



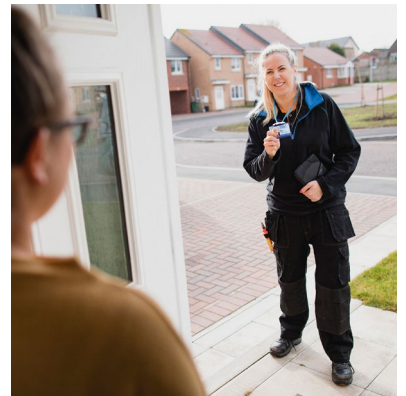
Derry City and Strabane

Housing Investment Plan

Annual Update 2020



Housing
Executive



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This document is available in alternative formats.

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Foreword

Welcome to our Housing Investment Plan, which sets out our local plans for the next year. Following feedback from our customers, we trust this report is reader friendly and that information is easy to find.

We continue to meet our statutory duties and to provide our housing services across Northern Ireland. Although, we face many challenges in the current financial climate, we continue to do our best to deliver our services across the board.

The COVID-19 (Coronavirus) outbreak has made it necessary for us to make changes in the way we deliver our services. These changes are intended to protect our customers and staff while ensuring that we continue to provide key essential services throughout this difficult time.

Four high level outcomes that are related to housing and associated services have shaped our plans:

1. Helping people find housing support and solutions;
2. Delivering better homes;
3. Fostering vibrant sustainable communities; and
4. Delivering quality public services.

Our Housing Investment Plan reports on progress over the past twelve months and presents our programmes for the coming year. We have aligned our outcomes to those of the Community Plans and we continue to engage with Community Planning partners to deliver housing services locally.



Professor Peter Roberts
Chair



we face many challenges in the current financial climate, we continue to do our best to deliver our services across the board

Introduction

We are delighted to present the first annual update for the 'Housing Investment Plan 2019-2023' (HIP). Launched in 2019 the HIP is aligned to the outcomes of each Community Plan to show how our work supports the work of the council. We look forward to continuing to contribute to shaping the future of housing in each council with our Community Planning partners.

This first annual update should be read in conjunction with [Derry City & Strabane Housing Investment Plan 2019-23](#) and will:

- Provide updates on Strategy progress where available (a full list of current strategies is available in the HIP);
- Report on new and upcoming strategies and initiatives including our COVID-19 response;
- Provide a local area update; and
- Update on progress in 2019/20 against the four outcomes contained within the HIP.

When writing our HIP we have taken account of the draft Programme for Government; Northern Ireland Housing Strategy; Regional Development Strategy; Sustainable Development Strategy for Northern Ireland; Planning Reform; Reform of Local Government; and the Social Housing Reform Programme.

Launched in 2019 the HIP is aligned to the outcomes of each Community Plan to show how our work supports the work of the council

Our Vision

Everyone is able to live in an affordable and decent home, appropriate to their needs, in a safe and attractive place

OUR OVERARCHING STRATEGIC THEMES

each have their own purpose statement



PEOPLE

To provide housing solutions, services and support to the people of Northern Ireland



PROPERTY

To ensure everyone has access to a quality home which is safe, affordable, warm and appropriate to their needs



PLACES

To work with others to develop, maintain and sustain attractive, connected, healthy and economically active places

OUR HIGH LEVEL OUTCOMES ARE

1. Helping people find housing support and solutions;
2. Delivering better homes;
3. Fostering vibrant sustainable communities; and
4. Delivering quality public services.

OUR VALUES ARE

Making a difference;
Fairness;
Passion;
Expertise

Strategic Context

The HIP 2019-23 provided detailed information on the Housing Executive's current strategies and initiatives and should be read in conjunction with the updates provided in the table below.

Further information on Housing Executive Strategies can also be found at [Housing Executive Corporate Strategies](#).

The most up to date information on the Housing Executive's response to the COVID-19 (Coronavirus) emergency can be found on our website via the following link [Housing Executive COVID-19 Response](#).

Title	Update
Accessible Housing Register (AHR)	<p>The Housing Executive in conjunction with the Northern Ireland Federation of Housing Associations (NIFHA) is currently developing an in-house Accessible Housing Register (AHR) solution for social housing in Northern Ireland which will facilitate the classification of that stock based upon its accessibility features. This will enable people with disabilities to make more informed housing choices.</p> <p>The AHR was programmed for completion and 'go live' in May 2020, however this originally anticipated completion date has been delayed due to the impact of the COVID-19 pandemic. Both the Housing Executive and NIFHA are committed to the implementation of the AHR and intend to have the system fully operational as early as is practically possible during 2020/21.</p> <p>The Housing Executive is also exploring the potential for a web based module to advertise private sector accessible stock either for sale/to let on its website. This will be restricted to those properties adapted via Disabled Facilities Grants, or accessible properties sold under the Right To Buy schemes. The development of this module has also been impacted by the pandemic.</p>

Table continues

Title	Update
Affordable Housing	<p>In June 2019, the Department for Communities (DfC) launched a consultation on a new overarching definition of affordable housing, which aims to extend the range of affordable housing products, as envisaged by the Strategic Planning Policy Statement. The proposed definition is:</p> <p>‘Affordable housing is housing provided for sale or rent outside of the general market, for those whose needs are not met by the market. Affordable housing which is funded by Government must remain affordable or, alternatively, there must be provision for the public subsidy to be repaid or recycled in the provision of new affordable housing’.</p> <p>DfC’s consultation document states that a new definition of affordable housing, will not materially affect the established and agreed meaning of social housing.</p> <p>Intermediate housing may be funded by loans through a combination of Financial Transaction Capital loans from DfC, private capital and loans.</p>
Asset Management Strategy	<p>The Housing Executive continues to implement the revised Strategic Investment Strategy for its stock that was approved by DfC in October 2017 and aimed at ensuring that our investment was directed at optimising the level of lettable stock available to help address rising housing need. Consequently our investment programme has been focused on compliance and Health and Safety activities, adaptations, External Cyclical Maintenance and a programme of major component upgrading (e.g. bathrooms, kitchens, wiring, doors, windows, heating etc.). The three year period for this revised approach ends in late 2020 and, therefore, we are undertaking a review of the Strategy this year. The key imperative remains the development of a sustainable funding solution to meet our future stock investment needs and, while we welcome the potential measures set out in the New Decade New Approach agreement to addressing this issue, we will be developing a range of strategic options for discussion with DfC in the event that our future funding requirement remains unresolved.</p>
Cavity Wall Insulation	<p>In August 2017, the Housing Executive commissioned a research report on Cavity Wall Insulation in both its own stock and private sector housing. The research was undertaken by the British Board of Agrément using their Consultancy Investigation and Training subsidiary body. Its report was published in May 2019 and indicated a significant issue with cavity wall installations that are not compliant with current standards. We consulted widely on the report and are currently preparing a draft action plan in light of its findings and recommendations. The draft action plan will be issued for consultation in mid 2020/21.</p>

Table continues

Title	Update
Community Asset Transfer	Community Asset Transfer (the change in management and/or the ownership of land or buildings, from public bodies to communities) fulfils a number of government commitments. It supports the NI Executive's commitment to 'invest in social enterprise growth to increase sustainability in the broad community sector'. This work also supports the agreement between the Voluntary and Community Sector and the Government. The framework will also help delivery of other Executive priorities including the Economic Strategy and the Delivering Social Change programme. DfC has engaged Development Trusts Northern Ireland as a delivery partner to support the implementation of Community Asset Transfer and to build capacity and expertise within the Third Sector to enable community organisations to take advantage of future opportunities.
Community Involvement Strategy	In 2018, the Housing Executive published the Community Involvement Strategy . The previous strategy was directed towards tenants; however, the new strategy takes into account the change in population in Northern Ireland and in our communities. It is aimed at working with tenants, residents and leaseholders to ensure everyone's voice is heard. The new strategy provides a flexible approach to work with the community in a way that suits them and reflects our commitment to work with our partners to get the best outcomes for local communities.
Customer Excellence Strategy	Our Customer Excellence Strategy set out the direction for how we aimed to improve the way we delivered services for our customers during 2017/18 – 2019/20. Significant progress was achieved against each of the five key themes detailed in the strategy. We have reported progress against each annual action plans and published these updates on our website. Year 3 progress report, completing this work, will be published in Summer 2020.
Social Housing Development Programme (SHDP)	The Housing Executive manages the Social Housing Development Programme (SHDP) on a three-year rolling basis. The Housing Executive works closely with housing associations to ensure delivery of DfC's annual targets for new social housing starts and completions. The Housing Executive manages the annual SHDP budget and this investment (in the form of Housing Association Grant) is supported by private finance levered in by housing associations. Delivery of the SHDP is supported by the transfer of public sector land (including Housing Executive land) to housing associations. A wide range of new social homes are delivered through the SHDP, including general needs housing, wheelchair accessible housing, housing for applicants with Complex Needs, housing for older people, and housing for rural communities. The Housing Executive also continues to support new build Shared Housing schemes under the 'Housing for All' programme.

Table continues

Title	Update
Fundamental Review of the Private Rented Sector (PRS)	<p>DfC is currently carrying out a comprehensive review of the role and regulation of the private rented sector to ensure the regulatory framework and supporting policy improve standards for the benefit of both tenants and landlords. The areas being reviewed include: supply; affordability; security of tenure; tenancy management; property standards; and dispute resolution.</p> <p>It is expected that the review will inform future legislative proposals for Minister’s consideration and will also include consideration of regulation of letting agents, including if further legislation is required to prevent letting agents charging tenants unfair fees.</p>
Fundamental Review of Social Housing Allocations	<p>DfC are finalising a report on the consultation exercise which was carried out on proposals for changes to social housing allocations in Northern Ireland. The Housing Executive is working closely with DfC to develop implementation plans to take forward the proposals for change.</p>
Homelessness Strategy	<p>The second annual report on the Housing Executive’s Homelessness Strategy 2017/22 - Ending Homelessness Together was published in October 2019. The third annual progress report will be published in September 2020. The report demonstrates the multi-agency approach adopted by the Strategy to both prevent homelessness and to ensure that all clients are provided with the right support to sustain a long term tenancy when one becomes available. This multi-agency approach is further demonstrated via the established Homelessness Local Area Groups. They bring together a range of agencies from the statutory, voluntary and community sectors to deliver action plans linked to the Strategy to deliver better solutions on the ground for homeless clients.</p> <p>Key achievements in Year 2 included the commencement of a review of temporary accommodation and further embedding of our Housing Solutions and Support Approach. The report notes that 15 of the 17 actions were completed in line with the milestones in the Year 2 Implementation Plan, with delayed milestones brought forward to Year 3.</p>
Homelessness Communication Action Plan	<p>The Housing Executive continues to work on the implementation of a Communication Action Plan which aims to ensure households approaching crisis can access the right support quickly. In 2020/21 there will be an increased focus on this Action Plan as part of Objective 1 of the Homelessness Strategy which is to prioritise homelessness prevention. A series of awareness raising events were organised by Local Area Groups across Northern Ireland and building on the success of these events to improve collaborative working with be a key focus going forward.</p>

Table continues



Title	Update
Irish Travellers	The Housing Executive have regularly published comprehensive accommodation needs research in 2002, 2008 and 2015 for the Irish Traveller Community across Northern Ireland. Our Research Unit has recently completed the Irish Travellers' Accommodation Survey 2018/19 which will inform the development of our Irish Travellers Accommodation Strategy 2020 – 2025. The Strategy includes proposals for a Travellers housing needs assessment. The Strategy was submitted to the Housing Executive Board for approval in May 2020 and subsequent release for formal consultation.
Older People Strategy	Following the completion of a 12 week public consultation period, an Older People's Housing Strategy 2020/21 – 2025/26 is scheduled to be published in Summer 2020. The Strategy takes into account the projected changing demography of Northern Ireland, including that of our own tenant profile, and aims to ensure that the services, policies, initiatives and activities that we deliver consider and meet the needs of our ageing population. The Strategy also seeks to bring together the range of existing activities that we currently deliver for older people and outlines our plans to develop and deliver new services and initiatives under four broad themes. These themes are: Planning for the future; Promoting and maintaining dignity; Providing Housing Advice for Older People; and Promoting Participation. We will report regularly on progress against our high level action plan at regular intervals and publish this information on our website.
Research Programme	As the strategic housing authority in Northern Ireland, the Housing Executive has a statutory responsibility to regularly examine housing conditions and need, and may also conduct or promote research into any matter relating to any of its functions. Some of the key projects provide data on an ongoing or regular basis including: the Northern Ireland House Condition Survey; the Continuous Tenant Omnibus Survey; and a number of strands of research on house prices, rents and affordability, which are carried out in partnership with Ulster University and propertynews.com. During the past year, reports have also been published on: the impacts to date, and potential future impacts, of the social sector size criteria (bedroom tax) in Northern Ireland; Brexit and the housing market; and the housing issues, needs and aspirations of older people. Work currently under way or due to commence soon includes: a number of strands of research to help inform the Homelessness Strategy; a survey to gather evidence on the views and experiences of tenants living in the private rented sector; a survey to help inform policy development on provision of a wider range of options for housing applicants, and further projects to help the Housing Executive assess and plan for the impacts of welfare reform, particularly the full roll-out of Universal Credit.

Table continues

Title	Update
Rural Strategy & Action Plan	<p>The Housing Executive has long recognised that in rural areas, housing needs can be hidden or dispersed and that a different approach is often required to ensure that we deliver our statutory housing functions in both urban and rural areas. The introduction of the Rural Needs Act (NI) 2016, has presented an opportunity for us to reaffirm our commitment to rural communities by ensuring that we pay due regard to their needs through the delivery of a fair and equitable housing service which takes account of local issues and circumstances.</p> <p>For many rural households, housing choices can be more limited due to unsuitable stock, unaffordable prices and a lack of rental accommodation. Our Rural Strategy and Action Plan 2016-20 identifies in particular, the need to increase the provision of affordable housing in rural areas in order to help protect and sustain rural communities. Through the Housing Executive’s annual programme of rural housing need tests, we engage with communities who wish to examine the need for new housing in their area and with housing associations to encourage the delivery of new rural housing where it is required.</p> <p>The Housing Executive’s contribution to rural regeneration extends beyond the provision and maintenance of housing to the capital funding invested for the development and improvement of local community facilities and services. In 2020/21, the Housing Executive will also continue to celebrate the invaluable contribution of the rural community groups through the annual Rural Community Awards competition.</p>
Social Housing Enterprise	<p>The 2015-2018 Social Housing Enterprise Strategy was launched by the Housing Executive in September 2015. The aim was to support individuals and organisations in the growth and development of social enterprises to improve economic activity in Housing Executive communities. A total of £1.4 million was spent over the 2015-2018 period in Northern Ireland.</p> <p>An external evaluation of the 2015-2018 Strategy resulted in extremely positive findings. These findings and other recommendations helped shape our forthcoming Social Enterprise Plus Strategy 2020-2024 which received Housing Executive Board approval in December 2019, the launch of which has been delayed until later this year due to the COVID-19 pandemic. It is anticipated that when we can open invitations for applications to the new Social Enterprise Awards programme there is an initial budget of £300k available for the two year period 2020-2022.</p>

Table continues

Title	Update
Supporting People Strategy and Action Plan	<p>The Housing Executive acts as the administering authority for the Supporting People (SP) Programme in Northern Ireland. This role includes the payment of SP Grant to approximately 86 providers who provide over 850 housing support services, which deliver assistance with housing related tasks to more than 19,000 vulnerable people in order to help them develop or maintain the skills necessary to live as independently as possible in their own home. In 2020/21, the SP budget is £72.8m. In response to COVID-19 an additional £10 million has been made available to SP providers specifically for COVID-19 pressures. The SP contract management and reporting regime was relaxed temporarily to allow providers time to cope with the challenges of responding to the impact of COVID-19.</p> <p>SP are producing a three year strategy for 2020-2023. The main thematic areas of Disability and Mental Health, Young People, Older People and Homelessness remain strategically relevant. For further information on the SP programme see the NIHE website (Supporting People Programme).</p>
Sustainable Communities	<p>Now in its second year of a three year programme, the HANDIHEAT EU project is progressing its outputs with European partners from Iceland, Shetland, Republic of Ireland, Finland and Northern Ireland with a focus on identifying renewable energy solutions, best practice, toolkits, training and road maps for rural communities affected by fuel poverty and fuel inequality due to heavy reliance on imported fossil fuels for the production of energy. Two pilot demonstration sites in Northern Ireland and northern Finland have been identified to investigate means by which households can be improved through upgraded energy performance and a renewable energy supply with resulting greenhouse gas savings.</p> <p>The second pilot demonstration led by HANDIHEAT's Lead Partner, the Housing Executive, is progressing its outputs with associate partners and suppliers across Ireland to investigate possible hybrid energy solutions for six houses in a sparsely rural settlement in Lisnaskea, Co. Fermanagh. The Climote monitoring kits installed in the six houses during February 2020 will focus on the electrification of heat with an additional house (control house) fitted with the monitoring kit to collect data for a one-year period, and will monitor oil use and temperature of thermostats in each of the dwellings. Hybrid boiler solutions have been developed by Grant Engineering in the Republic of Ireland and will be installed in the dwellings during July 2020. The results of the pilot demonstrations in Northern Ireland and Finland will inform and influence energy policies going forward.</p>

Table continues

Title	Update
Temporary Accommodation Strategy	A strategic review of temporary accommodation commenced in January 2019 to examine how effectively the current portfolio of accommodation meets the needs of homeless customers. It has been analysing supply and demand, comparing options and performance with other UK jurisdictions, identifying key measures and working to project future needs. It will also seek to examine best practice on homeless prevention with a view to minimising a need for temporary accommodation or making stays as short as possible. Additionally, it will try to build an understanding of both customer and provider experiences and produce a strategic action plan to address issues identified. As part of the project, a number of pilot initiatives are being developed to test different models. These include modular housing, shared housing, community hosting and long term leasing. The Action Plan is expected to be completed by the end of 2020.
Tower Blocks	Following a major consultation exercise on our initial proposals with stakeholders in 2018, our final Tower Blocks Action Plan was approved by our Board in March 2019 and by DfC in August 2019. A Delivery Team has been put in place to drive and manage the implementation of the Action Plan.

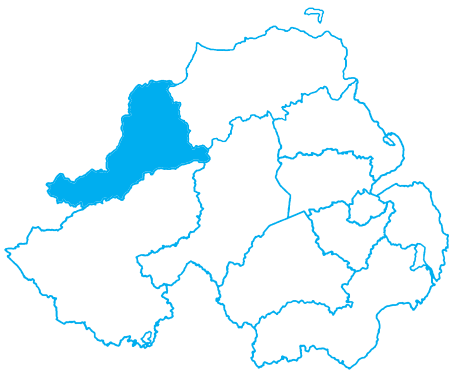
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Title	Update
Welfare Reform	<p>Welfare Reform has meant significant changes to the benefit system for people of working age in Northern Ireland. Whilst all of the changes have had some effect on the Housing Executive, those which have had most impact are Social Sector Size Criteria (Bedroom Tax), Universal Credit and Benefit Cap.</p> <p>In March 2020, Social Sector Size Criteria was directly impacting on 23,619 Housing Executive tenants and 155 were affected by Benefit Cap.</p> <p>Welfare Supplementary Payments (mitigation) were due to end in 2020, however, Communities Minister Deirdre Hargey MLA announced plans to extend the mitigations to the Bedroom Tax beyond 31 March 2020 and payments have continued.</p> <p>By March 2020, the Housing Executive had 13,019 tenants claiming Universal Credit, with a significant increase in the number of tenants making a new claim for Universal Credit during March 2020 due to the economic impacts of the COVID-19 outbreak. Natural migration to Universal Credit continues and will do so until Universal Credit is fully implemented through the 'Move to UC' phase of roll out, where working-age customers on the relevant benefits will be advised when they should move to Universal Credit. This phase is due to commence in early 2021. It is anticipated that some 45,000 Housing Executive tenants of working age will be in receipt of Universal Credit when 'Move to UC' is complete.</p> <p>Housing Benefit's caseload is gradually decreasing and this reduction is likely to continue as Universal Credit's 'Move to UC' phase takes effect. However, Housing Benefit will still have a significant number of customers, approximately 42,000, of State Pension Credit age as well as customers living in supported accommodation or who are placed in temporary accommodation.</p> <p>The Housing Executive will continue to administer Housing Benefit for DfC along with Discretionary Housing Payments for both Housing Benefit and Universal Credit claimants.</p>

Local Context

Demographic Context

District Electoral Area Population Estimates (2018)*



Ballyarnett	24,540	
Derg	18,160	
Faughan	19,120	
Foyleside	18,920	
Sperrin	24,460	
The Moor	17,270	
Waterside	28,200	
TOTAL 150,670		

Source: NISRA

*Population Estimates for DEAs are estimated using a proportionate method which allocates Small Area population estimates to DEAs on the basis of information extracted from the 2011 Census.

Population of Derry City & Strabane District Council area

The population of Derry City & Strabane District Council area is projected to decrease by 0.4% to 150,006 in 2028. It represents 8% of the NI population at 2018.

Source: NISRA

In light of demographic changes and the evolving policy context around older people, the Housing Executive published research in 2019 which sought to examine the views of older people toward their housing circumstances now and what they will need in the future. The report [Understanding the Housing Needs and Aspirations of Older People](#) will contribute to the knowledge available on this subject and will be important to a range of policy makers and stakeholders both within and beyond the housing sector.

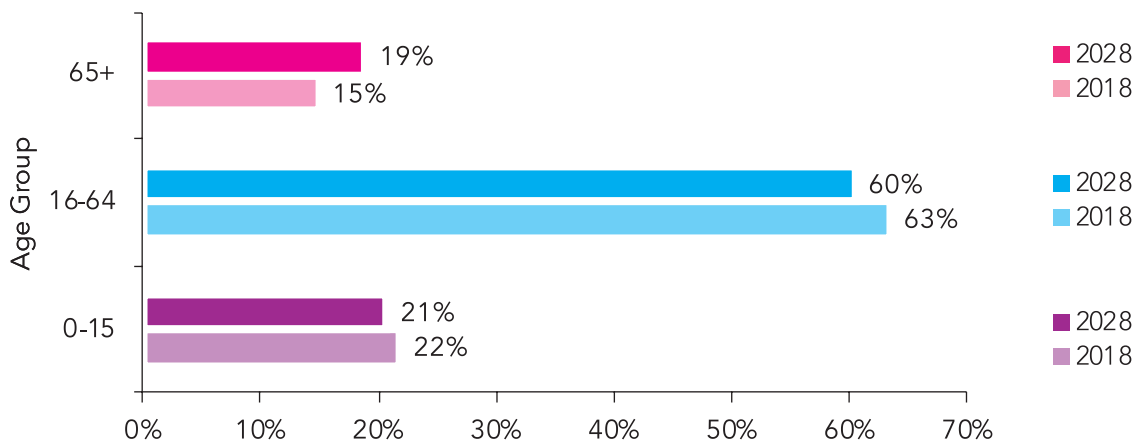


8%
OF NI POPULATION



0.4%
PROJECTED DECREASE
FROM 2018 TO 2028

Population Change 2018-2028

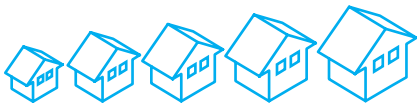


Source: NISRA

Within Derry City & Strabane the older person population is projected to increase by 5,929 (26%) between 2018 and 2028 to make up 19% of the districts population.

The Housing Market

Projected Housing Growth Indicator new dwelling requirement



4,100

PROJECTED HOUSING GROWTH INDICATOR new dwelling requirement for the period **2016 to 2030**

There is a projected Housing Growth Indicator new dwelling requirement of 4,100 for the period 2016 to 2030 for the district. Derry City & Strabane falls below the NI average of 7,700.

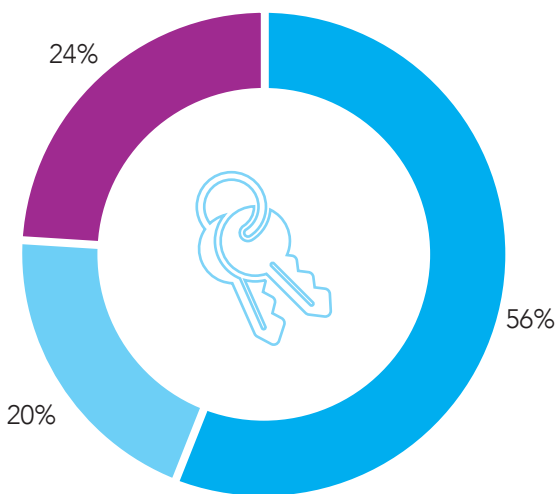
This data along with the Housing Executive’s Housing Needs Assessment will inform the Council’s Local Development Plan on the need for additional development land.



Derry City & Strabane falls below the **NI average** of **7,700**

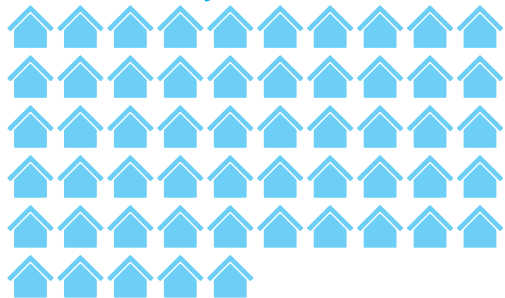
At 2016, there were approximately 60,100 households in the district, of these 56% were Owner Occupied, 20% Private Rented and 24% Social Rented (NIHE House Condition Survey, 2016). These figures include ‘vacants when last occupied’ within the three main tenure groups.

2016 Tenure Breakdown



■ Owner occupation ■ Private rented ■ Social rented

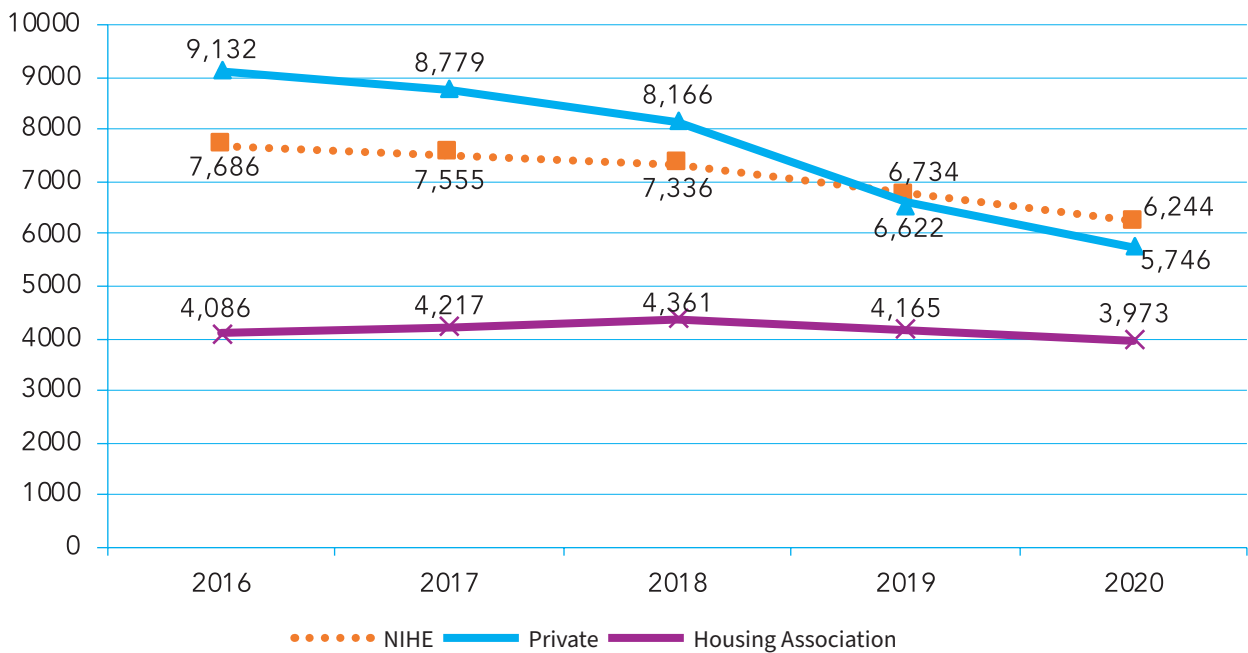
60,100



HOMES in the district (2016)

Source: Northern Ireland House Condition Survey 2016

Housing Benefit



Source: NIHE

The reduction in Housing Benefit claimants may be as a result of the migration exercise underway from Housing Benefit to Universal Credit.

There were 1,489 Housing Executive tenants receiving the Housing Cost element of Universal Credit in Derry City & Strabane at the end of March 2020.

The following sections will discuss owner occupied, private rented and social rented sectors in more detail.

Owner Occupied Sector

Owner Occupation comprises 56% of the overall homes in the district (Northern Ireland House Condition Survey, 2016). Ulster University state that the average house price in Derry City & Strabane in 2019 was £133,092 which represents an increase of 0.6% on 2018 figures.

Average Annual House Prices

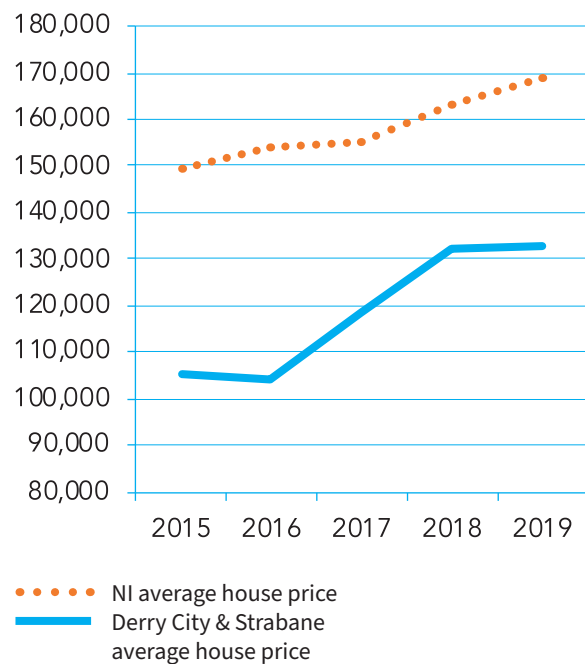


Average house price in Derry City & Strabane in 2019

£ **133,092**



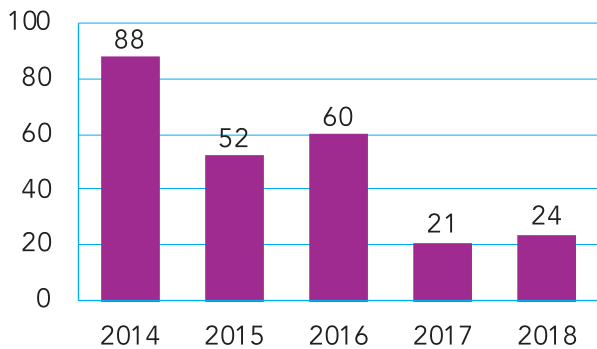
0.6%
INCREASE FROM 2018



Source: Ulster University

Repossessions

During 2018, there were 24 repossessions in Derry City & Strabane. This represents a 73% decrease since 2014.



Source: NI Courts and Tribunals Service



Intermediate need

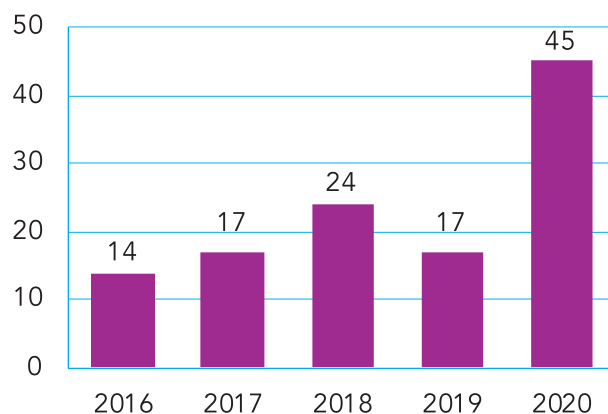
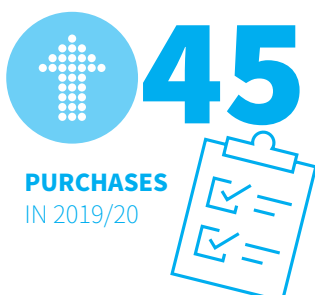
Demand for intermediate housing aimed at low income households in Derry City & Strabane is estimated at 370 units between 2019-2029.

One of the products available to the intermediate housing market is Co-Ownership.



Co-ownership Purchases

Co ownership Housing Association had an active stock of 376 dwellings at March 2020, 45 of which were purchased during 2019/20.

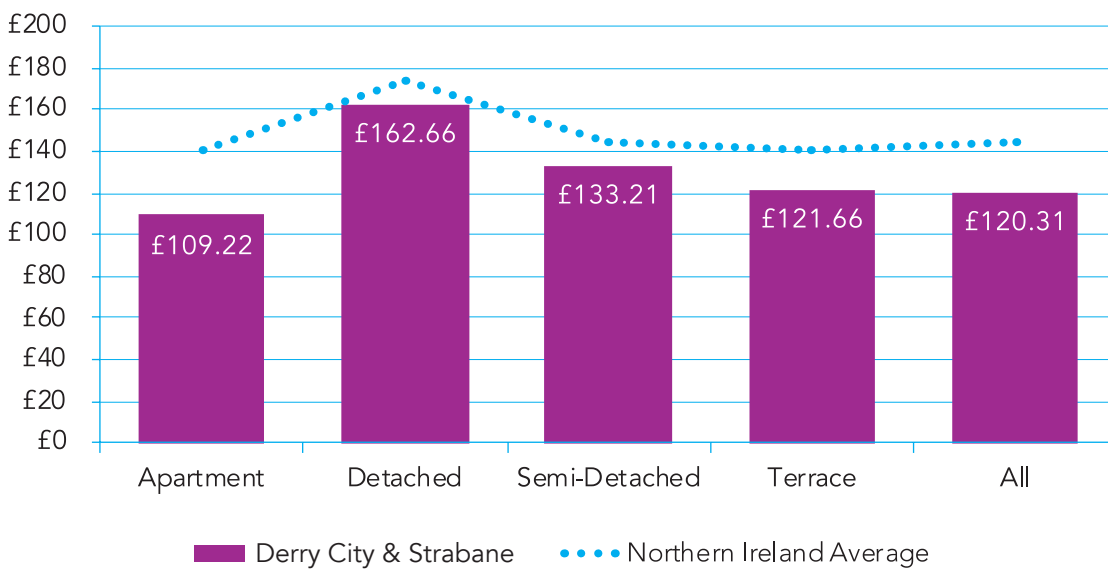


Source: Co ownership Housing Association

Private Rented Sector (PRS)

The Private Rented Sector comprises 20% of homes in the district (Northern Ireland House Condition Survey, 2016).

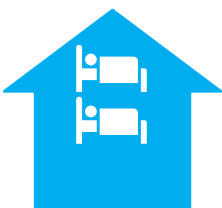
Average Weekly Private Sector Rent by Dwelling Type



Source: Ulster University

Local Housing Allowance

The majority of Derry City & Strabane falls within the North West Broad Rental Market Area (BRMA), while some rural areas in the south of the district, including the villages of Castlederg, Newtownstewart and Plumbridge fall within the South West BRMA.



The Local Housing Allowance, from April 2020, for **2 BEDROOM DWELLINGS** within the BRMA's is **£93.78** per week in North West and **£79.68** per week in South West



The Local Housing Allowance, from April 2020, for **3 BEDROOM DWELLINGS** within the BRMA's is **£104.33** per week in North West and **£91.24** per week in South West

Landlord Registration Scheme

DfC's Landlord Registration scheme identified 5,986 properties registered by 2,828 landlords in Derry City & Strabane at February 2020. Due to the ongoing COVID-19 Pandemic, DfC are unable to report end of March 2020 information.

Houses in Multiple Occupation (HMO)

As household groups 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. Since 1 April 2019, Belfast City Council has assumed responsibility for licensing of HMOs.



Social Housing Sector

The Social Housing sector share of the housing market in Derry City & Strabane was 24% at 2016 (Northern Ireland House Condition Survey, 2016).

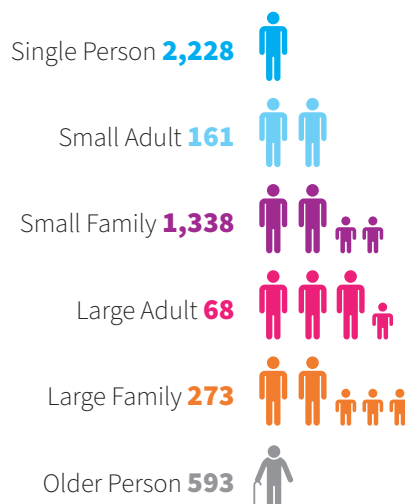
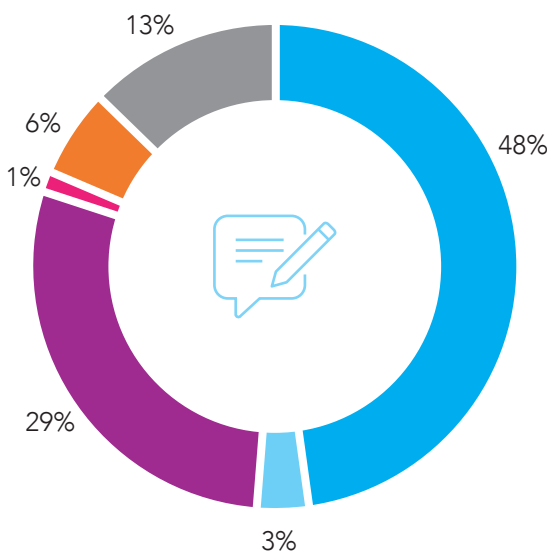
Housing need in Derry City & Strabane increased in 2019. At March 2020, there were 4,661 applicants on the waiting list for Derry City & Strabane with 3,603 in housing stress. There were 764 allocations over the year. Single, older persons and small family households comprise 90% of the housing stress waiting list in the council area. The need for small family accommodation remains strong and there is a growing demand to meet requirements for older persons. See Appendix 7 for local breakdown.

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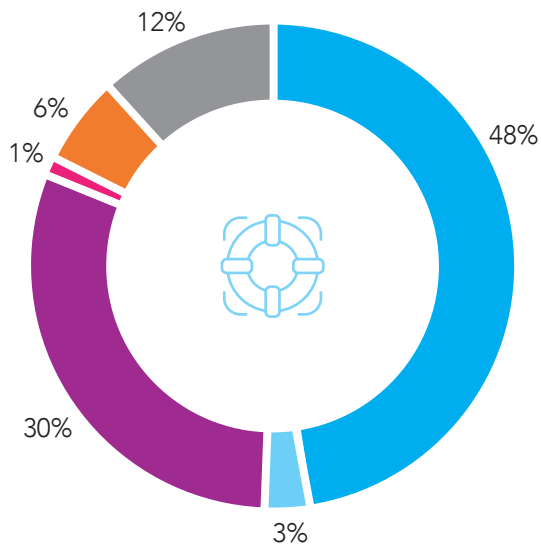
Housing Executive properties were sold to tenants under the House Sales Scheme during 2019/20 at an average selling price of

£51,000
in Derry City & Strabane.

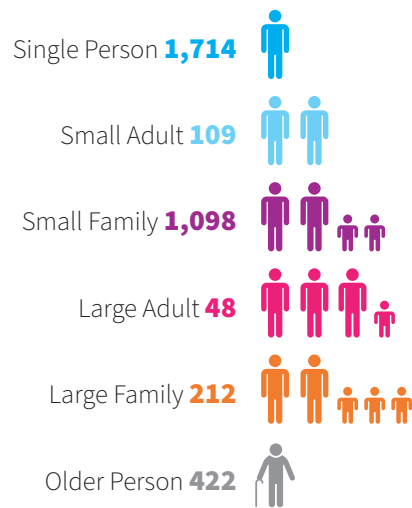
Waiting List Applicants



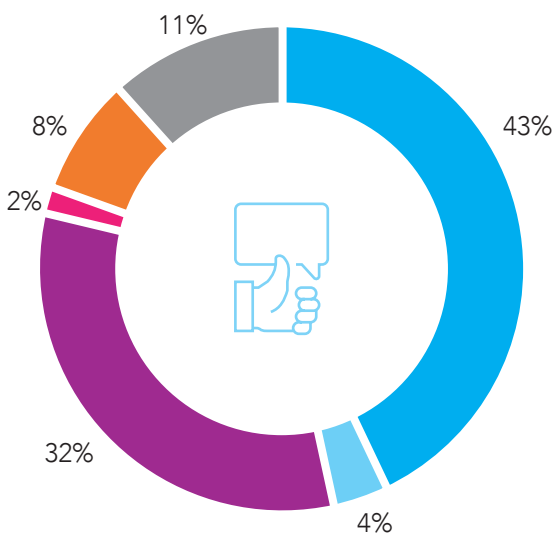
Applicants in Housing Stress



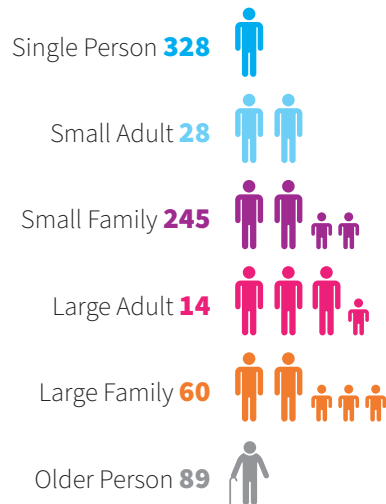
Source: NIHE, March 2020



Allocations to Applicants



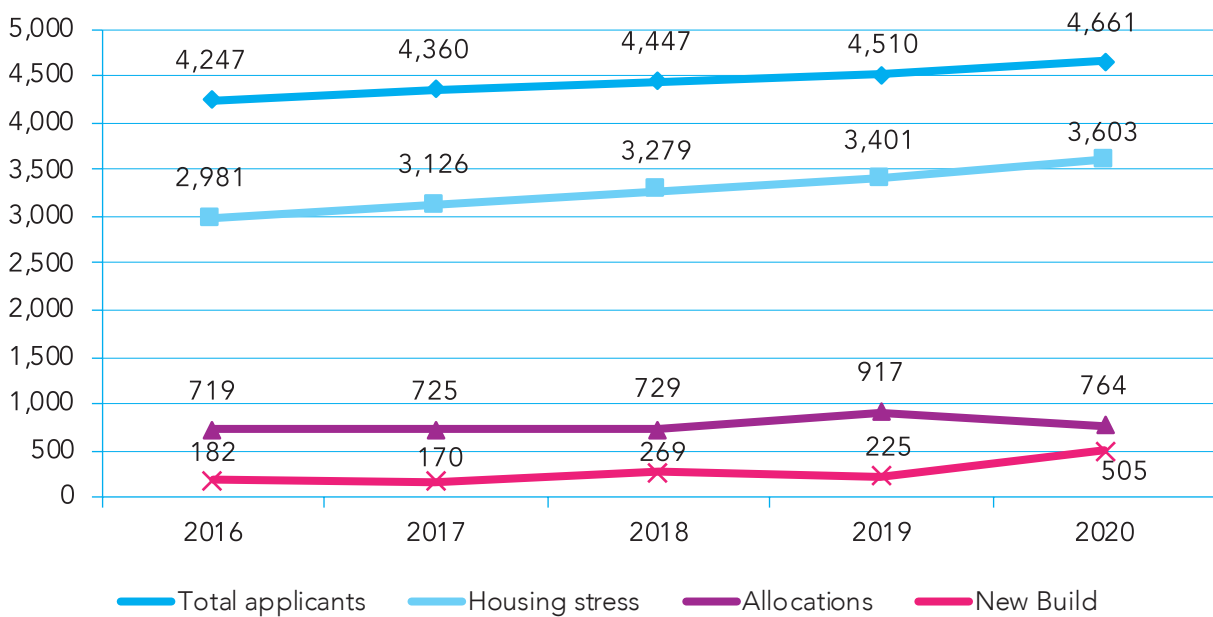
Source: NIHE, March 2020



Definition of Household Types

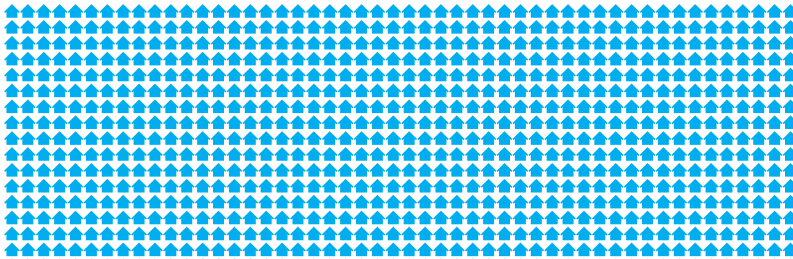
Single Person	1 person 16-59 years old
Small Adult	2 persons 16-59 years old
Small Family	1 or 2 persons aged 16 or over, with 1 or 2 children
Large Adult	3 or more persons aged 16 or over with or without 1 child aged 0-15
Large Family	1 or 2 persons aged 16 or over, and 3 or more children aged 0-15,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

Social Housing Waiting List Trends



Source: NIHE

The requirement for new social housing in Derry City & Strabane has increased between 2018 and 2019.



2,797 The five-year assessment for 2019-24 shows a need for **2,797 units in the district.** Refer to Appendix 2, which shows projected housing need which is largely concentrated in the urban areas.

To address social need, the Housing Executive's three-year Social Housing Development Programme (SHDP) has 1,557 housing units planned.

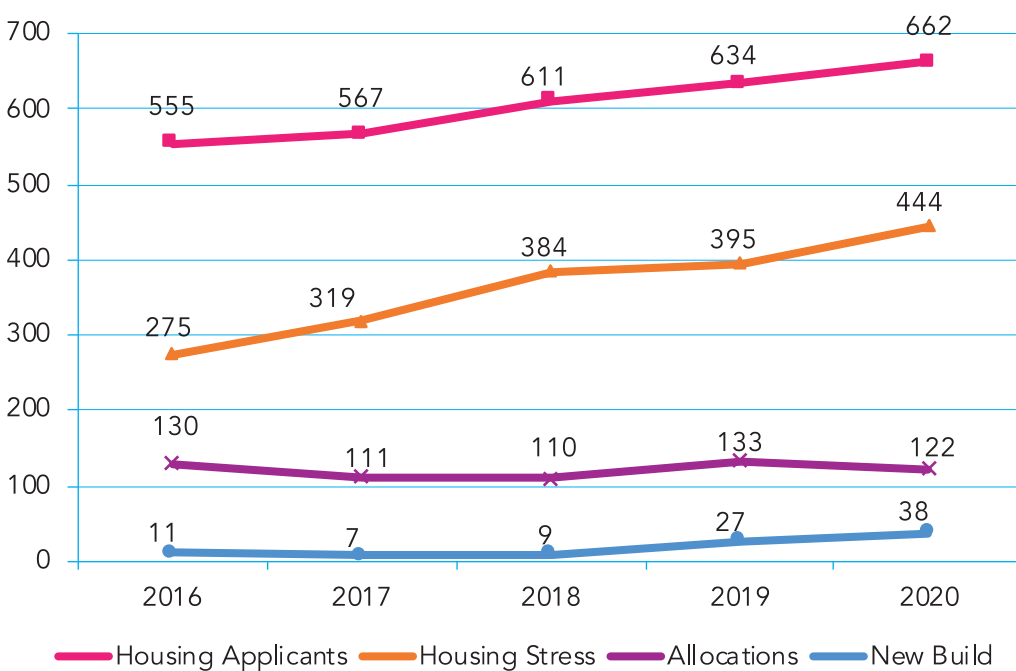
During 2019/20, 505 homes were completed across Derry City & Strabane and 818 units were on-site at 31 March 2020. See Appendix 3 for details of the programme, completions and on-site schemes.

Rural Areas

House and land prices, land availability and low rates of development will rule out owner occupation in the short to medium term for many young rural households within Derry City & Strabane. The tendency for owner occupation in rural areas will also result in limited opportunity for the private rented sector to offer affordable accommodation.

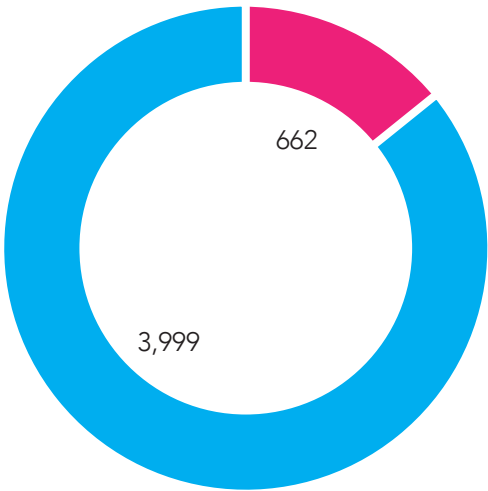
The Housing Executive will work with rural communities to identify hidden or 'latent' housing need through rural housing needs tests. These rural locations will be determined following the annual review of the Housing Need Assessment and consideration is also given to requests from community representatives. See Outcome 2 for Site Identification Studies and Outcome 3 for Rural Housing Needs Test.

Rural Housing Waiting List Trends



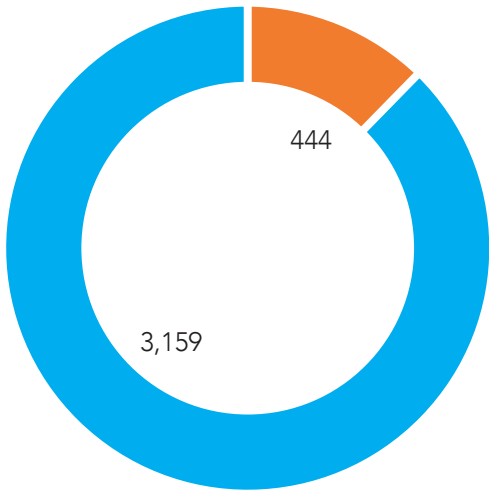
Source: NIHE

**Waiting List Applicants
2020**



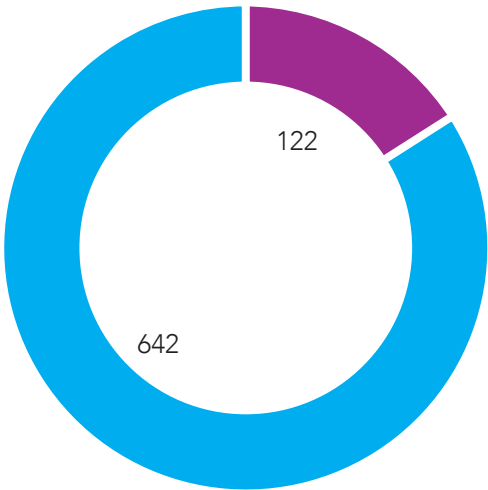
- Derry City & Strabane Rural
- Derry City & Strabane Urban

**Waiting List Applicants in
Housing Stress 2020**



- Derry City & Strabane Rural
- Derry City & Strabane Urban

**Allocation to Applicants
2020**



- Derry City & Strabane Rural
- Derry City & Strabane Urban

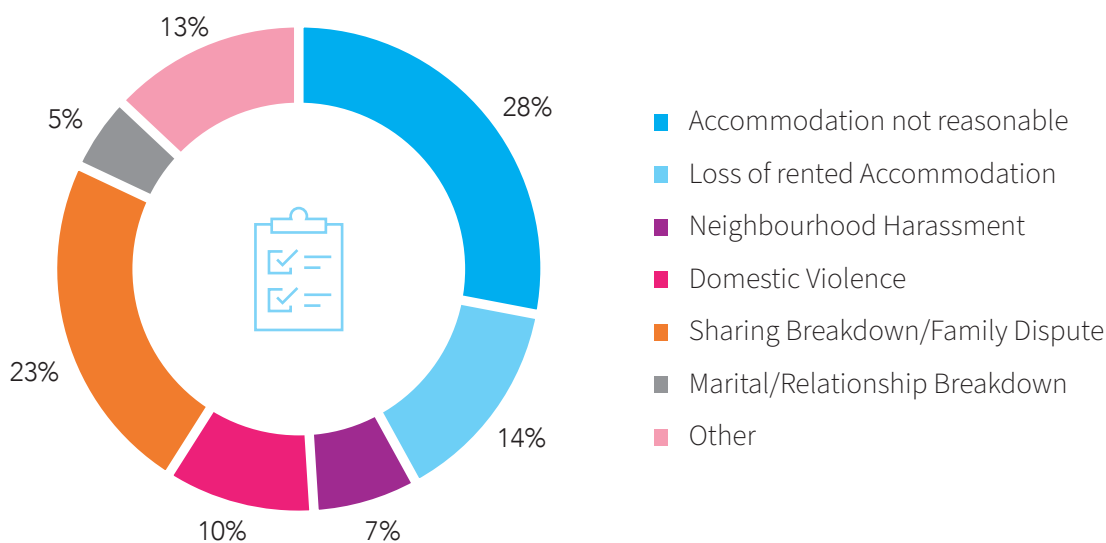
Source: NIHE

Homelessness

The number of households presenting as homeless in the district decreased slightly between March 2019 and March 2020 with 1,994 presenters by the end of March 2020, see Appendix 5. The main reasons for homelessness acceptances continued to be as a result of accommodation not being reasonable and sharing breakdown/family dispute.

There is a range of temporary accommodation options available in Derry City & Strabane. During 2019/20 the Housing Executive made 87 placements into voluntary sector hostels and 29 placements into NIHE Hostels but the majority of placements were into private single let properties (236) and hotels/bed & breakfasts (694).

Reasons for Homelessness



Source: NIHE

Specialised Housing and Housing Support Services

Accessible Housing

Work is continuing on the development of an Accessible Housing Register (AHR). This will allow social landlords to make more effective use of their existing adapted stock. Within Derry City & Strabane there is currently an identified social housing need for 56 wheelchair units.

Adaptations

During 2019/20 the Housing Executive spent £2.05m on adaptations to their properties in Derry City & Strabane. See Appendix 4.

£2.05m
SPENT ON ADAPTATIONS 2019/20

Disabled Facilities Grants

During 2019/20 the Housing Executive approved 188 Disabled Facilities Grants for private sector dwellings and completed 130. Total spend in Derry City & Strabane in 2019/20 was £1.8m. See Appendix 4.

DISABLED FACILITIES GRANTS

£1.8m
SPENT 2019/20
130 COMPLETIONS

Irish Travellers

The Housing Executive has responsibility for identifying and meeting the accommodation needs of Irish Travellers. We are currently finalising a five year Irish Travellers Accommodation Strategy 2020-2025.

Supporting People

The Housing Executive, through the Supporting People Grant, funds 82 Housing Support Services across Derry City & Strabane at a cost of £8.66m, providing housing support to 1,862 clients per year. These are set out in Appendix 5.

£8.66m
ON FUNDING **82 HOUSING SUPPORT SERVICES**

Community Planning

In November 2017, the Council and its statutory partners launched the 'Inclusive Strategic Growth Plan' which is the Community Plan for the Derry City & Strabane District Council area. The plan sets out a number of shared outcomes to be achieved by 2032 and relate to the social, economic and environmental wellbeing of citizens within the district.

As a statutory partner in the Community Planning process, Housing Executive Place Shaping staff attend quarterly Strategic Growth Partnership meetings. We also lead on and participate in a number of key actions within the Outcome Delivery Plan.

The HIP themes are aimed at being complimentary to Community Planning themes. Therefore, within this document our housing actions are aligned against outcomes within the Strategic Growth Plan (see Appendix 1).

Derry City & Strabane District Council published the Inclusive 'Strategic Growth Plans' first [Statement of Progress](#) in 2019 which outlines progress to date with regard to its eight outcomes and 54 population indicators across the three pillars of economic, social and environmental wellbeing.

Local Development Plan

The Derry City & Strabane [Local Development Plan](#) (LDP) will replace the Derry Area Plan 2011 and the Strabane Area Plan 1986-2001. The new [draft Plan Strategy](#) was published and put out for consultation in December 2019. Due to the circumstances surrounding the COVID-19 pandemic it was still at consultation stage at the time of writing.

As the statutory development plan, the LDP is the main policy vehicle to influence housing in the district for 15 years. It is therefore appropriate that the Community Plan and HIP are considered in the preparation of the LDP.

The LDP will address the amount of land needed for housing across the district, in addition to setting out housing policy and objectives. When ratified, the LDP will be the statutory document for assessing future planning applications for housing.

The amount of land needed for new housing will be determined by:

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

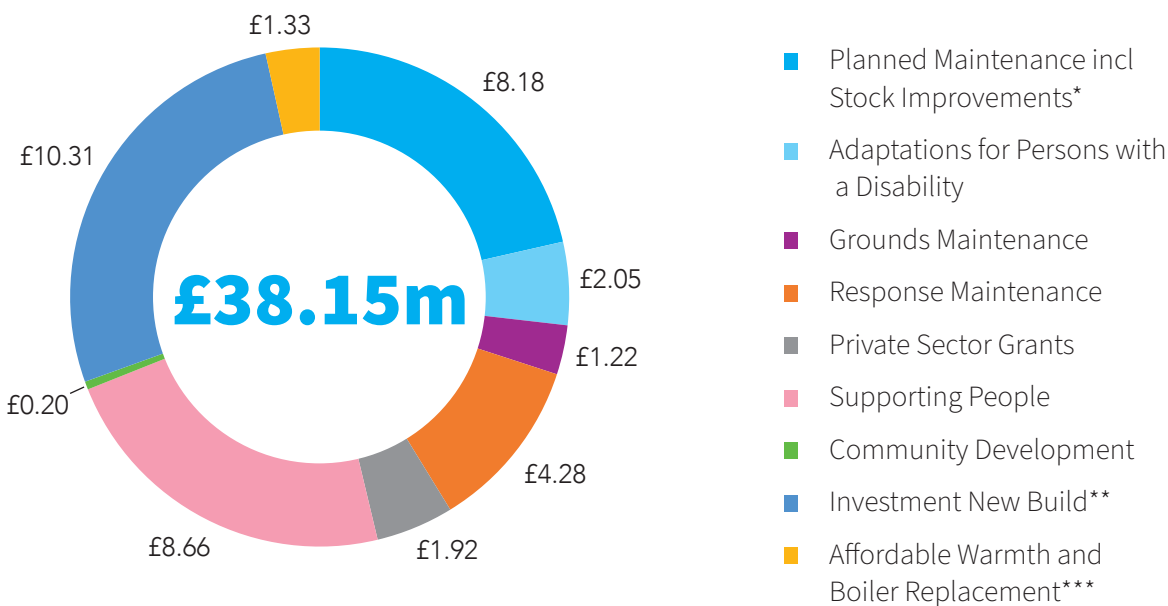
Housing Executive Spend

The past year has delivered significant housing investment for a wide range of services, and the 2019/20 public sector housing investment totalled £38.15m for Derry City & Strabane.

The Housing Executive originally intended to deliver investment of £227 million across all improvement and maintenance activities in its stock in 2020/21. However, other than for emergency situations and the undertaking of statutory inspections and servicing, these services were suspended in late March 2020 due to the lockdown measures that were put in place by government in response to the COVID-19 pandemic. We have continued to review what works we can undertake in light of the further development of these measures, and in June 2020 we recommenced works to external areas and vacant properties. We will continue to inform all stakeholders as the situation progresses and we have greater certainty on the type and level of stock investment that can be delivered this year.

Aside from work to Housing Executive Stock, the projected spend for 2020/21 is £2.1m for Private Sector Grants and £8.72m for Supporting People.

Derry City & Strabane 2019/20 Public Sector Housing Spend (£m)



Source: NIHE

*Planned Maintenance work (Planned, Cyclical, and MS running costs) spend was £7.81million and Stock Improvement Spend was £0.37 million.

**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.

***Affordable Warmth spend was £1.21million and Boiler Replacement spend was £0.12million.

NB: 2019/20 expenditure figures in the chart above are with Northern Ireland Audit Office for auditing at present, although they are unlikely to be fully audited until late summer, due to delays arising from the COVID-19 pandemic.

Housing Plans & Services - Outcomes



Helping people find housing support and solutions



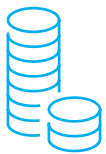
Delivering better homes



Fostering vibrant sustainable communities



Delivering quality public services



Community Grants
£20,775
funding awarded



Community Cohesion
£94,278
funding awarded



Community Safety
£83,785
funding awarded



Small Pockets of Deprivation (SPOD)
£67,984
funding



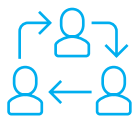
Neighbourhood Renewal
£3.66m
funding



Energy Efficiency
£2.28m
spend



Affordable Warmth
471 installations
£1.21m
spend



Supporting People
£8.66m
spend



Disabled Facilities Grants (DFGs)
£1.8m
spend



Adaptations
£2.05m
spend



New build
£10.31m
spend



Old Mill Court, Sion Mills.
Rural Housing Association



North West Migrant Forum
/Discover Connect Belong
Community Cohesion Race
Relations Project.

NIHE community cohesion funded the launch of the Multicultural Friendship Club. The club is aimed at developing race relations through capacity building projects and helping to develop shared spaces.

Reimaged Graffiti Clad Electric unit in Leafair, Shantallow with the members of the local Men's Shed, NIHE staff, Leafair Community Group and local Councillors at the launch of the Leafair Men's Shed and the reimaging project funded by the NIHE.



Rock Mills Re-Improvement, Choice HA



Outcome 1

Helping people find housing support and solutions

Plans 2019/20	Progress	Plans 2020/23	Community Planning Ref*
<p>Development and publication of the Chronic Homelessness Action Plan.</p>	<p>Following extensive public consultation, the Chronic Homelessness Action Plan was amended and approved by NIHE Board in November 2019.</p>	<p>Two Research projects have been commissioned. The first project will look at the impact of chronic homelessness on women and the second will consider the role of day services in delivering help to clients experiencing chronic homelessness.</p>	<p>4A 6B 6D</p>
<p>Implementation of year one actions in Chronic Homelessness Action Plan.</p>	<p>The number of objectives was reduced from ten to seven to ensure a more streamlined plan and avoid duplication. The indicators for chronic homelessness were adjusted to reflect the views of the sector, and ratified by the Central Homelessness Forum.</p> <p>1,994 homelessness presenters and 1,222 homelessness acceptances.</p>	<p>Work will continue to incorporate chronic homelessness indicators into the Housing Management System to provide an evidence base to inform policy and strategic decisions going forward.</p> <p>NIHE is also exploring funding options for the delivery of housing led solutions for clients experiencing chronic homelessness.</p>	

Table continues

*See Appendix 1 for Community Planning Themes

Plans 2019/20	Progress	Plans 2020/23	Community Planning Ref*
<p>Ensure the Housing Solutions and Support Approach continues to be effectively embedded across the organisation.</p> <p>Conduct peer reviews to benchmark the NIHE Housing Solutions service, identify good practice and areas for improvement.</p>	<p>The Housing Solutions approach is used for all customers who contact the NIHE with a housing issue. This continues to be embedded across the organisation through the delivery of training to new staff on the approach. Housing Solutions Handbook for staff was reviewed and updated during 2019/20.</p> <p>The National Practitioner Support Service (NPSS) has been appointed to conduct peer reviews of NIHE's Housing Solutions Service.</p>	<p>Further develop the Housing Solutions and Support approach, including through exploring the potential of accreditation of staff.</p> <p>Continue to conduct peer reviews to benchmark the NIHE Housing Solutions service, identify good practice and areas for improvement.</p> <p>Ensure information is readily available across all tenures to meet the needs of a housing options service.</p>	<p>4A 6A 6B</p>
<p>Work has been ongoing to investigate and develop a replacement Private Rented Sector Access Scheme (PRSAS). A number of consultation events have taken place and a specification has been produced. A business case is ongoing with the aim of having a new PRSAS procured and in place by September 2019.</p>	<p>Due to budgetary pressures arising in dealing with NIHE's statutory duties in respect of addressing homelessness, the delivery of a PRSAS has had to be put on hold until such times as sufficient funding can be secured.</p>	<p>Any further developments in respect of implementing a new PRSAS will be subject to the necessary funding being secured from DfC.</p>	<p>6B</p>

Table continues

Plans 2019/20	Progress	Plans 2020/23	Community Planning Ref*
£8.35m has been approved to deliver the Supporting People Programme for 2019/20.	<p>£8.66m was spent delivering the Supporting People Programme for 2019/20, Appendix 5.</p> <p>70 accommodation based services for 1,366 service users.</p> <p>12 floating support schemes for 496 service users.</p>	£8.72m has been approved to deliver the Supporting People Programme for 2020/21, Appendix 5.	4A 6A 6B 6D
The gross, three-year SHDP contains one new supported housing scheme in 2019/20.	There is currently no identified or known requirement for additional supported housing in Derry City & Strabane.	The gross, three-year (2020/23) SHDP contains one new supported housing scheme for the Council area. This will be kept under annual review.	4A 6A 6B 6D
The Wheelchair Standard Accommodation target for general needs new build for 2019/20 is 8.5%.	36 wheelchair units were on-site and 18 wheelchair units were completed at March 2020.	The Wheelchair Standard Accommodation target for 2020/21 is 10%.	4A 6A 6B 6D
NIHE has funding of approximately £9.5m for DFGs for the private sector in 2019/20 across NI. The funding for the Derry City & Strabane is £1.97m.	NIHE approved 188 DFGs spending £1.8m during 2019/20. 130 DFGs were completed during the year.	NIHE has funding of approximately £12m for DFGs for the private sector in 2020/21 across NI. The funding for the district is £2m.	6A 6B 6D

Table continues

Plans 2019/20	Progress	Plans 2020/23	Community Planning Ref*
<p>NIHE have a budget of £1.5m to provide adaptations to their properties in Derry City & Strabane in 2019/20.</p>	<p>NIHE spent £2.05m on adaptations in 2019/20.</p>	<p>We are unable to provide detail on our budget for 2020/21 at this time.</p>	<p>6A 6B 6D</p>

*See Appendix 1 for Community Planning Themes

Outcome 2

Delivering better homes

Plans 2019/20	Progress	Plans 2020/23	Community Planning Ref*
Identifying housing needs, increasing supply of affordable renting and assisting home ownership			
NIHE will carry out an annual five year projected social housing need assessment for the Council area.	Achieved. The five year social housing need for the Council area is 2,797, Appendix 2.	NIHE will carry out an annual five-year projected social housing need assessment for the Council area.	4A
NIHE will annually assess demand for intermediate housing for the Council area.	Achieved. The ten year intermediate housing need is 370.	NIHE will annually assess demand for intermediate housing for the Council area.	
NIHE will continue its programme to deliver Housing Market Assessments across NI by completing Phase 1 of this process in March 2020 which includes Strategic Housing Market Analyses of Belfast and Derry City & Strabane HMAs.	The Strategic Housing Market Analyses of Belfast Metropolitan Area and Derry City & Strabane HMAs are on course to complete in July 2020.	NIHE will commission Strategic Housing Market Analyses in the remaining identified HMAs in the following areas. Northern Area - Ballymena HMA and Causeway Coast HMA Western Area – Fermanagh, Omagh, Cookstown and Dungannon HMAs South Eastern Area – Newry and Craigavon Urban Area HMAs.	4A
DfC will approve a gross, three-year 2019/22 SHDP.	There are 818 units on-site, of which, 82 units started in 2019/20. There were 505 units completed during 2019/20, Appendix 3.	DfC will approve a gross, three-year 2020/23 SHDP.	4A 6A 6B 8A 8B

Table continues

Plans 2019/20	Progress	Plans 2020/23	Community Planning Ref*
Site identification studies will be completed as identified	No site identification studies were completed in Derry City & Strabane in 2019/20.	Site identification studies will be completed as identified.	2B 4A 4C 4D 6A 6B 6D 7B 7C
The 2019/20 investment in intermediate housing, which is delivered through the Co-Ownership Shared Ownership scheme, was £34m with a target of 1,091 homes.	In 2019/20, there were 45 properties purchased through Co-Ownership in Derry City & Strabane.	Due to the impacts of COVID-19, funding and targets have not yet been confirmed for this period.	4A
NIHE and housing associations will implement the House Sales and Equity Sharing Scheme.	59 NIHE properties were sold to tenants through the House Sales Scheme during 2019/20.	NIHE and housing associations will implement the House Sales and Equity Sharing Scheme.	4A

Table continues

Plans 2019/20	Progress	Plans 2020/23	Community Planning Ref*
Improving People's Homes – NIHE Stock			
Funding for NIHE planned maintenance schemes in 2019/20 is estimated at £6.86m.	In 2019/20, NIHE spent £7.81m on 29 planned maintenance schemes in Derry City & Strabane, Appendix 4.	We are unable to provide detail on our programmes for 2020/21 at this time.	4D 5A 6A 6B 6D
Funding for NIHE stock improvement work in 2019/20 is £0.71m.	In 2019/20, NIHE spent £0.37m on stock improvement work.	We are unable to provide detail on our programmes for 2020/21 at this time.	8A 8B
NIHE will complete response maintenance repairs within the required target time.	83.9% of NIHE response maintenance repairs in NI were completed within the required target time.	NIHE will complete response maintenance repairs within the required target time.	
NIHE will carry out response maintenance repairs to customers' satisfaction.	99.4% of NIHE response maintenance repairs were carried out to the customers' satisfaction.	NIHE will carry out response maintenance repairs to customers' satisfaction.	

Table continues

Plans 2019/20	Progress	Plans 2020/23	Community Planning Ref*
Improving People's Homes – Private Stock			
NIHE will implement the Affordable Warmth Scheme with available funding of £12m for 2019/20 across NI, subject to change following current monitoring round outcome.	In the Council area, 471 measures were carried out to 250 private properties under the Affordable Warmth Scheme in 2019/20, at a cost of £1.21m.	NIHE will implement the Affordable Warmth Scheme with available funding of £4m for 2020/21 across NI, subject to change following current monitoring round outcome. A new five year business case was approved for 2019-2024, with the emphasis being on a whole house approach.	4D 5A 5B 6A 6B 6D 8A 8B
NIHE will implement the Boiler Replacement Scheme 2016-19, with anticipated funding of £1m for 2019/20 across NI, subject to change following current monitoring round outcome.	In Derry City & Strabane, 185 properties had boilers replaced at cost of £121.9k.	NIHE will implement the Boiler Replacement Scheme, with anticipated funding of £350k for 2020/21 across NI, subject to change following current monitoring round outcome.	
Funding of discretionary grants will continue in 2019/20.	Discretionary grant approval in 2019/20 was £226.9k, Appendix 4.	Funding of discretionary grants will continue in 2020/21.	
Repair notices issued by councils to private rental landlords can be recovered through a mandatory grant of up to £7.5k.	A small number of mandatory repair grants were approved in 2019/20, with an approval value of £7.8k, Appendix 4.	NIHE will issue mandatory repair grants as required.	
NIHE's 2019/22 Energy Efficiency Programme includes 2,734 units at a cost of £8.5m.	In 2019/20, the Energy Efficiency Programme included 704 units at a cost of £2.28m.	NIHE's 2020/23 Energy Efficiency Programme includes 2,211 units at a cost of £9.5m.	
Bryson Energy will continue to maintain the Oil Buying Clubs Scheme until the service transitions over to local community groups.	5,200 households have become members of the 27 oil buying clubs established in NI. Three of which are in Derry City & Strabane.	Having taken the Oil Buying Club Service back in house in February 2020, NIHE will continue to provide and hopefully expand membership.	

Outcome 3

Fostering vibrant sustainable communities

Plans 2019/20	Progress	Plans 2020/23	Community Planning Ref*
Community Planning			
Promote housing led regeneration through master planning proposals in urban and village centres.	NIHE has been working closely with stakeholders on various regeneration initiatives within Derry City & Strabane including the Bogside/Bishop Street/Fountain Urban Village, the Clooney Masterplan and the regeneration of Galliagh Linear Park. NIHE also continues to work closely with the Council and other partners through the Community Planning process; particularly as lead partner in our City Centre site identification exercise (see 2019-23 Derry City & Strabane HIP: Local Context).	Promote housing led regeneration through master planning proposals in urban and village centres.	2B 4A 4B 4D 5B 6A 6B 6D 7A 7B 7C 8A 8B
DfC to fund Areas at Risk, Small Pockets of Deprivation (SPOD) and Neighbourhood Renewal programmes for 2019/20.	DfC has provided £68k of SPOD funding and £3.66m for Neighbourhood Renewal within Derry City & Strabane. DfC has funded £402k for SPOD in NI in 2019/20.	DfC hopes to continue to fund Areas at Risk, SPOD and Neighbourhood Renewal programmes for 2020/21.	6B 7A 7B 7C 7D
NIHE will work with rural communities to identify hidden rural housing need.	A Rural Housing Needs Test was carried out in Magheramason in 2019/20.	NIHE will work with rural communities to identify hidden rural housing need. We have planned a test for Plumbridge in 2020/21.	4A 6A 6B 6D 8A 8B

Table continues

*See Appendix 1 for Community Planning Themes

Plans 2019/20	Progress	Plans 2020/23	Community Planning Ref*
The NI target for 2019/20 is to fund a minimum of three projects across the Townscape Heritage Initiative areas.	One project received Heritage in Housing funding of £21,000 in 2019/20. NIHE funding contributed to the provision of two units of accommodation at 22-24 High Street, Donaghadee.	The NI target for 2020/21 is to fund a minimum of three projects across the Townscape Heritage Initiative areas. (subject to budget allocation)	4A 4C 4D 6A 6B
NIHE will implement a match funding programme for the Rural Development Programme in 2019/20, for a minimum of seven projects across NI.	In 2019/20, 19 projects were funded in rural areas across NI with a total spend of £300k. No projects were funded in Derry City & Strabane.	This is the final year of the NIHE match funding programme corresponding with the final year of the NI Rural Development Programme (2014-2020).	6B 6D 7A 7B 7C 7D
NIHE will implement and promote the annual 'Rural Community Awards' competition.	The 2019/20 Rural Community Awards were presented to the winning community groups in November 2019.	NIHE hopes to offer the Rural Community Awards on an annual basis.	
Building Successful Communities			
DfC will continue to invest in social enterprise growth to increase sustainability in the broad community sector.	DfC is supporting Social Economy Enterprise growth in NI through Community Asset Transfer (CAT), Pilot Social Economy Projects, Social Enterprise Hubs and Social Innovation.	DfC will continue to invest in social enterprise growth to increase sustainability in the broad community sector.	2A 2B 2C 4A 6B

Table continues

Plans 2019/20	Progress	Plans 2020/23	Community Planning Ref*
NIHE's Social Housing Enterprise (SHE) Strategy will continue to invest in local communities to support social housing enterprise developments.	The Social Enterprise Plus Strategy 2020-2024 will be launched later this year.	Social Enterprise Plus Strategy will invest in local communities to support social enterprise initiatives.	2A 2B 2C 4A 6B
Consult on the new Community Safety Strategy, launch and implement.	Public consultation on the new strategy has concluded. The Strategy Responses received are being reviewed and the Strategy is being finalised.	Launch and implement new Community Safety Strategy – Working Together for Safer Communities 2020-2023.	7B
We will work with partner organisations and communities to tackle Anti-Social Behaviour (ASB) and hate crime and create safer places to live.	During 2019/20, NIHE dealt with 273 cases of ASB within the Council area.	NIHE will deal with reported cases of ASB including hate harassment in its estates.	
NIHE will work to prevent people leaving their homes as a consequence of hate crimes.	During 2019/20, two Hate Incident Practical Action scheme (HIPA) incidents were actioned in the Council area.	NIHE will continue to implement the HIPA scheme.	
NIHE will continue to be a designated agency in the Policing and Community Safety Partnerships (PCSPs).	NIHE Area Managers continue to attend their respective PCSP meetings.	NIHE will continue to be a designated agency in the PCSPs.	

Table continues

*See Appendix 1 for Community Planning Themes

Plans 2019/20	Progress	Plans 2020/23	Community Planning Ref*
NIHE will assess funding applications from Community Groups, PCSPs and Councils for a range of community safety initiatives.	During 2019/20, £83.8k was awarded in the Council area for 11 separate community safety projects including £30k for the Derry City & Strabane District Council Community Safety Warden scheme.	NIHE will continue to assess funding applications and fund appropriate initiatives that address community safety issues in NIHE estates, where money is available.	
NIHE will continue to partner at ASB Forum.	Local office staff continue to work with statutory partners in addressing ASB issues and attend the ASB Forum with PSNI, Council and Department Of Justice to discuss cases of common concern.	NIHE will continue to partner on ASB Forum.	
NIHE will work to raise awareness and promote integration through its Community Cohesion Strategy.	NIHE continues to engage at a local level to deliver programmes that raise awareness and promote integration. This can be measured by the number of Race Relations programmes funded.	NIHE will implement its Community Cohesion Strategy via its estate based cohesion programmes that raise awareness and promote integration.	
NIHE will promote Good Relations across the five cohesion themes of Race Relations, Communities in Transition, Interfaces, Flags, Emblems and Sectional Symbols.	Community Cohesion grants of £94.3k was spent on 36 projects.	We will continue to support a community led approach across the five cohesion themes of Race Relations, Communities in Transition, Interfaces, Flags, Emblems and Sectional Symbols.	7A 7B
NIHE will continue to fund Supporting Communities NI (SCNI) in their work with communities.	To date staff engage with 60 community groups. There are also 24 community lettings accounting for 48 properties.	Continue to work with groups to ensure we give the best outcomes for our communities.	7A

Table continues

Plans 2019/20	Progress	Plans 2020/23	Community Planning Ref*
The Community Involvement Strategy includes a one year action plan which will be monitored.	All actions have been delivered or are on target.	New action plan will incorporate new ways of supporting and engaging our communities to reflect current and future restrictions due to the COVID-19 pandemic.	7A 7C
Funding of £20k for Community Grants and £4,307 per area for the Housing Community Network will be made available by NIHE.	£20.8k was spent in 2019/20 on Community Grants.	The Community Grants 2020-21 budget has been agreed as £20,000 per Area Office, but has been redirected and released as a COVID-19 Community Support Fund. Funding of £3153.85 per area for Housing Community Network is also available.	

*See Appendix 1 for Community Planning Themes

Outcome 4

Delivering quality public services

Plans 2019/20	Progress	Plans 2020/23	Community Planning Ref*
<p>Increase rent collection to reinvest and improve services.</p> <p>Reduce arrears to maximise income.</p> <p>Continue to report Tenancy Fraud statistics to DfC. Monitor and reduce tenancy fraud.</p>	<p>NIHE collected 98.31% of rent at March 2020.</p> <p>Arrears decreased by £81k during 2019/20.</p> <p>Statistics reported quarterly to DfC.</p>	<p>Maximise rent collection to reinvest and improve services.</p> <p>Manage arrears as effectively as possible to maximise income.</p> <p>Continue to report Tenancy Fraud statistics to DfC. Monitor and reduce tenancy fraud.</p>	
<p>Implement the welfare reform project plan as required.</p>	<p>NIHE has:</p> <ul style="list-style-type: none"> • an established Welfare Reform Project Team; • continued to implement the welfare reform project plan as required; • continued to identify the impact of the changes on our customers and on the business; • developed appropriate processes to implement changes; • developed an Income Collection project plan to deal with the impacts of welfare reform; 	<p>NIHE will:</p> <ul style="list-style-type: none"> • continue to implement the welfare reform project plan as required; • communicate with staff, tenants and housing applicants to provide advice and assistance on the impacts of welfare reform; • continue to carry out research to help the business plan how to deal with the impacts of welfare reform; • assist DfC and DWP deliver the processes necessary to implement welfare reform and associated mitigations; and 	

Table continues

*See Appendix 1 for Community Planning Themes

Plans 2019/20	Progress	Plans 2020/23	Community Planning Ref*
	<ul style="list-style-type: none"> • worked with DfC and Department for Work and Pensions (DWP) to align social rented sector payments with the claimants UC payment date; • carried out research to help the business plan how to deal with the impacts of welfare reform; • instigated measures to lessen the impacts; and • worked closely with DfC and DWP on the implementation of welfare reform and the mitigation processes. 	<ul style="list-style-type: none"> • continue to work with DfC as a trusted partner for the Move to UC. 	
<p>NIHE plan to process new public/private HB claims within the 22 day target and HB claim amendment within seven days.</p>	<p>In 2019/20, new claims were processed in an average of 10 days. Claim amendments were processed in an average of 2.8 days.</p>	<p>NIHE plan to process new public/private HB claims within the 22-day target and HB claim amendment within seven days.</p>	
<p>Develop and implement a new Voids Action Plan 2019-2022; maintain voids below 1% of total stock, make best use of housing stock and increase revenue from rents.</p>	<p>Actionable Voids Action Plan 2019-22 was approved in June 2019. NIHE has continued to perform strongly in its void management functions, showing improvement across all key performance metrics in the period covered by the previous void strategy.</p> <p>NIHE actionable voids at April 2020 were 0.17% of total stock.</p>	<p>Continue to implement Actionable Voids Action Plan 2019-22.</p>	

Table continues

Plans 2019/20	Progress	Plans 2020/23	Community Planning Ref*
<p>Develop and Implement a new Customer Support & Tenancy Sustainment Strategy (2019-2022) which builds upon the success of the previous strategy.</p> <p>Reduce tenancy failure through increasing support for our customers and tenants to solve their housing problems and help them to stay in their own home.</p>	<p>The Customer Support & Tenancy Sustainment Strategy was approved in October 2019. Public consultation on the strategy closed in February 2020.</p> <p>The Strategy (and associated Action Plan) offers five key pillars of support to our customers:</p> <ul style="list-style-type: none"> • Housing Support; • Employment Support; • Money Support; • Proactive/Responsive Support for At Risk Customers; • Neighbourhood/Community Support. <p>86% of tenancies were sustained beyond 1 year.</p>	<p>Continue to implement Action Plan 2019-22.</p> <p>Continue to report on the number of tenancies lasting < 12 months against a baseline of 86%.</p>	
<p>Continue to monitor tenants' satisfaction through the Continuous Tenant Omnibus Survey (CTOS).</p>	<p>The 2019 survey found that 88% of tenants were satisfied with the overall service provided by NIHE. Work on the 2020 survey is under way.</p>	<p>Continue to monitor tenants' satisfaction through the Continuous Tenant Omnibus Survey (CTOS).</p>	

Appendices

Appendix 1

Community Plan themes and outcomes

For further details please refer to: [‘Inclusive Strategic Growth Plan’ - Our Community Plan](#).

Theme	Indicators	Reference
Education and Skills <i>‘We are better skilled & educated’</i>	Our young people have improved attainment levels.	1A
	We have a better skilled educated workforce.	1B
	As a North West learning Region we have increased training and learning opportunities.	1C
Enterprise and the Economy <i>‘We prosper through a strong, sustainable and competitive economy’</i>	Meaningful and rewarding employment is available to everyone.	2A
	Our economy is better connected and more prosperous.	2B
	We are more entrepreneurial, creative and business ready and have grown the economic base.	2C
	We are specialised and innovative and have competitive advantage.	2D
Tourism, Arts and Culture <i>‘We live in the cultural destination of choice’</i>	We are the cultural destination of choice and offer world class experiences.	3A
Physical and Environmental Regeneration <i>‘We live sustainably protecting & enhancing the environment’</i>	Our local development plan contributes to the development of sustainable communities and to meeting housing needs.	4A
	We benefit from well designed and managed green spaces.	4B
	We have stronger environmental stewardship.	4C
	We value and enhance our environment.	4D
Infrastructure: Energy, Waste, Transport and Water <i>‘We connect people and opportunities through our infrastructure’</i>	We have secure and affordable energy supply.	5A
	We have moved towards a zero waste circular economy.	5B
	We have more integrated, sustainable and accessible transport.	5C
	Our water is cleaner and more effectively managed.	5D

Table continues

Theme	Indicators	Reference
Health and Wellbeing <i>'We live long, healthy and fulfilling lives'</i>	We age actively and more independently.	6A
	Health inequalities are reduced.	6B
	We are more physically active.	6C
	We have improved physical and mental health.	6D
Community Development <i>'We live in a shared, equal and safe community'</i>	We are more actively engaged and can influence decisions which affect us.	7A
	We have safer communities.	7B
	We have access to quality facilities and services.	7C
	The community and voluntary sector is more resilient and sustainable.	7D
Children and Young People <i>'Our children and young people have the best start in life'</i>	Our children and young people are safer, healthier, more respected and included.	8A
	Our children and young people are better able to fully realise their potential and become active, responsible citizens.	8B

Appendix 2

Social Housing Need by Settlement 2019-2024

Settlement	Social Housing Need 2019-24
Derry City	
Derry 1/Waterloo Place Westbank	928
The Fountain	0
Derry 3/Collon Terrace Westbank	854
Waterside 1	225
Waterside 2	201
Waterside 3	129
Curryneirin	3
Drumahoe	11
Tullyally	4
Derry City total	2,355
Towns	
Strabane Town	265
Villages	
Ardstraw	0
Artigarvan	3
Ballymagorry	15
Castledearg	9
Clady	3
Claudy	21
Donemana	0
Eglinton	45
Erganagh	0
Killen/Killeter	0
Lettershandoney	5

Table continues

Settlement	Social Housing Need 2019-24
Magheramason	3
Newbuildings	7
Newtownstewart	0
Park	0
Plumbridge	0
Sion Mills/Glebe	22
Spamount	0
Strathfoyle	22
Small Settlements	
Ardmore	3
Coshquin	4
Douglas Bridge	6
Maydown	0
Nixons Corner	9
Total Social New build requirement Derry City & Strabane	2,797

Source: NIHE

New Intermediate Housing Demand for Derry City & Strabane 2019/29

Council	Intermediate Housing Demand 2019/29
Derry City & Strabane	370

Source: NIHE

Appendix 3

Social Housing Development Programme

For further details check the [Social Housing Development Programme](#) and the [Commissioning Prospectus](#)

Schemes completed April 2019 – March 2020

Scheme	No of units	Client Group	Housing Association	Policy Theme
Sheriff's Glen, Springtown Road	52	General Needs	Apex	Urban
Sheriff's Glen, Springtown Road	1	Physical Disabilities	Apex	Urban
Galliagh Phase 3	138	General Needs	Apex	Urban
Galliagh Phase 3	6	Physical Disabilities	Apex	Urban
Eglinton Competitive Design & Build	13	General Needs	Apex	Rural
Eglinton Competitive Design & Build	1	Physical Disabilities	Apex	Rural
Immaculate Conception College	74	General Needs	Apex	Urban
Immaculate Conception College	4	Physical Disabilities	Apex	Urban
Westbank Rehabs	6	General Needs	Apex	Urban
Sites 1-4 Lower Galliagh Road OTS***	4	General Needs	Apex	Urban
Melvin Court, Strabane OTS***	1	General Needs	Apex	Urban
Rock Mills (Re-improvement)	94	General Needs	Choice	Urban
Nelson Drive, Phase 3 *(T)	40	General Needs	Choice	Urban
Nelson Drive, Phase 3 *(T)	7	Active Older People	Choice	Urban
Nelson Drive, Phase 3 *(T)	4	Physical Disabilities	Choice	Urban
Claremont House (Re-improvement)	17	General Needs	Choice	Urban
Woodleigh Terrace (Re-improvement)	16	General Needs	Choice	Urban
Conar's Court ESP's**	2	General Needs	Habinteg	Urban

Table continues

Schemes completed April 2019 – March 2020

Scheme	No of units	Client Group	Housing Association	Policy Theme
Site at Lismore Park, Sion Mills	12	General Needs	Rural	Rural
Site at Lismore Park, Sion Mills	2	Physical Disabilities	Rural	Rural
Strathfoyle ESP's**	4	General Needs	Rural	Rural
Gortin Meadows, Newbuildings OTS***	4	General Needs	Triangle	Rural
Sevenoaks ESP**	1	General Needs	Triangle	Urban
Strathfoyle ESP's**	2	General Needs	Triangle	Rural
Total	505			

Source: NIHE

* (T) Transfer Scheme built on NIHE land ** ESP - Existing Satisfactory Purchase *** OTS – Off the Shelf

Schemes on-site at March 2020

Scheme	No of units	Client Group	Housing Association	Policy Theme
Galliagh Phase 2	178	General Needs	Apex	Urban
Galliagh Phase 2	9	Physical Disabilities	Apex	Urban
Galliagh Phase 4	135	General Needs	Apex	Urban
Galliagh Phase 4	11	Physical Disabilities	Apex	Urban
Beragh Hill Road (Skeoge Link H1B Lands)	231	General Needs	Apex	Urban
Beragh Hill Road (Skeoge Link H1B Lands)	20	Active Older People	Apex	Urban

Table continues

Schemes on-site at March 2020

Scheme	No of units	Client Group	Housing Association	Policy Theme
Beragh Hill Road (Skeoge Link H1B Lands)	12	Physical Disabilities	Apex	Urban
Galliagh Northern Infill Site	7	General Needs	Apex	Urban
28 Great James Street OTS**	9	General Needs	Ark	Urban
Bishop Street	40	General Needs	Choice	Urban
Bishop Street	21	Active Older People	Choice	Urban
Bishop Street	3	Physical Disabilities	Choice	Urban
Mews Lane	16	General Needs	Habinteg	Urban
Site Adjacent to 66 Duke Street	41	Active Older People	Habinteg	Urban
Site Adjacent to 66 Duke Street	1	Physical Disabilities	Habinteg	Urban
Central Drive OTS**	6	General Needs	Habinteg	Urban
Magheramason ESP*	1	General Needs	Rural	Rural
Mimosa Court	15	General Needs	South Ulster	Urban
Mimosa Court	12	Active Older People	South Ulster	Urban
6-7 Patrick Street	28	General Needs	Triangle	Urban
Lawrence Hill (Rehab)	15	General Needs	Triangle	Urban
18-20 Bishop Street OTS**	7	General Needs	Triangle	Urban
Total	818			

Source: NIHE

* ESP - Existing Satisfactory Purchase ** OTS – Off the Shelf

Schemes programmed 2020/23

Scheme	No of units	Client Group	Year	Housing Association	Policy Theme
Bishop Street (Women's Aid)	9	Supported	2020/21	Apex	Urban
Land adjacent Ballynagard Crescent, Culmore	46	General Needs	2020/21	Apex	Urban
Ballygudden Road, Eglinton	11	General Needs	2020/21	Apex	Rural
Ballygudden Road, Eglinton	2	Physical Disabilities	2020/21	Apex	Rural
Galliagh, Phase 5	28	General Needs	2020/21	Apex	Urban
Galliagh Southern Infill Site	9	General Needs	2020/21	Apex	Urban
Meenan Square	14	General Needs	2020/21	Apex	Urban
Immaculate Conception College, Trench Road, Phase 2	14	General Needs	2020/21	Apex	Urban
Immaculate Conception College, Trench Road, Phase 2	2	Physical Disabilities	2020/21	Apex	Urban
Main Street, Strabane	12	General Needs	2020/21	Ark	Urban
125-139 Strand Road	26	Active Older People	2020/21	Ark	Urban
125-139 Strand Road	1	Physical Disabilities	2020/21	Ark	Urban
Carlisle House	27	General Needs	2020/21	Ark	Urban
Waterloo Street	19	Active Older People	2020/21	Clanmil	Urban
8-10 Victoria Road	39	General Needs	2020/21	Clanmil	Urban
Foxhill	15	General Needs	2020/21	Clanmil	Urban
Foyle Road (Letterkenny Road)	11	General Needs	2020/21	Habinteg	Urban
Foyle Road (Letterkenny Road)	12	Active Older People	2020/21	Habinteg	Urban

Table continues

Schemes programmed 2020/23

Scheme	No of units	Client Group	Year	Housing Association	Policy Theme
Foyle Road (Letterkenny Road)	1	Physical Disabilities	2020/21	Habinteg	Urban
Adria Factory Site, Strabane	114	General Needs	2020/21	Habinteg	Urban
Adria Factory Site, Strabane	27	Active Older People	2020/21	Habinteg	Urban
Adria Factory Site, Strabane	11	Physical Disabilities	2020/21	Habinteg	Urban
Abercorn Road	3	General Needs	2020/21	Habinteg	Urban
Nixons Corner	14	General Needs	2020/21	Habinteg	Urban
Land at Bligh's Lane/Glassagh Road	105	General Needs	2020/21	Radius	Urban
Land at Bligh's Lane/Glassagh Road	4	Active Older People	2020/21	Radius	Urban
Land at Bligh's Lane/Glassagh Road	10	Physical Disabilities	2020/21	Radius	Urban
Ebrington Primary School	38	General Needs	2020/21	Radius	Urban
Ebrington Primary School	4	Active Older People	2020/21	Radius	Urban
Ebrington Primary School	7	Physical Disabilities	2020/21	Radius	Urban
Gortin Meadows, Newbuildings**	3	General Needs	2020/21	Rural	Rural
Clonmeen Drive	6	General Needs	2020/21	Rural	Rural
Buncrana Road	76	General Needs	2020/21	South Ulster	Urban
Buncrana Road	12	Active Older People	2020/21	South Ulster	Urban

Table continues

Schemes programmed 2020/23

Scheme	No of units	Client Group	Year	Housing Association	Policy Theme
Buncrana Road	10	Physical Disabilities	2020/21	South Ulster	Urban
Bayview Terrace*	4	General Needs	2020/21	Triangle	Urban
Bayview Terrace**	4	General Needs	2020/21	Triangle	Urban
Coshquin Road	12	General Needs	2021/22	Apex	Urban
Galliagh Linear Park	20	Active Older People	2021/22	Clanmil	Urban
Rathmore Park/Creggan Country Park	17	General Needs	2021/22	Clanmil	Urban
Sackville Street	23	General Needs	2021/22	Clanmil	Urban
Spencer Road	13	General Needs	2021/22	Radius	Urban
Sion Mills	7	General Needs	2021/22	Rural	Rural
Creggan Road	200	General Needs	2022/23	Apex	Urban
H2 Lands, Buncrana Road, Phase 1	250	General Needs	2022/23	Apex	Urban
Springtown Road, Phase 2	200	General Needs	2022/23	Apex	Urban
65 Evish Road, Strabane	65	General Needs	2022/23	Clanmil	Urban
Total	1,557				

Source: NIHE

* ESP - Existing Satisfactory Purchase **OTS - Off the Shelf

Appendix 4

Maintenance Programme, Grants and Adaptations information

Schemes completed April 2019 – March 2020

Work Category	Scheme	Units
Double Glazing	Castleberg/ Fountain Area	5
	Sion Mills/ Erganagh/ Spamount	1
	Lisnafin/ Newtownkennedy/Clady	136
	Brandywell	130
External Cyclical Maintenance	Drumnabey Park/Parkside Gardens	38
	Brookdale/Amelia/Marianus	157
	Allen Park/Springhill Park	183
	Drumard/Roskeen etc.	30
	Meenan/Melmore	174
	Gobnascale/Lisnagelvin	214
	Carlton Drive Estate, Strabane	79
	Ardnamoyle	147
	Ballycolman, Strabane	77
	Castlefin/Mourne/Orr Park	71
	Kinsale/Sperrin/Caw	199
	Eglinton/Claudy	42
	Heating Installation	Strabane Heating
Collon Terrace		6
Waterside		197
Waterloo Place		24
Collon Terrace		147
Strabane Phase 1		84
Strabane Phase 2		121
Emergency One-Offs completed		110

Table continues

Schemes completed April 2019 – March 2020

Work Category	Scheme	Units
Bathroom/Kitchen/Rewire	Carrickreagh Gardens/Bluebellhill BKR	24
	Davis/Forthill/Mourne Park/Sion Mills/Plumbridge BKR	14
Bathrooms	Ballycolman Phase 2	60
	Lincoln Court/Baranailt Park	13
Door Replacement	West Area Doors	101
Total		2,601

Source: NIHE

Note: Some schemes may start and complete in year.

As reported earlier, other than carrying out emergency works and undertaking statutory inspections and servicing, we are unable to provide further detail on our programmes for 2020/21 at this time.

Definition of Work Categories	
BKR	Bathroom Kitchen Rewiring.
External Cyclical Maintenance	Work to the external fabric of a dwelling and its immediate surrounding area.
Heating Installation	Replacement of solid fuel or electric heating.
Double Glazing	Replacement of single glazed with double glazed units.

Grants Performance 2019/20

Grant Type	Approved	Approval Value £k	Completed
Mandatory Grants			
Disabled Facilities Grant	188	2,551	130
Repairs Grant	<10	7.8	<10
Discretionary Grants			
Replacement Grant	<10	31.5	0
Renovation Grant	12	144	<10
Home Repair Assistance Grant	13	51.2	<10
Total	219	2,786	145

Source: NIHE

There may be a discrepancy in calculation due to rounding.

Adaptations to Housing Executive stock in 2019/20

Type of Adaptation	Adaptations 2019/20	Actual spend 2019/20 £m
Adaptations for Persons with a Disability (APD's) Starts*	19	1.02
Adaptations for Persons with a Disability (APD's) Completions*	20	
Lifts**	38	0.16
Showers**	201	0.55
Minor APD repairs***	537	0.32
Total	-	2.05

Source: NIHE

*Some Adaptations for Persons with a Disability (APD's) may start and complete in year

**Lifts & showers are also included in Planned Maintenance in Finance Chart in Local Context

***Minor ADP repairs are also included in Response Maintenance in Finance Chart in Local Context
There may be a discrepancy in calculation due to rounding.

Disabled Facilities Grants (DFG's)

Year	2015/16	2016/17	2017/18	2018/19	2019/20
Approved	147	117	166	154	188
Funding (£m)	1.20	1.54	2.25	1.93	1.8

Source: NIHE

Appendix 5

Supporting People Information and Homelessness

Supporting People

Type of Service	Client Group	No. of schemes	No. of providers	Actual payments 2019-20 (£k)	Budget 2020-21 (£k)	Max. no of services users
Accommodation Based Services	Older People	32	5	849	842	792
	Homeless	17	8	3,482	3,433	296
	Disability	16	7	2,045	2,031	229
	Young People	5	3	827	830	49
	Sub Total**	70	-	7,203	7,136	1,366
Floating Support Services	Older People	2	2	265	386	77
	Homeless	6	5	836	839	294
	Disability	2	2	162	162	48
	Young People	2	2	193	193	77
	Sub Total**	12	-	1,456	1,581	496
Grand Total*		82	**	8,659	8,717	1,862

Source: NIHE

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

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

Homelessness

Year	No. of homeless presenters	No. of homeless acceptances	Households placed in temporary accommodation
2015/16	1,920	1,209	436
2016/17	1,936	1,223	358
2017/18	1,996	1,203	529
2018/19	2,079	1,315	642
2019/20	1,994	1,222	1,046

Source: NIHE

Appendix 6

NIHE Stock at March 2020

Sold Stock in bold

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total	Void *
Bishop Street/Anne Street	21	37	53	4	0	115	0
	4	30	128	2	0	164	
Brandywell	40	41	168	0	0	249	0
	7	19	139	0	0	165	
Cloughglass (The Glen)	44	1	108	0	0	153	0
	42	2	165	0	0	209	
Creggan	47	111	413	1	0	572	0
	14	15	494	0	0	523	
Elmwood	0	2	5	10	0	17	0
	0	2	29	6	0	37	
Foyle Rd/Orchard Row	5	37	26	0	0	68	1
	0	30	51	0	0	81	
Ivy Terrace/Maureen Ave	0	15	6	0	0	21	0
	0	8	18	0	0	26	
Lower Creggan	48	25	191	16	0	280	1
	11	5	471	6	0	493	
Meenan Park	0	65	41	6	0	112	1
	0	24	104	10	0	138	
Northland Rd/Academy Rd	13	8	20	3	0	44	0
	2	8	121	1	0	132	
Rosemount	16	5	91	4	0	116	0
	7	3	212	4	0	226	
Rossville	19	115	86	26	0	246	0
	10	50	169	26	0	255	
Ballyarnett	0	0	0	0	0	0	0
	0	0	0	0	0	0	

Table continues

Sold Stock in bold

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total	Void *
Ballymagroarty/Hazelbank	102	112	346	0	2	562	1
	42	20	399	0	7	468	
Ballynagard	8	0	5	0	1	14	0
	13	0	51	0	1	65	
Belmont	3	24	25	0	0	52	0
	6	36	194	0	0	236	
Carnhill/Galliagh	259	237	725	0	0	1,221	4
	74	76	1,244	0	0	1,394	
Shantallow	49	28	305	0	0	382	0
	29	16	422	0	3	470	
Westbank Total	674	863	2,614	70	3	4,224	8
	261	344	4,411	55	11	5,082	
Fountain	4	34	42	28	0	108	1
	0	1	15	3	0	19	
Fountain Hill	0	15	0	0	0	15	0
	0	11	1	0	0	12	
Gobnascale	17	40	177	0	0	234	0
	5	55	231	0	0	291	
Hollymount Park	36	0	27	0	0	63	0
	5	0	73	0	0	78	
Knockdara	4	0	4	0	0	8	0
	2	0	17	0	0	19	
Brigade	78	9	12	0	0	99	0
	19	3	24	0	0	46	
Caw	149	79	173	0	0	401	3
	28	21	261	0	0	310	
Clooney	0	45	92	0	0	137	1
	1	1	176	0	0	178	
Kilfennan	18	0	82	0	0	100	0
	11	0	169	0	0	180	

Table continues

Sold Stock in bold

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total	Void *
Melvin Court	0	13	0	0	0	13	0
	1	5	0	0	0	6	
Rosstowney	0	0	16	0	0	16	0
	2	0	78	0	0	80	
Lisnagelvin	18	0	83	0	1	102	1
	12	0	245	0	4	261	
Waterside Triangle	2	43	16	30	0	91	12
	0	10	62	16	0	88	
Waterside Total	322	244	682	30	1	1,279	18
	86	106	1,337	16	4	1,549	
Ballycolman	52	2	238	0	0	292	0
	51	0	526	0	0	577	
Carlton Drive	37	0	87	0	0	124	0
	8	0	82	0	0	90	
Fountain Street	12	0	156	0	0	168	0
	14	0	94	0	0	108	
Lisnafin/Old Trust	73	61	118	0	0	252	8
	27	10	399	0	2	438	
Springhill/Newtown Street	42	16	113	0	0	171	0
	16	2	137	0	1	156	
Strabane Town Total	216	79	712	0	0	1,007	8
	116	12	1,238	0	3	1,369	
Ardmore	2	0	8	0	1	11	0
	7	0	59	0	6	72	
Ardstraw	11	0	11	0	0	22	0
	5	0	33	0	7	45	
Artigarvan	25	0	20	0	0	45	1
	21	0	49	0	28	98	
Ballymagorry	14	4	23	0	0	41	0
	14	0	65	0	63	142	

Table continues

Sold Stock in bold

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total	Void *
Castledearg	96	4	111	0	1	212	2
	60	0	297	0	39	396	
Clady Strabane	6	0	13	0	1	20	0
	9	0	61	0	33	103	
Claudy	51	0	69	0	6	126	1
	37	0	215	0	18	270	
Coshquin	9	0	31	0	2	42	0
	0	0	30	0	4	34	
Curryneirin	59	4	94	0	0	157	2
	16	0	96	0	0	112	
Donemana	50	0	70	0	0	120	0
	36	2	93	0	64	195	
Douglas Bridge	9	0	13	0	1	23	0
	9	0	25	0	9	43	
Drumahoe	23	0	34	0	1	58	0
	29	0	98	0	1	128	
Eglinton	41	0	29	0	7	77	0
	52	0	114	0	16	182	
Erganagh	7	0	15	0	0	22	0
	2	0	21	0	1	24	
Killen	5	0	18	0	0	23	0
	5	0	22	0	10	37	
Kileter	10	0	9	0	0	19	0
	10	0	9	0	14	33	
Lettershandoney	4	0	40	0	0	44	0
	2	0	106	0	0	108	
Magheramason	25	0	12	0	0	37	0
	22	0	59	0	32	113	
Maydown	0	0	4	0	0	4	0
	0	0	36	0	0	36	

Table continues

Sold Stock in bold

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total	Void *
Newbuildings	31	8	80	0	1	120	0
	21	0	308	0	5	334	
Newtownstewart	57	0	136	0	1	194	1
	13	0	166	0	36	215	
Nixons Corner	3	0	8	0	0	11	0
	11	0	25	0	0	36	
Park	9	0	7	0	0	16	0
	29	0	41	0	1	71	
Plumbridge	19	0	15	0	0	34	0
	3	0	30	0	15	48	
Sion Mills	69	0	85	0	2	156	0
	30	0	193	0	39	262	
Glebe	36	0	36	0	0	72	0
	20	0	45	0	1	66	
Strathfoyle	9	23	228	0	0	260	3
	1	4	297	0	0	302	
Spamount	3	0	28	0	1	32	0
	3	0	44	0	9	56	
Tullyally	21	0	105	0	0	126	1
	23	0	132	0	0	155	
Derry City & Strabane Total	1,920	1,263	5,402	128	29	8,742	45
	946	469	9,711	74	463	11,663	

Source: NIHE

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

Appendix 7

Applicants and Allocations at March 2020

	Applicants (Total)	Applicants (HS)	Allocations
Bishop Street/Anne Street	148	112	17
Brandywell	29	23	<10
Cloughglass (The Glen)	61	48	11
Creggan	331	267	30
Elmwood	0	0	<10
Foyle Rd/Orchard Row	29	25	<10
Ivy Terrace/Maureen Ave	<10	<10	<10
Lower Creggan	73	58	11
Meenan Park	31	28	<10
Northland Rd/Academy Rd	262	190	55
Rosemount	106	92	10
Rossville	197	154	<10
Ballyarnett	<10	<10	0
Ballymagroarty/Hazelbank	235	206	33
Ballynagard	16	14	0
Belmont	26	17	<10
Carnhill/Galliagh	908	792	197
Shantallow	209	173	25
Westbank Total	2,666	2,204	427
Fountain	31	13	12
Fountain Hill	<10	<10	<10
Gobnascale	205	167	30
Hollymount Park	40	30	<10
Knockdara	14	10	<10
Brigade	52	36	<10
Caw	148	108	64

Table continues

	Applicants (Total)	Applicants (HS)	Allocations
Clooney	44	32	<10
Kilfennan	72	53	<10
Melvin Court	37	27	<10
Rosstowney	<10	<10	<10
Lisnagelvin	107	78	<10
Waterside Triangle	106	89	15
Waterside Total	836	639	141
Ballycolman	108	70	<10
Carlton Drive	27	20	<10
Fountain Street	25	14	<10
Lisnafin/Old Trust	166	101	25
Springhill/Newtown Street	84	57	10
Strabane Town Total	410	262	51
Ardmore	<10	<10	0
Ardstraw	<10	<10	<10
Artigarvan	14	<10	<10
Ballymagorry	16	13	0
Castleberg	77	48	19
Clady Strabane	12	<10	0
Claudy	59	44	<10
Coshquin	<10	<10	<10
Curryneirin	24	19	<10
Donemana	16	<10	<10
Douglas Bridge	17	10	0
Drumahoe	28	21	0

Table continues

	Applicants (Total)	Applicants (HS)	Allocations
Eglinton	114	80	<10
Erganagh	<10	<10	0
Killen	<10	0	<10
Kileter	<10	<10	<10
Lettershandoney	14	<10	0
Magheramason	10	<10	<10
Maydown	<10	<10	0
Newbuildings	35	26	11
Newtownstewart	47	30	13
Nixons Corner	11	11	0
Park	<10	0	<10
Plumbridge	<10	<10	<10
Sion Mills	102	69	25
Glebe	11	<10	<10
Strathfoyle	58	40	15
Spamount	<10	<10	0
Tullyally	11	<10	<10
Derry City & Strabane Total	4,661	3,603	764

Source: NIHE

Appendix 8

Management Team contact details

Landlord Services		
All enquiries 03448 920 900		
After Hours Homelessness 03448 920 908 (Mon-Fri after 5pm and weekends)		
Office	Contact	Contact Information
Collon Terrace Office 14 Collon Terrace Londonderry BT48 7QP		collonterrace@nihe.gov.uk
Waterloo Place Office Ulster Bank Buildings Waterloo Place Londonderry BT48 4BS		waterlooplace@nihe.gov.uk
Waterside Office 2 Glendermott Road Waterside Londonderry BT47 1AU		waterside@nihe.gov.uk
Strabane Office 40-46 Railway Street Strabane BT82 8EH		strabane@nihe.gov.uk
North Region Manager	Frank O' Connor	frank.oconnor@nihe.gov.uk
Area Manager	Eddie Doherty	edward.doherty@nihe.gov.uk
Assistant Area Manager	Gerry Deeney	gerard.deeney@nihe.gov.uk
Housing Solutions Manager	Ken Breslin Caroline Quigley	ken.breslin@nihe.gov.uk caroline.quigley@nihe.gov.uk
Local Office Manager Waterloo Place	Clare Cooke	clare.cooke@nihe.gov.uk
Local Office Manager Waterside	Norma Buchanan	norma.buchanan@nihe.gov.uk
Local Office Manager Collon Terrace	Joanna O'Boyce	joanna.oboyce@nihe.gov.uk
Local Office Manager Strabane	Noel McNulty	noel.mculty@nihe.gov.uk
Area Maintenance Manager	Philip Meenan	philip.meenan@nihe.gov.uk

Regional Services		
All enquiries 03448 920 900		
Office	Contact	Contact Information
Land and Regeneration Services 2 Adelaide Street, Belfast, BT2 8PB	Elma Newberry Assistant Director	elma.newberry@nihe.gov.uk
Central Grants 2 Adelaide Street Belfast, BT2 8PB	Danny O'Reilly Senior Principal Officer	daniel.o'reilly@nihe.gov.uk
Place Shaping North, Richmond Chambers, The Diamond, Londonderry, BT48 6QP	Louise Clarke Head of Place Shaping	louise.clarke@nihe.gov.uk
Development Programme Group 2 Adelaide Street Belfast, BT2 8PB	Roy Baillie Head of Development Programme Group	roy.baillie@nihe.gov.uk
Supporting People 2 Adelaide Street, Belfast BT2 8PB	Alistair Mawhinney Assistant Director (Acting)	alistair.mawhinney@nihe.gov.uk

Appendix 9

Glossary

Affordable Housing	Affordable housing is defined as social rented housing and intermediate housing for eligible households.
Affordable Housing Fund	Administered by DfC, this finances an interest-free loan to housing associations, to fund the provision of new affordable homes and the refurbishment of empty homes.
Areas at Risk	This programme aims to intervene in areas at risk of slipping into social or environmental decline by working with residents.
Building Successful Communities (BSC)	Carried out in six pilot areas; this uses housing intervention to regenerate areas and reverse community decline.
Community Asset Transfer (CAT)	CAT provides for a change in management and/or ownership of land or buildings, from public bodies to communities.
Community Cohesion	Cohesive communities are communities where there is a sense of belonging, and there are positive relationships within the community, regardless of background.
Continuous Tenant Omnibus Survey (CTOS)	CTOS is an assessment of the attitudes of Housing Executive tenants.
Department for Communities (DfC)	A government department in Northern Ireland, which came into effect in May 2016 and replaced the Department for Social Development (DSD).
Disabled Facilities Grant (DFG)	A grant to help improve the home of a person with a disability who lives in the private sector to enable them to continue to live in their own home.
Discretionary Grants	Renovation, Replacement or Home Repair Assistance grants are grants that the Housing Executive may approve applications for assistance.
Equity Sharing	Equity sharing allows social housing tenants to buy part of their dwelling (starting at 25%). The remaining portion is rented from the Housing Executive or a registered housing association.
Floating Support	This support enables users to maintain or regain independence in their own homes. Floating support is not tied to the accommodation but is delivered to the individual users.

Fuel Poverty	A household is in fuel poverty if, in order to maintain an acceptable temperature throughout the home, they would have to spend more than 10% of their income on all household fuel.
Full Duty Applicant (FDA)	A Full Duty Applicant is a person to whom the Housing Executive owes a duty under Article 10 (2) of the Housing (NI) Order, 1988, to 'ensure that accommodation becomes available for his/her occupation'.
Home Energy Conservation Authority (HECA)	The Housing Executive is the HECA for Northern Ireland.
House in Multiple Occupation (HMO)	A HMO is a house occupied by more than two qualifying persons, who are not members of the same family.
House Sales Scheme	The House Sales Scheme gives eligible tenants of the Housing Executive, or registered housing associations, the right to buy their property from their landlord, at a discount.
Housing for All	Having met the Together Building a United Community (TBUC) commitment of delivering 10 shared schemes, commitment will be continued through the Programme for Government to support the delivery of 200 units annually, through the Shared New Build Programme, re-branded as 'Housing for All'.
Housing Growth Indicators (HGI)	Figures contained in the Regional Development Strategy, to estimate the new dwelling requirement for council areas and the Belfast Metropolitan Urban Area for 2012-25.
Housing Market Area	A housing market area is the geographic area within which the majority of households move, work and live.
Housing Market Assessment (HMA)	This is an evidence base for housing and planning policies, which examines the operation of housing market areas, including the characteristics of the housing market, how key factors work together and the potential housing need and demand on a cross tenure basis.
Housing Needs Assessment (HNA)	This is an assessment of local housing needs, primarily in relation to general needs social housing, supported housing, Travellers and affordable housing.

Housing Stress	Applicants, on the waiting list, who have 30 points or above are considered to be in housing stress, or housing need.
Intermediate Housing	Intermediate Housing, consists of shared ownership housing provided through a registered housing association (e.g. Co-Ownership Housing Association) and helps eligible households who can afford a small mortgage, but cannot afford to buy a property outright. The property is split between part ownership by the householder and part social renting from the registered housing association.
Rural Housing Needs Test	Rural Housing Needs Test is a housing needs survey carried out in a rural area to assess any potential hidden need.
Mandatory Grants	Disabled Facilities Grants and Repair Grants are grants where the Housing Executive shall approve applications for assistance.
Neighbourhood Renewal	Government departments and agencies working in partnership to tackle disadvantage and deprivation.
NIFHA	Northern Ireland Federation of Housing Associations.
NISRA	Northern Ireland Statistics and Research Agency.
Oil Buying Clubs Scheme	Oil Buying Clubs are designed to help consumers reduce their costs by purchasing oil orders in bulk, as part of a group.
PCSPs	Policing and Community Safety Partnerships.
PPS	Planning Policy Statement.
Supporting Communities Northern Ireland (SCNI)	Supporting Communities Northern Ireland provides training and funding for community groups.
Shared Housing	These are communities where people choose to live with others, regardless of their religion or race, in a neighbourhood that is safe and welcoming to all.
Site Investigation Study (SIS)	A Site Investigation Study is a report which examines all undeveloped lands within a settlement which has consistent unmet housing need. The study, which is prepared by the Housing Executive's Regional Placeshaping Teams, seeks to identify potential sites for the future development of social and intermediate housing.

Social Housing Development Programme (SHDP)	The SHDP provides grant funding to housing associations to build social housing. The programme is managed by the Housing Executive on a three-year rolling basis.
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 DfC as a social housing provider. Social rented accommodation is offered in accordance with the Common Selection Scheme, administered by the Housing Executive, prioritising households who are living in insecure or unsuitable accommodation.
Small Pockets of Deprivation (SPOD)	SPOD is a delivery vehicle for neighbourhood renewal.
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.
Temporary Accommodation	The Housing Executive provides temporary accommodation in the form of Housing Executive hostels, voluntary sector hostels, leased premises (DIME), single lets and non-standard accommodation (B&B/hotel) as and when required. B&Bs and hotels are used, when no other options are available, for a short duration.
Universal Credit	Universal Credit is a new payment being introduced in Northern Ireland, for people of working age (over 18 and under qualifying age for State Pension Credit). It includes support for the cost of housing (rent), children and childcare, as well as support for disabled people, carers and people who are too ill to work.

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