

# Derry City and Strabane

Housing Investment Plan  
**2019-2023**



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

We have **3** overarching strategic themes, each with its 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.



We have **4** high level outcomes:

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

We have **1** set of values:

Making a difference;  
Fairness;  
Passion;  
Expertise

**Housing**  
Executive

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## Foreword

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

We continue to meet our statutory duties and provide our housing services across Northern Ireland. We still face challenges in the current financial climate and without a functioning government we continue to do our best to deliver our services across the board.

Four high level outcomes related to housing and services to shape 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 our progress over the past 12 months and presents our programmes for the coming year. We have aligned our outcomes to those of the Community Plans and continue to engage with Community Planning Partners to deliver housing services locally.

In order to better meet the needs of our tenants and other customers we have developed a Customer Excellence Strategy 2017-20; this aims to deliver continuing improvement for all our customers. We are also improving our Housing Options service to help people find support and solutions to suit their housing needs and, more importantly, to prevent homelessness. We support our tenants to help them remain in their homes, including provision of financial inclusion information as necessary. We will encourage more tenants to get involved in our Social Enterprise Strategy, and we will pilot a digital inclusion project which will assist with accessing services and applying for Universal Credit online. In addition we will continue to work with the much valued Housing Community Network to future proof our services.



Professor Peter Roberts  
Chair

## **Introduction**

Our Housing Investment Plan (HIP) 2015-19 was developed to be the ‘comprehensive conversation piece’ for the housing element of community planning, involving consultation from a range of stakeholders in the sector. It was intended that the HIP would initiate further discussion amongst partners to shape the future of housing in councils throughout Northern Ireland. Four years later, each council has published their Community Plan which identifies long term priorities for improving the social, economic and environmental wellbeing of their citizens.

We believe that our HIP successfully contributed to the formation of the Community Plans. We have aligned our HIP outcomes to each Community Plan to show how our work supports the work of the council and we look forward to continuing to provide our contribution to shaping the future of housing in each council with our Community Planning partners.

We will renew the HIP every four years and in the intervening years, will publish an annual update and performance report.

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

## Strategic Context

The Housing Executive developed the Housing Investment Plan 2019-23 within the context of the Northern Ireland policy framework.

## Welfare Reform

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.

In March 2019 Social Sector Size Criteria, for example, was directly impacting on 24,587 Housing Executive tenants; meanwhile 230 were affected by Benefit Cap.



However, there are measures in place for people in Northern Ireland to reduce the impact of many of the welfare changes, including Social Sector Size Criteria and Benefit Cap. These Welfare Supplementary Payments (mitigation) are available until March 2020 and are administered by the Department for Communities (DfC).

Universal Credit, which is being implemented by DfC, replaces a number of working age benefits, including Housing Benefit. It was introduced in Northern Ireland on a geographical basis between September 2017 and December 2018 for new working age claimants of those benefits being replaced. Roll-out has also meant that existing working age claimants of these benefits, who have a significant change in their circumstances, naturally migrate to Universal Credit. By March 2019, the Housing Executive had 5,944 tenants claiming Universal Credit. Natural migration to Universal Credit continues and will do so until Universal Credit is fully implemented through 'managed migration', where working-age customers on the relevant benefits will be moved to Universal Credit. This is due to start January 2020 and finish by December 2023 and it is anticipated that some 45,000 Housing Executive working age tenants will be affected by Universal Credit when roll-out is complete.

Housing Benefit's caseload is gradually decreasing and this reduction is likely to continue as Universal Credit's managed migration phase takes effect. However, Housing Benefit will still have a significant number of customers, approximately 44,000 of State Pension Credit age as well as customers living in supported accommodation or who are placed in temporary accommodation.

The Housing Executive will continue to administer Housing Benefit for DfC along with Discretionary Housing Payments for both Housing Benefit and Universal Credit claimants. These payments are designed to help those who get Housing Benefit or Universal Credit but still experience difficulties meeting their housing costs. In addition, the Housing Executive will continue to administer and manage the recovery of Housing Benefit overpayments including from those claimants with Housing Benefit overpayments who move onto Universal Credit. On behalf of the Department of Finance, Housing Benefit will continue to manage the Low Income Rates Relief for non-working age tenants and Lone Pensioner Allowance schemes.

### Homeless Strategy

The First Annual Report on the Housing Executive's Homelessness Strategy 2017/22 – Ending Homelessness Together was published in October 2018. You can view the report [here](#). The second annual progress report will be published in September 2019.

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.



### Homeless Communication Action Plan

The Housing Executive is working on the implementation of a Communication Action Plan to ensure households approaching crisis can access the right support quickly. A Homelessness Awareness E Learning Package has been developed and delivered to all Housing Executive staff. The next stage will be to roll out the package across Statutory, Voluntary and Community Sectors. Relevant information will be provided at key locations, e.g. Doctors surgeries, churches, etc. Homelessness Local Area Groups will continue to work to raise awareness of homelessness by arranging information events across NI.

### Delivery Strategy and Action Plan

The Housing Executive manages the Social Housing Development Programme (SHDP) on behalf of the DfC. The SHDP is managed on a three-year rolling basis and the current programme period is 2019/20 – 2021/22. All new social housing provided through the SHDP is delivered by housing associations. 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.

New social homes delivered through the SHDP are designed to meet a range of applicants' needs for social housing, including those with general housing requirements, Wheelchair Standard Housing, housing for active older people and housing for applicants with Complex Needs. The Housing Executive is working with

housing associations to increase the provision of new build Wheelchair Standard homes in line with ambitious delivery targets agreed with DfC. A proportion of the SHDP budget is also set aside to fund adaptations to existing housing association properties for people with disabilities. The Housing Executive also monitors the delivery of new social homes in rural areas and engages with housing associations and rural communities to support the sustainability of rural settlements.

Each year, delivery of the SHDP is supported by the transfer of land in Housing Executive ownership to housing associations to facilitate new developments. The Housing Executive also works closely with Land & Property Services to bring forward other public sector property for social housing development through the 'disposal of surplus public sector property' process.

The Housing Executive continues to support the Northern Ireland Executive's Together Building a United Community (TBUC) Programme through the facilitation of new build Shared Housing schemes. Having initially supported the delivery of 10 Shared Housing schemes under the TBUC programme, the Housing Executive is now working with DfC to bring forward up to 200 new Shared Housing units annually through the SHDP under the Housing for All programme.

### **Asset Management Strategy**

The Housing Executive continues to implement the revised strategic investment strategy for its stock that was approved by DfC in October 2017. As such our investment programme is focused on compliance and Health & Safety activities, adaptations, External Cyclical Maintenance and a programme of major component upgrading (e.g. bathrooms, kitchens, wiring, doors, windows, heating etc.) in order to address both our maintenance backlogs and tenant priorities; delivery of much of this investment continues to be dependent on successful procurements. Given our continued projected long term shortfall in funding, the main imperative remains the development of a sustainable funding solution to meet our future stock investment needs. The three year period for our revised approach agreed by the Department ends in 2020 and, therefore, in the coming year we will be developing a range of strategic options for consideration in the event that our future funding position is not improved.

### **Tower Blocks**

A draft Action Plan for our Tower Blocks was approved by the NIHE Board in May 2018 as the basis for consultation with stakeholders on our proposals. A consultation exercise was undertaken between June and December 2018, and the findings of this exercise informed the preparation of the final Action Plan which was presented to, and approved by, the Board in March 2019. The Action Plan has now been submitted to DfC for its consideration.

### **Cavity Wall Insulation**

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 (BBA) using their Consultancy Investigation and Training (CIT) 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. The report's findings are currently being considered by the Housing Executive with the intention of bringing forward an action plan in autumn 2019.



### Research Programme

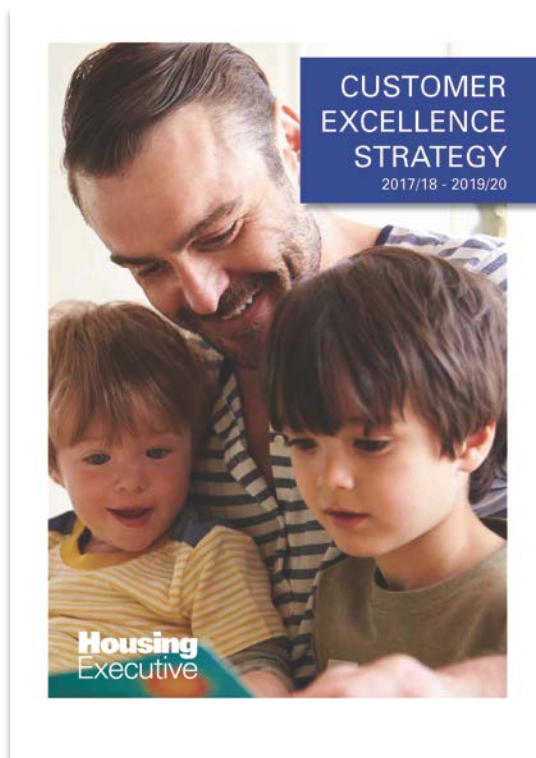
As the strategic housing authority in Northern Ireland, the Housing Executive has a statutory responsibility to regularly examine housing conditions and need, and may also conduct or promote research into any matter relating to any of its functions. Some of the key projects provide data on an ongoing or regular basis including: the Northern Ireland House Condition Survey; Continuous Tenant Omnibus Survey; and a number of strands of research on house prices, rents and affordability, which is carried out in partnership with Ulster University and propertynews.com. During the past year, reports have also been published on: the cost of poor housing in Northern Ireland; the cost to bring dwellings in the region to an agreed level of energy efficiency; the views of residents living in homes constructed by housing associations as part of the Social Housing Development Programme during the financial year 2015/16; and the Broad Rental Market Areas and Local Housing Allowance (LHA) rates used to calculate private sector Housing Benefit.

Work currently under way or due to commence soon includes: research to help inform the Homelessness Strategy; an Irish Traveller Housing Needs Assessment; a survey to provide an overview of the longer term outcomes of the House Sales Scheme; research to gather views of private rented sector landlords on a range of issues; and further projects to help the Housing Executive assess and plan for the impacts of welfare reform.

### Customer Excellence Strategy

A Customer Excellence Strategy 2017 – 2020 was approved by the Housing Executive Board in November 2017. The strategy aims to: provide choices for how customers will interact or do business with us; to increase their control over their experience with us; to improve our digital services and outline a clear direction for how we will improve the way we deliver services to our customers. The strategy recognises that customers are interacting with us in different ways and their expectations of us to respond and address their needs have changed in recent years.

To accompany the strategy there are annual action plans for each year covered by the strategy. These yearly action plans detail activities to be completed within year, under five key themes. The first annual update was published on our website in December 2018 and can be accessed here at the following link [Customer Excellence Strategy](#).



### Community Involvement Strategy

In 2018, the Housing Executive published the [Community Involvement Strategy 2018-23](#). 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 flexibility to work with the community in a way that suits them and reflects our commitment to work with others to get the best outcomes for local communities.

### Supporting People Strategy and Action Plan

The Housing Executive acts as the administering authority for the Supporting People (SP) Programme in Northern Ireland. This role includes the payment of SP Grant to approximately 90 providers of housing support services, which deliver assistance with housing related tasks to more than 19,000 vulnerable people in order to help them develop or maintain the skills necessary to live as independently as possible in their own home. In 2019/20, the budget is £72.8m. The Housing Executive has ongoing plans to monitor and review SP services through the contract management framework, and take actions to remodel/realign services as needed. For further information on the SP programme see the strategy here [Supporting People Strategy](#).

### Rural Strategy & Action Plan

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.

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.

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 2019/20, the Housing Executive will also continue to celebrate the invaluable contribution of the rural community groups through the annual Rural Community Awards competition.



### Irish Travellers

The Housing Executive commissioned and published Comprehensive Traveller Accommodation Needs Assessments in 2002, 2008 and 2015 to establish the accommodation needs (for social housing, Traveller specific Group Housing, serviced sites and transit sites) of the Irish Traveller Community across Northern Ireland. In 2019, new research will be undertaken to provide the necessary information to enable a new Irish Traveller strategy to be developed for the period 2020-25.

### **Sustainable Communities**

Handiheat is a €2m energy efficiency project, led by the Housing Executive, launched October 2018. In October 2018, the Northern Periphery & Arctic Programme, supported by European Regional Development Funding, awarded a project to a Northern European energy partnership. This three year project will be led by Housing Executive and researched in partnership with energy teams from Northern Ireland, Ireland, Scotland, Finland and Iceland.

This project's goal is to establish how domestic heating solutions can utilise energy efficiency and renewable energy for rural communities across the project area. With continued high levels of oil dependency and the strategic context of the Clean Growth Strategy, there is an imperative to find alternatives to this fossil fuel.

Aligned with this project, the Housing Executive will lead on a second demonstration pilot, observing energy use in a small number of our Fermanagh homes. This model will evaluate a combination of hybrid and low carbon heating solutions, with value for money energy efficiency measures. A hybrid boiler, heat pumps, solar photovoltaic (PV) and energy storage systems, with value for money insulation measures, will be installed to each of the chosen properties.

### **Accessible Housing Register (AHR)**

The Housing Executive is working with Northern Ireland Federation of Housing Associations (NIFHA) to identify social housing properties that are accessible to those with mobility issues. When this work is complete, the Housing Executive will have an Accessible Housing Register for social housing. The Housing Executive intends to develop a system to identify private rented accessible properties on the new NIHE website.

### **Fundamental Review of the Private Rented Sector (PRS)**

DfC undertook a fundamental review of the PRS in 2016. Following a public consultation in 2017, 52 responses were received. DfC has prepared a government response for Ministerial approval. When a Minister is appointed, the Department will publish details on the way forward.

### **Fundamental Review of Social Housing Allocations**

DfC are finalising a report on the consultation exercise, which was carried out at the end of 2017, on proposals for changes to social housing allocations in Northern Ireland. The Housing Executive will continue to contribute to the Fundamental Review of Social Housing Allocations and is working closely with DfC on the proposals for change to determine next steps.

### **Affordable Housing**

Affordable housing is funded through interest-free loans from government. [Co-ownership](#), which provides the majority of shared ownership homes in Northern Ireland, receives government support through Financial Transactions Capital (FTC) with £100m secured until 2020.

The Affordable Homes Loan Fund has piloted FairShare, which has been set up by Apex, Clanmil and Choice as a new shared ownership scheme enabling homebuyers who cannot afford to purchase a property outright, to buy a share of a property directly from a housing association and pay rent on the rest.

Co-Ownership continues to operate the Rent to Own initiative with the £12.5m FTC funding received. To date 33 properties have been funded across NI.

DfC has published the 'Definition of Affordable Housing' Consultation Paper with consultation ending on 13th September 2019. The overall aim of this work is to agree a clear definition of affordable housing that can be applied consistently in legislation, policy, local plans and in practice.

### **Community Asset Transfer**

The Housing Executive will transfer land/property under the Community Asset Transfer framework to deliver community regeneration. Policy is currently being developed by DfC to implement this framework.

## Local Context

This section seeks to summarise the current Derry City & Strabane housing market and issues that have potential to affect its future development.



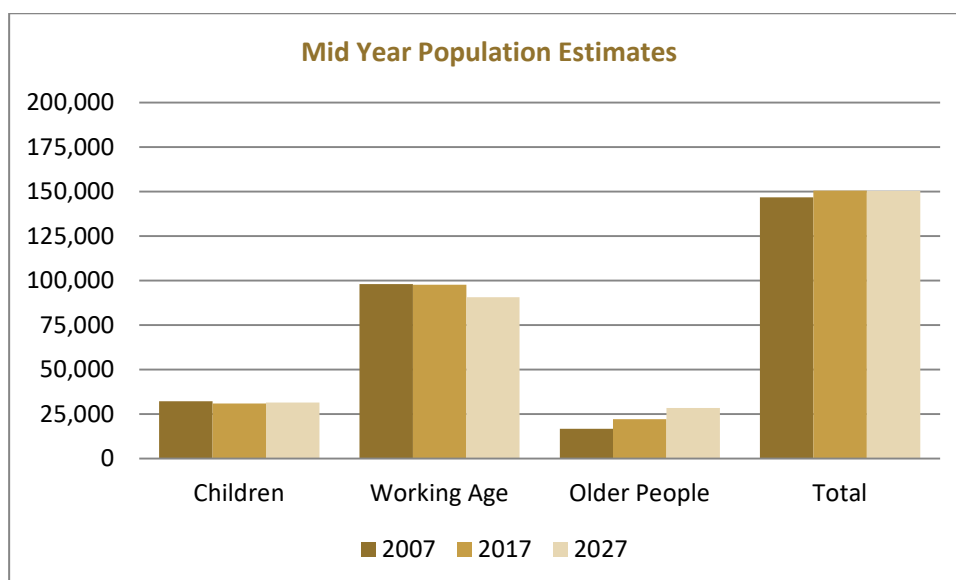
Derry City & Strabane District Council area is divided up into seven District Electoral Areas (DEAs), which are shown in the map below.



## Demographics

The population of the Derry City & Strabane District Council area is projected to decrease by 0.1% from 2017 to 2027. This is in contrast to Northern Ireland which has a projected population increase of 4.59% over the same period of time. While the overall population of Derry City & Strabane is not expected to grow, the population of older persons within the district is projected to grow by 29% and the population of children has a projected growth of 1.7%. The population decrease is expected to occur within the working age group (7.3%).

It should be noted that Derry City & Strabane is the only district council area in Northern Ireland where there is a projected population decrease while the population of all other council areas is expected to grow at various rates. Despite this, however, the overall number of households in the district is projected to increase by 3.2% from 57,712 in 2017 to 59,587 in 2027. This projected growth is concentrated in adult only households whether single person or households with more than one adult while all household types with children are projected to decrease within the same period of time. Therefore, while the need for small family accommodation remains strong, there will be a requirement to increase construction rates of suitable accommodation for older persons, single persons and small adult households.



Source: NISRA

## Housing Market Context

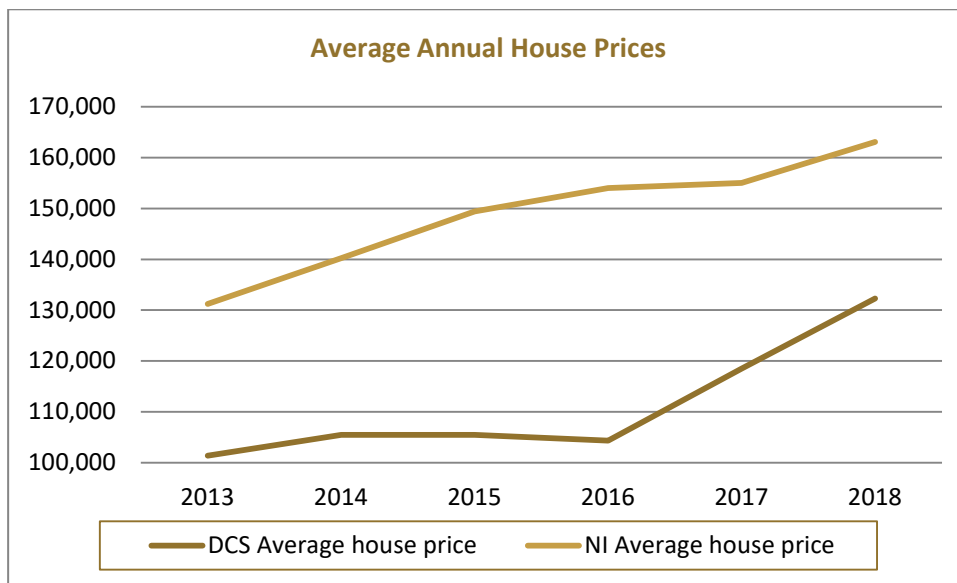
While the housing market across Northern Ireland has improved over the past number of years, structural issues remain that could adversely affect the economy and household finances in the near future. High levels of negative equity remain an issue. While rising house prices mean more homeowners are coming out of negative equity, higher levels of inflation and a rise in interest rates could lead to higher housing costs. In addition, commentators have forecast a slowdown in house price growth or stagnation within the Northern Ireland housing market over the next two years. Longer term forecasts for the UK housing market have also been cautious due to economic uncertainty since the EU referendum. It will be important to monitor trends and developments across the housing sector in the next few years.

The district has a HGI projected new dwelling requirement of 5,000 for 2012/25. This data will inform the Council’s LDP on the need for additional development land. The following sections will discuss owner occupied, private rented and social rented sectors in more detail.

**Owner Occupied Sector**

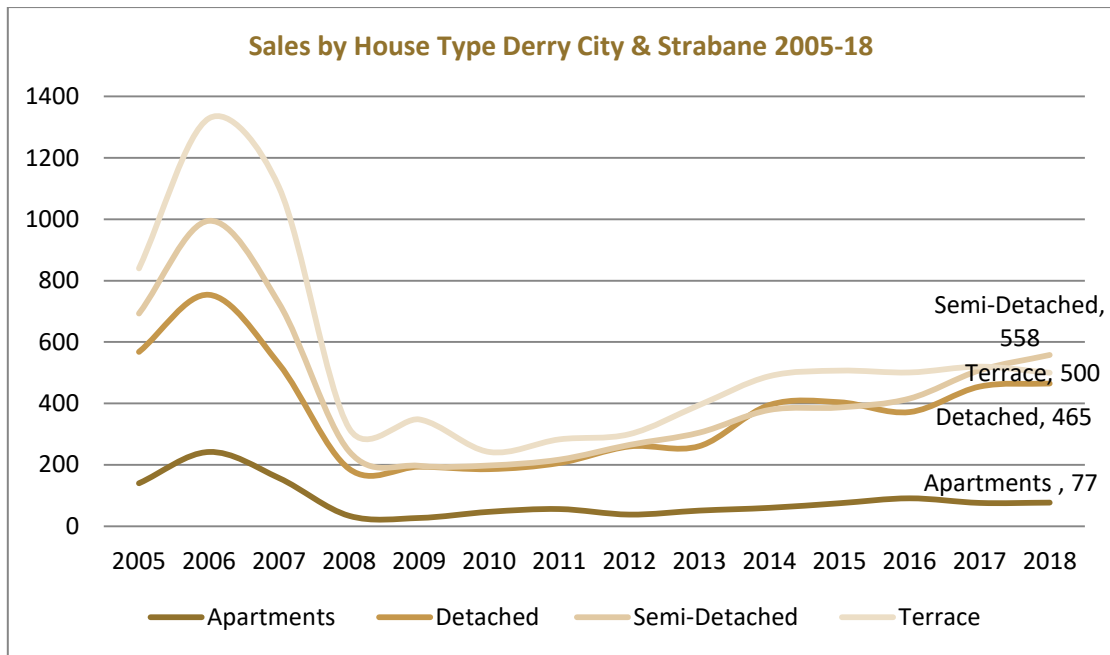
Land and Property Services (LPS) state that the average house price in Derry City & Strabane, at Q4 2018 (Sept – Dec) was £125,277, which is the second lowest average price of all Northern Ireland Council areas. It represents an increase of 6.5% on 2017 figures.

House price growth across the district is higher than the 4.3% average annual growth experienced across Northern Ireland. This would appear to indicate a fluctuating housing market in Dery City & Strabane.



Source: Ulster University

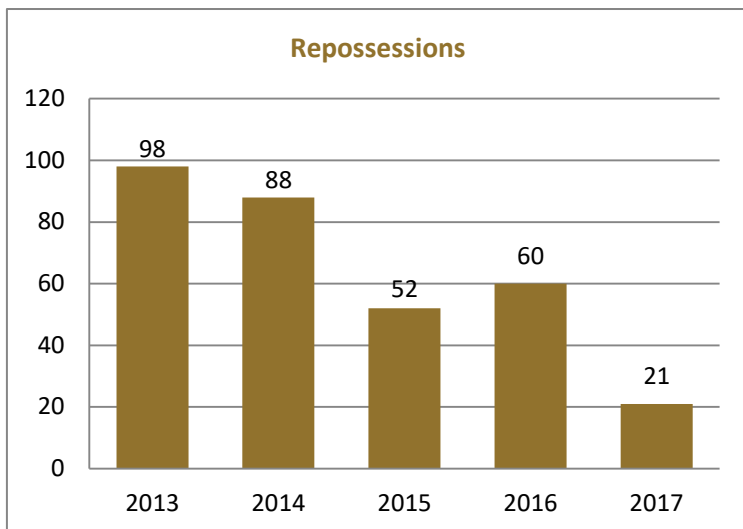
Houses sales in Derry City & Strabane have increased from 673 in 2010 to 1,561 in 2018, with 2018 having the highest number of sales in that period. The following chart shows house sales by house type across the district with semi-detached properties comprising the highest number of sales at 35%.



Source: Land and Property Services

Popular locations in the district include areas throughout Derry City, as well as Strabane Town, Eglinton and Sion Mills. Despite relatively affordable house prices and low interest rates, negative equity and current bank lending practices have restricted housing market growth to a relatively slow rate.

During 2017, there were 21 repossessions within Derry City & Strabane a decrease of 65% over the previous year.



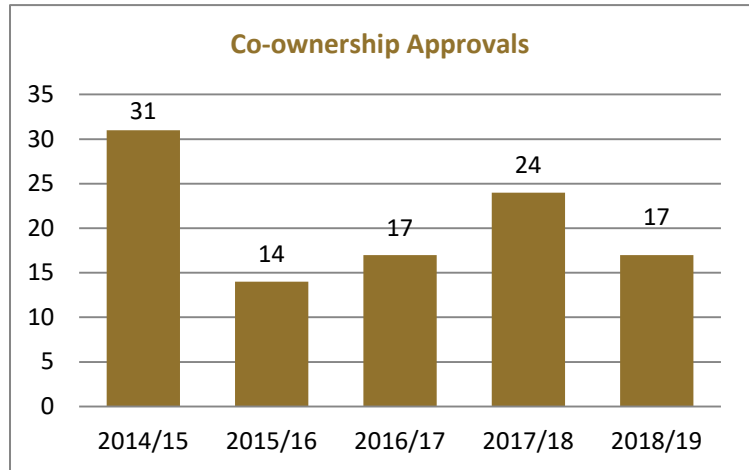
Source: DfC

Market opinion is generally positive and reports an under-supply as the market continues to recover from the bottom of the property cycle. Local estate agents have reported that the local housing market is slowly improving. First time buyers and buy to let investors are performing strongly and the demand for private rental properties remains high. The number of enquiries and sales continue to increase.

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



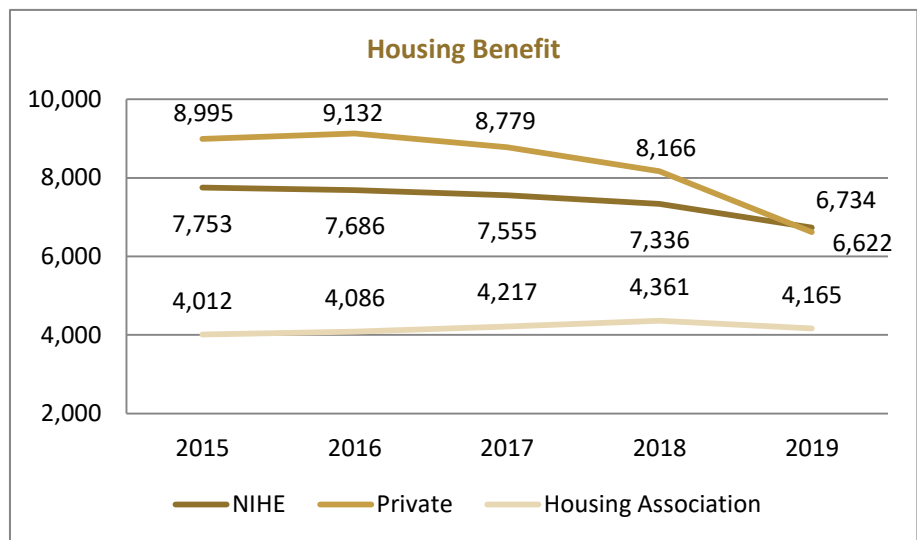
Low income households can find difficulty accessing the owner occupied market creating demand for intermediate housing. The Housing Executive estimates intermediate housing demand for the district at approximately 43 units per annum for the 2018 to 2028 period. Co-ownership had an active stock of 374 dwellings at March 2019, 17 of which were purchased during 2018/19.



Source: Co-ownership Housing Association

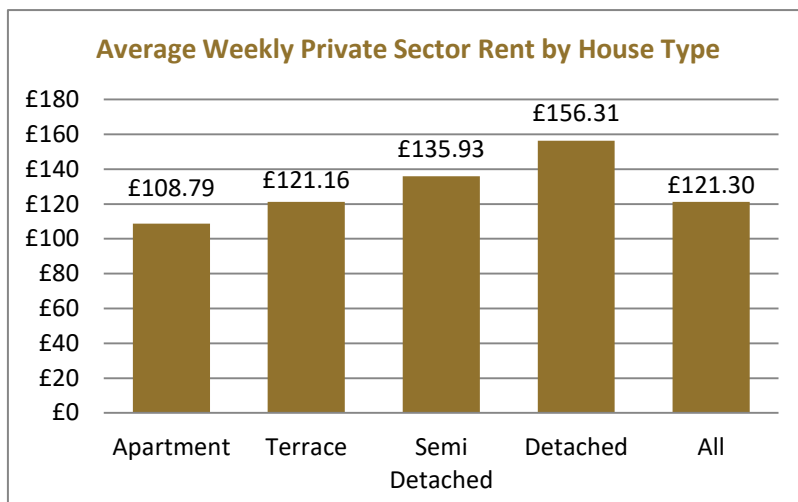
### Private Rented Sector (PRS)

The Private Rented Sector (PRS) continues to play a critical role in the local housing market and provides much needed accommodation for all household types. Local estate agents report a continuing strong demand as supply fails to catch up. Housing Benefit continues to play a vital role in supporting the private rented sector.



Source: NIHE

At March 2019, there were 6,662 private tenants in receipt of Housing Benefit in the district.



Source: NIHE

Private rental is now the chosen tenure of accommodation for many households. Particularly young households who in previous decades may have become first time buyers or availed of social housing. Similar to other housing tenures much of the housing stock within the private rental sector is three bedroom stock and opportunities are more limited for many small households including older persons.

DfC's Landlord Registration scheme identified 5,783 tenancies registered to 2,740 landlords in Derry City & Strabane at March 2019. The registration scheme will provide evidence to assist monitoring and regulation of the sector.

The majority of the Derry City & Strabane district 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 for 2 bed dwellings within the North West and South West BRMAs is £92.22 and £78.35 per week respectively. For 3 bed dwellings within the North West and South West BRMAs the allowance is £111.37 and £99.69 respectively.

Despite the availability of discretionary housing payments, some tenants are now struggling to make up the difference between Housing Benefit allowance and rental charge.

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

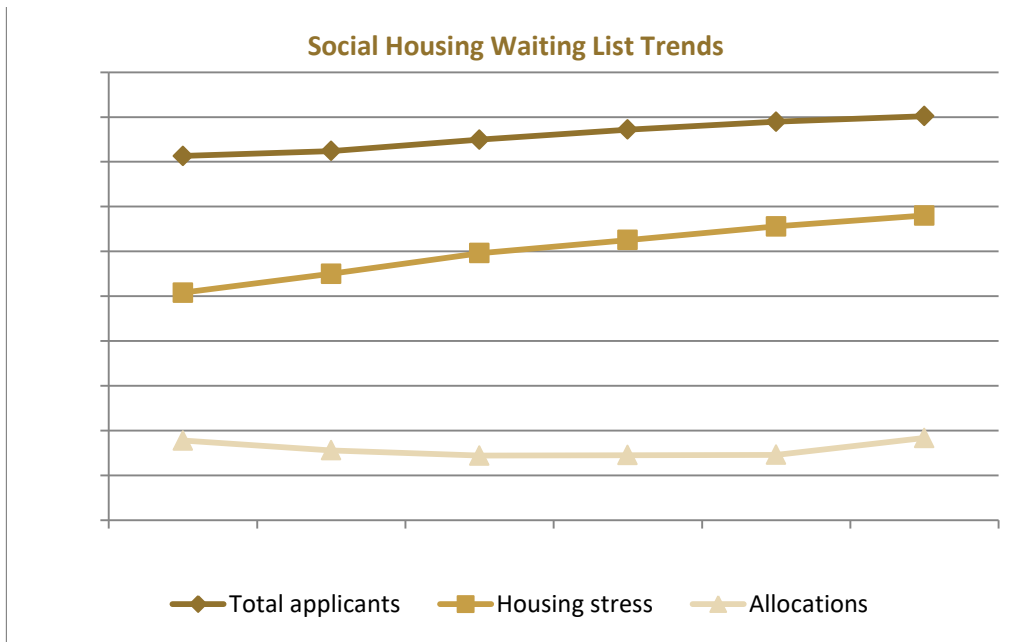
- supply not meeting demand for private rental throughout Derry City, areas of Strabane Town and Eglinton in particular;
- difficulty in saving for a deposit to buy a home;
- job and income uncertainty;
- availability of Private Housing Benefit;
- higher demand and lower turnover in the social housing sector; and
- negative equity forcing some owners to let rather than sell.

Tax changes and regulatory requirements have increased the obligations of private landlords, which have discouraged some small-scale investors. However, there is also scope, as reported by some estate agents, for any additional landlord costs to be offset by rising rents. These impacts continue to be monitored.

As household groups continue to reduce in size, Houses in Multiple Occupation (HMO) will continue to play a greater role in the housing market, particularly for single households aged under 35. There are currently 6,638 HMOs in Northern Ireland of which 504 are in Derry City & Strabane.

### **Social Housing Sector**

Housing need for the district has consistently increased annually between 2014 and 2019. At March 2019, there were 4,510 applicants on the waiting list for Derry City & Strabane with 3,401 in housing stress. There were 917 allocations over the year. The total number of applicants in housing stress has increased consistently every year since 2002 from a figure of 1,031 to 3,401 at March 2019.



Source: NIHE

The five-year assessment for 2018-23 shows a need for 2,744 units in the district. Need is greatest in the Westbank of Derry City (2,009) followed by the Waterside (447) and Strabane Town (139).

Single, older persons and small family households comprise 89% of the housing stress waiting list in the council area. Future housing mix in new social housing will need to cater for these household groups. This predominance means a high requirement for one and two bedroom dwellings.

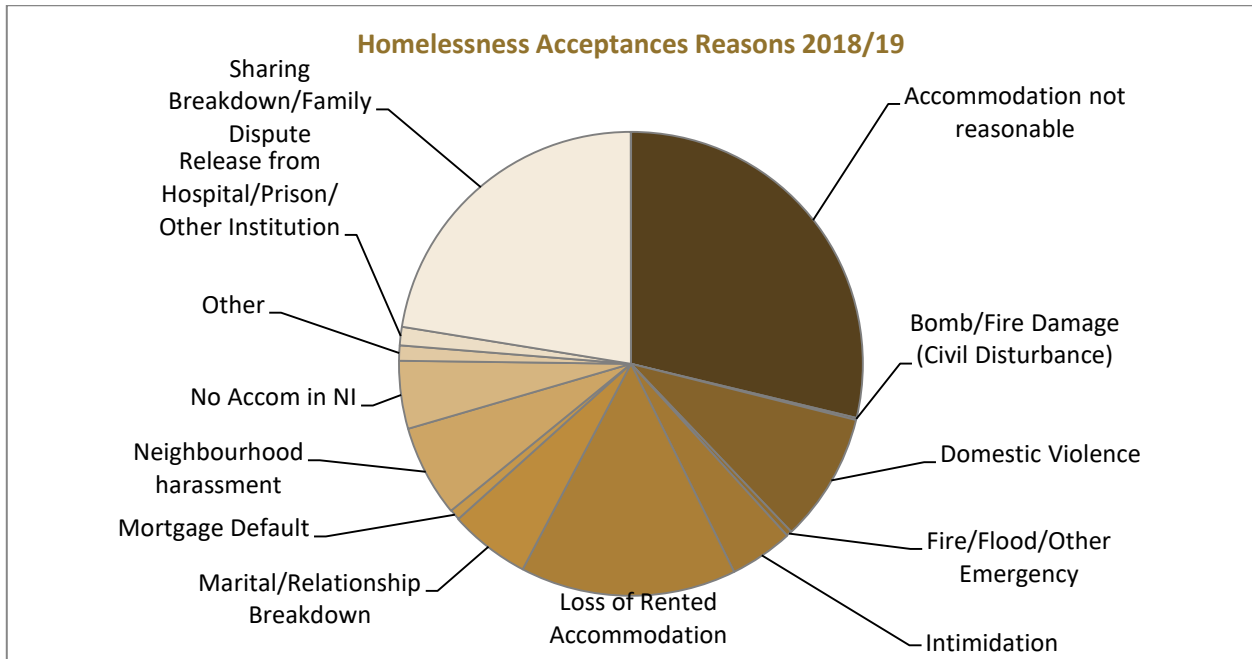
### Homelessness

The number of households presenting as homeless has increased from 1,996 at March 2018 to 2,079 at March 2019. There has also been an increase in applicants being awarded 'Full Duty Applicant' status (statutorily homeless) over the same period.

| Year    | No. of homeless presenters | No. of homeless acceptances | Households placed in temporary accommodation |
|---------|----------------------------|-----------------------------|--|
| 2014/15 | 2,107                      | 1,291                       | 525  |
| 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  |

Source: NIHE

The following chart shows the causal factors for applicants accepted as homeless in Derry City & Strabane during 2017/18. Over 43% of homelessness acceptances were due to accommodation not being reasonable or family dispute/sharing breakdown. Other significant reasons include loss of rented accommodation, neighbourhood harassment and domestic violence.



Source: NIHE

There is a range of temporary accommodation available in Derry City & Strabane including 180 privately owned single lets and 16 homeless schemes providing 220 units of accommodation. The Housing Executive made 642 placements into temporary accommodation in 2018/19.

### Supporting People

£16.4m was spent delivering the Supporting People Programme for 2018/19 with £16.5m approved for 2019/20. Appendix 5 details supporting people provider's information for the district and Appendix 3 shows supported schemes that have completed, are on-site or programmed.

### Social Housing Development Programme

Housing associations compete on the open market against the private sector and this can make it difficult to obtain sites in areas of housing need. To address social need, the Housing Executive's three year Social Housing Development Programme (SHDP) has 1,485 general needs housing units and nine supported housing units planned (See Appendix 3).

During 2018/19, 223 general needs and two supported housing units were completed across Derry City & Strabane, including developments at Skeoge Link, Northland Road and Great James Street in Derry/Londonderry. At March 2019, there were 1,242 units on-site including significant schemes in the Skeoge Link/Lower Galliagh area, Bishop Street, Springtown Road, Trench Road and Nelson Drive in Derry/Londonderry. We seek to provide social housing on land owned by the Housing Executive. Where such land is not available, housing associations and developers may refer to the Housing Executive's [Commissioning Prospectus](#) to identify locations where new social housing is required.

Work is continuing on the development of an Accessible Housing Register (AHR). This will minimise waste and allow social landlords to make more effective use of their existing adapted stock. Within the Derry City

& Strabane District Council area there is a projected social housing need over the period 2018/23 for 44 wheelchair units. There are currently 47 applicants on the waiting list at March 2019 who require wheelchair accommodation, an increase of 4 over the past year, with 45 of these applicants in housing stress. Over the past year there were 12 allocations.

During 2018/19 the Housing Executive spent £1.42m on 221 adaptations to their properties. 154 disabled facilities grants were approved and 125 completed, spending £1.93m.

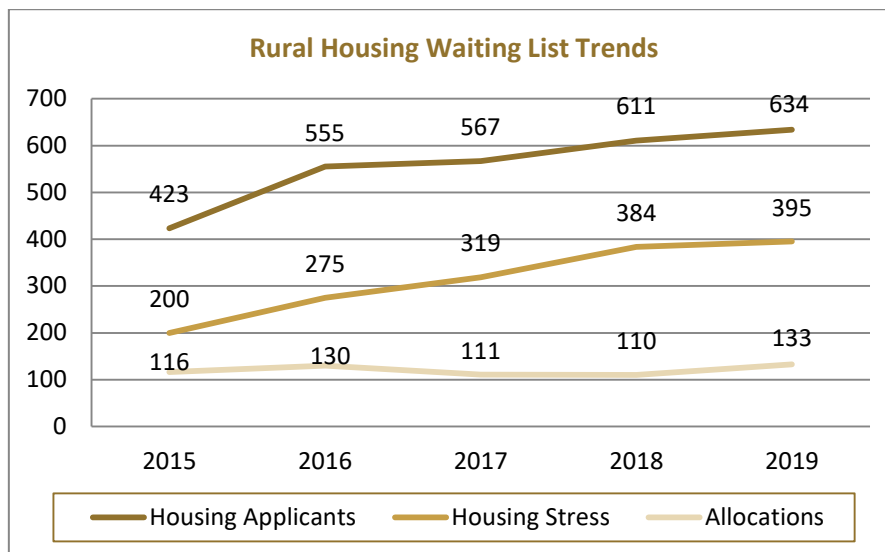
**Disabled Facilities Grants (DFG's)**

| Year         | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 |
|--------------|---------|---------|---------|---------|---------|
| Approved     | 143     | 147     | 117     | 166     | 154     |
| Funding (£m) | 1.45    | 1.20    | 1.54    | 2.25    | 1.93    |

Source: NIHE

**Rural Areas**

Outside urban settlements, the Derry City & Strabane District Council area encompasses a significant rural landscape. Some rural areas that are particularly popular among social housing applicants are along the main A2, A5 and A6 arterial routes where relatively good transport links to the main urban centres are enjoyed. These housing areas include Sion Mills, Eglinton and Claudy. For this reason demand for rural housing generally exceeds supply.



Source: NIHE

There are a number of housing issues unique to rural areas across Northern Ireland. While average house prices tend to be higher in rural areas average wages for people who work in rural areas tend to be lower than for urban workers. Therefore, affordability is an issue due to house prices being driven up by commuters and in some areas retirees and second home owners. In Derry City & Strabane private rental opportunities are also lacking with just 12 properties being advertised on the market at June 2019 across the council's entire rural area. During 2018/19 a Rural Housing Needs tests took place in Clady, Erganagh and Tamnaherin. Only the test for Tamnaherin identified a requirement for additional social housing. A test is due to take place in Magheramason during 2019/20.

## Community Planning

In November 2017, the Council and its statutory partners launched the [Strategic Growth Plan](#) which is the Community Plan for the Derry City & Strabane District Council area. The plan is an over-arching framework for partner and service providers to work together in order to achieve a number of outcomes by 2032 all of which relate to the social, economic and environmental wellbeing of citizens within the district.

Within the Strategic Growth Plan the Housing Executive is either a lead partner or a named partner in a number of Actions which are required to achieve long term shared outcomes. As a statutory partner the Housing Executive is represented on Outcome Delivery Groups relating to the Environment, Community Development and Health & Wellbeing which meet quarterly to discuss progress on actions within the relevant 'Outcome Delivery Plans'. These plans are fluid documents used to monitor performance levels and thus assist in the overall management of the community planning process.



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

## City Centre Site Identification Study



As lead partner for housing related actions in the Derry City & Strabane Districts 'Strategic Growth Plan, 2017-32' the Housing Executive carried out a scoping exercise of the city centre of Derry/Londonderry in March 2019 in an effort to identify existing potential for opportunity sites.

We will continue to work with Council and DfC to explore how sites identified can contribute towards meeting housing need as well as the regeneration of the city centre.

## 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 Preferred Options Paper for the LDP was published in May 2017 and a draft Plan Strategy is expected in autumn 2019.

As the statutory development plan, the LDP will be 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

In the absence of the Northern Ireland Executive, Budget Allocations to Northern Ireland Departments for 2019/20 were provided by the Secretary of State for Northern Ireland. DfC has provided Housing Executive allocations for 2019/20. These allocations have been incorporated in the Board approved budget for 2019/20. The Housing Executive, along with other public bodies, will continue to adapt with new, more effective ways of delivering high quality services for citizens in Northern Ireland.

The largest investment within Derry City & Strabane has been into new build social housing with £47.74m of public money being complimented by £32.5m of Housing Associations private finance making a total spend of £80.27m in 2018/19. This represents the largest spend on new social housing of all council areas across Northern Ireland.

Locally, we will continue to work alongside our Community Plan partners to direct limited public sector resources more efficiently. The past year has delivered significant housing investment, for a wide range of services, and the 2018/19 public sector housing investment totalled £92.19m for the Derry City & Strabane District Council area. Housing expenditure and projected housing investment is set out below.

### Derry City & Strabane actual/projected public sector housing spend

| Activity areas  | Actual spend £m<br>2018/19 | Projected spend £m<br>2019/20 |
|---|----------------------------|-------------------------------|
| Stock Improvements  | 2.88                       | 0.71                          |
| Adaptations for Persons with a Disability (APD's)                 | 1.42                       | 1.50                          |
| Planned Maintenance Work (planned, cyclical and MS running costs) | 11.48                      | 6.86                          |
| Grounds Maintenance   | 1.11                       | 0.65                          |
| Response Maintenance  | 4.60                       | 4.78                          |
| Private Sector Grants   | 2.31                       | 2.1                           |
| Supporting People   | 16.44                      | 16.52                         |
| Community Development   | 4.05                       | *                             |
| Investment in New Build**   | 80.27                      | ***                           |
| Boiler Replacement Scheme   | 0.16                       | ****                          |
| <b>Total</b>  | <b>124.72</b>              | <b>33.12</b>                  |

Source: NIHE

\* Community Development projected spend is not available.

\*\* Investment in new build is the total cost of schemes starting in the programme year but which may be spent over more than one year. The amount includes Housing Association Grant (HAG) and housing association private borrowing.

\*\*\* The total cost of units in the gross Social Housing Development Programme (SHDP) for 2019/20 has not been finalised.

\*\*\*\* Demand led, therefore budget cannot be allocated.

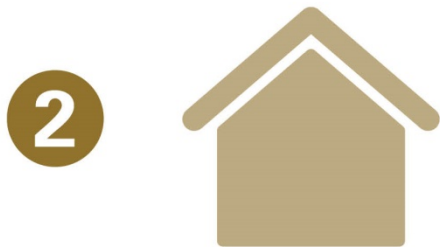
It should be noted that the 2019/20 Stock Improvement and Planned Maintenance budgets are dependent upon in-year procurement exercises which will result in a significant proportion of the 2019/20 expenditure being back-loaded. The risk of legal challenge to the ongoing procurement exercises and regrettably the potential for resultant delays should be recognised by readers of this report.



## HOUSING PLANS & SERVICES - OUTCOMES



**Helping people find  
housing support and solutions**



**Delivering better homes**



**Fostering vibrant sustainable  
communities**



**Delivering quality public services**

## Outcome 1 – Help people find housing support and solutions

| Plans 2018/19   | Progress  | Plans 2019/23  | CP Ref         |
|---|---|--|----------------|
| NIHE will work with organisations to deliver homeless services, in line with Homelessness Strategy 2017-22. | 2,079 homelessness presentations and 1,315 homelessness acceptances.  | Development and publication of the Chronic Homelessness Action Plan.<br><br>Implementation of year one actions in Chronic Homelessness Action Plan.  | 4A<br>6B<br>6D |
| Roll in of the Housing Solutions and Support Approach will continue across NI.                              | This approach is used for all customers who contact the NIHE with a housing issue. Staff explore a range of suitable housing and support options with customers and provide them with information to allow them to make informed decisions about their housing options. The approach has been developed to focus on tenancy sustainment and homeless prevention. Housing Solutions and Support teams now operate across all Housing Executive local Offices.<br><br>The Customer Management System (CMS) is now being used by all Housing Solutions staff and Patch Managers in order to allow better case management of customer's housing journeys. | Ensure the new approach continues to be effectively embedded across the organisation.<br><br>Conduct peer reviews to benchmark the NIHE Housing Solutions service and identify good practice and areas for improvement.<br><br>Further develop the Housing Solutions and Support approach. Including through accreditation of staff.<br><br>Ensure information is readily available across all tenures to meet the needs of a housing options service.<br><br>Deliver an adequate supply of permanent accommodation to prevent homelessness and repeat homelessness. | 4A<br>6A<br>6B |
| NIHE has made £390k available to fund Smartmove private rented access scheme across NI for 2018/19.         | The contract with Smartmove for the provision of a Private Rented Sector Access Scheme (PRSAS) ended on 30 September 2018. All referrals made prior to that date, which resulted in a tenancy being created continued to receive the 6 month tenancy management service as per the agreed contract. This resulted in a total spend of £360k for 2018/19.  | Work has been ongoing to investigate and develop a replacement 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.   | 6B             |

| Plans 2018/19  | Progress   | Plans 2019/23  | CP Ref               |
|--|--|--|----------------------|
| £8.46m has been approved to deliver the Supporting People Programme for 2018/19.   | <p>£16.44m was spent delivering the Supporting People Programme for 2018/19.</p> <p>69 accommodation based-services for 1,331 service users.</p> <p>10 floating support schemes for 488 service users.</p> | £16.52m has been approved to deliver the Supporting People Programme for 2019/20.  | 4A<br>6A<br>6B<br>6D |
| The gross, three-year (2018/21) SHDP contains one supported housing scheme.  | During 2018/19, South Ulster HA's development of two units for supported living in Derry/Londonderry was completed.  | The gross, three-year (2019/22) SHDP contains no supported housing schemes for the Council area. This will be kept under annual review.        | 4A<br>6A<br>6B<br>6D |
| NIHE will assess need for social housing wheelchair housing. The 2018/21 SHDP incorporates support for 29 wheelchair units. DfC has agreed an initial Wheelchair Standard Accommodation target of 7% of general needs new build for 2018/19. | 53 wheelchair units were on-site at March 2019. Two wheelchair units were completed during 2018/19 in Derry City & Strabane.   | The Wheelchair Standard Accommodation target for general needs new build for 2019/20 is 8.5%.  | 4A<br>6A<br>6B<br>6D |
| NIHE has funding of approximately £9.5m for Disabled Facilities Grants (DFG) for the private sector in 2018/19 across NI.  | NIHE approved 154 DFGs spending £2.2m during 2018/19. 125 DFGs completed during the year.  | NIHE has funding of approximately £9.5m for DFGs for the private sector in 2019/20 across NI. The funding for Derry City & Strabane is £1.97m. | 6A<br>6B<br>6D       |
| NIHE will provide adaptations to their properties as required.   | NIHE spent £1.42m on adaptations in 2018/19.   | NIHE have a budget of £1.5m to provide adaptations to their properties in Derry City & Strabane as required.                                   | 6A<br>6B<br>6D       |

## Outcome 2 – Deliver better homes

| Plans 2018/19   | Progress   | Plans 2019/23   | CP Ref   |
|---|--|---|--|
| <b>Identifying housing needs, increasing supply of affordable renting and assisting home ownership</b>  |  |   |  |
| NIHE will carry out an annual five year projected social housing need assessment for the Council.   | Achieved. The five year social housing need for the Council is 2,744.  | NIHE will carry out an annual five-year projected social housing need assessment for the Council.   | 4A   |
| NIHE will annually assess demand for intermediate housing for the Council.  | Achieved. The ten year intermediate housing need is 430.   | NIHE will annually assess demand for intermediate housing for the Council.  |  |
| NIHE will commence a programme to deliver Housing Market Assessments (HMAs) across NI upon the completion of the housing market geographies research. | New HMA boundaries have been agreed and NIHE plans to commission further research to undertake a factual analysis of housing systems within two of the new housing market areas with a view to extending this further to all new housing market areas. | The Housing Executive has now appointed a research contractor to undertake Phase 2 of this research, to conduct a Strategic Housing Market Analysis for the Belfast Metropolitan and Derry and Strabane Housing Markets Areas. Both Housing Market Area reports are due for completion in March 2020. | 4A   |
| DfC will approve a gross, three-year 2019/22 SHDP.  | There are 1,242 units on-site, of which, 601 units started in 2018/19. There were 225 units completed during 2018/19.  | DfC will approve a gross, three-year 2020/23 SHDP.  | 4A<br>6A<br>6B<br>8A<br>8B                         |
| NIHE will carry out site identification studies to examine sites for social housing as necessary.   | A site identification study was carried out for Derry City centre in 2018/19 in an effort to identify opportunity sites for residential development.   | NIHE will carry out further site identification studies as necessary.   | 2B<br>4A<br>4C<br>4D<br>6A<br>6B<br>6D<br>7B<br>7C |
| DfC will administer committed funding of £96.3m to Co-Ownership for 2015/16 – 2018/19 with a target of 2,643 affordable homes for NI.                 | In 2018/19, there were 17 properties purchased through Co-Ownership in Derry City & Strabane.  | DfC has committed funding of £100m to Co-Ownership for four years, which along with £65m of private finance will allow for the provision of 2,800 new homes in NI.  | 4A   |
| NIHE and housing associations will implement the House Sales and Equity Sharing Scheme.   | 58 NIHE properties were sold to tenants under the House Sales Scheme during 2018/19.   | NIHE and housing associations will implement the House Sales and Equity Sharing Scheme.   | 4A   |

| Plans 2018/19  | Progress   | Plans 2019/23  | CP Ref                                 |
|--|--|--|--|
| <b>Improving People's Homes – NIHE Stock</b>                                     |  |  |  |
| Funding for NIHE planned maintenance schemes in 2018/19 is estimated at £10.1m.  | In 2018/19, NIHE spent £11.48m on 79 planned maintenance schemes in the Council area. NIHE completed planned maintenance works to 4,293 properties: 1,479 properties received ECM works; 107 Kitchens; 265 received bathroom/kitchen replacements; 607 Heating and 26 properties received special scheme work. | Funding for NIHE planned maintenance schemes in 2019/20 is estimated at £6.86m for 38 schemes. NIHE will complete works to 3,216 properties: 2,041 properties will receive ECM works; 25 Kitchen replacements; 120 properties will receive bathroom/kitchen replacements; 526 Heating; 100 properties will receive Door Replacements; 368 properties will receive Double Glazing Windows; 30 properties will receive Roof Improvements and six properties will receive Multi Element Improvements. | 4D<br>5A<br>6A<br>6B<br>6D<br>8A<br>8B |
| Funding for NIHE stock improvement work in 2018/19 is £2.71m.                    | In 2018/19, NIHE spent £2.88m on stock improvement work.   | Funding for NIHE stock improvement work in 2019/20 is £0.71m.  |  |
| NIHE will complete response maintenance repairs within the required target time. | 93.7% 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.     | 98.11% of NIHE response maintenance repairs were carried out to the customers' satisfaction.   | NIHE will carry out response maintenance repairs to customers' satisfaction.   |  |

| Plans 2018/19  | Progress   | Plans 2019/23   | CP Ref                           |
|--|--|---|----------------------------------|
| <b>Improving People's Homes – Private Stock</b>  |  |   |                                  |
| NIHE will implement the Affordable Warmth Scheme. Funding of £16m is available for 2018/19 across NI.  | In the Council, 660 measures were carried out to 351 private properties under the Affordable Warmth Scheme in 2018/19. | 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.                  | 4D<br>5A<br>5B<br>6A<br>6B<br>6D |
| NIHE will continue to administer the Boiler Replacement Scheme on behalf of DfC for the period 2016-19 with a budget of £550k for 2018/19 across NI. | In Derry City & Strabane, 257 properties had boilers replaced at cost of £164.8k.                                      | 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. (TBC) | 8A<br>8B                         |

| Plans 2018/19  | Progress   | Plans 2019/23   | CP Ref |
|--|--|---|--------|
| <b>Improving People's Homes – Private Stock</b>  |  |   |        |
| Funding of discretionary grants will continue in 2018/19.  | Discretionary grant approval in 2018/19 was £130.9k.   | Funding of discretionary grants will continue in 2019/20.   |        |
| Repair notices issued by councils to private rental landlords can be recovered through a mandatory grant of up to £7.5k. | There were 159 mandatory repair grants approved in 2018/19, with an approval value of £1.94m.  | NIHE will issue mandatory repair grants as required.  |        |
| NIHE will register and inspect Houses in Multiple Occupation (HMOs) for building and management standards.               | At March 2019, there were 504 properties registered as HMOs in the Council area. In the past year, four Article 80 Notices (fit for number of occupants) and 16 Article 79 Notices (Management Regulations) were served. | Administration of HMOs has now passed to Belfast City Council and is no longer a Housing Executive function.                      |        |
| NIHE's 2018/21 Energy Efficiency Programme includes 22 schemes at a cost of £14.3m.                                      | In 2018/19, the Energy Efficiency Programme included 714 installations at a cost of £2.41m.  | NIHE's 2019/22 Energy Efficiency Programme includes 2,734 installations at a cost of £8.5m.                                       |        |
| NIHE aims to increase membership of the established Oil Buying Clubs Scheme.   | 4,900 households have become members of the 27 oil buying clubs established in NI.   | Bryson Energy will continue to maintain the Oil Buying Clubs scheme until the service transitions over to local community groups. |        |

### Outcome 3 – Fostering vibrant sustainable communities

| Plans 2018/19  | Progress  | Plans 2019/23   | CP Ref   |
|--|---|---|--|
| <b>Community Planning</b>  |   |   |  |
| 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 the council area 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 Introduction). | Promote housing led regeneration through master planning proposals in urban and village centres.                            | 2B<br>4A<br>4B<br>4D<br>5B<br>6A<br>6B<br>6D<br>7A<br>7B<br>7C<br>8A<br>8B |
| DfC will continue to fund Areas at Risk, Small Pockets Of Deprivation (SPOD), and Neighbourhood Renewal programmes for 2018/19.  | DfC has funded £3.76m on Neighbourhood Renewal programmes in the Council area for 2018/19.<br><br>DfC has funded £402k for SPOD in NI in 2018/19.   | DfC hopes to continue to fund the Areas at Risk, SPOD and Neighbourhood Renewal programmes for 2019/20.                     | 6B<br>7A<br>7B<br>7C<br>7D   |
| NIHE will work with rural communities to identify hidden or 'latent' housing need. These rural locations will be determined following the annual review of the Housing Need Assessment and will take account of any requests from community representatives. | In 2018/19 rural housing needs tests were carried out in Clady and Tamnaherin. We are also examining potential for further tests at various locations.  | Identify rural housing need/demand.   | 4A<br>6A<br>6B<br>6D<br>8A<br>8B   |
| NIHE will implement the Heritage in Housing scheme throughout NI to bring empty town centre properties back into use, addressing blight and providing accommodation for affordable rent.   | An additional year of the scheme will operate in 2019/20.   | The NI target for the 2019/20 scheme is to fund a minimum of three projects across the Townscape Heritage Initiative areas. | 4A<br>4C<br>4D<br>6A<br>6B   |
| NIHE will implement a match funding programme for the Rural Development Programme in 2019/20.  | In 2018/19, eight projects were funded in rural areas with a total spend of £133,000.   | The target for the 2019/20 programme is to fund a minimum of seven projects across NI.                                      | 6B<br>6D<br>7A<br>7B<br>7C<br>7D   |

| Plans 2018/19   | Progress   | Plans 2019/23  | CP Ref |
|---|--|--|--------|
| NIHE will implement and promote the annual 'Rural Community Awards' competition | The 2018/19 Rural Community Awards were presented to the winning community groups in October 2018. | NIHE hopes to offer the Rural Community Awards on an annual basis. |        |

| Plans 2018/19 | Progress | Plans 2019/23 | CP Ref |
|---------------|----------|---------------|--------|
|---------------|----------|---------------|--------|

### 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<br>2B<br>2C<br>4A<br>6B |
| NIHE's Social Housing Enterprise (SHE) Strategy will invest £0.5m in NI annually to support social housing enterprise developments. | In 2018/19, the SHE Strategy made 19 awards totalling £141.9k to a range of economy/social housing enterprise initiatives in Derry City & Strabane.  | NIHE's SHE Strategy will continue to invest in local communities to support social housing enterprise developments.   |                            |
| Complete new Community Safety Strategy 2019-23.   | Work is nearing completion on the new Community Safety Strategy.   | Consult on the new Community Safety Strategy, launch and implement.   | 7B                         |
| NIHE will work to prevent hate crimes.  | A hate harassment tool kit was launched in 2016. The Hate Incident Practical Action (HIPA) scheme continues to be available to address damage to properties. During 2018/19, no HIPA incidents were actioned to in the Council area. | Continue to work to prevent hate harassment.  |                            |
| NIHE will continue to be a designated agency in the PCSPs.  | NIHE Area Managers continue to attend their respective PCSP meetings.  | NIHE will continue to be a designated agency in the PCSPs.  |                            |
| NIHE will assess funding applications from Community Groups, PCSPs and Councils for a range of community safety initiatives.        | During 2018/19, £41.1k was awarded in the Council area for five 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 Anti-Social Behaviour Forum.   | Local office staff continue to work with statutory partners in addressing ASB issues and attend the Anti-Social Behaviour Forum with PSNI and Council to discuss cases of common concern.  | NIHE will continue to partner on ASB Forum.   |                            |



| Plans 2018/19  | Progress  | Plans 2019/23  | CP Ref   |
|--|---|--|----------|
| <b>Building Successful Communities</b>   |   |  |          |
| NIHE will deal with reported cases of ASB in its estates.  | During 2018/19, NIHE dealt with 227 cases of ASB within the Council.  | NIHE will deal with reported cases of ASB in its estates.  |          |
| NIHE will work to raise awareness and promote integration through its Good Relations Strategy and Race Relations Policy.   | NIHE has provided Hate Crime training to staff across the organisation.   | NIHE will implement bespoke training in good relations for staff and community groups.                   | 7B       |
| NIHE will promote Good Relations across the five cohesion themes of Race Relations, Communities in Transition, Interfaces, Flags, Emblems and Sectional Symbols. | In 2018/19, NIHE spent £154.9k across four of the five cohesion themes making up a total of 40 projects.  | The BRIC Programme has now completed.  | 7A<br>7B |
| NIHE will continue to fund Supporting Communities NI (SCNI) in their work with communities.  | SCNI continues to support community groups. There is a dedicated Supporting Communities worker for the local office which allows NIHE to encourage new groups to form. To date staff engages with community groups. |  | 7A       |
| NIHE will launch the Community Involvement Strategy and update for 2018/23.  | The Community Involvement Strategy was launched in December 2018.   | The Community Involvement Strategy includes a one year action plan which will be monitored.              | 7A<br>7C |
| Funding of £24.6k for 2018/19 for Community Grants and Housing Community Network (HCN) will be made available by NIHE.   | £20.2k has been spent in the council area on Community Grants and £4,307 on HCN within the council area in 2018/19.   | Funding of £20k for 2019/20 for Community Grants and £4,307 per area HCN will be made available by NIHE. |          |

## Outcome 4 – Deliver quality public services

| Plans 2018/19  | Progress   | Plans 2019/23   | CP Ref |
|--|--|---|--------|
| <p>Increase rent collection to reinvest to improve services.</p> <p>Reduce arrears to maximise income.</p> <p>Implement the Tenancy Fraud Action Plan.</p> | <p>NIHE collected 98.27% of rent during 2018/19.</p> <p>Arrears increased by £263k during 2018/19.</p> <p>Action Plan in place &amp; statistics reported quarterly to DfC.</p>   | <p>Increase rent collection to reinvest to 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>Implement the welfare reform project plan as required.</p>  | <p>NIHE has:</p> <ul style="list-style-type: none"> <li>• established a Welfare Reform Project Team;</li> <li>• developed a project plan to manage the introduction of welfare reform;</li> <li>• identified the impact of the changes on our customers and on the business;</li> <li>• developed appropriate processes to implement changes;</li> <li>• instigated measures to lessen the impacts; and,</li> <li>• worked closely with DfC on the implementation of welfare reform and the mitigation processes.</li> </ul> | <p>NIHE will:</p> <ul style="list-style-type: none"> <li>• continue to implement the welfare reform project plan as required;</li> <li>• develop an Income Collection project plan to deal with the impacts of welfare reform</li> <li>• carry out research to help the business plan how to deal with the impacts of welfare reform</li> <li>• communicate with staff, tenants and applicants for housing to provide advice and assistance on the impacts of welfare reform; and,</li> <li>• assist DfC deliver the processes necessary to implement reform and associated mitigations.</li> </ul> |        |
| <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 2018/19, new claims were processed in an average of 10.1 days. Claim amendments were processed in an average of 4.2 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>Maintain voids below 1% of total stock to make best use of housing stock and increase revenue from rents.</p>   | <p>NIHE voids at April 2019 were 0.15% of total stock.</p>   | <p>Develop and implement a new Voids Action Plan 2019-2022 in order to maintain voids below 1% of total stock to make best use of housing stock and increase revenue from rents.</p>  |        |

| Plans 2018/19  | Progress   | Plans 2019/23  | CP Ref |
|--|--|--|--------|
| 2016/19 Sustaining Tenancy Strategy fully implemented with new ways of working (Build Yes) fully mainstreamed. | The approach outlined in the strategy is now fully operational throughout Housing Executive. A review of the Strategy is complete and findings will be incorporated into the new Strategy. | Develop and Implement a new Customer Support and Tenancy Sustainment Strategy (19-22) which builds upon the success of the previous strategy. 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. |        |
| Continue to monitor tenants' satisfaction through the Continuous Tenant Omnibus Survey (CTOS).                 | The 2018 survey found that 86% of tenants were satisfied with the overall service provided by the Housing Executive. Work on the 2019 survey is underway.                                  | Continue to monitor tenants' satisfaction through the Continuous Tenant Omnibus Survey (CTOS).   |        |

# APPENDICES

## Appendix 1 Community Plan themes and outcomes

| Theme   | Indicators   | Ref |
|---|--|-----|
| <b>Education and Skills</b><br><br><i>'We are better skilled &amp; 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  |
| <b>Enterprise and the Economy</b><br><br><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 more specialised and innovative and have competitive advantage.   | 2D  |
| <b>Tourism, Arts and Culture</b><br><br><i>'We live in the cultural destination of choice'</i>  | We are the cultural destination of choice and offer world class experiences.                                       | 3A  |
| <b>Physical and Environmental Regeneration</b><br><br><i>'We live sustainably – protecting &amp; 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  |
| <b>Infrastructure: Energy , Waste, Transport and Water</b><br><br><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  |
| <b>Health and Wellbeing</b><br><br><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  |
| <b>Community Development</b><br><br><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 a voluntary sector is more resilient and sustainable.  | 7D  |

| Theme  | Indicators  | Ref |
|--|---|-----|
| <b>Children and Young People</b><br><br><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 2018-2023

| Settlement                      | Social Housing Need 2018-23 |
|---------------------------------|-----------------------------|
| <b>Derry City</b>               |                             |
| Derry 1/Waterloo Place Westbank | 962                         |
| The Fountain                    | 0                           |
| Derry 3/Collon Terrace Westbank | 1,047                       |
| Waterside 1                     | 150                         |
| Waterside 2                     | 129                         |
| Waterside 3                     | 168                         |
| Curryneirin                     | 3                           |
| Drumahoe                        | 10                          |
| Tullyally                       | 4                           |
| <b>Derry City Total</b>         | <b>2,473</b>                |
| <b>Towns</b>                    |                             |
| Strabane Town                   | 139                         |
| <b>Villages</b>                 |                             |
| Ardstraw                        | 0                           |
| Artigarvan                      | 0                           |
| Ballymagorry                    | 15                          |
| Castlederg                      | 5                           |
| Clady                           | 3                           |
| Claudy                          | 20                          |
| Donemana                        | 0                           |
| Eglinton                        | 14                          |
| Erganagh                        | 0                           |
| Killen/Killeter                 | 0                           |
| Lettershandoney                 | 4                           |
| Magheramason                    | 3                           |
| Newbuildings                    | 4                           |
| Newtownstewart                  | 0                           |
| Park                            | 0                           |
| Plumbridge                      | 0                           |
| Sion Mills/Glebe                | 26                          |
| Spamount                        | 0                           |
| Strathfoyle                     | 25                          |
| <b>Small Settlements</b>        |                             |
| Ardmore                         | 4                           |
| Coshquin                        | 4                           |
| Douglas Bride                   | 5                           |
| Maydown                         | 0                           |
| Nixons Corner                   | 0                           |
| <b>Total</b>                    | <b>2,744</b>                |

### New Intermediate Housing Demand for Derry City & Strabane 2018/28

| Council               | Intermediate Housing Demand 2018/28 |
|-----------------------|-------------------------------------|
| Derry City & Strabane | 430                                 |



## Appendix 3 Social Housing Development Programme

### Schemes completed April 2018 – March 2019

| Scheme                               | No of units | Client Group          | Housing Association | Policy Theme |
|--------------------------------------|-------------|-----------------------|---------------------|--------------|
| Creggan Heights OTS **               | 2           | General Needs         | Apex                | Urban        |
| Galliagh Phase 1a (Skeoge Link CD&B) | 46          | General Needs         | Apex                | Urban        |
| Galliagh Phase 1a (Skeoge link CD&B) | 1           | Physical Disabilities | Apex                | Urban        |
| Braehead Road, Nixons Corner (T)     | 8           | General Needs         | Choice              | Rural        |
| Fahan Street (T)                     | 11          | General Needs         | Choice              | Urban        |
| 137 Northland Road                   | 10          | Active Older People   | Clanmil             | Urban        |
| 137 Northland Road                   | 66          | General Needs         | Clanmil             | Urban        |
| 26 Beechwood Avenue                  | 12          | Active Older People   | Clanmil             | Urban        |
| Inch View (DPF)                      | 1           | Physical Disabilities | Habinteg            | Urban        |
| 39 Great James Street                | 26          | General Needs         | Habinteg            | Urban        |
| St Eithne's Park ESP *               | 1           | General Needs         | Habinteg            | Urban        |
| 84 Bridge Street                     | 4           | Active Older People   | Habinteg            | Urban        |
| Skeoge Road OTS 17/18 Phase 5        | 9           | General Needs         | Radius              | Urban        |
| Strathfoyle ESP's *                  | 3           | General Needs         | Rural               | Rural        |
| Woodvale Manor, Eglinton ESP's *     | 9           | General Needs         | Rural               | Rural        |
| Newbuildings OTS **                  | 5           | General Needs         | Rural               | Rural        |
| Claudy ESP *                         | 1           | General Needs         | Rural               | Rural        |
| Magheramason ESP *                   | 1           | General Needs         | Rural               | Rural        |
| 103 Marlborough Road                 | 1           | Mental Health         | South Ulster        | Supported    |
| 19 Wesley Street                     | 1           | Mental Health         | South Ulster        | Supported    |
| Apt 1-7, 30-32 Hawkin Street         | 7           | General Needs         | Triangle            | Urban        |
| <b>Total</b>                         | <b>225</b>  |                       |                     |              |

\* ESP - Existing Satisfactory Purchase

\*\*OTS – Off the Shelf

DPF – Disposal of Proceeds Fund

(T) Transfer Scheme built on NIHE land

CD&B – Competitive Design and Build

### Schemes on-site at March 2019

| Scheme                                   | No of units | Client Group          | Housing Association | Policy Theme |
|--|-------------|-----------------------|---------------------|--------------|
| Westbank ESP's *                         | 6           | General Needs         | Apex                | Urban        |
| Beragh Hill Road (Skeoge Link H1B Lands) | 20          | Active Older People   | Apex                | Urban        |
| Beragh Hill Road (Skeoge Link H1B Lands) | 231         | General Needs         | Apex                | Urban        |
| Beragh Hill Road (Skeoge Link H1B Lands) | 12          | Physical Disabilities | Apex                | Urban        |
| Eglinton Competitive Design & Build      | 13          | General Needs         | Apex                | Rural        |
| Eglinton Competitive Design & Build      | 1           | Physical Disabilities | Apex                | Rural        |
| Galliagh phase 2                         | 180         | General Needs         | Apex                | Urban        |
| Galliagh Phase 2                         | 8           | Physical Disabilities | Apex                | Urban        |
| Galliagh Phase 3                         | 138         | General Needs         | Apex                | Urban        |

| Scheme                                     | No of units  | Client Group          | Housing Association | Policy Theme |
|--|--------------|-----------------------|---------------------|--------------|
| Galliagh Phase 3                           | 6            | Physical Disabilities | Apex                | Urban        |
| Galliagh phase 4                           | 135          | General Needs         | Apex                | Urban        |
| Galliagh Phase 4                           | 11           | Physical Disabilities | Apex                | Urban        |
| Immaculate Conception College, Trench Road | 74           | General Needs         | Apex                | Urban        |
| Immaculate Conception College, Trench Road | 4            | Physical Disabilities | Apex                | Urban        |
| Sheriff's Glen, Springtown Road            | 52           | General Needs         | Apex                | Urban        |
| Sheriff's Glen, Springtown Road            | 1            | Physical Disabilities | Apex                | Urban        |
| Bishop Street                              | 21           | Active Older People   | Choice              | Urban        |
| Bishop Street                              | 16           | General Needs         | Choice              | Urban        |
| Bishop Street                              | 3            | Physical Disabilities | Choice              | Urban        |
| Bishop Street (Rehab)                      | 24           | General Needs         | Choice              | Urban        |
| Claremont House                            | 17           | General Needs         | Choice              | Urban        |
| Nelson Drive, Phase 3 (T)                  | 7            | Active older people   | Choice              | Urban        |
| Nelson Drive, Phase 3 (T)                  | 40           | General Needs         | Choice              | Urban        |
| Nelson Drive, Phase 3 (T)                  | 1            | Physical Disabilities | Choice              | Urban        |
| Nelson Drive, Phase 3 (T)                  | 3            | Physical Disabilities | Choice              | Urban        |
| Rock Mills, Strand Road                    | 94           | General Needs         | Choice              | Urban        |
| Woodleigh Terrace                          | 16           | General Needs         | Choice              | Urban        |
| Conar's Court ESP's *                      | 2            | General Needs         | Habinteg            | 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        |
| The Old Fort, Strathfoyle ESP*             | 1            | General Needs         | Rural               | Rural        |
| Site at Lismore Park                       | 12           | General Needs         | Rural               | Rural        |
| Site at Lismore Park                       | 2            | Physical Disabilities | Rural               | Rural        |
| Strathfoyle ESP's *                        | 2            | General Needs         | Triangle            | Rural        |
| Waterside ESP *                            | 1            | General Needs         | Triangle            | Urban        |
| Gortin Meadows, Newbuildings OTS **        | 2            | General Needs         | Triangle            | Rural        |
| 6-7 Patrick Street                         | 28           | General Needs         | Triangle            | Urban        |
| <b>Total</b>                               | <b>1,242</b> |                       |                     |              |

\* ESP - Existing Satisfactory Purchase

\*\* OTS – Off The Shelf

(T) Transfer Scheme built on NIHE land

### Schemes programmed 2019/22

| Scheme                                      | No of units | Client Group     | Year    | Housing association | Policy theme |
|---|-------------|------------------|---------|---------------------|--------------|
| Ballygudden Road                            | 13          | General Needs    | 2019/20 | Apex                | Rural        |
| Bishop Street, Londonderry (Women's Aid)    | 9           | Vulnerable Women | 2019/20 | Apex                | Supported    |
| Coshquin Road                               | 12          | General Needs    | 2019/20 | Apex                | Urban        |
| Land adjacent Ballynagard Crescent, Culmore | 50          | General Needs    | 2019/20 | Apex                | Urban        |

**Derry City & Strabane**  
Housing Investment Plan 2019-23

| Scheme   | No of units  | Client Group          | Year    | Housing association | Policy theme |
|--|--------------|-----------------------|---------|---------------------|--------------|
| 44-52 John Street                                  | 40           | General Needs         | 2019/20 | Choice              | Urban        |
| 125-139 Strand Road                                | 26           | General Needs         | 2019/20 | Clanmil             | Urban        |
| 76 Strand Road                                     | 35           | General Needs         | 2019/20 | Clanmil             | Urban        |
| 8-10 Victoria Road                                 | 39           | General Needs         | 2019/20 | Clanmil             | Urban        |
| Branch Road  | 21           | General Needs         | 2019/20 | Clanmil             | Urban        |
| Foxhill  | 15           | General Needs         | 2019/20 | Clanmil             | urban        |
| Galliagh Linear Park                               | 30           | General Needs         | 2019/20 | Clanmil             | Urban        |
| Waterloo Street                                    | 19           | General Needs         | 2019/20 | Clanmil             | Urban        |
| Abercorn Road                                      | 4            | General Needs         | 2019/20 | Habinteg            | Urban        |
| Adria Factory site                                 | 66           | General Needs         | 2019/20 | Habinteg            | Urban        |
| Central Drive                                      | 5            | General Needs         | 2019/20 | Habinteg            | Urban        |
| Ebrington Terrace                                  | 10           | General Needs         | 2019/20 | Habinteg            | Urban        |
| Foyle Road (Letterkenny Road)                      | 12           | Active Older People   | 2019/20 | Habinteg            | Urban        |
| Foyle Road (Letterkenny Road)                      | 11           | General Needs         | 2019/20 | Habinteg            | Urban        |
| Foyle Road (Letterkenny Road)                      | 1            | Physical Disabilities | 2019/20 | Habinteg            | Urban        |
| North West Buy Backs *                             | 5            | General Needs         | 2019/20 | Habinteg            | Urban        |
| Railway Street                                     | 8            | General Needs         | 2019/20 | Habinteg            | Urban        |
| Ebrington Primary School                           | 50           | General Needs         | 2019/20 | Radius              | Urban        |
| Land at Bligh's Lane/<br>Glassagh Road             | 120          | General Needs         | 2019/20 | Radius              | Urban        |
| Ballymagorry ESP's *                               | 3            | General Needs         | 2019/20 | Rural               | Rural        |
| Clonmeen Drive                                     | 6            | General Needs         | 2019/20 | Rural               | Rural        |
| Magheramason ESP's *                               | 3            | General Needs         | 2019/20 | Rural               | Rural        |
| Newbuildings ESP's *                               | 3            | General Needs         | 2019/20 | Rural               | Rural        |
| Bayview Terrace ESP's *                            | 4            | General Needs         | 2019/20 | Triangle            | Urban        |
| Bayview Terrace OTS **                             | 4            | General Needs         | 2019/20 | Triangle            | Urban        |
| Lawrence Hill                                      | 15           | General Needs         | 2019/20 | Triangle            | Urban        |
| Meenan Square                                      | 20           | General Needs         | 2020/21 | Apex                | Urban        |
| Creggan Road                                       | 200          | General Needs         | 2020/21 | Apex                | Urban        |
| Immaculate Conception College, Trench Road Phase 2 | 16           | General Needs         | 2020/21 | Apex                | Urban        |
| Adria Factory Phase 2                              | 32           | General Needs         | 2020/21 | Habinteg            | Urban        |
| 125 Spencer Road                                   | 13           | General Needs         | 2020/21 | Radius              | Urban        |
| North West Buy Backs *                             | 5            | General Needs         | 2020/21 | Habinteg            | Urban        |
| Creggan Road                                       | 200          | General Needs         | 2021/22 | Apex                | Urban        |
| North West Buy Backs *                             | 5            | General Needs         | 2021/22 | Habinteg            | Urban        |
| Buncrana Road                                      | 300          | General Needs         | 2021/22 | Radius              | urban        |
| Adria Factory Phase 3                              | 32           | General Needs         | 2021/22 | Habinteg            | Urban        |
| Adria Factory Phase 4                              | 32           | General Needs         | 2021/22 | Habinteg            | Urban        |
| <b>Total</b>                                       | <b>1,494</b> |                       |         |                     |              |

\*ESP - Existing Satisfactory Purchase

\*\* OTS - Off The Shelf

## Appendix 4 Maintenance Programme, Grants and Adaptations information

Schemes completed April 2018 – March 2019

| Work Category                          | Scheme                                 | Units                     |
|--|--|---------------------------|
| External Cyclical Maintenance          | Strathfoyle                            | 52                        |
|  | Drumrallagh/Blackstone                 | 197                       |
|  | Rosemount/ Creggan                     | 180                       |
|  | Waterside triangle                     | 202                       |
|  | Foyle Crescent/ Primity                | 123                       |
|  | Leafair Gardens/ Park                  | 67                        |
|  | Drumnabey Park/Parkside                | 114                       |
|  | Dumard/ Rosskeen                       | 97                        |
|  | Gobnascale/ Lisnagelvin                | 83                        |
|  | Meenan/ Melmore                        | 94                        |
|  | Allen Park/ Springhill park            | 47                        |
|  | Carlton Drive/ Young Crescent          | 90                        |
|  | Ballycolman                            | 103                       |
|  | Brookdale/ Amelia/ Marianus            | 30                        |
|  | Revenue Replacement (Kitchen)          | Old Ballycolman/ Fountain |
| Primity Crescent/ Terrace/ Ardnabrocky |  | 1                         |
| Glengalliagh/ Leafair                  |  | 105                       |
| Revenue Replacement (BKR)              | Circular Road/ Iniscarn Road etc.      | 71                        |
|  | Davis/ Forthill/ Morne Park            | 58                        |
|  | Amelia Court/ McCartney Park           | 62                        |
|  | Sion Mills/ Plumbridge/ Douglas Bridge | 47                        |
|  | Bluebell Hill/ Carrickgreagh Gardens   | 27                        |
| Revenue Replacement (Bathrooms)        | Goshaden/ Stevenson Park               | 70                        |
|  | Cromore/ Lisnafort, Creggan            | 86                        |
|  | Slievemore, Drummard                   | 87                        |
|  | Ballycolman                            | 62                        |
| Double Glazing                         | Elder/ Stevenson/ Knockdara            | 423                       |
|  | Leafair/ Cashelhill Park               | 88                        |
|  | Castleberg                             | 162                       |
|  | Ballycolman                            | 285                       |
|  | Sion Mills/ Spamount                   | 286                       |
|  | Lisnafin/ Newtownkennedy/ Clady        | 260                       |
| Heating Installation                   | Waterside                              | 1                         |
|  | Springhill, Strabane                   | 98                        |
|  | Waterloo Place                         | 63                        |
|  | Collon Terrace                         | 156                       |
|  | Waterside                              | 15                        |
|  | Strabane                               | 212                       |
|  | West One Off Emergency Heating         | 62                        |
| Special Capital Scheme                 | Lisnafin Flats                         | 7                         |
|  | Bluebellhill Gardens - Cladding        | 19                        |
| <b>Total</b>                           |  | <b>4,293</b>              |

Note: Some schemes may start and complete in year.

**Scheme activity and expected completions up to 31 March 2020**

| <b>Work Category</b>                            | <b>Scheme</b>                             | <b>Units</b>          |
|---|---|-----------------------|
| External Cyclical Maintenance                   | Drumnabey Park/ Parkside                  | 39                    |
|   | Drumard/ Rosskeen                         | 30                    |
|   | Gobnascale/ Lisnagelvin                   | 214                   |
|   | Meenan/ Melmore                           | 176                   |
|   | Allen Park/ Springhill Park               | 183                   |
|   | Carlton Drive/ Young Crescent             | 78                    |
|   | Ballycolman                               | 77                    |
|   | Brookdale/ Amelia/ Marianus               | 157                   |
|   | Ardnamoyle Park/ Carranbane Walk          | 147                   |
|   | Castlefin/ Mourne/ Orr                    | 199                   |
|   | Kinsale/ Sperrin Park                     | 180                   |
|   | Bloomfield/ Moss Park/ Slievemore         | 150                   |
|   | Rossville Estate                          | 130                   |
|   | Claudy/ Eglinton                          | 130                   |
|   | Lismore/ Oakland/ Townsend Street         | 96                    |
|   | Ballymagroarty Estate                     | 55                    |
|   | Door Replacement                          | West / Causeway Doors |
| Revenue Replacement (Kitchens)                  | Creggan, Aranmore/ Iniscarn               | 25                    |
| Revenue Replacement (BKR)<br>Kitchens/Bathrooms | Sion Mills/ Plumbridge/ Douglas Bridge    | 14                    |
|   | Bluebellhill/ Carrickgreagh Gardens       | 26                    |
|   | Millbrook Gardens                         | 40                    |
|   | Blackstone/ Bluebell/ Lawson/ Stoneyfalls | 40                    |
| Double Glazing                                  | Castlederg                                | 5                     |
|   | Ballycolman                               | 7                     |
|   | Sion Mills/ Spamount                      | 1                     |
|   | Lisnafin/ Newtownkennedy/ Clady           | 149                   |
|   | Brandywell                                | 206                   |
| Heating Installation                            | Collon Terrace                            | 6                     |
|   | Waterside                                 | 212                   |
|   | Strabane                                  | 17                    |
|   | West One Off Emergency Heating            | 100                   |
|   | 1 The Fountain Nursery School             | 1                     |
|   | Collon Terrace                            | 80                    |
|   | Strabane Phase 1                          | 60                    |
|   | Waterloo Place                            | 50                    |
| Incremental Improvements (Roofs)                | Derryview/ Fountain Hill                  | 30                    |
| Multi Element Improvements                      | 330A-F Lisnafin Park Refurbishment        | 6                     |
| Special Scheme                                  | Waterside Triangle                        | 0                     |
| <b>Total</b>                                    |   | <b>3,216</b>          |

*Note: Some schemes may start and complete in year.*

| <b>Definition of Work Categories</b> |   |
|--------------------------------------|---|
| <b>BKR</b>                           | Bathroom Kitchen Rewiring.  |
| <b>External Cyclical Maintenance</b> | Work to the external fabric of a dwelling and its immediate surrounding area.   |
| <b>Heating Installation</b>          | Replacement of solid fuel or electric heating.  |
| <b>Revenue Repair/Replacement</b>    | Repair or replacement of obsolete internal elements, e.g. sanitary ware and kitchen units.  |
| <b>Capital Scheme</b>                | Improvement works.  |
| <b>Special Scheme</b>                | Improvement works to dwellings outside the Improvement to Purpose Built Stock programme.  |
| <b>Multi Element Improvements</b>    | May include improvement of living/dining room space, refurbishment of kitchens/bathrooms, rewiring and the installation of central heating. |
| <b>Double Glazing</b>                | Replacement of single glazed with double glazed units.  |
| <b>Door Replacement</b>              | Replacement of External Front or Back Door (based on condition)   |

### Grants Performance 2018/19

| Grant Type                   | Approved | Approval Value £k | Completed |
|------------------------------|----------|-------------------|-----------|
| <b>Mandatory Grants</b>      |          |                   |           |
| Disabled Facilities Grant    | 154      | 1,933             | 125       |
| Repairs Grant                | <10      | 5.7               | <10       |
| <b>Discretionary Grants</b>  |          |                   |           |
| Renovation Grant             | <10      | 121.9             | <10       |
| Home Repair Assistance Grant | <10      | 9                 | <10       |
| <b>Total</b>                 | -        | <b>2,070</b>      | -         |

### Adaptations to Housing Executive stock in 2018/19

| Type of Adaptation   | Adaptations<br>2018/19 | Actual spend<br>2018/19<br>£m | Projected Spend<br>2019/20<br>£m |
|--|------------------------|-------------------------------|----------------------------------|
| Adaptations for Persons with a Disability (APD's) Starts*      | 10                     | 0.64                          | 0.67                             |
| Adaptations for Persons with a Disability (APD's) Completions* | 18                     |                               |                                  |
| Lifts**  | 33                     | 0.13                          | 0.16                             |
| Showers**  | 160                    | 0.39                          | 0.42                             |
| Minor APD repairs***   | 441                    | 0.26                          | 0.26                             |
| <b>Total</b>   | <b>662</b>             | <b>1.42</b>                   | <b>1.5</b>                       |

\*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 Table in Local Context

\*\*\*Minor ADP repairs are also included in Response Maintenance in Finance Table in Local Context

There may be a discrepancy in calculation due to rounding.

## Appendix 5 Supporting People Information

| Type of Service              | Client Group      | No. of schemes | No. of providers | Actual payments 2018-19 (£k) | Budget 2019-20 (£k) | Max. no of services users |
|------------------------------|-------------------|----------------|------------------|------------------------------|---------------------|---------------------------|
| Accommodation Based Services | Older People      | 31             | 5                | 631                          | 651                 | 775                       |
|                              | Homelessness      | 16             | 8                | 2,843                        | 2,862               | 207                       |
|                              | Disability        | 15             | 7                | 1,827                        | 1,812               | 223                       |
|                              | Young People      | 7              | 4                | 1,379                        | 1,386               | 126                       |
|                              | <b>Sub Total*</b> | <b>69</b>      | <b>24</b>        | <b>6,679</b>                 | <b>6,711</b>        | <b>1,331</b>              |
| Floating Support Services    | Older People      | 1              | 1                | 265                          | 267                 | 77                        |
|                              | Homelessness      | 4              | 4                | 635                          | 639                 | 220                       |
|                              | Disability        | 3              | 3                | 274                          | 276                 | 76                        |
|                              | Young People      | 2              | 2                | 272                          | 273                 | 115                       |
|                              | <b>Sub Total*</b> | <b>10</b>      | <b>10</b>        | <b>1,447</b>                 | <b>1,455</b>        | <b>488</b>                |
| Home Improvement Agency      | Older People      | 1              | 1                | 183                          | 184                 | 60                        |
|                              | <b>Sub Total</b>  | <b>1</b>       | <b>1</b>         | <b>183</b>                   | <b>184</b>          | <b>60</b>                 |
| <b>Grand Total*</b>          |                   | <b>159</b>     | <b>**</b>        | <b>16,435</b>                | <b>16,515</b>       | <b>3,698</b>              |

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

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



## Appendix 6 NIHE Stock at March 2019

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          | 1      |
|                           | <b>4</b>   | <b>30</b>  | <b>128</b>   | <b>2</b>  | <b>0</b>  | <b>164</b>   |        |
| Brandywell                | 40         | 42         | 169          | 0         | 0         | 251          | 1      |
|                           | <b>7</b>   | <b>18</b>  | <b>137</b>   | <b>0</b>  | <b>0</b>  | <b>162</b>   |        |
| Cloughglass (The Glen )   | 44         | 1          | 109          | 0         | 0         | 154          | 1      |
|                           | <b>42</b>  | <b>2</b>   | <b>165</b>   | <b>0</b>  | <b>0</b>  | <b>209</b>   |        |
| Creggan                   | 47         | 111        | 415          | 1         | 0         | 574          | 0      |
|                           | <b>14</b>  | <b>15</b>  | <b>494</b>   | <b>0</b>  | <b>0</b>  | <b>523</b>   |        |
| Elmwood                   | 0          | 2          | 5            | 10        | 0         | 17           | 0      |
|                           | <b>0</b>   | <b>2</b>   | <b>29</b>    | <b>6</b>  | <b>0</b>  | <b>37</b>    |        |
| Foyle Rd/Orchard Rd       | 5          | 37         | 26           | 0         | 0         | 68           | 0      |
|                           | <b>0</b>   | <b>29</b>  | <b>51</b>    | <b>0</b>  | <b>0</b>  | <b>80</b>    |        |
| Ivy Terrace/Maureen Ave   | 0          | 15         | 6            | 0         | 0         | 21           | 1      |
|                           | <b>0</b>   | <b>8</b>   | <b>18</b>    | <b>0</b>  | <b>0</b>  | <b>26</b>    |        |
| Lower Creggan             | 48         | 25         | 191          | 16        | 0         | 280          | 0      |
|                           | <b>11</b>  | <b>5</b>   | <b>468</b>   | <b>6</b>  | <b>0</b>  | <b>490</b>   |        |
| Meenan Park               | 0          | 65         | 41           | 6         | 0         | 112          | 0      |
|                           | <b>0</b>   | <b>24</b>  | <b>103</b>   | <b>10</b> | <b>0</b>  | <b>137</b>   |        |
| Northland Rd/Academy Rd   | 13         | 8          | 21           | 3         | 0         | 45           | 0      |
|                           | <b>2</b>   | <b>8</b>   | <b>121</b>   | <b>1</b>  | <b>0</b>  | <b>132</b>   |        |
| Rosemount                 | 16         | 5          | 94           | 4         | 0         | 119          | 0      |
|                           | <b>7</b>   | <b>3</b>   | <b>209</b>   | <b>4</b>  | <b>0</b>  | <b>223</b>   |        |
| Rossville                 | 19         | 116        | 86           | 26        | 0         | 247          | 1      |
|                           | <b>10</b>  | <b>47</b>  | <b>168</b>   | <b>25</b> | <b>0</b>  | <b>250</b>   |        |
| Ballyarnett               | 0          | 0          | 0            | 0         | 0         | 0            | 0      |
|                           | <b>0</b>   | <b>0</b>   | <b>0</b>     | <b>0</b>  | <b>0</b>  | <b>0</b>     |        |
| Ballymagroatry/Hazelbank  | 102        | 112        | 350          | 0         | 2         | 566          | 1      |
|                           | <b>42</b>  | <b>20</b>  | <b>394</b>   | <b>0</b>  | <b>7</b>  | <b>463</b>   |        |
| Ballynagard               | 8          | 0          | 6            | 0         | 1         | 15           | 0      |
|                           | <b>13</b>  | <b>0</b>   | <b>50</b>    | <b>0</b>  | <b>1</b>  | <b>64</b>    |        |
| Belmont                   | 3          | 24         | 26           | 0         | 0         | 53           | 0      |
|                           | <b>5</b>   | <b>36</b>  | <b>193</b>   | <b>0</b>  | <b>0</b>  | <b>234</b>   |        |
| Carnhill/Galliagh         | 259        | 237        | 729          | 0         | 0         | 1225         | 5      |
|                           | <b>72</b>  | <b>76</b>  | <b>1,231</b> | <b>0</b>  | <b>0</b>  | <b>1,379</b> |        |
| Shantallow                | 49         | 28         | 305          | 0         | 0         | 382          | 1      |
|                           | <b>28</b>  | <b>15</b>  | <b>420</b>   | <b>0</b>  | <b>3</b>  | <b>466</b>   |        |
| <b>Westbank Total</b>     | 674        | 865        | 2,632        | 70        | 3         | 4,244        | 12     |
|                           | <b>257</b> | <b>338</b> | <b>4,379</b> | <b>54</b> | <b>11</b> | <b>5,039</b> |        |
| Fountain                  | 4          | 35         | 43           | 28        | 0         | 110          | 1      |
|                           | <b>0</b>   | <b>1</b>   | <b>15</b>    | <b>3</b>  | <b>0</b>  | <b>19</b>    |        |
| Fountain Hill             | 0          | 15         | 0            | 0         | 0         | 15           | 0      |
|                           | <b>0</b>   | <b>11</b>  | <b>1</b>     | <b>0</b>  | <b>0</b>  | <b>12</b>    |        |
| Gobnascale                | 17         | 40         | 180          | 0         | 0         | 237          | 1      |
|                           | <b>5</b>   | <b>55</b>  | <b>227</b>   | <b>0</b>  | <b>0</b>  | <b>287</b>   |        |

| Common Landlord Area       | Bung (i)   | Flat       | House        | Mais (ii) | Cottage   | Total        | Void * |
|----------------------------|------------|------------|--------------|-----------|-----------|--------------|--------|
| Hollymount Park            | 36         | 0          | 27           | 0         | 0         | 63           | 0      |
|                            | <b>5</b>   | <b>0</b>   | <b>73</b>    | <b>0</b>  | <b>0</b>  | <b>78</b>    |        |
| Knockdara                  | 4          | 0          | 4            | 0         | 0         | 8            | 0      |
|                            | <b>2</b>   | <b>0</b>   | <b>17</b>    | <b>0</b>  | <b>0</b>  | <b>19</b>    |        |
| Brigade                    | 78         | 9          | 12           | 0         | 0         | 99           | 0      |
|                            | <b>19</b>  | <b>3</b>   | <b>24</b>    | <b>0</b>  | <b>0</b>  | <b>46</b>    |        |
| Caw                        | 149        | 79         | 179          | 0         | 0         | 407          | 0      |
|                            | <b>28</b>  | <b>21</b>  | <b>251</b>   | <b>0</b>  | <b>0</b>  | <b>300</b>   |        |
| Clooney                    | 0          | 45         | 92           | 0         | 0         | 137          | 0      |
|                            | <b>1</b>   | <b>1</b>   | <b>174</b>   | <b>0</b>  | <b>0</b>  | <b>176</b>   |        |
| Kilfennan                  | 18         | 0          | 83           | 0         | 0         | 101          | 0      |
|                            | <b>11</b>  | <b>0</b>   | <b>167</b>   | <b>0</b>  | <b>0</b>  | <b>178</b>   |        |
| Melvin Court               | 0          | 13         | 0            | 0         | 0         | 13           | 0      |
|                            | <b>1</b>   | <b>5</b>   | <b>0</b>     | <b>0</b>  | <b>0</b>  | <b>6</b>     |        |
| Rosstowney                 | 0          | 0          | 16           | 0         | 0         | 16           | 0      |
|                            | <b>2</b>   | <b>0</b>   | <b>78</b>    | <b>0</b>  | <b>0</b>  | <b>80</b>    |        |
| Lisnagelvin                | 18         | 0          | 86           | 0         | 1         | 105          | 0      |
|                            | <b>12</b>  | <b>0</b>   | <b>242</b>   | <b>0</b>  | <b>4</b>  | <b>258</b>   |        |
| Waterside Triangle         | 2          | 43         | 16           | 30        | 0         | 91           | 12     |
|                            | <b>0</b>   | <b>10</b>  | <b>62</b>    | <b>16</b> | <b>0</b>  | <b>88</b>    |        |
| <b>Waterside Total</b>     | 326        | 279        | 738          | 58        | 1         | 1,402        | 14     |
|                            | <b>86</b>  | <b>107</b> | <b>1,331</b> | <b>19</b> | <b>4</b>  | <b>1,547</b> |        |
| Ballycolman                | 52         | 2          | 240          | 0         | 0         | 294          | 1      |
|                            | <b>51</b>  | <b>0</b>   | <b>521</b>   | <b>0</b>  | <b>0</b>  | <b>572</b>   |        |
| Carlton Drive (Newhouse)   | 37         | 0          | 88           | 0         | 0         | 125          | 0      |
|                            | <b>8</b>   | <b>0</b>   | <b>79</b>    | <b>0</b>  | <b>0</b>  | <b>87</b>    |        |
| Fountain Street            | 12         | 0          | 159          | 0         | 0         | 171          | 1      |
|                            | <b>14</b>  | <b>0</b>   | <b>89</b>    | <b>0</b>  | <b>0</b>  | <b>103</b>   |        |
| Lisnafin/Old Trust         | 73         | 61         | 119          | 0         | 0         | 253          | 7      |
|                            | <b>27</b>  | <b>10</b>  | <b>399</b>   | <b>0</b>  | <b>2</b>  | <b>438</b>   |        |
| Springhill/Newtown Street  | 42         | 16         | 113          | 0         | 0         | 171          | 0      |
|                            | <b>16</b>  | <b>2</b>   | <b>136</b>   | <b>0</b>  | <b>1</b>  | <b>155</b>   |        |
| <b>Strabane Town Total</b> | 216        | 79         | 719          | 0         | 0         | 1,014        | 9      |
|                            | <b>116</b> | <b>12</b>  | <b>1,224</b> | <b>0</b>  | <b>3</b>  | <b>1,355</b> |        |
| Ardmore                    | 2          | 0          | 9            | 0         | 1         | 12           | 0      |
|                            | <b>0</b>   | <b>0</b>   | <b>0</b>     | <b>0</b>  | <b>0</b>  | <b>0</b>     |        |
| Ardstraw                   | 11         | 0          | 11           | 0         | 0         | 22           | 0      |
|                            | <b>5</b>   | <b>0</b>   | <b>33</b>    | <b>0</b>  | <b>7</b>  | <b>45</b>    |        |
| Artigarvan                 | 25         | 0          | 21           | 0         | 0         | 46           | 1      |
|                            | <b>21</b>  | <b>0</b>   | <b>48</b>    | <b>0</b>  | <b>28</b> | <b>97</b>    |        |
| Ballymagorry               | 14         | 4          | 23           | 0         | 0         | 41           | 0      |
|                            | <b>14</b>  | <b>0</b>   | <b>65</b>    | <b>0</b>  | <b>63</b> | <b>142</b>   |        |
| Castleberg                 | 96         | 4          | 111          | 0         | 1         | 212          | 2      |
|                            | <b>60</b>  | <b>0</b>   | <b>297</b>   | <b>0</b>  | <b>39</b> | <b>396</b>   |        |
| Clady Strabane             | 6          | 0          | 13           | 0         | 1         | 20           | 0      |
|                            | <b>9</b>   | <b>0</b>   | <b>61</b>    | <b>0</b>  | <b>33</b> | <b>103</b>   |        |

**Derry City & Strabane**  
Housing Investment Plan 2019-23

| Common Landlord Area | Bung (i)  | Flat     | House      | Mais (ii) | Cottage   | Total      | Void * |
|----------------------|-----------|----------|------------|-----------|-----------|------------|--------|
| Claudy               | 51        | 0        | 69         | 0         | 6         | 126        | 2      |
|                      | <b>37</b> | <b>0</b> | <b>214</b> | <b>0</b>  | <b>18</b> | <b>269</b> |        |
| Coshquin             | 9         | 0        | 31         | 0         | 2         | 42         | 0      |
|                      | <b>0</b>  | <b>0</b> | <b>30</b>  | <b>0</b>  | <b>4</b>  | <b>34</b>  |        |
| Curryneirin          | 59        | 4        | 95         | 0         | 0         | 158        | 1      |
|                      | <b>16</b> | <b>0</b> | <b>95</b>  | <b>0</b>  | <b>0</b>  | <b>111</b> |        |
| Donemana             | 50        | 0        | 70         | 0         | 0         | 120        | 0      |
|                      | <b>35</b> | <b>2</b> | <b>92</b>  | <b>0</b>  | <b>64</b> | <b>193</b> |        |
| Douglas Bridge       | 9         | 0        | 13         | 0         | 1         | 23         | 0      |
|                      | <b>9</b>  | <b>0</b> | <b>25</b>  | <b>0</b>  | <b>9</b>  | <b>43</b>  |        |
| Drumahoe             | 23        | 0        | 34         | 0         | 1         | 58         | 0      |
|                      | <b>29</b> | <b>0</b> | <b>98</b>  | <b>0</b>  | <b>1</b>  | <b>128</b> |        |
| Eglinton             | 41        | 0        | 30         | 0         | 7         | 78         | 0      |
|                      | <b>52</b> | <b>0</b> | <b>113</b> | <b>0</b>  | <b>16</b> | <b>181</b> |        |
| Erganagh             | 7         | 0        | 15         | 0         | 0         | 22         | 0      |
|                      | <b>2</b>  | <b>0</b> | <b>21</b>  | <b>0</b>  | <b>1</b>  | <b>24</b>  |        |
| Killen               | 5         | 0        | 18         | 0         | 0         | 23         | 0      |
|                      | <b>5</b>  | <b>0</b> | <b>22</b>  | <b>0</b>  | <b>10</b> | <b>37</b>  |        |
| Killeter             | 10        | 0        | 9          | 0         | 0         | 19         | 0      |
|                      | <b>10</b> | <b>0</b> | <b>9</b>   | <b>0</b>  | <b>14</b> | <b>33</b>  |        |
| Lettershandoney      | 4         | 0        | 41         | 0         | 0         | 45         | 0      |
|                      | <b>2</b>  | <b>0</b> | <b>104</b> | <b>0</b>  | <b>0</b>  | <b>106</b> |        |
| Magheramason         | 25        | 0        | 13         | 0         | 0         | 38         | 0      |
|                      | <b>22</b> | <b>0</b> | <b>58</b>  | <b>0</b>  | <b>32</b> | <b>112</b> |        |
| Maydown              | 0         | 0        | 4          | 0         | 0         | 4          | 0      |
|                      | <b>0</b>  | <b>0</b> | <b>36</b>  | <b>0</b>  | <b>0</b>  | <b>36</b>  |        |
| Newbuildings         | 31        | 8        | 82         | 0         | 1         | 122        | 0      |
|                      | <b>21</b> | <b>0</b> | <b>308</b> | <b>0</b>  | <b>5</b>  | <b>334</b> |        |
| Newtownstewart       | 57        | 0        | 137        | 0         | 1         | 195        | 3      |
|                      | <b>13</b> | <b>0</b> | <b>165</b> | <b>0</b>  | <b>36</b> | <b>214</b> |        |
| Nixons Corner        | 3         | 0        | 8          | 0         | 0         | 11         | 0      |
|                      | <b>11</b> | <b>0</b> | <b>25</b>  | <b>0</b>  | <b>0</b>  | <b>36</b>  |        |
| Park                 | 10        | 0        | 7          | 0         | 0         | 17         | 1      |
|                      | <b>28</b> | <b>0</b> | <b>41</b>  | <b>0</b>  | <b>1</b>  | <b>70</b>  |        |
| Plumbridge           | 19        | 0        | 15         | 0         | 0         | 34         | 0      |
|                      | <b>3</b>  | <b>0</b> | <b>29</b>  | <b>0</b>  | <b>15</b> | <b>47</b>  |        |
| Sion Mills           | 69        | 0        | 86         | 0         | 2         | 157        | 0      |
|                      | <b>30</b> | <b>0</b> | <b>193</b> | <b>0</b>  | <b>39</b> | <b>262</b> |        |
| Glebe                | 36        | 0        | 36         | 0         | 0         | 72         | 0      |
|                      | <b>20</b> | <b>0</b> | <b>45</b>  | <b>0</b>  | <b>1</b>  | <b>66</b>  |        |
| Strathfoyle          | 9         | 23       | 229        | 0         | 0         | 261        | 2      |
|                      | <b>1</b>  | <b>4</b> | <b>295</b> | <b>0</b>  | <b>0</b>  | <b>300</b> |        |
| Spamount             | 3         | 0        | 30         | 0         | 1         | 34         | 0      |
|                      | <b>3</b>  | <b>0</b> | <b>42</b>  | <b>0</b>  | <b>9</b>  | <b>54</b>  |        |
| Tullyally            | 21        | 0        | 106        | 0         | 0         | 127        | 1      |
|                      | <b>23</b> | <b>0</b> | <b>130</b> | <b>0</b>  | <b>0</b>  | <b>153</b> |        |

| Common Landlord Area                   | Bung (i)   | Flat       | House        | Mais (ii) | Cottage    | Total         | Void * |
|--|------------|------------|--------------|-----------|------------|---------------|--------|
| <b>Derry City &amp; Strabane Total</b> | 1,921      | 1,266      | 5,455        | 128       | 29         | 8,799         | 48     |
|  | <b>940</b> | <b>463</b> | <b>9,628</b> | <b>73</b> | <b>463</b> | <b>11,567</b> |        |

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

(i) Bungalow (ii) Maisonette

## Appendix 7 Applicants and Allocations at March 2019

|                              | Applicants (Total) | Applicants (HS) | Allocations |
|------------------------------|--------------------|-----------------|-------------|
| Bishop Street/Anne Street    | 125                | 90              | 25          |
| Brandywell                   | 30                 | 22              | <10         |
| Cloughglass (The Glen )      | 63                 | 47              | <10         |
| Creggan                      | 329                | 270             | 42          |
| Elmwood                      | <10                | <10             | <10         |
| Foyle Rd/Orchard Rd          | 34                 | 30              | <10         |
| Ivy Terrace / Maureen Avenue | <10                | <10             | <10         |
| Lower Creggan                | 72                 | 58              | 20          |
| Meenan Park                  | 30                 | 29              | <10         |
| Northland Rd/Academy Rd      | 252                | 180             | 149         |
| Rosemount                    | 101                | 87              | <10         |
| Rossville                    | 204                | 155             | 16          |
| Ballyarnett                  | <10                | <10             | <10         |
| Ballymagroarty/Hazelbank     | 243                | 212             | 76          |
| Ballynagard                  | 15                 | 11              | <10         |
| Belmont                      | 31                 | 24              | <10         |
| Carnhill/Galliagh            | 788                | 656             | 168         |
| Shantallow                   | 211                | 172             | 14          |
| <b>Westbank Total</b>        | <b>2,534</b>       | <b>2,049</b>    | <b>549</b>  |
| Fountain                     | 33                 | 22              | 21          |
| <b>Fountain Total</b>        | <b>33</b>          | <b>22</b>       | <b>21</b>   |
| Fountain Hill                | <10                | <10             | <10         |
| Gobnascale                   | 221                | 184             | 46          |
| Hollymount Park              | 41                 | 34              | <10         |
| Knockdara                    | 15                 | 10              | <10         |
| Brigade                      | 61                 | 45              | <10         |
| Caw                          | 139                | 104             | 22          |
| Clooney                      | 37                 | 29              | <10         |
| Kilfennan                    | 61                 | 45              | <10         |
| Melvin Court                 | 37                 | 25              | <10         |
| Rosstowney                   | <10                | <10             | <10         |
| Lisnagelvin                  | 96                 | 70              | 30          |
| Waterside Triangle           | 114                | 89              | <10         |
| <b>Waterside Total</b>       | <b>836</b>         | <b>644</b>      | <b>134</b>  |
| Ballycolman                  | 110                | 71              | <10         |
| Carlton Drive                | 32                 | 16              | <10         |
| Fountain Street              | 27                 | 15              | <10         |
| Lisnafin/Old Trust           | 155                | 90              | 32          |
| Springhill/Newtown Street    | 96                 | 63              | 19          |
| <b>Strabane Town Total</b>   | <b>420</b>         | <b>255</b>      | <b>64</b>   |
| Ardmore                      | <10                | <10             | <10         |
| Ardstraw                     | <10                | <10             | <10         |
| Artigarvan                   | <10                | <10             | <10         |
| Ballymagorry                 | 22                 | 15              | <10         |

|   | Applicants (Total) | Applicants (HS) | Allocations |
|---|--------------------|-----------------|-------------|
| Castledearg                                   | 78                 | 44              | 20          |
| Clady (Strabane)                              | 15                 | <10             | <10         |
| Claudy  | 51                 | 36              | 10          |
| Coshquin                                      | 12                 | <10             | <10         |
| Currynierin                                   | 20                 | 12              | 10          |
| Donemana                                      | 14                 | 11              | <10         |
| Douglas Bridge                                | 18                 | <10             | <10         |
| Drumahoe                                      | 26                 | 19              | <10         |
| Eglinton                                      | 106                | 77              | 25          |
| Erganagh                                      | <10                | <10             | <10         |
| Glebe   | 11                 | <10             | <10         |
| Killen  | <10                | <10             | <10         |
| Killeter                                      | <10                | <10             | <10         |
| Lettershandoney                               | 10                 | <10             | <10         |
| Magheramason                                  | 11                 | <10             | <10         |
| Maydown                                       | <10                | <10             | <10         |
| Newbuildings                                  | 32                 | 22              | <10         |
| Newtownstewart                                | 45                 | 26              | 17          |
| Nixons Corner                                 | 10                 | 10              | <10         |
| Park  | <10                | <10             | <10         |
| Plumbridge                                    | 10                 | <10             | <10         |
| Sion Mills                                    | 98                 | 55              | <10         |
| Spamount                                      | <10                | <10             | <10         |
| Strathfoyle                                   | 57                 | 34              | 16          |
| Tullyally                                     | 10                 | <10             | <10         |
| <b><i>Derry City &amp; Strabane Total</i></b> | <b>4,510</b>       | <b>3,401</b>    | <b>917</b>  |

## Appendix 8 Management Team contact details

| Landlord Services   |                           |  |
|---|---------------------------|--|
| <b>All enquiries 03448 920 900</b>  |                           |  |
| Office  | Contact                   | Contact Information  |
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|---|--|--|
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## Appendix 9 Glossary

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| Affordable Housing                        | Affordable housing is defined as social rented housing and intermediate housing for eligible households.   |
| Affordable Housing Fund                   | Administered by DfC, this finances an interest-free loan to housing associations, to fund the provision of new affordable homes and the refurbishment of empty homes.                                      |
| Areas at Risk                             | This programme aims to intervene in areas at risk of slipping into social or environmental decline by working with residents.  |
| Building Relations in Communities (BRIC)  | Provides training on good relations and funding for good relations plans.  |
| Building Successful Communities (BSC)     | Carried out in six pilot areas; this uses housing intervention to regenerate areas and reverse community decline.  |
| Community Asset Transfer (CAT)            | CAT provides for a change in management and/or ownership of land or buildings, from public bodies to communities.  |
| Community Cohesion                        | Cohesive communities are communities where there is a sense of belonging, and there are positive relationships within the community; regardless of background.   |
| Continuous Tenant Omnibus Survey (CTOS)   | CTOS is an assessment of the attitudes of Housing Executive tenants.   |
| 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 where the 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, being persons who are not members of the same family.   |

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| 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. |
| Latent Demand Test (LDT)                       | LDT 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.   |

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| Social Housing Development Programme (SHDP) | The SHDP provides grant funding to housing associations to build social housing. The programme is managed by the Housing Executive on a three-year rolling programme.   |
| Social Enterprise                           | Social enterprises are businesses with primarily social objectives whose profits are reinvested to achieve these objectives in a community.   |
| Social Rented Housing                       | Social Rented Housing is housing provided at an affordable rent by the Housing Executive and registered housing associations; that is, housing associations, which are registered and regulated by the Department for Communities (DfC) as a social housing provider. Social rented accommodation is offered in accordance with the Common Selection Scheme, administered by the Housing Executive, prioritising households who are living in insecure or unsuitable accommodation. |
| Small Pockets of Deprivation (SPOD)         | SPOD is a delivery vehicle for neighbourhood renewal.   |
| Supported Housing                           | A term used to describe a range of both long and short-term accommodation provided for people who need an additional level of housing related support, to help them lead an independent life.   |
| Supporting People Programme                 | The Supporting People Programme is designed to provide housing related support, to prevent difficulties that can typically lead to hospitalisation, homelessness or institutional care, and can aid a smooth transition to independent living, for those leaving an institutionalised environment.  |
| Universal Credit                            | Universal Credit is a new payment being introduced in Northern Ireland, 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.   |