	10	0	56	0	0	66	
Forkhill	13	0	7	0	0	20	0
	14	0	53	0	2	69	
Hilltown	28	0	17	0	0	45	0
	116	0	94	0	4	214	
Jonesborough	8	0	6	0	0	14	0
	53	0	20	0	0	73	
Mayobridge	9	0	8	0	0	17	0
	14	0	94	0	3	111	
Meigh	16	0	9	0	0	25	0
	20	0	99	0	0	119	

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Local Housing Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total	Void
Mullaghbawn	28	0	15	0	0	43	0
	15	0	106	0	1	122	
Rostrevor/Killowen	32	1	28	0	2	63	2
	92	3	124	0	27	246	
The Commons/ Ballyholland	6	0	8	0	0	14	1
	17	0	91	0	0	108	
Ballyward	3	0	13	0	0	16	0
	9	0	17	0	0	26	
Belleek	7	0	8	0	0	15	0
	4	0	35	0	0	39	
Creggan	11	0	6	0	0	17	0
	36	0	45	0	0	81	
Culloville	8	0	4	0	0	12	0
	6	0	62	0	1	69	
Drumintee	5	0	10	0	0	15	1
	18	0	58	0	0	76	
Granite View	7	0	7	0	1	15	0
	17	0	45	0	17	79	
Greencastle/Ballyardle/ Dunnaman	85	0	39	0	0	124	1
	199	0	63	0	19	281	
Killeen	4	0	6	0	0	10	0
	2	0	19	0	1	22	
Lurganare/Barnmeen	16	0	12	0	0	28	0
	44	0	97	0	17	158	
Mullaghglass	29	0	18	0	0	47	1
	30	0	106	0	8	144	
Newtowncloghogue	3	0	4	0	0	7	0
	9	0	108	0	0	117	
Silverbridge	12	0	8	0	0	20	0
	12	0	60	0	3	75	
Whitecross	11	0	7	0	0	18	2
	14	0	51	0	0	65	
Newry and Mourne Total	1,018	349	1,636	17	7	3,027	28
	1,387	174	6,204	11	160	7,936	
Newry, Mourne and Down Total	1,854	720	2,732	56	27	5,389	46
	2,124	295	9,262	28	399	12,108	

**Of the total stock these properties are void and do not include properties for sale or demolition
(i) Bungalow (ii) Maisonette*

APPENDIX 5 MANAGEMENT TEAM CONTACT DETAILS

All enquiries		03448 920 900
Landlord Services		
Newry Office 35 Boat Street Newry BT34 2DB	Downpatrick Office 2nd Floor Downshire Civic Centre Downshire Estate Ardglass Road Downpatrick BT30 6RA	
newrydistrict@nihe.gov.uk	downpatrick@nihe.gov.uk	
South Regional Manager	Comghal McQuillan	comghal.mcquillan@nihe.gov.uk
South Down Area Manager (A)	Owen McDonnell	owen.mcdonnell@nihe.gov.uk
Assistant Housing Services Managers, Newry (A)	Paddy Rooney White Josephine Morgan	paddy.rooneywhite@nihe.gov.uk josephine.morgan@nihe.gov.uk
Assistant Housing Services Manager, Downpatrick (A)	Bronagh Magorrian	bronagh.magorrian@nihe.gov.uk
Newry Maintenance Manager	Patricia Byrne	patricia.byrne@nihe.gov.uk
Downpatrick Maintenance Manager	Colm Brennan	colm.brennan@nihe.gov.uk
Regional Services		
Supporting People	Anne Sweeney	anne.sweeney@nihe.gov.uk
Central Grants	Kathleen Hicks	kathleen.hicks@nihe.gov.uk
Central Planning	Esther Christie	esther.christie@nihe.gov.uk
Development Programme Group	Elma Newberry	elma.newberry@nihe.gov.uk
2 Adelaide Street, Belfast BT2 8PB		
Regional Planning	Mona Conway	mona.conway@nihe.gov.uk
Marlborough House, Craigavon BT64 1AJ		
Land and Regeneration	Elma Newberry	elma.newberry@nihe.gov.uk
7 Fountain Street, Belfast BT1 5EA		

APPENDIX 6 GLOSSARY	
Affordable Housing	Affordable housing is defined as social rented housing and intermediate housing for eligible households.
Affordable Housing Fund	Administered by DSD, this finances an interest-free loan to housing associations, to fund the provision of new affordable homes and the refurbishment of empty homes.
AGS	Annual Governance Statement.
Areas at Risk	This programme aims to intervene in areas of risk of slipping into social or environmental decline by working with residents.
ASB	anti-social behaviour.
Assistive Technology	Any product or service designed to enable independence for disabled or older people.
ASSP	Area Supporting People Partnerships assess and prioritise the housing support needs of a range of vulnerable client groups at local level.
Building Relations in Communities (BRIC)	Provides training on good relations and funding for good relations plans.
Building Successful Communities (BSC)	Carried out in six pilot areas; this uses housing intervention to regenerate areas and reverse community decline.
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.
CSR	Comprehensive Spending Review outlines the Government's spending plans.
CTOS	Continuous Tenant Omnibus Survey, is an assessment of the attitudes of Housing Executive tenants.
DARD	Department of Agriculture and Rural Development.
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.
DHSSPS	Department of Health, Social Services and Public Safety.
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.
Discretionary Housing Payment	Is an extra payment to help pay the difference or shortfall between the rent charged by a landlord and housing benefit.
DOE	Department of the Environment.
DRD	Department for Regional Development.
DSD	Department for Social Development.
DTNI	Development Trusts Northern Ireland.
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.

Frost Stat	A thermostat used to turn on a heating system automatically when the temperature drops below a threshold.
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 “secure that accommodation becomes available for his/her occupation”.
HCN	Housing Community Network assists residents’ associations to develop local services.
HCS	House Condition Survey, carried out by the Housing Executive
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 all members of the same family.
House Sales Scheme	The House Sales Scheme gives eligible tenants of the Northern Ireland Housing Executive (NIHE) 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 2008-25.
Housing Market Area	A 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 in excess 30 points 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.
Lifetime Homes	Housing design standards, which make a home more adaptable through a person’s life cycle.
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 .
NIMDM	Northern Ireland Multiple Deprivation Measure measures deprivation by examining a range of economic, social and environmental indicators.

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NISRA	Northern Ireland Statistics and Research Agency.
OFMDFM	Office of the First Minister and Deputy First Minister.
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 .
Quality Assessment Framework	The Quality Assessment Framework sets out the standards expected in the delivery of Supporting People services.
RDP	Rural Development Programme .
RDS	Regional Development Strategy.
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 programme.
Smartmove Housing	This is a charitable organisation offering advice; support and accommodation to people that are homeless and in acute housing need.
Social Enterprise	Social enterprises are businesses with primarily social objectives whose profits are reinvested to achieve these objectives in a community.
Social Rented Housing	Social Rented Housing is housing provided at an affordable rent by the Housing Executive and Registered housing associations; that is, housing associations, which are registered and regulated by the Department of Social Development as a social housing provider. Social rented accommodation is offered in accordance with the Common Selection Scheme, administered by the Northern Ireland 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 the 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.
Tenant Scrutiny Panel	Panels to scrutinise housing services in their area.
Unmet Needs Prospectus	This advises housing associations and developers on locations where there is a shortage of programmed development sites to meet the projected social housing need.
Zero-energy buildings	The total amount of energy used by the building on an annual basis is roughly equal to the amount of renewable energy created on the site.

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