



Derry City and Strabane

HOUSING INVESTMENT PLAN 2023-26

Housing
Executive

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This document is available in alternative formats.

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Executive Summary

Across Northern Ireland in 2022/23 we:



83,500

Managed over 83,500 social homes



5,800

Allocated almost 5,800 homes

822

Approved 822 Disabled facilities grants



£95.05m

Invested £95.05m in Planned Maintenance and Stock Improvement

1,956



Started 1,956 new social homes



£470m

Paid out £470m in Housing Benefit

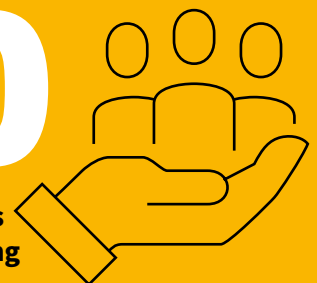
£371m

Invested £371m in new build social homes



19,000

Provided over 19,000 housing support places to the most vulnerable through the Supporting People Programme and invested £75.23m



Completed

85%

of repairs within target

554

Sold 554 homes



£55.1m

Approximately £55.1m was invested in our Rural Communities



The past year has delivered significant housing investment for a wide range of services, and the 2022/23 public sector housing investment totalled £694.66m for Northern Ireland.

Northern Ireland 2022/23 Public Sector Housing Spend (£m)

£16.94m

Affordable Warmth and Boiler Replacement***

£24.71m

ERDF Retrofit Programme

£95.05m

Planned Maintenance incl
Stock Improvements*

£14.25m

Adaptations for Persons
with a Disability

£9.71m

Grounds Maintenance

£74.57m

Response
Maintenance

£11.90m

Private Sector Grants

£75.23m

Supporting People

£1.30m

Community Development

£371m

Investment
New Build**

Source: NIHE

Notes:

*Planned Maintenance work (Planned, Cyclical, and MS running costs) spend was £75.58m and Stock Improvement Spend was £19.47m.

**Investment in new build is the total cost of schemes starting in the programme year but which may be spent over more than one year.

***Affordable Warmth spend was £16.33m and Boiler Replacement spend was £0.61m.

ERDF - European Regional Development Fund - funding to 'improve thermal efficiency' in NIHE Stock.

NB: 2022/23 expenditure figures in the table above are with NIAO for auditing at present. The audit is expected to complete late summer.

There is also a review of cost uplifts ongoing which may result in the maintenance spend being restated for 2022/23 before the audit is concluded.

The Housing Executive will continue to deliver significant housing investment across a wide range of services, with the planned 2023/24 public sector housing spend totalling £319.02m for Northern Ireland.

Northern Ireland 2023/24 Projected Public Sector Housing Spend (£m)

£14.15m

Affordable Warmth and Boiler Replacement**

£8.50m

ERDF Retrofit Programme

£94.42m

Planned Maintenance incl
Stock Improvements*

£71.86m

Supporting
People

£18.24m

Private Sector
Grants

£16.95m

Adaptations for Persons
with a Disability

£11.82m

Grounds Maintenance

£83.08m

Response Maintenance

Source: NIHE

Notes:

*Planned Maintenance work (Planned, Cyclical, and MS running costs) projected spend is £79.77m and Stock Improvement Spend is £14.65m.

**Affordable Warmth projected spend is £14m and Boiler Replacement projected spend is £0.15m.

Investment in new build and Community Development projected spend is not available.

ERDF - European Regional Development Fund - funding to 'improve thermal efficiency' in NIHE Stock.

In Derry City and Strabane in 2022/23, the Housing Executive:



Managed
8,606
social homes



Allocated
more than
750
homes



Started
732
new social homes



Delivered
94
Disabled facilities
grants



Provided
82
housing support
places to the most
vulnerable through
the Supporting People
Programme



Paid out
£61.39m
in Housing Benefit



Completed
85%
of repairs
within target



**Community
Grants**
£20.4k
funding awarded



**Community
Cohesion**
£88.8k
funding awarded



**Community
Safety**
£50.2k
funding awarded



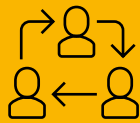
**Energy
Efficiency**
£2.7m
spend



**Affordable
Warmth**
485
installations



**Affordable
Warmth Spend**
£1.52m
spend



**Supporting
People**
£9.14m
spend



**Disabled Facilities
Grants (DFGs)**
£2.28m
approval value



Adaptations
£2.13m
spend



New Build
£122.6m
spend



**New Build
Completed**
545
homes



Under Construction
1,517



New Build Planned
1,264
(2023/24 – 2025/26)



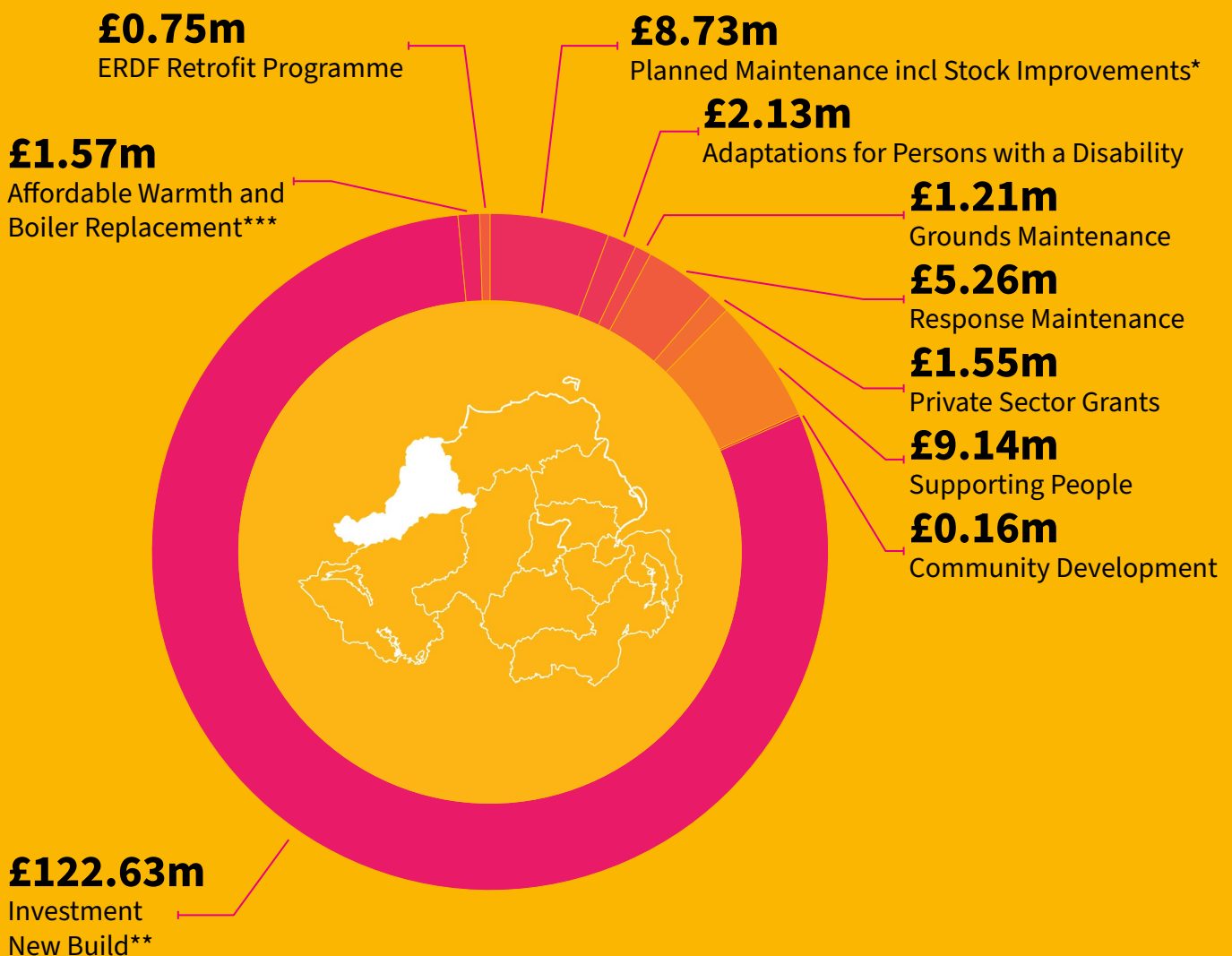
**Waiting List
March 2023**
5,736
applicants, **4,275** in
Housing Stress (74.5%)



NIHE House Sales
99
– average selling price
£56,664

The past year has delivered significant housing investment for a wide range of services, and the 2022/23 public sector housing investment totalled £153.13m for Derry City and Strabane.

Derry City and Strabane District Council 2022/23 Public Sector Housing Spend (£m)



Source: NIHE

Notes:

*Planned Maintenance work (Planned, Cyclical, and MS running costs) spend was £8.57m and Stock Improvement Spend was £0.16m.

**Investment in new build is the total cost of schemes starting in the programme year but which may be spent over more than one year.

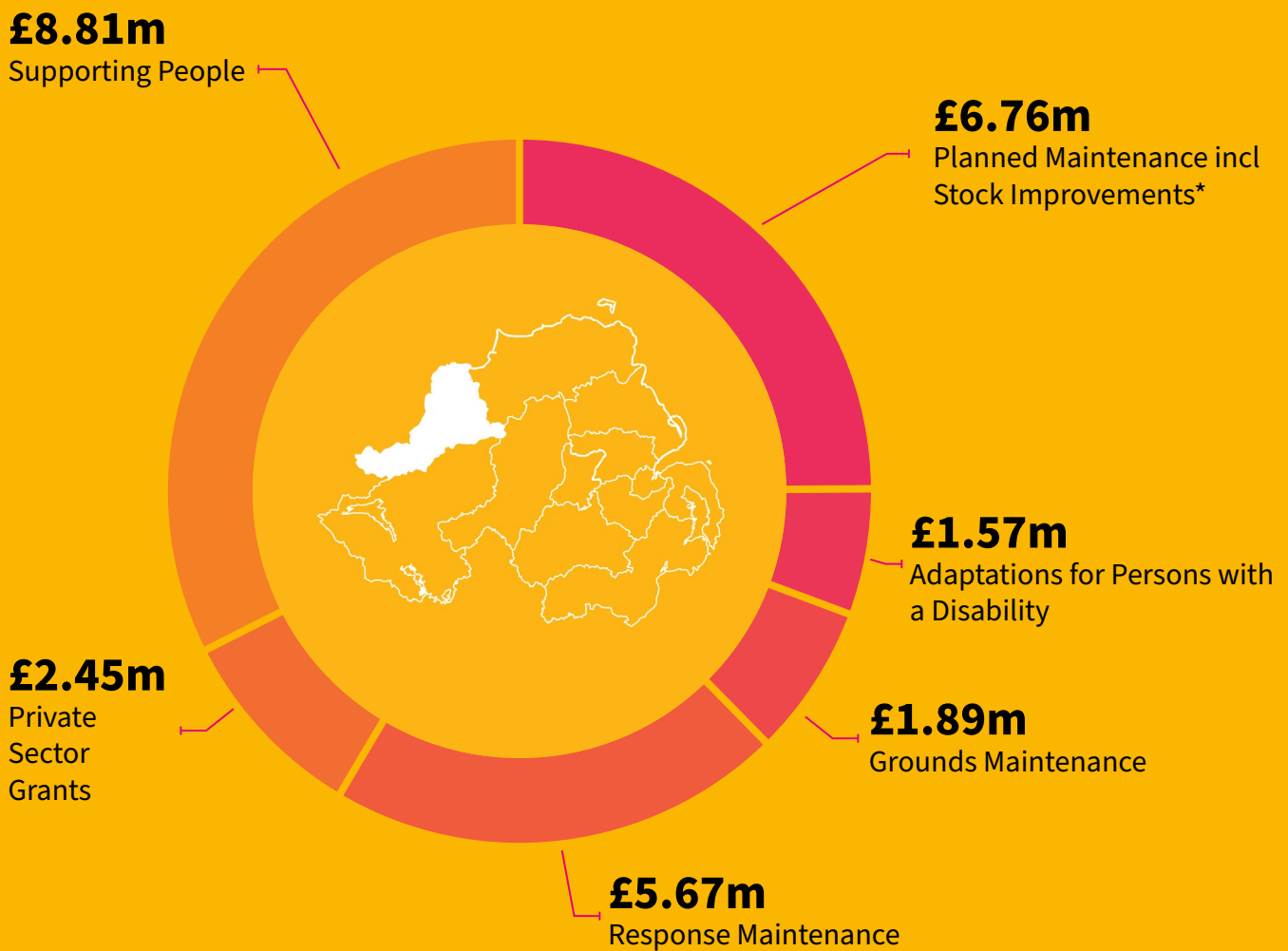
***Affordable Warmth spend was £1.52m and Boiler Replacement spend was £50k.

NB: 2022/23 expenditure figures in the table above are with NIAO for auditing at present. The audit is expected to complete late summer.

There is also a review of cost uplifts ongoing which may result in the maintenance spend being restated for 2022/23 before the audit is concluded.

The Housing Executive will continue to deliver significant housing investment across a wide range of services, with the planned 2023/24 public sector housing spend in Derry City and Strabane totalling £27.15m.

Derry City and Strabane District Council 2023/24 Projected Public Sector Housing Spend (£m)



Source: NIHE

Notes:

*Planned Maintenance work (Planned, Cyclical, and MS running costs) projected spend is £6.26m and Stock Improvement Spend is £0.5m.
Investment in new build and Community Development projected spend is not available.
Affordable Warmth and Boiler Replacement schemes are demand led and budget cannot be allocated.

Foreword

Welcome to the Northern Ireland Housing Executive's Housing Investment Plan, which reports on progress made over the past twelve months and sets out our ambitions for the coming year.

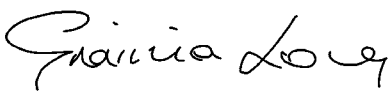
- While the external environment in which we operate remains challenging, the majority of last year's targets have been met, or exceeded. NIHE has invested more in our tenants' homes, over the past 12 months, than in any of the previous 15 years. This demonstrates our commitment to improving the health and well-being of our tenants by keeping their homes safe, warm and dry.
- In partnership with housing associations, through the Social Housing Development Programme, we facilitated 1,956 new build social housing starts across Northern Ireland.
- We expanded our Financial Inclusion Service to ensure as many tenants as possible had access to the right kind of financial advice.
- We made significant progress in implementing our Sustainable Development Strategy; growing the number of homes benefitting from retrofitting, and expanding our tree planting programme to improve climate adaptation across Northern Ireland.

This Housing Investment Plan demonstrates how we are working as a partner to deliver Community Plans. We continue to engage with Community Planning partners to deliver housing outcomes. The plans also reflect the objectives set out in our own Corporate Strategy:

- A significant shift towards sustainable development – locking us on a path to decarbonising our homes and protecting our assets and our tenants;
- Putting us in a position where we can borrow to build and to invest – and building our capacity to do so;
- Extracting social value from our spending power – delivering local inclusive economic development, by investing in skills and supply chains;

- Much greater involvement of customers in decisions and services that affect their lives and a strategic focus on alleviating the impact of the rising cost of living;
- A strategic shift towards prevention of homelessness and urgent re-housing for those experiencing homelessness; and
- Being a delivery partner for all of government – towards the reduction of economic inactivity, delivery of green growth and early intervention to improve lives.

NIHE takes its responsibilities as a Community Planning Partner very seriously. Delivery of our housing objectives is key to the social, economic and environmental benefits of each council area. I am grateful for the partnerships which we have built with councils across Northern Ireland, and look forward to working together as we deliver against our shared goal of providing better places to live for the people and communities we serve.



Grainia Long
CHIEF EXECUTIVE



Introduction

Welcome to the new 'Housing Investment Plan 2023-2026'. The Housing Executive is statutorily required under the 1981 Housing Order to report to Councils on its past year's performance (2022/23) and next year's proposals (2023/24). The Housing Investment Plan 2023-2026 however will look ahead to the next 3 years and is aligned to the [3 year Corporate Strategy](#) (2022/23 -2024/25) and its associated set of strategic priorities, which commit the Housing Executive to:

- Working with our partners to increase social housing supply to help meet identified need and building our capacity to borrow, invest in our stock and add to new supply
- Helping NI meet its emissions targets, address the impact of climate change and help sustain and protect our environment for future generations
- Investing an estimated £1,700m (over the next 3 years) into our local economy, through our housing services, construction activity, employment opportunities and through our support for the health, voluntary and community sectors, while also processing circa £1,148m in Housing Benefit payments across public and private housing tenures over the same period
- Working with our partners to deliver innovative housing solutions for our customers and to help reduce poverty and improve Health & Wellbeing
- Involving our customers to ensure that they are at the heart of service improvements and our business delivery mode
- Being an employer of choice and delivering high quality services for all in Northern Ireland's increasingly diverse community

The Housing Investment Plan is also aligned to the outcomes of each Council's Community Plan to show how our work supports the delivery of the plan's objectives. We look forward to continuing to contribute to shaping the future of housing in each council area with our Community Planning partners.

Part 1 below is the Strategic Context, focusing on achievements during the 2022/23 business year in respect of the Housing Executive's suite of Strategies, Programmes and Action Plans as the Strategic Housing Authority for Northern Ireland and a landlord at scale. The Strategic Context will also include links to relevant documents and related additional reference material. Part 2 sets out the local context and outcomes tables of locally specific Housing Executive performance against Council's Community Planning objectives.

Overview

When writing the HIP, we have taken account of the wider strategic context, including:



The Communities Minister's November 2020 statement on housing reform and plans to revitalise the Housing Executive



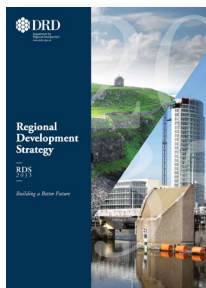
New Decade New Approach



The consultation on the Programme for Government Draft Outcomes Framework 2021



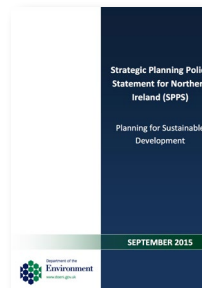
The Sustainable Development Strategy



The Regional Development Strategy



The Housing Supply Strategy



Strategic Planning Policy Statement

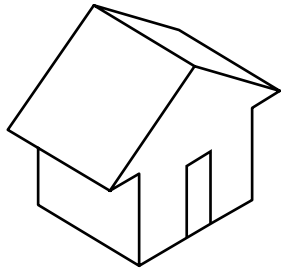


The emerging suite of new Local Development Plans

In addition, the broader context of post-Covid recovery, environmental and climate risks, Economic challenges associated with market uncertainty and increased household costs are all important factors for planning for the future.

In this context, we have set out our plans to ensure that we address the challenges and maximise the opportunities open to us over the coming years. In the sections below, we have highlighted some of these key themes and their implications for the Housing Executive.

Across **Northern Ireland in 2022/23**, the Housing Executive achieved a significant amount as summarised below.



83,500

Managed over 83,500 social homes



5,800

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822

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£95.05m

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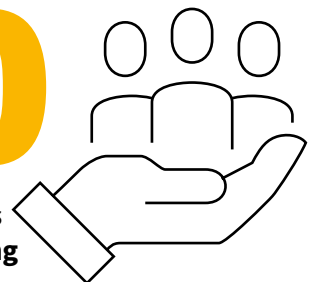
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554

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£55.1m

Approximately £55.1m was invested in our Rural Communities



Part 1 - Strategic Context

The Housing Investment Plan 2023-2026 has not been developed or delivered in a policy vacuum; it sits alongside a range of interrelated strategies and programmes which impact on the daily lives of the Housing Executive's customers and tenants. Underpinning much of the work that the Housing Executive do are the key themes of Revitalisation and Sustainable Development, as well as all the measures and interventions at a local level that are firmly focused on the needs of our customers and providing high quality public services, in achieving positive housing outcomes across Northern Ireland. Also in this section, aligning with the Corporate and Business Plan, we present our strategies and key programmes of work that have been progressed over the last year under the six strategic priorities. This work has impacted across the community and the environment and continues to inform the work of the Community Planning Partnerships.

Housing Executive Revitalisation

Following commitments in New Decade New Approach and in the Minister for Communities statement in November 2020, the Housing Executive continues to work with the Department for Communities (DfC) in progressing the Revitalisation Programme, which will consider and assess options to meet the investment challenge through a revitalised strategic housing authority and a sustainable social landlord that can maintain and provide good quality and affordable social homes for current tenants and future generations.

An informal board briefing presentation on Revitalisation took place on 14th December 2022 outlining the case for change and the key elements of the Outline Business Case. Further presentations will be made as work is progressed.

The current situation is that the Minister provided a written update on

progress with the Outline Business Case on the 21st October providing the following detail:

- A commitment that the Housing Executive will not be privatised;
- An assurance that consideration will be given only to options that limit change and which ensure that the Housing Executive remains dedicated to the essential public service of social housing as it has done so successfully for the past 50 years; and
- The ideal option as always is one in which the Housing Executive strengthens its role as the Strategic Housing Authority and, as a public housing landlord, has access to borrowing.

Discussions are ongoing between DfC and the Housing Executive on next steps.

Sustainable Development

The work of the Housing Executive has long been associated with sustainable practices and continues to endeavour to make a difference to help to sustain the environment for future generations. The key focus is on improving the lives of the people in our communities and making the planet a better place, which aligns with our Strategic Vision of Making a Difference. Our work ranges from providing land for community allotments and gardens, planting of open spaces, to energy efficiency interventions for Housing Executive stock and reporting on home energy conservation across the residential sector.

During 2022, the Housing Executive achieved Platinum in the Business in the Community NI (BITC) Environmental Benchmarking Survey. In conjunction with BITC, the Housing Executive have signed up to the Climate Action Pledge, by signing this Pledge we have committed to reduce our absolute scope 1 and scope 2 Greenhouse Gas (GHG) emissions by either 30% by 2030; and to work towards measuring and reporting our scope 3 GHG emissions.

Emerging issues Impacting on Housing

Supply

After two years of decline, the number of new dwellings started in 2021-22 stood at 7,400, which is still some way off the 2018-19 high of 8,400. A similar pattern emerges in completions: in 2021-22, 7,300 dwellings were completed, and although higher than the previous year, still lower than the number of new dwellings completed in 2018-19 (7,800). In 2022/23, there were just over 6,400 completions.

Rents

Taking a longer term view on rental levels, rents have increased by almost 50% from 2015 to date, and the number of properties available to rent has decreased by around 50% over the same period. The rent charged for new properties to let continues to increase – the average monthly rent across the Belfast City Council Area (BCCA) increased by 12.7% annually to £875, whilst outside of Belfast, the average Local Government District rent was up by 7.2% over the year period to £708 per month.

Undoubtedly the wider economic environment has impacted on affordability issues for households in Northern Ireland. In turn, these affordability issues coupled with the economic conditions impacts on housing supply.

Cost of living

Northern Ireland has the UK's highest proportion of low paid jobs (almost one in five), the lowest discretionary disposable income, and local households spend disproportionately higher amounts of their income on energy, food and fuel relative to the rest of the country, so the country is particularly impacted by the cost of living crisis. Useful link: [Cost of Living | nidirect](#)

Construction industry & Labour market

Pressures are apparent within the construction industry. The CEFNI survey found that 50% experienced a worsening in profit margins since 2021, and looking forward into 2023, the 4 main challenges were reported to be:

increased cost of materials, Inflation, access to skilled labour and political uncertainty / no functioning Executive.

The labour market in Northern Ireland recovered relatively quickly from the pandemic and 2022 saw the lowest unemployment rate in the Labour Force Series to date. Further analysis shows however that there has been a slump in self-employment, down one quarter on where it was pre-pandemic, and conversely that there has been an increase in employees. The number of weekly hours that an average full-time worker works is still less than those pre-pandemic. Vacancies remain stubbornly high, with double the jobs being advertised than pre-pandemic.

House prices

Over the past year, the housing market has showed strong resilience in terms of pricing levels, however, the first quarter of 2023 recorded the first marginal quarter-on-quarter decline in pricing levels in just over 2 years. This was accompanied by reduced transactional activity. The average price of a dwelling in Northern Ireland in Q1 2023 was £203,326, an annual increase 2.2% from Q1 2022, but a 0.7% decline from Q4 2022. Continuing desire for home ownership will be tempered by ongoing economic conditions.

Inflation & Interest rates

The surge in inflation resulted in a 41 year high figure of 11.1% in October 2022. By March 2023 the Consumer Prices Index (CPI) decreased slightly to 10.1%, but despite this drop, CPI inflation remains stubbornly high, particularly for necessities such as food and non-alcoholic beverages. After an extended period of abnormally low interest rates between 2009 and early 2022, the Bank of England base rate has risen steadily over the last year. By March 2023, the interest rate stood at 4.25% and some commentators expect that gradual increases will continue during 2023 in an effort to control inflation.

Relationship with our Customers

The Housing Executive is a trusted organisation, with strong relationships with our customers, at the most local level. Delivering our vision will require continued strengthening of these relationships, particularly following a period of remote service delivery due to restrictions imposed due to COVID-19. Over this plan period we look forward to more face to face

contact with customers, and making our services as seamless and easy to access as possible. We are constantly seeking to build new, and further develop existing relationships with organisations who advocate, champion or support customers.

For our tenants the Housing Community Network (HCN) is fundamental structure through which the Housing Executive maintains positive engagement and involvement with tenants and community representatives through approximately 300 community groups at a community-based level, in both rural and urban locations across Northern Ireland. The Central Housing Forum sits at the top of the HCN pyramid structure and has a recognised and meaningful role in the monitoring and decision-making process of the Housing Executive and influences decisions affecting tenants and communities all over Northern Ireland. Supporting Communities organises this network and acts as a secretariat to the various forums. However we intend to go further and create a more central role for tenants and customers in NIHE governance. It will result in an approach to service design and delivery based on partnership or co-production, whereby we design our systems and services with rather than onto our customers.

Useful links: [Corporate Customer Charter \(nihe.gov.uk\)](https://nihe.gov.uk/corporate/customer-charter)
[Customer Excellence Strategy](#)

Strategic Priority 1

Taking the lead role as the Strategic Housing Authority, we will work with our partners to increase social housing supply to help meet identified need

Workstream	Summary / Current Status	Further reading
Affordable Housing / SHMA	The Housing Executive has continued to work closely with DFC on the provision of new affordable housing products. This includes the development of Intermediate Rent housing. Intermediate Rent aims to increase housing supply and provide a housing choice, which is of high quality, is more affordable and more secure for households. DFC published an Intermediate Rent Policy in March 2023 and we are now working on the delivery of Intermediate Rent units to those whose needs cannot be met in the housing market.	Definition of affordable housing Department for Communities (communities-ni.gov.uk) Northern-Ireland-Summary-Report-(PDF-1-4MB).pdf (nihe.gov.uk) The Housing Executive - News (nihe.gov.uk)
Asset Management Strategy	The Asset Management Strategy that was approved by the Board and the Department in 2015/16 was 'parked' in late 2017 on funding grounds. A temporary strategic investment approach was agreed with the Department and has been in place since, which is aimed at maximising our stock available for letting in the face of high and rising housing need. Work is continuing via the Housing Executive Revitalisation Programme on developing a sustainable funding solution to meet our stock investment requirements.	An Asset Management Strategy for the Northern Ireland Housing Executive (nihe.gov.uk)
Housing Supply Strategy	The NIHE have prepared an action plan on the expansion of the Social Housing Development Programme and this has been agreed with DFC. Actions are progressing including the preparation of a Housing Executive Land Acquisition Business Case which is with DFC for approval.	A new housing supply strategy Department for Communities (communities-ni.gov.uk)
Land Asset Management Strategy	As the Strategic Housing Authority of Northern Ireland and the largest landlord, the Housing Executive has been, and continues to be, in a unique position as custodian of significant public assets to ensure our land and property assets are effectively utilised to provide new housing and to enable and facilitate safe and sustainable communities.	

Table continues

Workstream	Summary / Current Status	Further reading
	<p>The Land Asset Management Strategy and Action Plan 2023-2026 is part of the NIHE's overall Corporate Asset Management Strategy and has been developed in the context of persistently increasing numbers of people living in housing stress and the growing waiting list.</p> <p>The Strategy sets out how the Housing Executive proposes to utilise its land assets over the next three years to support its vision, and that of our partners, to deliver positive and meaningful outcomes for our tenants and citizens across Northern Ireland.</p>	
Local Development Plans (LDP)	<p>As a statutory consultee in the development plan process we have been working with Councils to assist in the preparation of Local Development Plans (LDP). These Plans are central to enabling positive place making and ambitious developments that will shape local areas over a long term 15-year period. LDPs are a valuable way to provide affordable, accessible and sustainable housing for those in need and can support the development of balanced and cohesive communities.</p> <p>This partnership working with different agencies will be important to help more people access suitable housing to meet their needs, and to improve wellbeing and quality of life. Our role is to help ensure everyone has access to good-quality, affordable housing and to promote an integrated, shared society.</p> <p>Seven Councils have published their draft Plan Strategies and five of these have completed Independent Examination (IE) stage. Derry and Strabane's public hearing element of the IE is scheduled to start in September 2024. Belfast City Council's Plan Strategy and Fermanagh & Omagh Plan Strategy document have now been adopted, and three additional development plans are likely to progress to adoption during 2023/24, (Lisburn & Castlereagh City Council, Antrim & Newtownabbey and Mid & East Antrim).</p>	NI Planning System Department for Infrastructure (infrastructure-ni.gov.uk)

Table continues

Workstream	Summary / Current Status	Further reading
Social Housing Development Programme (SHDP)	<p>The key SHDP targets for the 22/23 year were to deliver a minimum of 1,950 social housing Starts and 1,400 social housing Completions. There was also a target for 10% of General Needs New Build social housing Starts to be designed in line with Wheelchair Design Standards; and for 12.9% of all new social housing Starts to be in Rural locations.</p> <p>At the end of March 2023, the SHDP out-turn position was confirmed as follows:</p> <ul style="list-style-type: none">• 1,956 new social housing Starts;• 1,449 new social housing Completions;• 150 new social housing Wheelchair Starts (9% of General Needs New Build Starts); <p>71 new Rural social housing Starts (4% of total Starts).</p>	<p>Social Housing Development Programme</p> <p>Housing Association Guide Department for Communities (communities-ni.gov.uk)</p> <p>Development Guide Department for Communities (communities-ni.gov.uk)</p>

Strategic Priority 2

As NI's largest landlord, we will help NI meet its emissions targets, address the impact of climate change and help sustain and protect our environment for future generations

Workstream	Summary / Current Status	Further reading
Sustainable Development Strategy	<p>The Housing Executive launched our Corporate Sustainable Development Strategy and Action Plan which outlines our commitment to sustaining our environment for future generations and providing quality, affordable housing, while reducing net zero carbon emissions by 2050.</p> <p>Over the next five years, as the strategic housing authority for Northern Ireland, we have committed to improving our social and environmental impact while addressing the cost of living crisis.</p> <p>Strategic sustainable development targets include:</p> <ul style="list-style-type: none">• a 6% reduction in carbon emissions by 2026;• as a landlord, retrofit housing to increase energy efficiency by 2030, plus a 23% reduction in carbon emissions up to 2030/31; and• a corporate 25% reduction in carbon emissions by 2030/31. <p>Key strategic actions include improving the organisation's built environment, supporting biodiversity, assisting sustainable communities and promoting sustainable transport.</p> <p>Educational empowerment leading to behaviour change is essential, and improved health and wellbeing outcomes through more sustainable living is also a key focus for change.</p>	<p>Housing Executive zeros in to eliminate carbon</p> <p>Corporate Sustainable Development Strategy and Action Plan (2022-2027)</p>
Modern Methods of Construction / Low Energy Pilot	<p>We have developed a pilot new build scheme of 6 homes for a site in Ballysillan utilising Modern Methods of Construction and Low Energy technology. Due to rising costs in the construction sector it is necessary to re-tender the scheme, and we hope to start on site later this year.</p>	

Table continues

Workstream	Summary / Current Status	Further reading
Cavity Wall Insulation (CWI)	Following a research report on cavity wall insulation in our stock, our CWI Action Plan was launched in March 2022. The Action Plan is aimed at addressing the findings and recommendations made in the report. A number of actions are set out in the plan relating to, for example, a new CWI extraction/refill process and a small remedial programme. Work is ongoing.	The Cavity Wall Insulation Action Plan is available at Cavity Wall insulation action plan 2022 (nihe.gov.uk)
NI Energy Advice Service and Oil Savings Network Service	<p>As the Home Energy Conservation Authority for Northern Ireland, part of the Housing Executives strategy to deliver its statutory responsibilities is to promote energy efficiency and advice to all households. Since April 2020, the refreshed Northern Ireland Energy Advice Service, delivered in house by the Housing Executive, has received over 14,000 queries up to 31st December 2022.</p> <p>The NI Energy Advice Service (NIEAS) is NI's only one-stop-shop for information on energy efficiency, grant availability, cost savings and renewables. This advice offers vital help via energy cost saving information to vulnerable householders, older people and those on low incomes and answers over 5,000 queries annually. The NIEAS team annually signpost nearly 4,000 customers to available energy grants such as the Housing Executive Boiler Replacement Scheme; a Council-led targeted Affordable Warmth Scheme, aimed at those in fuel poverty and those more vulnerable within our society, and the Utility Regulator's Northern Ireland Sustainable Energy Programme (NISEP).</p> <p>The Oil Savings Network service is actively growing its membership across all Northern Ireland householders (9,000 active members), with the key objective of tackling fuel poverty. The delivery of this service is now an integrated part of the NI Energy Advice Service and its aim is to help householders across Northern Ireland continue to save on their home heating oil.</p>	Energy Advice Service Oil Buying Club Service
Rural-Led Energy Transition (RULET)	<p>The Report on the outcomes of the RULET project is due for release early 2023. This scheme tested the deployment of various energy efficiency measures including smart energy technology in Housing Executive homes.</p> <p>2023-2025 will see the roll out of a low carbon programme of 300+ dwellings to provide evidence for a future of decarbonised heating policy.</p>	GIRONA www.gironaenergy.com

Table continues

Workstream	Summary / Current Status	Further reading
European Regional Development Fund (ERDF)	This six-year €45 million programme is expected to be completed by September 2023. There are currently 20 schemes on site. However, due to delays during COVID-19 and contractor issues, the target of home completions has been reduced to 1,597 properties by September 2023. This scheme also won a National Inside Housing Development Award as 'Climate Change Retrofit Project of the Year 2022'.	

Strategic Priority 3

As NI's largest landlord, we will invest around £1,700m (over the next three years) into our local economy, through our housing services, construction activity, and employment opportunities and through our support for the health, voluntary and community sectors. In the same period we will process circa. £1,148m in Housing Benefit across public and private housing tenures

Workstream	Summary / Current Status	Further reading
Social Enterprise Strategy	<p>Since the introduction of the Social Enterprise Plus Strategy 2020 – 2024 we awarded £372,660 with an actual spend of £366,360 to date.</p> <p>During the COVID-19 Pandemic the funding programme for Social Enterprise was frontloaded and two years funding was awarded between 2021 and early 2022. From March 2022 onwards there was no spend as there was a midterm review of the strategy to take cognisance of changing environment and Government Policy. A further round of funding is planned totalling up to £200,000 for 2023/24 financial year.</p> <p>This review included the 4 elements below of being of particular interest;</p> <ul style="list-style-type: none">• Cost of living crisis• Climate change• The Introduction of Social Value in Public Sector Procurement• Post-COVID-19 Recovery <p>The Social Enterprise Team continue to engage with those social enterprises within our communities in the development of new and existing enterprises.</p>	Social Enterprise Plus Strategy 2020-2024
Supporting People Strategic Plan and COVID-19 Recovery Plan 2022-25	<p>The Supporting People Strategic Plan and COVID-19 Recovery Plan 2022-25 was approved by the Housing Executive Board on 6th July 2022. Since then, Supporting People have been actively engaged in delivery of the Strategic Actions detailed under the four Strategic Priorities, which are:</p>	Supporting People Three Year Strategic Plan and Covid-19 Recovery Plan (nihe.gov.uk)

Table continues

Workstream	Summary / Current Status	Further reading
	<ol style="list-style-type: none"> 1. Drive the recovery and re-build beyond COVID-19. 2. Work towards closing the 14% gap between need for services and supply. 3. Collaborate with providers, to invest in service innovation to achieve greater outcomes. 4. Strengthen relationships across health, criminal justice with the aim of generating greater value from public funds. <p>Accordingly, Supporting People have developed a Draft Strategic Action Plan and a Progress and Monitoring Framework and Report, and have established an internal Project Board to ensure effective governance, delivery and reporting of our strategic commitments.</p>	
Welfare Reform	<p>NIHE has:</p> <ul style="list-style-type: none"> • continued to communicate with staff and customers regarding relevant welfare changes via social media, publications and via housing community networks and community based events; • ‘Making Your Money Work’ has delivered training to front line staff, ensuring tenants are offered appropriate advice and support at key points in their tenancy journey to improve their financial wellbeing; • expanded the Financial Inclusion Team, increasing the number of staff delivering direct benefits and money advice to tenants housing customers and applicants from 5 to 10; • completed and published Universal Credit (UC) customer journey research. Some recommendations of the research have already been delivered through the enhancement of communications with tenants regarding UC, others have been incorporated into the draft Financial Inclusion Strategy 2023-2028 action plan; • continued to work with DfC in the preparation for the commencement of Move to UC; • completed a review of the Discretionary Housing Payment scheme in partnership with DfC and the advice sector. A number of policy changes have now been implemented which ensures we are maximising spend and helping more people than ever before to sustain their tenancy. As a result, we are also helping to prevent and alleviate homelessness. 	<p>The Housing Executive - Welfare reform</p> <p>Universal Credit Customer Journey Research report</p> <p>DHP Policy Document</p>

Workstream	Summary / Current Status	Further reading
Tower Blocks	Our Tower Blocks Action Plan was approved by the Board and the Department in 2019. The Action Plan comprises a mixture of demolition, redevelopment and refurbishment. Demolition works have commenced at Monkscoole House in Rathcoole. Nine other blocks have been approved for demolition/redevelopment and rehousing/clearance activities are ongoing. We are also working on developing improvement proposals for a number of blocks.	Tower-block-strategy Tower Blocks Action Plan (nihe.gov.uk) Tower Blocks Update - Autumn 2022 (nihe.gov.uk)

Strategic Priority 4

As the Strategic Housing Authority, we will work with our partners to deliver innovative housing solutions for our customers to help reduce poverty and improve health & well being

Workstream	Summary / Current Status	Further reading
Community Cohesion Strategy	The Community Involvement Strategy 2018-2022 and Community Cohesion Strategy 2015-2020 are currently under review. We will continue to support communities through the Cohesion and Involvement funding streams. We continue to work in partnership and Service Level Agreements have been established with Supporting Communities Northern Ireland (SCNI), Northern Ireland Youth Forum, Disability Action and Rural Community Network. A Terms of Reference was established for the Central Housing Forum.	Community Cohesion Strategy Community Involvement Strategy
Community Safety Strategy	<p>The Housing Executive has a dedicated Community Safety Team based in Belfast. This team works with locally based staff to provide a range of services to deal with community safety issues and anti-social behaviour.</p> <p>The Housing Executive's Community Safety Strategy 2020-23 aims to make our communities safe and to tackle anti-social behaviour. We will do this by building on our three key aims:</p> <ul style="list-style-type: none">• building community confidence;• ensuring local solutions; and• working together. <p>We work with other agencies, groups and tenants to deal with anti-social behaviour. Our new Community Safety Strategy builds on this work with our partners. It highlights the actions that we have taken in recent years to build better communities and ensure they are a welcoming place to live and visit.</p>	Community Safety Strategy Community Safety Strategy launched
Good Neighbour Campaign	As part of the Housing Executive's 50th anniversary, our Communications Team, in collaboration with the Community Safety Team ran a multi-channel campaign over the summer / autumn that highlighted to the media, the public and to our customers that our communities are attractive and safe places to live in.	

Table continues

Workstream	Summary / Current Status	Further reading
	<p>The objectives of the campaign were to:</p> <ul style="list-style-type: none"> • Show that our estates are attractive and safe places to live; • Celebrate those living in our homes who make a difference in their community; • Challenge stereotypes associated with social housing; • Raise awareness of how we can support tenants to tackle low level anti-social behaviour; • Encourage tenants to take small steps to reduce low level anti-social behaviour. <p>The campaign shared Good Neighbour tips, promoted the range of ways that we tackle anti-social behaviour, and posted success stories from our Community Safety Strategy on our social media channels. The Facebook posts reached nearly 240,000 people, the videos nearly 70,000 and promoting the Community Safety Strategy had 6,500 impressions.</p>	
Homelessness Strategy & Homelessness Services	<p>The Homelessness Strategy 2022-27 was published on the 23rd March 2022 and over the course of 2022/23 the Housing Executive has worked on delivering the Year 1 Action Plan. The Homelessness Strategy is based on the following three objectives;</p> <ol style="list-style-type: none"> 1. Prioritise homelessness prevention; 2. Address homelessness by providing settled, appropriate accommodation and support; 3. Support customers to transition from homelessness into settled accommodation. <p>The Year 1 Action Plan contains 44 actions which include a number of actions relevant to enablers which are critical to the success of the Strategy. A Year 2 Action Plan is currently being developed and will guide delivery of the Homelessness Strategy during 2023/24.</p> <p>It is anticipated the Year 1 Annual Progress Report will be published in Q2 of 2023/24. This will provide an overview of the work and actions delivered during 2022/23 as part of the Homelessness Strategy. Additionally, the Year 2 Action Plan will be available on the Housing Executive website.</p>	<p>Homelessness Strategy 2022-27 Homelessness Strategy 2022-27 Year 1 Action Plan. Ending Homelessness Together Homelessness Strategy 2022-27 (nihe.gov.uk)</p>

Table continues

Workstream	Summary / Current Status	Further reading
Fundamental Review of Allocations (FRA)	<p>The Housing Executive has set up a Project to implement changes to the Housing Selection Scheme and social housing allocation process in Northern Ireland. The Project involves the implementation of 18 Proposals for Change which were agreed following the Department for Communities' Fundamental Review of Allocations. The Project will also carry out further work to bring forward alternative approaches for the remaining two:</p> <ul style="list-style-type: none"> • Proposal 7 - the removal of Intimidation Points from the Housing Selection Scheme; and • Proposal 9 - the removal of Interim Accommodation Points. <p>Subject to funding the changes are being delivered over a three year period in four key stages set out in the indicative timeline below. The implementation of these changes aims to ensure that our highly valued allocations scheme is modernised and continues to provide a robust framework for the assessment and allocations of social housing in Northern Ireland, building on the strengths of the existing Scheme to enable it to work better at responding to objective housing need.</p> <p>Some changes will have a visible impact on customers while others will be less customer facing, e.g. Proposals 12-14 relate to social landlords' discretion in terms of difficult-to-let properties which will allow landlords to make best use of their stock. Several proposals involve changes to existing systems, new IT solutions and delivery of a Customer Applicant Portal.</p> <p>The Project stages and delivery of the proposals have been grouped based on a number of key factors:</p> <ul style="list-style-type: none"> - Linked to customer/Waiting List impacts; - Due to systems or procedural changes required; - Or for good project management purposes in terms of the most effective delivery method. <p>A number of proposals are interdependent and must be implemented together e.g. proposals 5 and 15 related to areas of choice and offers which have been delivered in the first stage of implementation.</p> <p>Stage One</p> <p>The first group of changes were delivered in Stage One of the Project with the new rules coming into effect on 30th January 2023.</p>	<p>FRA report</p> <p>More information on the Fundamental Review of Allocations Implementation Project can be found on the Housing Executive's website at: The Housing Executive - Apply for a home (nihe.gov.uk)</p>

Workstream	Summary / Current Status	Further reading
	<p>Proposal 1: Communication of the Housing Executive's Housing Solutions and Support Service, providing independent, tenure-neutral housing advice.</p> <p>Proposal 5: The Introduction of a greater choice of areas for applicants in where they would like to be rehoused. All applicants now have the ability to choose as many or as few areas of choice as they wish and the automatic imposition of a greater housing area on statutory homeless applicants has ended.</p> <p>Proposal 15: An Applicant may receive two reasonable offers of accommodation. The number of Reasonable Offers which an Applicant can receive has reduced from three reasonable offers to two reasonable offers.</p> <p>Proposal 16: Social landlords may withdraw an offer of accommodation in specified circumstances.</p> <p>The other proposals for change will be implemented via a further three delivery stages. More information can be found on Housing Executive's website.</p> <p>Areas of the Project which will have a visible impact on customers include a reassessment of all applicants on the Waiting List to ensure their housing needs points reflect their current housing circumstances under Proposal 8 and the alignment of the age criteria for children sharing with DWP criteria for help with housing Costs (Proposal 11). This exercise is planned during Stage 3 of the Project in 2024. The changes identified during reassessment will be implemented in the final phase of the project in Stage 4, alongside the introduction of a banding system. Applicants will be placed into bands based on their current point's levels alongside others with similar levels of need. Applicants in each band will then be ranked based on their time on the Waiting List using their date of application. The introduction of banding, under proposal 10, is linked to high level Outcome 4 - Those in greatest housing need receive priority, with recognition of their time in need.</p>	

Table continues

Workstream	Summary / Current Status	Further reading
	<p>Stage 4 will be implemented mid-2025 and the Project will close at the end of the summer 2025. Benefits will be measured throughout the Project, however many are longer term beyond the life of the Project.</p> <p>A Communications and Stakeholder engagement plan is in place and the Housing Executive wrote to all households on the Waiting List, public representatives and key stakeholders to explain the changes. Transitional measures were introduced in the implementation approach to ensure that customers who had selected the wider general housing area and customers who had already received two reasonable offers would not be adversely impacted.</p> <p>The Project is working closely with Housing Associations in the implementation of the changes and has also introduced a Stakeholder Advisory Group to inform and advise the Housing Executive on the implementation of the changes to ensure the successful implementation of the proposals for change in a way which will achieve the best possible outcomes for customers and social landlords.</p>	
Strategic Action Plan for Temporary Accommodation	<p>The Strategic Action Plan for Temporary Accommodation 2022-27, including Year 1 actions, has been published. The Strategic Review of Temporary Accommodation project has formally ended and the focus has shifted to an implementation phase that seeks to deliver on the key priorities and actions from the Strategic Action Plan.</p> <p>Progress has been made on Year 1 actions, despite funding challenges and the diversion of project resources to support the Ukrainian Resettlement Scheme whilst dedicated staffing resources for the scheme were put in place.</p> <p>The actions for subsequent years will be developed through an iterative approach that takes account of progress of previous years' actions and changing priorities over the life of the Action Plan.</p>	Strategic Review of Temporary Accommodation 2020 Homeless To Home: Strategic Action Plan for Temporary Accommodation 2022-27
Accessible Housing Register	<p>The priority going forward is to build the pool of accessible stock information and to date 8,362 Housing Executive properties & 16,961 Housing Association properties have been assigned an AHR classification.</p> <p>Status: Work continues to build to collect AHR data.</p> <p>Disability Action are currently exploring a Private Sector model with Property Pal.</p>	

Workstream	Summary / Current Status	Further reading
Building Safety	<p>The Building Safety Department covers all aspects of statutory compliance and building safety and focuses on the management of risks in properties owned and managed by the Housing Executive with particular emphasis on high-risk residential buildings over 18 metres.</p> <p>The department, through active compliance management and continual assessment of risks around fire and structural safety, asbestos, Legionella, lifting equipment, electrical installations, gas safety checks and resident engagement identify and mitigate any risks to ensure the safety of residents who occupy our properties.</p> <p>As part of the preparation for the introduction of new Legislation following the introduction of the Building Safety Act in England, and as per the IRG Report Recommendation the Building Safety Team has undertaken to review the external facades against the new regulatory standards and in June 2022, commenced a critical review of the facades of the NIHE's High Risk Residential Buildings. This is being facilitated via a research project with University of Ulster/FireSERT with the objective to determine the structural stability of the spandrel panels and their potential for external fire spread. The results of these assessment will inform the NIHE what action is to be taken with regards to the external wall systems.</p> <p>In conjunction with this the Building Safety Team has commissioned a specialist resource to complete a Fire Risk Appraisal of External Walls (FRAEW) in accordance with PAS 9980:2022 of the 4 Housing Executive High Risk Residential Buildings with cladding to assess the risk to occupants from fire spread and to determine whether remediation or other mitigating measures to address the risk are considered necessary.</p> <p>A programme of sprinkler has been developed for 23 of the NIHE's High Risk Residential Buildings and a Business Case has been prepared and submitted to the Department for Communities for approval and it is hoped to commence on site in March 2024.</p>	

Table continues

Workstream	Summary / Current Status	Further reading
Traveller Accommodation	<p>During the past year the Housing Executive's Irish Traveller Policy Unit (ITPU) has driven and overseen the implementation of a number of key actions throughout year one of the Strategy. A review has been completed for all Housing Executive owned sites. Progress has been made in the redevelopment of two sites. Research projects have been initiated to develop an accommodation needs assessment model, review rent and review of transitory living across the whole of Ireland. The ITPU has also sought to develop and review internal Housing Executive policies in order to improve services delivered to Irish Travellers in Northern Ireland.</p>	Irish Travellers Accommodation Strategy 2021-2026
Rural Strategy & Action Plan	<p>A Year 1 Annual Progress Report for the Housing Executive's Rural Strategy and Action Plan 2021-25 'Reaching Rural' was published in January 2023.</p> <p>Year 2 of 'Reaching Rural' was completed during 2022/23, with progress made against all actions in the Action Plan.</p> <p>We delivered a range of positive outcomes for our rural customers during Year 2, including: Work commenced on 71 new build social homes in rural areas helping to address social housing need and regenerate communities. We helped rural communities in 11 locations across Northern Ireland to examine the need for new social and affordable housing in their areas. Six prizes were awarded through our Rural Community Awards, recognising and showcasing the invaluable contribution volunteers are making in rural areas.</p>	Reaching Rural - Rural Strategy 2021-2025 Rural Strategy & Action Plan Annual Progress Report 2021-2022

Strategic Priority 5

As NI's largest landlord, we will engage with our customers to ensure they are at the heart of service improvements and our business delivery model

Workstream	Summary / Current Status	Further reading
Customer Charter	<p>We aim to provide excellent services for all our customers. Customer needs are at the centre of everything that we do, and our goal is to meet those needs to a high standard of quality and performance.</p> <p>Our Customer Charter and Service Standards help us to understand our customers' experiences and improve our services.</p> <p>Our Customer Charter sets out how we aim to treat our customers when they interact with us</p> <ul style="list-style-type: none">- in the office- by telephone- when they request information from us.- when they make a complaint <p>We publish our results each year.</p>	<p>https://www.nihe.gov.uk/my-housing-executive/advice-for-housing-executive-tenants/customer-charter</p>
Older People's Housing Strategy	<p>Our Older People's Housing Strategy 2021/22 – 2025/26 takes into account the changing demography of Northern Ireland, including our own tenant profile and aims to ensure the services and activities that the Housing Executive delivers, considers and meets the needs of our ageing population.</p> <p>The Strategy is set out under the following four key themes:</p> <ul style="list-style-type: none">- Planning for the future;- Promoting and maintaining dignity;- Providing housing advice for older people; and- Promoting participation. <p>We are in Year 3 of the plan and will provide regular updates against our objectives over the duration of the Strategy.</p> <p>We are confident that through our own expertise, and, working with a range of partners and stakeholders, we will achieve our objectives and improve housing related services for older people across Northern Ireland.</p>	<p>Older People's Housing Strategy Older People</p>

Table continues

Workstream	Summary / Current Status	Further reading
Fundamental Review of the Private Rented Sector (PRS)	<p>Sections 1-6 of the Private Tenancies Act commenced on 1 April 2023.</p> <p>A research report completed by Chartered Institute of Housing (CIH) on the Department's behalf was laid in the Assembly and published on 28th October 2022.</p> <p>CIH was also successful in the tender for research on Notice to Quit Exceptions. This work is ongoing.</p> <p>The Department launched a survey to call for views on payment options for tenants on 22 May 2023. We hope to be in a position to go to consultation on alarms and electrical safety by the end of June 2023.</p> <p>Energy Efficiency standards is a more complex piece of work and discussions are underway with regard to internal resourcing in order to be able to take forward.</p>	<p>https://www.legislation.gov.uk/nia/2022/20/contents/enacted</p> <p>https://www.communities-ni.gov.uk/publications/rent-regulation-private-sector-northern-ireland</p>

Strategic Priority 6

Supporting our roles as both Strategic Housing Authority and NI's largest landlord, we will be an employer of choice and deliver high quality services for all in NI's increasingly diverse community

Workstream	Summary / Current Status	Further reading
Annual Research Programme	<p>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. Work on a wide range of ongoing and one-off research projects continued in 2022/23.</p> <p>Key outputs included the second and final suite of Strategic Housing Market Analysis reports; an analysis of the standards and costs of developing social housing in Northern Ireland; a report commissioned for DfC to support policy development in relation to the provision of an intermediate rent product for Northern Ireland; and findings of surveys to improve understanding of the experiences of Housing Executive tenants in relation to Universal Credit, and measure the satisfaction of tenants living in social housing completed during 2017/18. Preparations have also been under way for House Condition Survey fieldwork, which is planned for spring/summer 2023.</p>	<p>Annual research programme</p> <p>The Housing Executive - Housing market analysis (nihe.gov.uk)</p> <p>Standards and costs of developing social housing in Northern Ireland</p> <p>Exploring the Provision of an Intermediate Rent Product for Northern Ireland</p> <p>Housing Executive Tenants and Universal Credit</p> <p>New Build Social Housing Satisfaction Survey</p> <p>The Housing Executive - Research (nihe.gov.uk)</p>
Hate Harassment Toolkit	<p>The Harassment Toolkit provides customers, staff, community groups, professionals and the general public with a wide range of information and advice about Hate Harassment. Hate incidents, whether or not they are hate crimes, are a form of anti-social behaviour and the Housing Executive will continue to be committed to dealing quickly and positively with any hate harassment within our estates.</p>	

Part 2 - Local Context

This local update is focused on the Housing Executive's achievements and performance during 2022/23 in relation to the Derry City and Strabane District Council area and looks forward to next year and the remaining Plan period to 2026, and working in partnership with the Council to meet our business objectives and assist the implementation of community planning goals. It should be read in conjunction with 'Part One – Strategic Context'.

Derry City & Strabane District Council area has a population of 150,756 (Census 2021) and while mostly urban, there is a significant rural populace. The local economy has shown scope for improvement in recent years with percentage levels of people claiming unemployment-related benefits consistently above the Northern Ireland average. In terms of housing, the Housing Executive's [Commissioning Prospectus](#) sets out where the unmet housing need is within Derry & Strabane Council area, and the type and mix of homes required, which will be planned for and delivered through the 3 year Social Housing Development Programme, reviewed annually.

The Housing Executive will continue to work with the Council, through the Community Planning Partnership, to ensure that local housing needs are met and that housing investment is targeted where it is most needed.

[Derry City & Strabane - Inclusive Strategic Growth Plan: Our Community Plan](#)

Over the past year

She Shed Empowering Women, Reducing Waste and Helping Tenants

Strategic Priority 6 action to Develop and implement a new Customer Support & Tenancy Sustainment Strategy.

Women in the North West are learning new skills in joinery, upcycling and white goods maintenance, while helping to recycle, reduce waste and save money, thanks to almost £45,000 in Housing Executive funding.

The She Shed programme, run by the 4 Rs/New 2 You in Pennyburn, aims to empower local women by providing training, career insights and opportunities in traditionally male-dominated fields, while also helping Housing Executive tenants, in need of certain items, to settle into their homes. The programme is open to all women, regardless of age or employment status.

White goods and furniture from vacated Housing Executive properties are given a new lease and offered to tenants as part of the project.

Teaching participants how to repair and upcycle items can also help to cut costs faced by individuals when household items break or show signs of wear and tear and it is hoped that these skills will help them to build a home they are more likely to remain in. Another aim of the programme, funded through the Housing Executive's Sustaining Tenancies programme, is to reduce social isolation and improve well-being. Research by Housing First shows a link between isolation and poor mental health with tenancy failure rates and homelessness. It is hoped the project will grow economic activity and create opportunities for

tenants and residents by providing links to further education and training, from the North West Regional College, and employment with local companies.

4Rs Recycling Manager Tara McKinney said: "The She Shed provides women with the opportunity to learn new or update existing skills, boosting their confidence to explore training and employment in unconsidered areas. By reducing waste through reusing and recycling, the She Shed promotes the circular economy, while simultaneously teaching valuable skills to the community. Training and learning new skills can improve the mental well-being of participants, enhancing their confidence, self-belief, and self-esteem. This can help break the cycle of unemployment by empowering participants to pursue further training or employment. This is a long-term benefit for our local community and goes some way to reducing our carbon footprint. Many thanks to the Housing Executive for supporting us."





New Build Scheme: Fincairn Road, Drumahoe

Strategic Priority 1 action to oversee development of Strategic Guideline Target for Derry City & Strabane social homes.

This new build scheme, funded from the Department for Communities' (DfC) grant through the Housing Executive, was delivered this past year by Choice Housing Association. This contemporary development comprises of 18 modern houses and apartments. The scheme has provided accommodation for a mix of household types including for families, single people and provision for wheelchair users and is a much welcome addition to Drumahoe village.

In Derry City and Strabane in 2022/23, the Housing Executive:



Managed
8,606
social homes



Allocated
more than
750
homes



Started
732
new social homes



Delivered
94
Disabled facilities
grants



Provided
82
housing support
places to the most
vulnerable through
the Supporting People
Programme



Paid out
£61.39m
in Housing Benefit



Completed
85%
of repairs
within target



**Community
Grants**
£20.4k
funding awarded



**Community
Cohesion**
£88.8k
funding awarded



**Community
Safety**
£50.2k
funding awarded



**Energy
Efficiency**
£2.7m
spend



**Affordable
Warmth**
485
installations



**Affordable
Warmth Spend**
£1.52m
spend



**Supporting
People**
£9.14m
spend



**Disabled Facilities
Grants (DFGs)**
£2.28m
approval value



Adaptations
£2.13m
spend



New Build
£122.6m
spend



**New Build
Completed**
545
homes



Under Construction
1,517



New Build Planned
1,264
(2023/24 – 2025/26)



**Waiting List
March 2023**
5,736
applicants, **4,275** in
Housing Stress (74.5%)

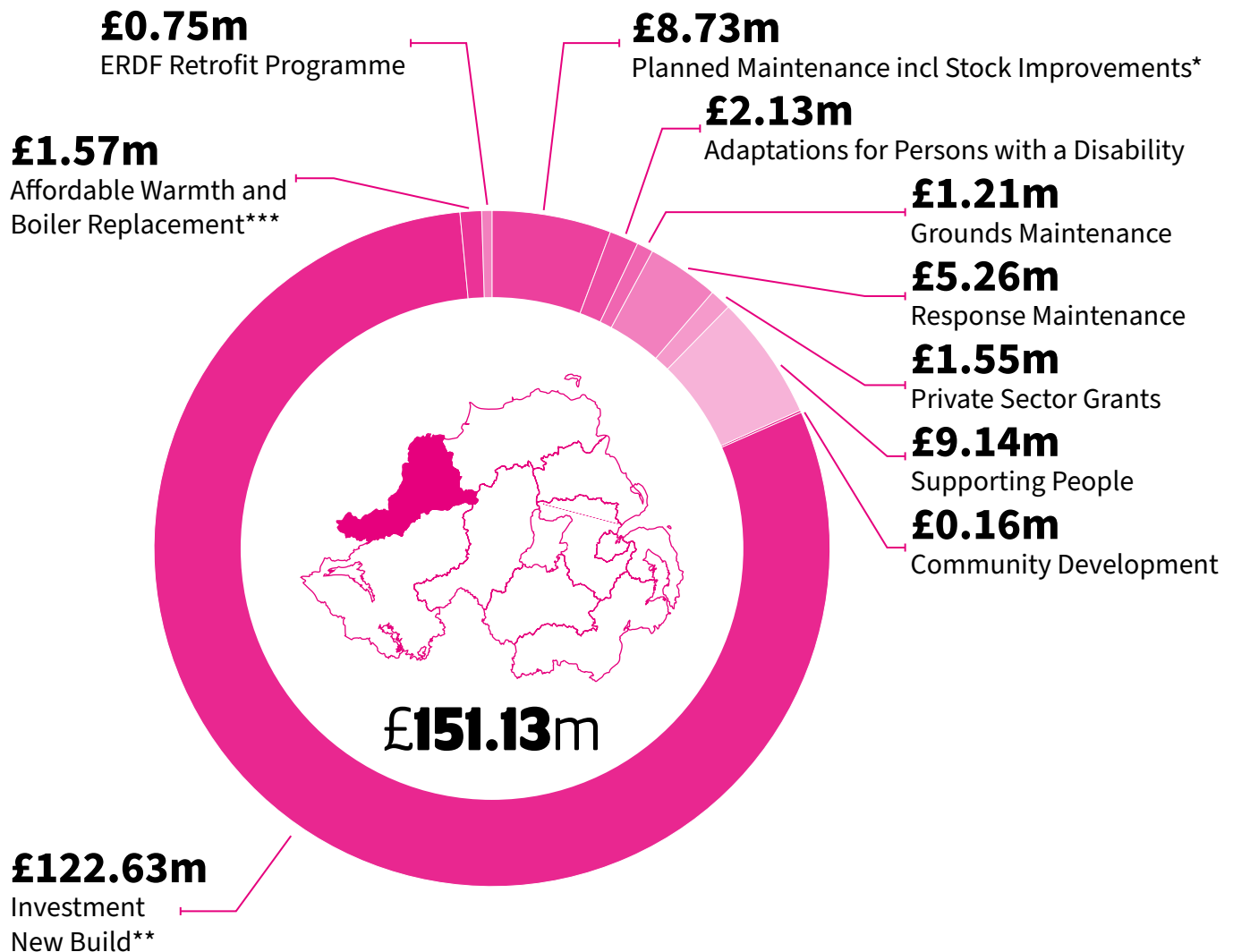


NIHE House Sales
99
– average selling price
£56,664

Housing Executive Spend

The past year has delivered significant housing investment for a wide range of services, and the 2022/23 public sector housing investment totalled £153.13m for Derry City and Strabane.

Derry City and Strabane District Council 2022/23 Public Sector Housing Spend (£m)



Source: NIHE

Notes:

*Planned Maintenance work (Planned, Cyclical, and MS running costs) spend was £8.57m and Stock Improvement Spend was £0.16m.

**Investment in new build is the total cost of schemes starting in the programme year but which may be spent over more than one year.

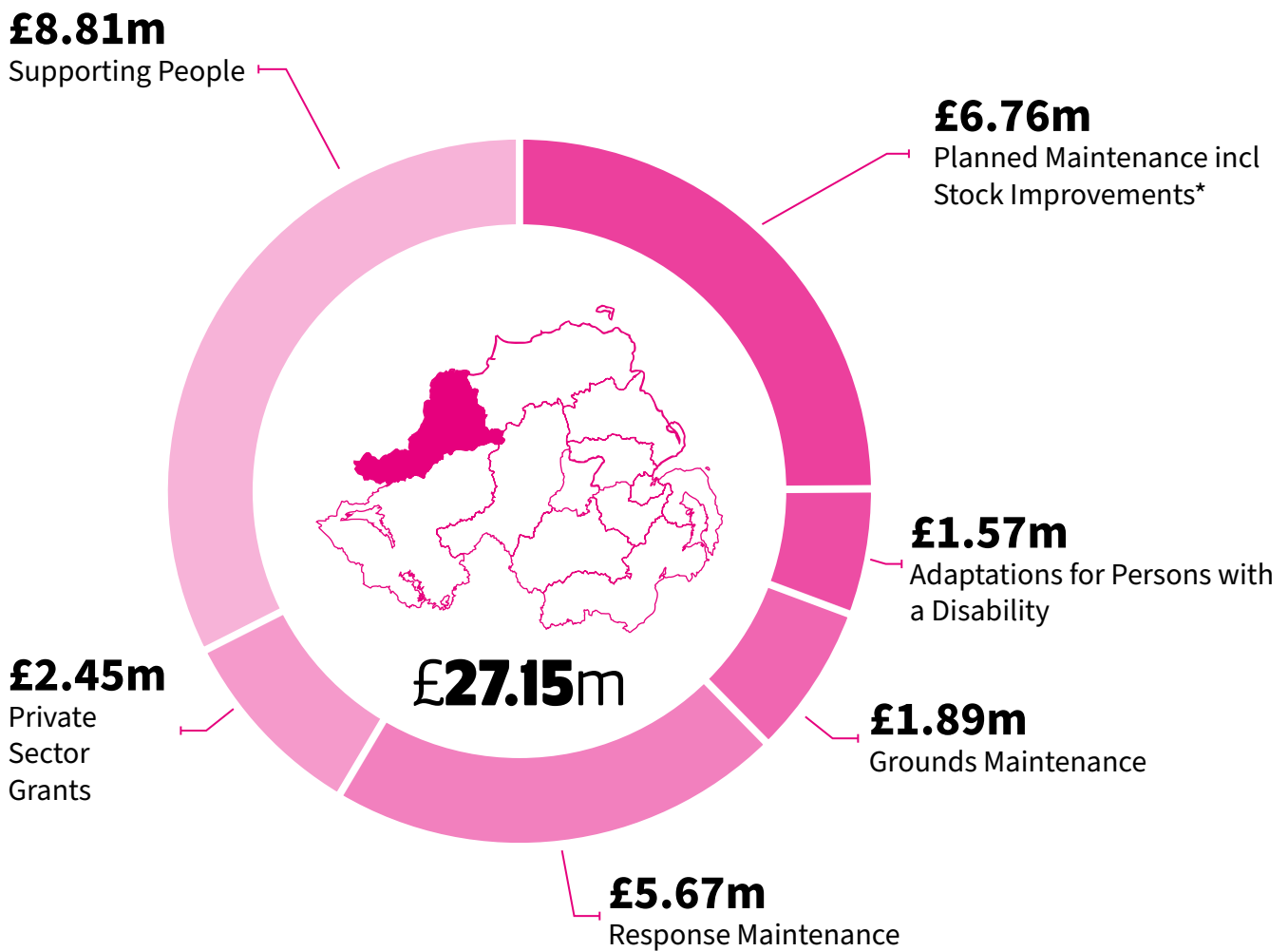
***Affordable Warmth spend was £1.52m and Boiler Replacement spend was £50k.

NB: 2022/23 expenditure figures in the table above are with NIAO for auditing at present. The audit is expected to complete late summer.

There is also a review of cost uplifts ongoing which may result in the maintenance spend being restated for 2022/23 before the audit is concluded.

The Housing Executive will continue to deliver significant housing investment across a wide range of services, with the planned 2023/24 public sector housing spend in Derry City and Strabane totalling £27.15m.

Derry City and Strabane District Council 2023/24 Projected Public Sector Housing Spend (£m)



Source: NIHE

Notes:

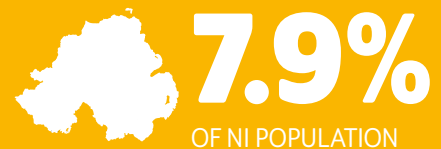
*Planned Maintenance work (Planned, Cyclical, and MS running costs) projected spend is £6.26m and Stock Improvement Spend is £0.5m.
Investment in new build and Community Development projected spend is not available.
Affordable Warmth and Boiler Replacement schemes are demand led and budget cannot be allocated.

Demographic Context

The **population** of the Derry City and Strabane District has increased by 2.1% from 147,720 on Census day 2011 to **150,756** on Census day 2021, according to NISRA



The District accounts for **7.9%** of the overall **Northern Ireland population** in 2021 (Source: NISRA)



The change in population in the Derry City and Strabane District is mainly concentrated in the 65+ age group, with the **older population increasing by 31%** over the period 2011 to 2021. In the same period, the 0-15 age population and the working age population decreased by 3.3% and 1.6% respectively



In the same period, household size reduced from 2.63 to 2.45. Though the need for small family accommodation remains strong, there will be a requirement to design and construct suitable accommodation for older persons.

The Housing Market

There is a projected **Housing Growth Indicator** (HGI) new dwelling requirement of 4,100 for the period 2016-2030 in Derry City and Strabane. The overall Northern Ireland requirement for the same period is 84,800

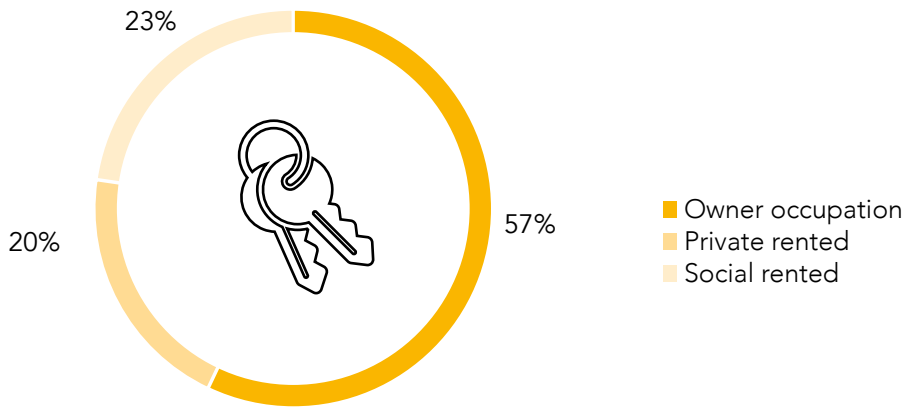


The HGI, along with the Housing Executive's Housing Needs Assessment and Strategic Housing Market Analysis will inform the Council's Local Development Plan on the need for additional land for the development of new housing.

Census 2021 reports that there were **60,935 households** in Derry City and Strabane, of these 57.1% were Owner Occupied, 20.3% Private Rented and 22.7% Social Rented. These figures include 'vacants when last occupied' within the three main tenure groups

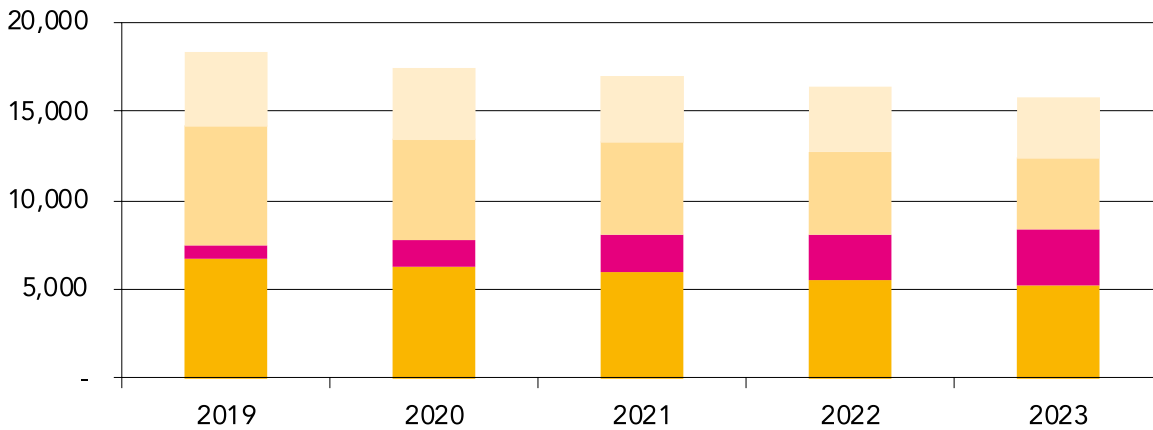


Tenure Breakdown



Source: Northern Ireland Census 2021

Housing Benefit/Universal Credit*



■ NIHE ■ Universal Credit (NIHE Tenants) ■ Private ■ Housing Association

Source: NIHE & DfC

* Universal Credit refers to Housing Executive tenants receiving the Housing Cost element of Universal Credit.

Out of a total £470m spend across Northern Ireland during 2022/23, £61.39m in housing benefit was administered by the Housing Executive for the Derry City and Strabane District Council area (13% of the total spend).

There were **3,145 Housing Executive tenants** receiving the **Housing Cost element of Universal Credit** in Derry City and Strabane at the end of March 2023



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

Owner Occupied Sector

Owner Occupation comprises 57.1% of the overall homes in the District (Census 2021).

Ulster University state that the **average house price** in Derry City and Strabane in 2022 was £153,277, which represents an increase of 5% on 2021 figures

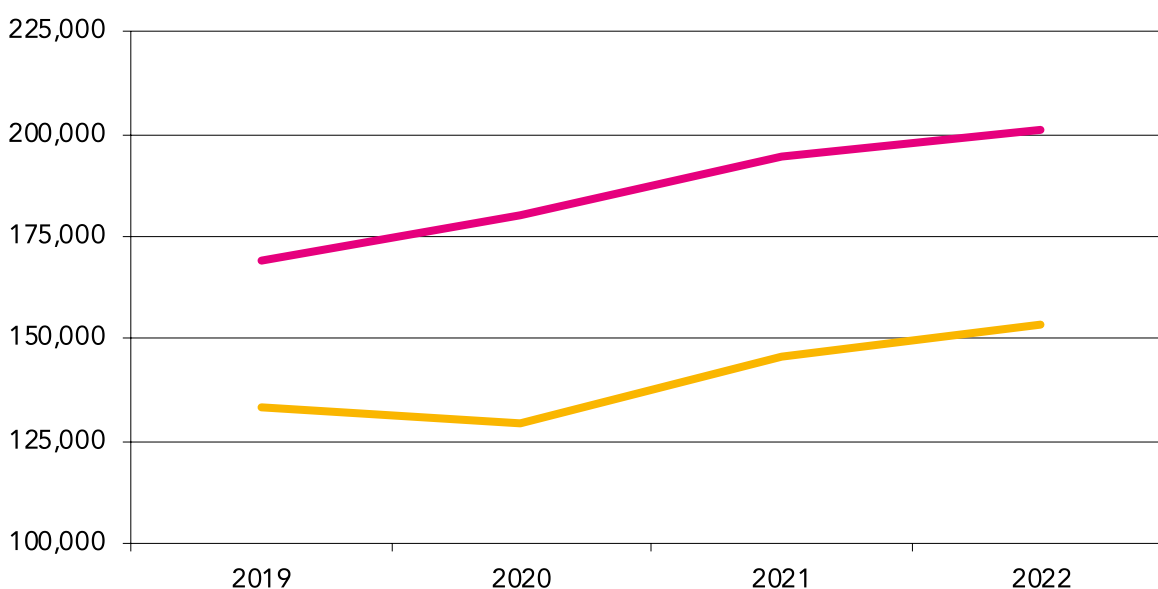


£153,277



5%

Average Annual House Prices

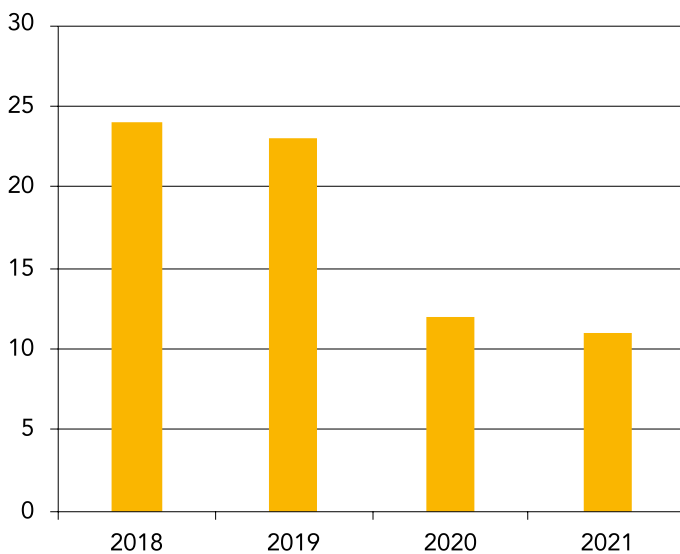


■ Derry and Strabane Average House Price ■ Northern Ireland Average House Price

Source: Ulster University

During 2021, there were 11 repossessions in Derry City and Strabane. This represents a 54% decrease since 2018.


Repossessions



 **54%**
DECREASE SINCE 2018

Source: Northern Ireland Courts and Tribunals Service

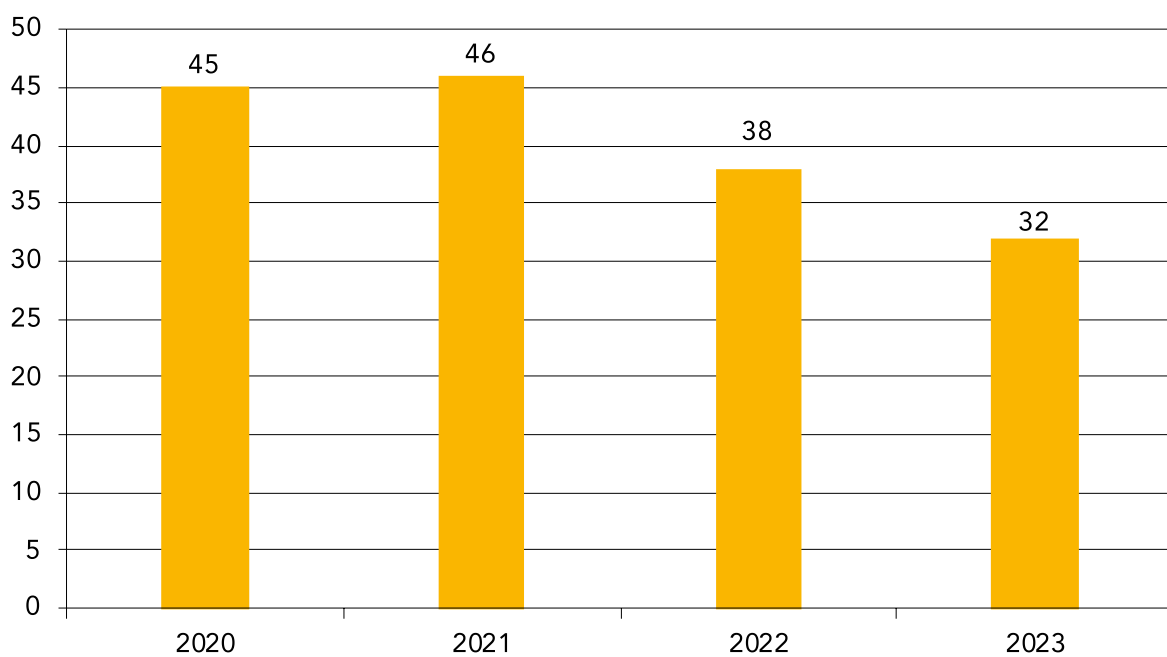
Demand for intermediate housing aimed at low-income households in Derry City and Strabane is estimated at 680 units between 2020 and 2035

 **680**
UNITS

Co-Ownership Housing Association had an active stock of 426 dwellings at March 2023, **32 of which were purchased** during 2022/23

 **32**
PURCHASES

New Co-Ownership Purchases

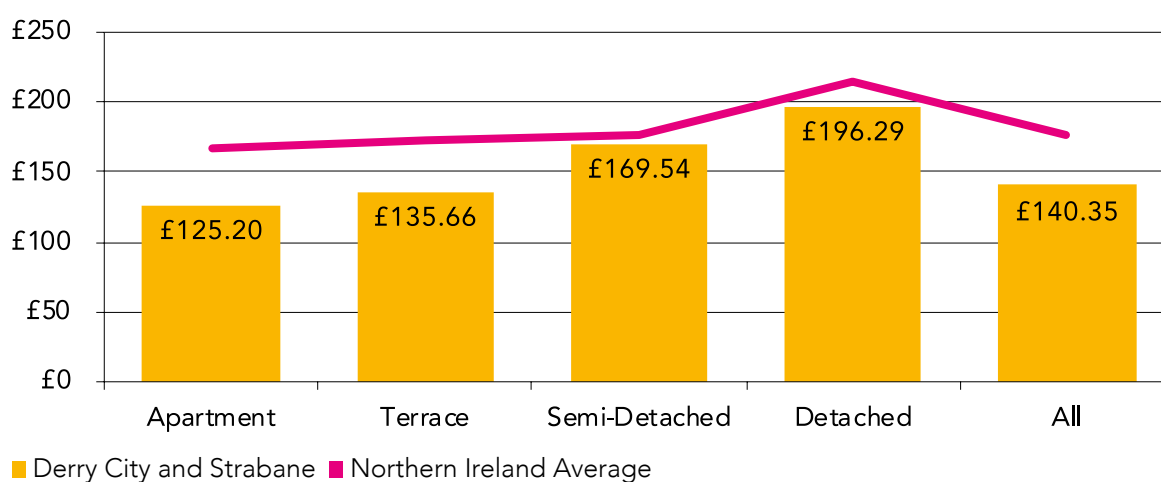


Source: Co-Ownership Housing Association

Private Rented Sector (PRS)

The Private Rented Sector comprises 20.3% of homes in Derry City and Strabane (Census 2021).

Average Weekly Private Sector Rent by Dwelling Type



Source: Ulster University

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



The Local Housing Allowance, for 2022/23 for **2 BEDROOM DWELLINGS** within the BRMA's is
£100.20 per week in North West and
£85.00 per week in South West



The Local Housing Allowance, for 2022/23 for **3 BEDROOM DWELLINGS** within the BRMA's is
£107.39 per week in North West and
£95.33 per week in South West

DfC's **Landlord Registration scheme** identified 5,738 properties registered by 2,599 landlords in Derry City and Strabane at March 2023

5,738 
PROPERTIES REGISTERED

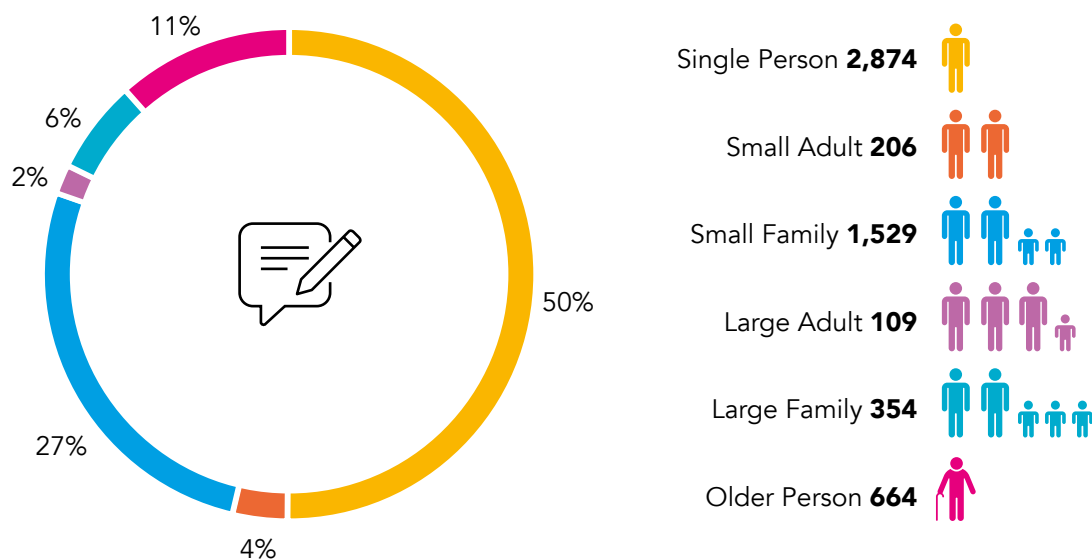
Social Housing Sector

The social sector share of the housing market in the Derry City and Strabane District was 22.7% (Census 2021).

99 Housing Executive properties were sold to tenants in Derry City and Strabane under the House Sales Scheme during 2022/23. The average selling price was £56,664, after discount.

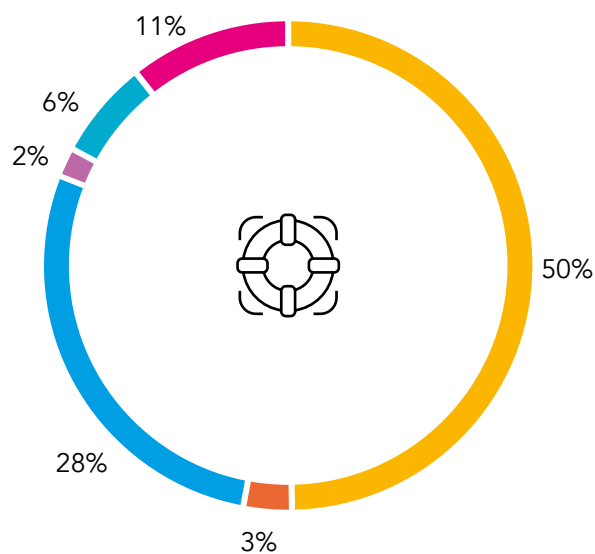
At March 2023, there were 5,736 applicants on the waiting list for the Derry City and Strabane District Council area with 4,275 in housing stress. There were more than 750 allocations over the year. See Appendix 7 for area breakdown.

Waiting List Applicants

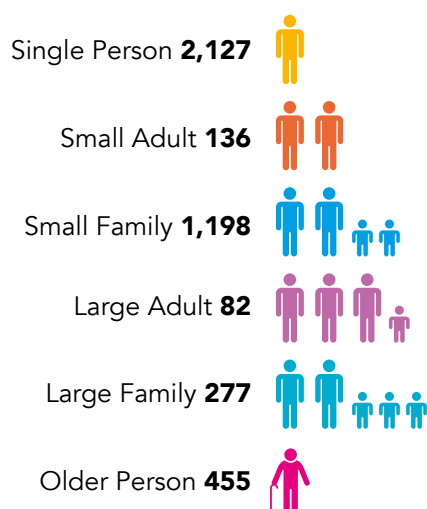


Source: NIHE, March 2023

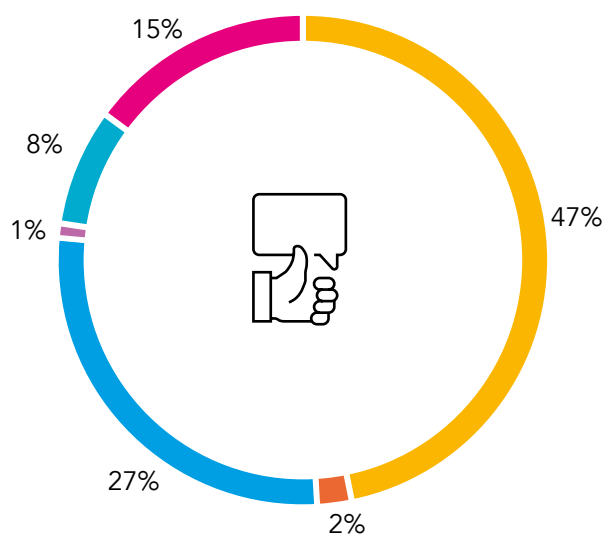
Applicants in Housing Stress



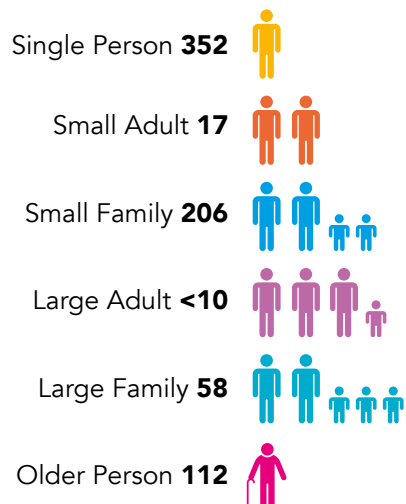
Source: NIHE, March 2023



Allocations to Applicants



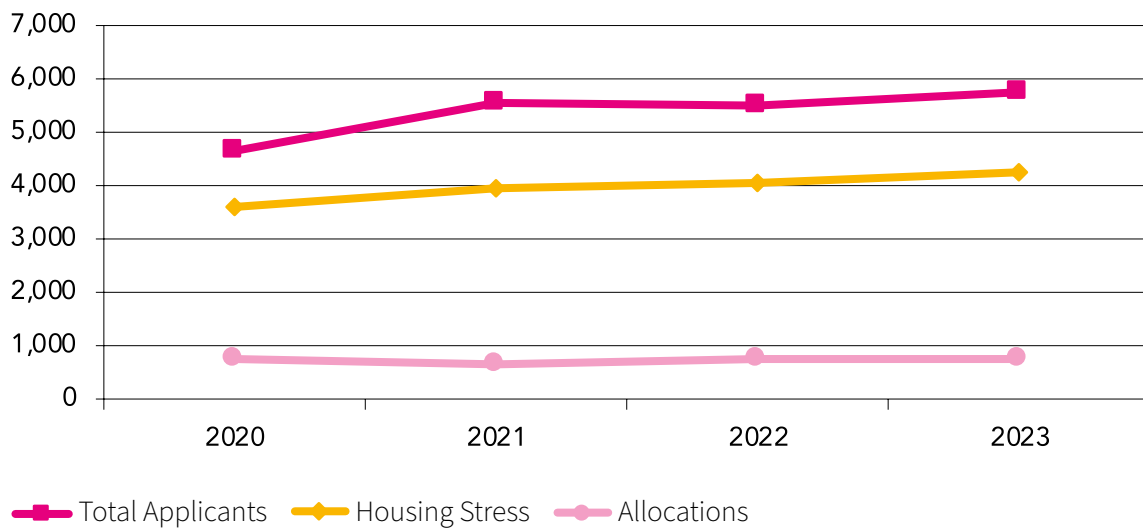
Source: NIHE, March 2023



Definition of Household Types

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

Social Housing Waiting List Trends



Source: NIHE

The requirement for new social housing in Derry City and Strabane has decreased between 2022 and 2023.

The **five-year assessment** for 2022-27 shows a need for 4,070 units in the Council area. Refer to Appendix 2, which shows that the projected housing need is concentrated in Derry City and Strabane Town


4,070
projected housing need

To address social need, the Housing Executive's three-year Social Housing Development Programme (SHDP) has 1,264 housing units planned for 2023/24 to 2025/26.

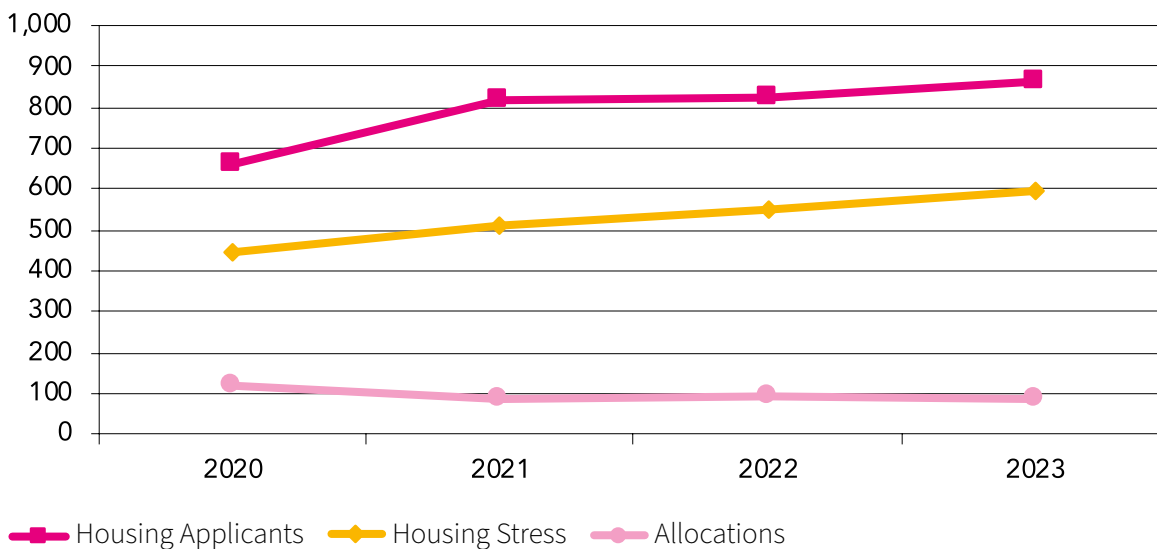
During 2022/23, 545 homes were completed across the Derry City and Strabane District Council area and 1,517 units were under construction at end of March 2023. See Appendix 3 for details of the programme, completions and on-site schemes.

Rural Areas

House and land prices, land availability and rates of development may make the first steps into owner occupation more difficult for many young rural households within the Derry City and Strabane District Council area. The tendency for owner occupation in rural areas will also result in limited opportunity for the private rented sector to offer affordable accommodation due to a more competitive housing market.

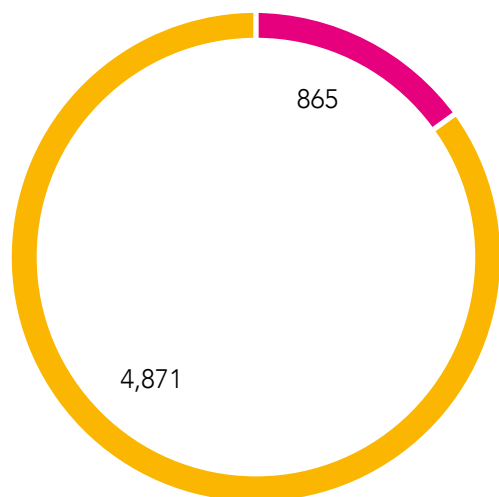
The Housing Executive will continue to work with rural communities to identify hidden or 'latent' housing need through rural housing needs tests. These rural locations will be determined following the annual review of the Housing Need Assessment and consideration is also given to requests from community representatives. A Rural Housing Needs Assessment is programmed for the 2023/24 year in Tamnaheerin.

Rural Housing Waiting List Trends

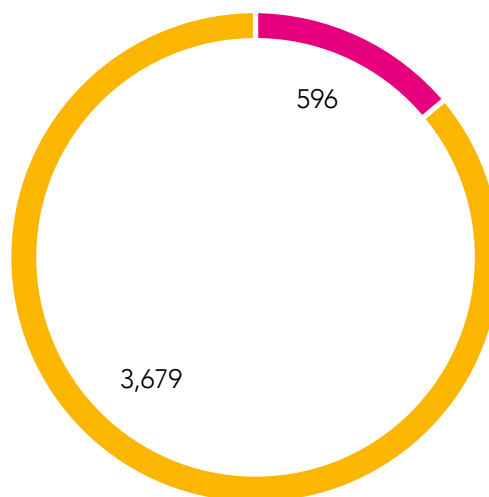


Source: NIHE

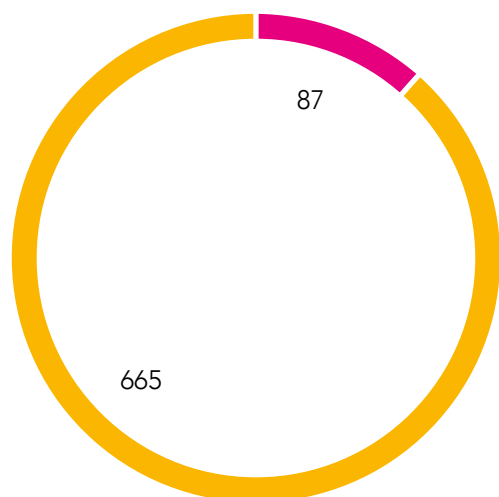
Waiting List Applicants 2023



Applicants in Housing Stress 2023



Allocations to Applicants 2023



■ Derry City and Strabane Rural
■ Derry City and Strabane Urban

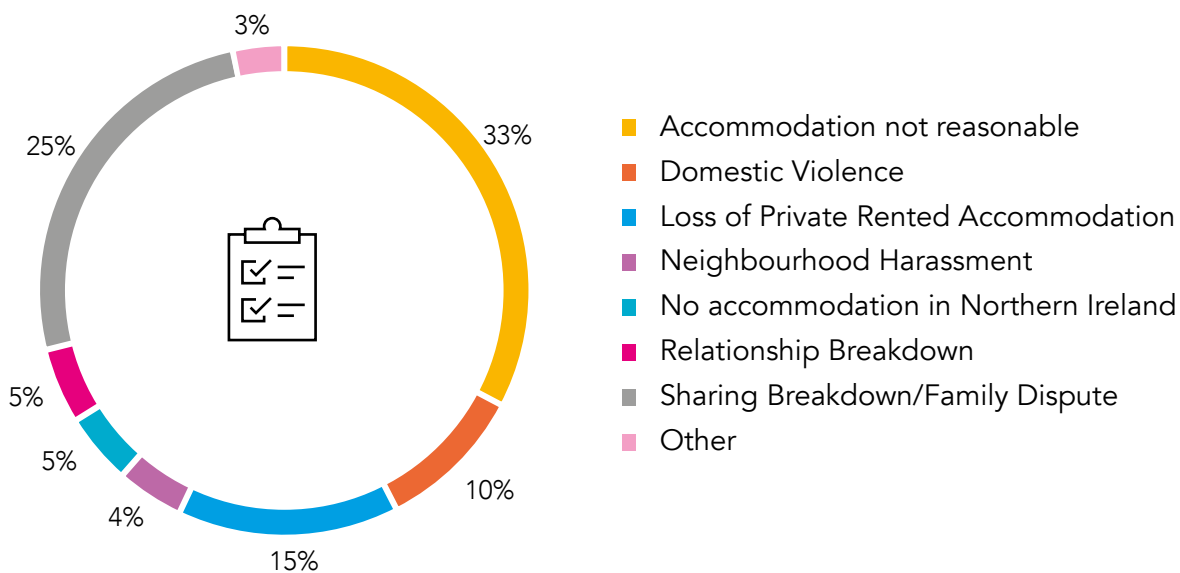
Source: NIHE, March 2023

Homelessness

The number of households presenting as homeless in Derry City and Strabane increased slightly between March 2022 and March 2023 with 2,073 presenters by the end of March 2023. The number of those accepted as Full Duty Applicants also increased to 1,305, see Appendix 5.

There are a range of temporary accommodation options available in the Derry City and Strabane District Council area. During 2022/23, the Housing Executive made 1,335 placements, which included 20 placements into Housing Executive hostels, 178 placements into voluntary sector hostels, 823 placements to Hotels/Bed and Breakfast, 115 to leased properties and 195 placements in single-let properties.

Reasons for Homelessness



Source: NIHE

Specialised Housing and Housing Support Services

Accessible Housing

Within the Derry City and Strabane District Council area, there is an **identified social housing need** at March 2022 for **44 wheelchair units**



Adaptations

During 2022/23, the Housing Executive spent **£2.13m on adaptations** to their properties in Derry City and Strabane District Council area. See Appendix 4



Disabled Facilities Grants

During 2022/23, the Housing Executive approved **123 Disabled Facilities Grants** for private sector dwellings and completed 94. The approval value in the Derry City and Strabane District Council area in 2022/23 was £2.28m. See Appendix 4



Irish Travellers

Two Site Identification Studies were carried out around the Strabane Town and Derry City areas to identify potential sites for Irish Travellers.

Supporting People

The Housing Executive, through the Supporting People Grant, funds 82 Housing Support Services across Derry City and Strabane District Council area at a cost of £9.14m, providing housing support to 1,963 clients per year.

Community Planning

In November 2017, the Council along with statutory partners and other key stakeholders launched the '[Inclusive Strategic Growth Plan](#)', which is the Community Plan for the Derry City & Strabane District Council area. The plan sets out a number of shared outcomes to be achieved by 2032 and relate to the social, economic and environmental wellbeing of citizens within the District.

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

As part of the Community Planning delivery arrangements we are leading on key actions to promote a sustainable and balanced mix of residential living within Derry/Londonderry City Centre. We are collaborating closely with Council and other partners to identify inner city development opportunities and have completed a detailed baseline mapping exercise on derelict and vacant sites. As a next step along with Council we have jointly commissioned research to assess the challenges, constraints, opportunities and benefits in respect of promoting a balanced and sustainable city centre living concept relative to the city centre. The commission, when complete, will inform the design and delivery of housing as part of a multi-functional city centre that will support existing business and attract new investment and cultural activity. The research will also inform wider regeneration strategies and will seek to align with the Housing Supply Strategy under development with the Department for Communities (DfC) and the emerging plans for the Historic Walled City of Derry and the Local Development Plan.

During the year we have also participated in the co-design of an Age Friendly Strategy and Action Plan for the District for the next three years.

In May 2022, the Derry City and Strabane District was officially designated a World Health Organization (WHO) Healthy City. Our Place Shaping team participate in WHO Healthy Cities Leadership Group in place to oversee the requirements of the District's designation and to provide direction on implementation at a local level. This year, we are building on the progress

that this milestone celebrates and to gather a cross-sector coalition for action on the themes we have identified as our priorities for 2022/23: warm homes, clean air, active lives and healthy food for all. The themes are connected by a positive impact on people's health and it is hoped that much of the proposed activity within the action plan will also have benefits that cross areas of work within the Community Planning Partnership.

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

Further information on Community Planning in the Derry City and Strabane area can be found at [Community Planning](#).

Local Development Plan

The [Derry City and Strabane Local Development Plan \(LDP\) 2032](#) will replace the Derry Area Plan 2011 and the Strabane Area Plan 1986-2001. The Derry City and Strabane District Local Development Plan (LDP) 2032 – draft Plan Strategy and supporting documents were submitted to the Department for Infrastructure (DfI) on 26th May 2022 as part of the Independent Examination process.

DfI considered the LDP draft Plan Strategy to be procedurally 'sound' and the Council received a formal letter from DfI Planning on 20th September 2022, stating that the Submission had successfully passed its initial checks. At the end of April 2023, the Planning Appeals Commission (PAC) wrote to the Council, advising that the Commissioner will begin the LDP Independent Examination's public hearing sessions at 10.30am on 5th September 2023 for an initial two-week period (of approx. 6 weeks in total), with sessions being conducted remotely.

As the statutory development plan, the LDP is the main policy vehicle to influence housing in the District for 15 years. It is therefore appropriate that the Community Plan and Housing Investment Plan (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;
- Strategic Housing Market Analysis (SHMA);
- Allowance for windfall housing sites; and
- Residual housing need.

Over the past year

Waterside Women Celebrate after Completing Good Relations Course

Strategic Priority 4 action to Raise awareness and promote diversity and integration through Community Cohesion Strategy.

Women from the Waterside area are celebrating after successfully completing an eight-week good relations course, funded by a Housing Executive community cohesion grant of more than £2,500.

The project was a collaboration between three community groups, Oaks Fishing, Waterside Women's Centre, and Health Hub in Pennyburn.

Local women from different backgrounds and communities had the opportunity to develop their interests and pick up new hobbies during the course which was designed to provide a supportive and inclusive environment for women to socialize and connect with each other.

Educational workshops and training sessions, which taught new skills including angling, focused on cultural awareness, building relations, health and well-being.

Waterside Women's Centre manager Michelle Nash said: "It was a pleasure for us to host this program with such a great group of women from across the city. Providing a safe space for them to come together, break down barriers, helping to reduce

isolation as well as making some great connections and long-lasting friendships. Thanks to all participants and to the Housing Executive for funding this project, we hope that the collaboration of the three community organisations will help lay the foundations for further projects in the future."

Housing Executive Good Relations Officer Eddie Breslin said: "We are thrilled to support this eight-week initiative which has not only imparted valuable skills to women in the community but also had a positive effect on their health, forged new connections, and strengthened relationships in the city. We hope this experience will have a positive impact on their lives for years to come."





Social Housing Development Programmed Scheme: Melmount Road, Sion Mills

Strategic Priority 1 action to oversee development of Strategic Guideline Target for Derry City & Strabane social homes.

This rural scheme for a mix of household types, including families and single people along with wheelchair provision, is currently programmed on the Social Housing Development Programme administered by the Housing Executive. This development will provide 15 high-quality homes, comprising of houses and apartments, and is due to be completed by Rural Housing Association in 2024/25. This scheme is a much welcome addition to Sion Mills village, which has high demand for quality housing.

Local outcomes against Strategic Priorities and Community Planning objectives

Strategic Priority 1

Taking the lead role as the Strategic Housing Authority, we will work with our partners to increase social housing supply to help meet identified need

Objective(s) achieved ■ Partially achieved ■ Remains outstanding ■

2022/23 Plan	2022/2023 Progress	Plans 2023-26	Community Plan Reference
Oversee development of SG Target for Derry City and Strabane social homes			
Implement 467 Strategic Guideline target for starts (Urban and Rural).	732 starts achieved in Derry City and Strabane. 545 units were completed over the past year, and there are a further 1,517 units on-site at March 2023.	2023/24 - 432 SG target 2024/25 – 381 SG target 2025/26 – 390 SG target (Urban and Rural)	4A
Wheelchair Standard Accommodation target of 10% for general needs new build			
Ensure the 10% wheelchair target is met for all general needs new build.	27 wheelchair units were completed in Derry City and Strabane Council area during the year amounting to 5% of the total SHDP completions for the council area.	Ensure the 10% wheelchair target is met for all general needs new build.	4A, 6A, 6B, 6D
NIHE will carry out an annual five year projected social housing need assessment for the Council area			
Carry out housing need assessment projecting need for 2022-27.	HNA completed for Derry City and Strabane – projected need of 4,070 units for 2022-27.	Annual HNA will be carried out for Derry City and Strabane to project need over the periods 2023-28, 2024-29 and 2025-30.	4A
Meet Intermediate housing demand (SHMA)			
Completion of the Derry and Strabane SHMA report, approval by internal and external PAG and Board, publication in summer 2022 and further Insight event scheduled for November 2022.	The Derry and Strabane SHMA report was completed and published, including 15-year intermediate housing requirements by Council area and Housing Market Area, as well as NI level summary report.	Continue to monitor SHMA reports and instigate review if necessary.	4A

Table continues

2022/23 Plan	2022/2023 Progress	Plans 2023-26	Community Plan Reference
	The 15 year (2020- 2035) Intermediate Housing target for Derry & Strabane Council area is 680 units. Between 2020 and 2023 a total of 161 intermediate housing units have been provided through the co-ownership scheme.		
Deliver Co-Ownership			
Funding of £145m was allocated to Co-Ownership for the period 2020/21 to 2023/24 to deliver 4,000 shared ownership homes across NI.	In 2022/23, there were 32 properties purchased through Co-Ownership in the Derry City and Strabane District Council area, out of a total 715 across NI.	The current allocation of funding is £145m for the period 2020/21 to 2023/24 to deliver 4,000 Co-Ownership homes across NI. Future funding arrangements will be agreed between the Department for Communities and Co-Ownership.	4A
Carry out Site Identification Studies			
Further Site Identification Studies will be completed as identified.	Within the Derry City and Strabane Council area, a SIS was completed for Strabane Town in 2022/23. Two Site Identification Studies were also carried out around the Strabane Town and Derry City areas to identify potential sites for Irish Travellers.	Further SISs will be completed as identified.	2B,4A, 4C, 4D, 6A, 6B, 6D, 7B, 7C
DEA Action Plans			
Continue work on action plans for each of the seven District Electoral Area's within Derry City and Strabane District. Attend meetings as required'.	A SIS was undertaken in Derry City, which covered the Foyle side (Rosemount), The Moor (City and West Waterfront) and Waterside District Electoral Areas (DEAs). Further collaborative work with statutory partners is underway regarding this extensive SIS.	Continue work on action plans for each of the seven District Electoral Areas within Derry City and Strabane District. Attend meetings as required.	2B,4A, 4C, 4D, 6A, 6B, 6D, 7B, 7C

Table continues

2022/23 Plan	2022/2023 Progress	Plans 2023-26	Community Plan Reference
	<p>Within the Derg DEA, a SIS was previously completed in Sion Mills.</p> <p>Within the Faughan DEA, a SIS has been completed in both Claudy and Eglinton, and issued to the relevant Housing Associations, with sites now progressing in these two areas.</p> <p>Within the Sperrin DEA, a SIS was completed in Ballymagorry in 2021/22.</p> <p>A SIS was completed in Strabane Town in 2022/23, within the Sperrin and Derg DEAs.</p> <p>Two Site Identification Studies were carried out around the Strabane Town and Derry City areas to identify potential sites for Irish Travellers.</p>		

Strategic Priority 2

As NI's largest landlord, we will help NI meet its emissions targets, address the impact of climate change and help sustain and protect our environment for future generations

Objective(s) achieved ■ Partially achieved ■ Remains outstanding ■

2022/23 Plan	2022/2023 Progress	Plans 2023-26	Community Plan Reference
Implement the Energy Efficiency Programme			
NIHE's 2022/25 Energy Efficiency Programme includes 1,963 units at a cost of £9.7m.	In 2022/23, NIHE's 2022/25 Energy Efficiency Programme provided 576 units in Derry City and Strabane at a cost of £2.70m.	NIHE's 2023/26 Energy Efficiency Programme has planned 3,028 units at an estimated cost of £10.90 million in Derry City and Strabane.	4D, 5A, 5B, 6A, 6B, 6D, 8A, 8B
Implement the Affordable Warmth Scheme			
NIHE will implement the Affordable Warmth scheme. Funding of £16m is available for 2022/23 across NI (please note this figure reflects opening 2022/23 budget allocations and could be subject to change following future monitoring round outcome).	In Derry City and Strabane, 485 measures were carried out to 286 private properties under the Affordable Warmth Scheme in 2022/23, at a cost of £1.52m.	NIHE will implement the Affordable Warmth scheme. Funding of £14m is available for 2023/24 across NI (please note this figure reflects opening 2023/24 budget allocations and could be subject to change following future monitoring round outcome).	4D, 5A, 5B, 6A, 6B, 6D, 8A, 8B
Implement Boiler Replacement Scheme			
NIHE will implement the Boiler Replacement scheme with a budget of £2m for 2022/23 across NI (please note this figure reflects opening 2022/23 budget allocations and could be subject to change following future monitoring round outcome).	In Derry City and Strabane, 83 properties had boilers replaced at a cost of £50K.	NIHE will implement the Boiler Replacement scheme with a budget of £148k for 2023/24 across NI (please note this figure reflects opening 2023/24 budget allocations and could be subject to change following future monitoring round outcome).	4D, 5A, 5B, 6A, 6B, 6D, 8A, 8B

Table continues

2022/23 Plan	2022/2023 Progress	Plans 2023-26	Community Plan Reference
Increase membership of Oil Savings Network			
Continue to increase membership of Oil Savings Network during 2022/23.	8,500+ orders in the 12 months up to March 2023, with 2.4m litres of home heating oil delivered across NI, 438k litres (19%) of this being in the Derry City and Strabane District Council area.	Continue to increase membership of Oil Savings Network.	4D, 5A, 5B, 6A, 6B, 6D, 8A, 8B
Deliver Heritage in Housing Programme			
It is hoped projects that were offered funding support and were unable to complete as planned in 2021/22 will be delivered in 2022/23, subject to budget allocation.	No projects in the Derry City and Strabane District Council area.	There are no projects planned at the current time.	4A, 4C, 4D, 6A, 6B

Strategic Priority 3

As NI's largest landlord, we will invest around £1,700m (over the next three years) into our local economy, through our housing services, construction activity, and employment opportunities and through our support for the health, voluntary and community sectors. In the same period we will process circa. £1,148m in Housing Benefit across public and private housing tenures

Objective(s) achieved ■ Partially achieved ■ Remains outstanding ■

2022/23 Plan	2022/2023 Progress	Plans 2023-26	Community Plan Reference
Deliver the Supporting People Programme			
£8.76m has been approved to deliver the Supporting People Programme for 2022/23, (Appendix 5).	<p>£9.14m was spent delivering the Supporting People Programme for 2022/23. 67 accommodation-based services provided for 1,369 service users.</p> <p>15 floating support schemes provided for 594 service users.</p>	£8.81m has been approved to deliver the Supporting People Programme for 2023/24.	4A, 6A, 6B, 6D
Deliver planned investment and maintenance to NIHE stock			
Funding for NIHE planned maintenance schemes for the Council area in 2022/23 is estimated at £10.77m, for details see Appendix 4.	In 2022/23, NIHE spent £8.57m on planned maintenance schemes in the Council area, see Appendix 4.	Funding for NIHE planned maintenance schemes for the Council area in 2023/24 is estimated at £6.26m (details in Appendix 4).	4D, 5A, 6A, 6B, 6D
Deliver elemental / response improvements to NIHE stock			
Funding for NIHE stock improvement work for the Council area in 2022/23 is estimated at £0.41m, for details see Appendix 4.	In 2022/23, NIHE spent £0.16m on stock improvement work.	Funding for NIHE stock improvement work for the Council area in 2023/24 is estimated at £0.50m (details in Appendix 4).	8A, 8B

Table continues

2022/23 Plan	2022/2023 Progress	Plans 2023-26	Community Plan Reference
NIHE will complete response maintenance repairs within the required target time.	84.6% 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.	98.8% of NIHE response maintenance repairs were carried out to customers' satisfaction across the district.	NIHE will carry out response maintenance repairs to customers' satisfaction.	
Administer DfC Areas at Risk, SPOD and Neighbourhood Renewal funding			
DfC hopes to continue to fund Areas at Risk, SPOD and Neighbourhood Renewal programmes for 2022/23.	£66.7k SPOD and £4.24m Neighbourhood Renewal funding was received by groups in Derry City and Strabane District Council area during 2022/23. Additionally, further funding of £3k SPOD and £37.6k Neighbourhood Renewal (Include as relevant) was received for Fuel and Energy Costs as part of a DfC Cost of living exercise.	DfC hopes to continue to fund Areas at Risk, SPOD and Neighbourhood Renewal programmes for 2023/24.	6A, 7A, 7B, 7C, 7D
Implement Social Enterprise Plus Strategy			
DfC will continue to invest in social enterprise growth to increase sustainability in the broad community sector. Funding for social enterprise currently under review.	During the COVID-19 Pandemic the funding programme for Social Enterprise was frontloaded and two years funding was awarded between 2021 and early 2022. From March 2022 onwards, there was no spend as there was a midterm review of the strategy to take cognisance of changing environment and Government Policy.	As part of a midterm review, a further round of funding is planned totalling up to £200,000 for 2023/24 financial year. Following review of the Tenant and Customer Services Board Paper in Jan 2023, it was recognised that a small sum of £50k was allocated on top of the 23/24 budget of £150,000.	2A, 2B, 2C, 4A, 6B

Table continues

2022/23 Plan	2022/2023 Progress	Plans 2023-26	Community Plan Reference
		<p>This review included the 4 elements below of being of particular interest;</p> <ul style="list-style-type: none">- Cost of living crisis;- Climate change;- The Introduction of Social Value in Public Sector Procurement; and,- Post-COVID-19 Recovery. <p>The Social Enterprise Team continue to engage with those social enterprises within our communities in the development of new and existing enterprises.</p>	

Strategic Priority 4

As the Strategic Housing Authority, we will work with our partners to deliver innovative housing solutions for our customers to help reduce poverty and improve health & well being

Objective(s) achieved ■ Partially achieved ■ Remains outstanding ■

2022/23 Plan	2022/2023 Progress	Plans 2023-26	Community Plan Reference
Transform model of homelessness provision towards prevention			
Homelessness Strategy 2022/27 – preparation of annual Action Plan.	Homelessness Strategy 2022-27 Year 1 Action Plan contains 44 actions which include a number of actions relevant to enablers which are critical to the success of the Strategy. It is anticipated the Year 1 Annual Progress Report will be published in summer of 2023/24. This will provide an overview of the work and actions delivered during 2022/23 as part of the Homelessness Strategy.	<p>A Year 2 Action Plan is currently being developed and will guide delivery of the Homelessness Strategy during 2023/24.</p> <p>Additionally, the Year 2 Action Plan will be available on the Housing Executive website.</p>	4A, 6B, 6D
Monitor impact of FRA on discharge of homelessness duty			
It remains vital that the NIHE considers the impact of the Fundamental Review of Allocations as any decision to discharge our statutory homelessness duty to the private rented sector will significantly influence support available for those living in this sector.	We continued to engage with Homelessness colleagues on Tenure neutral discharge (Proposal 4).	Tenure neutral discharge (Proposal 4) is a longer term proposal with a planned implementation early to mid-2025.	4A, 6B, 6D

Table continues

2022/23 Plan	2022/2023 Progress	Plans 2023-26	Community Plan Reference
Develop the Housing Solutions and Support approach and conduct peer review			
Continue to develop the Housing Solutions and Support approach, including through exploring the potential of accreditation of staff.	The Housing Solutions approach is utilised for all customers who contact the NIHE with a housing issue. This continues to be embedded across the organisation through the delivery of training to new staff on the approach. On an ongoing basis CIH professional qualifications are promoted for all Housing staff.	Review the Housing Solutions and Support approach/ model.	4A, 6B, 6D
Procure an appropriate organisation to conduct reviews to benchmark the NIHE Housing Solutions service, identify good practice and areas for improvement based on 2022 scoping review.	Scoping review has been utilised to inform internal review of Housing Solutions and support service.	Explore the potential of accreditation of staff in the respect of the delivery of the delivery of housing options/ solutions.	
Ensure information is readily available across all tenures to meet the needs of a housing options service.	Scoping exercise complete to develop specification of IT systems to support delivery of Housing Solutions service.	Contribute to scoping and specification of IT system to support delivery of housing solutions service.	
Contribute to the delivery of the DfC Housing Supply Strategy.			
Facilitate Community Safety projects through funding and continue to partner on Anti-Social Behaviour Forum & Policing and Community Safety Partnerships			
We will continue to implement our Community Safety Strategy 'Working Together For Safer Communities' supported by our annual action plan.	Our strategy supports working together with a range of partners across statutory, voluntary and community sectors.	We will continue to implement our Community Safety Strategy 'Working Together For Safer Communities' supported by our annual action plan.	7B

Table continues

2022/23 Plan	2022/2023 Progress	Plans 2023-26	Community Plan Reference
<p>NIHE will continue to assess funding applications and fund appropriate initiatives that address community safety issues in NIHE estates, where budget is available.</p> <p>NIHE will continue to partner on Anti-Social Behaviour (ASB) Forum and a designated agency in the Policing and Community Safety Partnerships (PCSPs) and will deal with reported cases of ASB including hate harassment in its estates.</p> <p>NIHE will continue to implement the HIPA scheme.</p>	<p>During 2022/23, £50.2k was awarded in the Council area for four separate community safety projects, including £40k for the Derry and Strabane Wardens.</p> <p>During 2022/23, NIHE dealt with 150 cases of ASB within the Council area. Local office staff continue to work with statutory partners in addressing ASB issues and attend the ASB Forum with PSNI, Council and Department of Justice to discuss cases of common concern.</p> <p>During 2022/23, there was one Hate Incident Practical Action scheme (HIPA) incident actioned in the Council area.</p>	<p>NIHE will continue to assess funding applications and fund appropriate initiatives that address community safety issues in NIHE estates, where budget is available.</p> <p>NIHE will continue to partner on the ASB Forum. NIHE Area Managers will continue to attend their respective PCSP meetings.</p> <p>NIHE will continue to implement the HIPA scheme.</p>	
Raise awareness and promote diversity and integration through Community Cohesion Strategy			
NIHE will implement its Community Cohesion Strategy via its estate based cohesion programmes that raise awareness and promote diversity and integration.	NIHE continues to engage at a strategic and local level to deliver programmes that raise awareness and promote diversity and integration.	The Community Cohesion Strategy is under review with S3 Solutions and it will be going out for consultation.	7B
Promote good relations and continue to fund SCNI			
We will continue to support a community led approach across the five cohesion themes of Communities in Transition, Segregation/Integration, Interfaces, Race Relations and Flags, Emblems and Sectional Symbols.	Community Cohesion funding of £88.8k was spent on 24 projects.	We will continue to support a community-led approach across the five cohesion themes of Communities in Transition, Segregation/Integration, Interfaces, Race Relations and Flags, Emblems and Sectional Symbols.	7B

Table continues

2022/23 Plan	2022/2023 Progress	Plans 2023-26	Community Plan Reference
Continue to work with groups to ensure we give the best outcomes for our communities.	NIHE staff continued to partner with SCNI to train and support community groups and members of the HCN.	We will continue to work with communities to develop groups in under-represented areas and develop capacity of existing groups.	7A, 7C
Administer community grants and HCN funding			
The Community Grants 2022/23 budget has been agreed as £20,000 per Area Office. Funding of £2,077 per area for HCN is also available.	A total of £20.4K was spent on Community Grants in 2022/23.	We will review the effectiveness of the existing Community Grants Programme and ensure resources are targeted to most effective activities. We will seek potential new funding streams.	7A, 7C
Continue to monitor implementation of Community Involvement Strategy Action Plan			
The action plan will incorporate new ways of supporting and engaging our communities to reflect the ongoing restrictions due to the COVID-19 pandemic.	New ways to support our communities were developed to reflect the restrictions imposed by the COVID-19 Pandemic. Digital capacity was expanded and tablets disseminated within the Central Housing Forum and working groups. Community grants also supported digital inclusion initiatives.	Our focus will be on delivering sustainable communities committed to reducing our carbon footprint. A targeted effort will be put on reducing poverty and improving health and wellbeing.	7A, 7C
Identify hidden rural housing need			
NIHE will continue to work with rural communities to identify hidden rural housing need.	11 rural housing need tests were completed across Northern Ireland during 2022/23.	A Rural Housing Needs Assessment is programmed for the 2023/24 year in Tamnaherin. NIHE will continue to work with rural communities to identify hidden rural housing need.	4A, 6A, 6B, 6D, 8A, 8B

Table continues

2022/23 Plan	2022/2023 Progress	Plans 2023-26	Community Plan Reference
Rural Community Awards			
NIHE hopes to offer the Rural Community Awards on an annual basis.	The 2022 Rural Community Awards were presented in March 2023 at an awards event in Dungannon to the winning community groups and individuals.	We will continue to develop and deliver the Housing Executive Rural Community Awards Competition annually.	

Strategic Priority 5

As NI's largest landlord, we will engage with our customers to ensure they are at the heart of service improvements and our business delivery model

Objective(s) achieved ■ Partially achieved ■ Remains outstanding ■

2022/23 Plan	2022/2023 Progress	Plans 2023-26	Community Plan Reference
Through Community Planning, promote housing-led regeneration			
Promote housing led regeneration through master planning proposals in urban and village centres.	<p>NIHE has continued to work closely with stakeholders on various regeneration initiatives within Derry City & Strabane including: City Centre research exploring the issues and challenges of City Centre living.</p> <p>NIHE has also continued to gather baseline data in terms of residential potential within the City Centre and Inner City areas of Derry/Londonderry as part of the Community Planning process.</p>	Promote housing led regeneration through master planning proposals in urban and village centres.	2B, 4A, 4B, 4D, 5B, 6A, 6B, 6D, 7A, 7B, 7C, 8A, 8B
Development of Private Rented Sector Access Scheme (PRSAS)			
There is currently no budget availability in 2022/23 for a PRSAS as the homeless budget is already short of funding on a number of key priority areas. However the development of a scheme that will provide support for those seeking to access or maintain private rented accommodation will continue to be a priority for NIHE	Funding has been supplied to a number of small initiatives that facilitate those accessing accommodation in the private rented sector. However, there has not been sufficient budget availability to commission the development of larger-scale PRSAS.	We do not have a confirmed homeless budget for 2023/24 and early indications from the Department for Communities are that there are likely to be major budgetary pressures which will greatly impact upon existing services and commissioning of new services such as a PRSAS.	6B

Table continues

2022/23 Plan	2022/2023 Progress	Plans 2023-26	Community Plan Reference
Administer Disabled Facilities Grants			
NIHE has funding of approximately £12.75m for DFGs for the private sector in 2022/23 across NI. The funding for Derry City and Strabane is £0.91m in 2022/23.	NIHE approved 123 DFGs for private sector dwellings and completed 94 in Derry City and Strabane. The approval value in the Derry City and Strabane District Council area in 2022/23 was £2.28m.	NIHE have funding of approximately £13.7m for DFGs for the private sector in 2023/24. The funding for Derry City and Strabane is £2.02m in 2023/24.	6A, 6B, 6D
Approval of Discretionary Grants			
Funding of discretionary grants will continue in 2022/23.	Discretionary grant approval in 2022/23 was £19.4K, Appendix 4.	Funding of discretionary grants will continue in 2023/24.	4D, 5A, 5B, 6A, 6B, 6D, 8A, 8B
Approval of repair grants			
NIHE will issue repair grants as required.	There were a small number of repair grants approved in 2022/23, with an approval value of £2.1K, Appendix 4.	Funding of repair grants will continue in 2023/24.	4D, 5A, 5B, 6A, 6B, 6D, 8A, 8B

Strategic Priority 6

Supporting our roles as both Strategic Housing Authority and NI's largest landlord, we will be an employer of choice and deliver high quality services for all in NI's increasingly diverse community

Objective(s) achieved ■ Partially achieved ■ Remains outstanding ■

2022/23 Plan	2022/2023 Progress	Plans 2023-26	Community Plan Reference
Develop and implement a new Customer Support & Tenancy Sustainment Strategy			
Implement Action Plan 2019-24 through a combination of internal projects and grant awards.	<p>Updated Tenancy Sustainment Action Plan 2022-2024 approved in October 2022. It contains 18 specific actions, a number of which have been commenced e.g.</p> <ul style="list-style-type: none"> • Deliver a flexible model of Intensive Tenancy Sustainment Support for new and existing tenants with highly complex circumstances. • Review feasibility of funding / partially funding Tenancy Starter Packs to ensure continuous and consistent provision for our tenants being rehoused from homelessness who require basic household items/ appliances. <p>Given the scale of actions, an additional resource requirement has been identified and approved,</p>	<p>Prioritisation of actions in the Plan is subject to the appointment of a dedicated team. To be undertaken Q1 of 2023/24.</p> <p>Development of plans beyond year 1 are subject to the appointment of dedicated team. As above.</p> <p>Target 2023/24 – Award circa £1.56 million to voluntary, community and social enterprise (VCSE) sector – inclusive of award fund uplift to tackle cost of living.</p> <p>Target 2024/25 – Award circa £780k to VCSE sector.</p> <p>Conduct evaluation of the STFP 2021-24.</p> <p>Target 2025/26 – Award circa £780K to VCSE sector.</p> <p>Prepare case for new programme of funding.</p>	

Table continues

2022/23 Plan	2022/2023 Progress	Plans 2023-26	Community Plan Reference
	<p>with recruitment due to commence imminently.</p> <p>The Sustaining Tenancies Funding Programme 2021-24 has awarded funding to 36 tenant-focused projects. Project delivery and monitoring is ongoing. To assist with impact reporting, an Outcomes Measurement project has been implemented and is running in tandem with funding programme.</p> <p>As the award fund for the current programme (£1.54 million) has been fully allocated, a business case for a new programme for the period 2023-26 is being progressed. In 2023 it is proposed that our key funding priority will be supporting tenancy resilience of Housing Executive tenants in the context of high and rising living costs.</p>		
Tenancy Sustainment			
Report on the number of tenancies lasting less than 12 months against a baseline of 86% sustainment rate.	The sustainment rate of tenancies beyond 12 months continues to exceed the baseline rate. As of December 2022, the sustainment rate over the preceding 12-month period was 89%.	We will continue to report on the number of tenancies lasting less than 12 months against a baseline of 86% sustainment rate (subject to confirmation of this target).	
Continuous Tenant Omnibus Survey			
Monitor tenants' satisfaction through the Continuous Tenant Omnibus Survey (CTOS).	The 2022 survey found that 78% of tenants were satisfied with the overall service provided by NIHE.	Continue to monitor tenants' satisfaction through the CTOS.	

Table continues

2022/23 Plan	2022/2023 Progress	Plans 2023-26	Community Plan Reference
Rent collection, arrears and reporting of fraud			
<p>Maximise rent collection to reinvest and improve services. Manage arrears as effectively as possible to maximise income.</p> <p>Monitor and reduce tenancy fraud and continue to report statistics to DfC.</p>	<p>Across the Council area, NIHE collected 99.49% of rent at March 2023.</p> <p>Arrears increased by £55k during 2022/23.</p> <p>Statistics reported quarterly to DfC.</p>	<p>Maximise rent collection to reinvest and improve services.</p> <p>Manage arrears as effectively as possible to maximise income.</p> <p>Continue to report Tenancy Fraud statistics to DfC. Monitor and reduce tenancy fraud.</p>	
Continue to work with DfC on the move to UC and working to mitigate the impacts of Welfare Reform			
<p>In 2022/23 NIHE will:</p> <ul style="list-style-type: none"> communicate with staff, tenants and housing applicants to provide advice and assistance on the impacts of welfare reform; continue to carry out research to help the business plan how to deal with the impacts of welfare reform; assist DfC and DWP deliver the processes necessary to implement welfare reform and associated mitigations; continue to work with DfC as a trusted partner for the Move to UC; and continue to promote and target financial inclusion services to those tenants 	<p>NIHE has:</p> <ul style="list-style-type: none"> communicated with staff, tenants and housing applicants to provide advice and assistance on the impacts of welfare reform; continued to carry out research to help the business plan how to deal with the impacts of welfare reform; assisted DfC and DWP deliver the processes necessary to implement welfare reform and associated mitigations; continued to work with DfC as a trusted partner for the Move to UC; and continued to promote and target financial inclusion services to those tenants 	<p>NIHE will:</p> <ul style="list-style-type: none"> communicate with staff, tenants and housing applicants to provide advice and assistance on the impacts of welfare reform; assist DfC and DWP deliver the processes necessary to implement welfare reform and associated mitigations; continue to work with DfC as a trusted partner for the Move to UC; and continue to promote and target financial inclusion services to those tenants who are financially impacted by welfare reform. 	

Table continues

2022/23 Plan	2022/2023 Progress	Plans 2023-26	Community Plan Reference
who are financially impacted by welfare reform.	who are financially impacted by welfare reform.		
Finalise and implement Voids Reset Plan			
Progress in implementing the Voids Action Plan 2019-2022 was suspended in 2021 due to the ongoing service impact due to the pandemic. In 2022/23, the plan is to gain Executive Team approval for Reset and implement Year 1 actions.	The content and approval of the reset plan was held given the residual impact of COVID-19 and the impact of contractor issues on void performance. It is proposed that the reset plan will be developed and approved in Q1 of 2023/24. NIHE actionable voids at March 2023 were 0.36% of total stock in Derry City and Strabane District Council area.	Subject to development of reset plan.	

Appendices

Appendix 1

Community Plan themes and outcomes

For further details please refer to:

[‘Inclusive Strategic Growth Plan’ - Our Community Plan.](#)

Theme	Indicators	Reference
Education and Skills <i>‘We are better skilled & educated’</i>	Our young people have improved attainment levels.	1A
	We have a better skilled educated workforce.	1B
	As a North West learning Region we have increased training and learning opportunities.	1C
Enterprise and the Economy <i>‘We prosper through a strong, sustainable and competitive economy’</i>	Meaningful and rewarding employment is available to everyone.	2A
	Our economy is better connected and more prosperous.	2B
	We are more entrepreneurial, creative and business ready and have grown the economic base.	2C
	We are specialised and innovative and have competitive advantage.	2D
Tourism, Arts and Culture <i>‘We live in the cultural destination of choice’</i>	We are the cultural destination of choice and offer world class experiences.	3A
Physical and Environmental Regeneration <i>‘We live sustainably protecting & enhancing the environment’</i>	Our local development plan contributes to the development of sustainable communities and to meeting housing needs.	4A
	We benefit from well designed and managed green spaces.	4B
	We have stronger environmental stewardship.	4C
	We value and enhance our environment.	4D
Infrastructure: Energy, Waste, Transport and Water <i>‘We connect people and opportunities through our infrastructure’</i>	We have secure and affordable energy supply.	5A
	We have moved towards a zero waste circular economy.	5B
	We have more integrated, sustainable and accessible transport.	5C
	Our water is cleaner and more effectively managed.	5D
Health and Wellbeing <i>‘We live long, healthy and fulfilling lives’</i>	We age actively and more independently.	6A
	Health inequalities are reduced.	6B
	We are more physically active.	6C
	We have improved physical and mental health.	6D

Table continues

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

Appendix 2

Social Housing Need by Settlement 2022-27

Settlement	Social Housing Need 2022-27
Derry City	
Derry 1/Waterloo Place Westbank	1,107
The Fountain	10
Derry 3/Collon Terrace Westbank	1,651
Waterside 1	232
Waterside 2	436
Waterside 3	107
Coshquin	6
Curryneirin	8
Tullyally	4
Derry City total	3,561
Towns	
Strabane Town	180
Villages	
Artigarvan	6
Ballymagorry	17
Castledearg	29
Clady	3
Claudy	36
Eglinton	75
Lettershandoney	8
Magheramason	10
Newbuildings	19
Newtownstewart	9
Plumbridge	3
Sion Mills/Glebe	62

Table continues

Settlement	Social Housing Need 2022-27
Strathfoyle	30
Small Settlements	
Ardmore	3
Douglas Bridge	10
Nixons Corner	9
Total Social New Build Requirement: Derry City & Strabane	4,070

Source: NIHE

There is currently no projected need for Drumahoe, Ardstraw, Donemana, Erganagh, Killen/Killeter, Park, Spamount and Maydown. These areas will be kept under annual review.

Appendix 3

Social Housing Development Programme

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

Schemes completed April 2022 – March 2023

Scheme Name	Units	Client Group	Housing Association	Theme
Galliagh Phase 4	146	General Needs	Apex	Urban
Beragh Hill Road (Skeoge Link H1B Lands)	261	General Needs	Apex	Urban
Galliagh, Phase 5	28	General Needs	Apex	Urban
7-9 Bishop Street, Londonderry	9	Supported	Apex	Urban
Beragh Hill Infill Site	15	General Needs	Apex	Urban
28 Great James Street**	9	General Needs	Ark	Urban
Fincairn Road	10	General Needs	Choice	Urban
Fincairn Road, Phase 2**	8	General Needs	Choice	Urban
Foxhill	3	General Needs	Clanmil	Urban
Site adjacent to 66 Duke Street	42	General Needs	Habinteg	Urban
Central Drive**	6	General Needs	Habinteg	Urban
Abercorn Road (Rehab)	3	General Needs	Habinteg	Urban
64-66 Spencer Road**	4	General Needs	Habinteg	Urban
Strathfoyle ESP*	1	General Needs	Rural	Rural
Total	545			

Source: NIHE

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

Schemes on-site at March 2023

Scheme Name	Units	Client Group	Housing Association	Theme
Ballygudden Road, Eglinton	9	General Needs	Apex	Rural
Immaculate Conception College, Trench Road Phase 2	14	General Needs	Apex	Urban
Alder Road, Ballynagard	46	General Needs	Apex	Rural
Westbank (Rehab)	1	Supported	Apex	Urban
H2 Lands, Buncrana Road, Phase 1	421	General Needs	Apex	Urban
Buncrana Road	98	General Needs	Arbour	Urban
Main Street, Strabane	12	General Needs	Ark	Urban
125-139 Strand Road	27	General Needs	Ark	Urban
16 Waterloo Place	14	General Needs	Ark	Urban
Tillie & Henderson Factory Site	131	General Needs	Ark	Urban
Bishop Street (Rehab)	24	General Needs	Choice	Urban
Bishop Street	40	General Needs	Choice	Urban
Ballyoan (Park Hill Phase 1)	190	General Needs	Choice	Urban
50-54 Waterloo Street	19	General Needs	Clanmil	Urban
65 Evish Road, Strabane	69	General Needs	Clanmil	Urban
Foyle Road (Letterkenny Road)	24	General Needs	Habinteg	Urban
Adria Factory Site, Strabane	150	General Needs	Habinteg	Urban
125 Spencer Road	17	General Needs	Habinteg	Urban
Derry ESP**	1	General Needs	Habinteg	Urban
Duke Street	73	General Needs	Habinteg	Urban
Melmount Road, Sion Mills	12	General Needs	Habinteg	Rural
Land at Bligh's Lane/Glassagh Road	119	General Needs	Radius	Urban
Douglas Bridge OTS**	6	General Needs	Triangle	Rural
Total	1,517			

Source: NIHE

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

Schemes programmed 2023/26

Scheme Name	Units	Client Group	Housing Association	Onsite Year	Theme
John Street	40	General Needs	Arbour	2023/24	Urban
Beechwood Park, Strathfoyle	10	General Needs	Arbour	2023/24	Rural
Carlisle House, Carlisle Road	26	General Needs	Ark	2023/24	Urban
Branch Road	18	General Needs	Choice	2023/24	Urban
8-10 Victoria Road	39	Active Elderly	Clanmil	2023/24	Urban
162-166 Foxhill	5	General Needs	Clanmil	2023/24	Urban
Chandler Court, Strand Road	105	General Needs	Clanmil	2023/24	Urban
2 Argyle Terrace	1	General Needs	Habinteg	2023/24	Urban
Ardmore	30	General Needs	Habinteg	2023/24	Rural
Woodside Road, Derry	60	General Needs	Radius	2023/24	Urban
129-130 Melmount Road, Sion Mills	15	General Needs	Rural	2023/24	Rural
Bunderg Road, Douglas Bridge	6	General Needs	Rural	2023/24	Rural
Meenan Square	8	General Needs	Apex	2024/25	Urban
H2 Lands, Buncrana Road, Phase 2	200	General Needs	Apex	2024/25	Urban
8 Derry Road, Strabane	22	General Needs	Arbour	2024/25	Urban
Park Hill (Phase 2)	200	General Needs	Choice	2024/25	Urban
Foyle Road	40	General Needs	Radius	2024/25	Urban
Castlederg	19	General Needs	Rural	2024/25	Rural
Creggan Road, Phase 1 Derry	200	General Needs	Apex	2025/26	Urban
H2 Lands, Buncrana Road, Phase 3	200	General Needs	Apex	2025/26	Urban
Galliagh Linear Park (S)	20	General Needs	Clanmil	2025/26	Urban
Total	1,264				

Source: NIHE

Appendix 4

Maintenance Programme, Grants and Adaptations information

Schemes completed April 2022 – March 2023

Work Category	Scheme	Units
External Cyclical Maintenance	Lismore/ Oakland/ Townsend, Strabane	2
	Glebe Park, Sion Mills/ Millbrook Crescent, Artigarvan	14
	Benview Estate/ Drumleck Drive/ Moyola Drive/ Moyola Walk	7
	Gobnascale/ Fallowea/ Emerson	97
	Altcar/ Brookdale Park / Kavanagh	227
	Fountain/ Bishop St	161
	Cromore/ Lislane, Creggan	201
	Ardnalee/ Innisfree Gardens, Strabane	111
	Milltown / Stevenson	28
Revenue Replacement (Bathrooms)	Northlands	57
Heating Installation	Waterloo Place Heating	4
	Waterside Heating	8
	Waterloo Place, Creggan Heights	56
	Coshowen	19
	Strabane Heating - Drumrallagh	17
	Waterloo Place Heating Phase 2	9
	Strabane Heating Phase 1 Oil	72
	Waterside Heating Phase 2	105
	Strabane Heating Phase 2 Gas	35
	Collon Terrace Heating	129
	Collon Terrace Heating - Brandywell Phase 1	72
	Strabane Heating - Carlton	16
	Emergency One Offs	34

Table continues

Schemes completed April 2022 – March 2023

Work Category	Scheme	Units
ERDF No Fines	ERDF Retrofit Programme Collon Terrace Phase 2 (Fern Park)	6
	ERDF Retrofit Programme Collon Terrace Phase 1 (Bloomfield)	30
Fence Painting	Creggan	147
	Caw, Waterside	157
	Drumnabey/ Parkside	20
	Drumrallagh/ Blackstone, Strabane	163
	Rosemount/ Creggan	110
	Carlton Drive/ Crescent, Strabane	143
	Ballycolman, Strabane	28
Double Glazing	Creggan, Double Glazing	50
	Collon Terrace (Ballymagroarty) Double Glazing	217
	Bishop St/ Bogside/ Rossville Double Glazing	127
	Waterside Double Glazing	301
Total		2,980

Source: NIHE

Note: Some schemes may start and complete in year.

Schemes activity and expected completions up to 31 March 2024

Work Category	Scheme	Planned Completions
External Cyclical Maintenance	Gobnascale/ Fallowlea/ Emerson	18
	Altar/ Brookdale Park/ Kavanagh	36
	Fountain/ Bishop Street	46
	Ardnalee/ Innisfree Gardens, Strabane	25
	Milltown/ Stevenson	222
	Glebe/ Derg	90
	Glenbank/ Glenside/ Glenvale	70
	Claudy/ Lettershandoney	25

Table continues

Schemes activity and expected completions up to 31 March 2024

Work Category	Scheme	Planned Completions
Heating Installation	West/ Causeway Emergency Heating 2020/21	1
	West/ Causeway Emergency Heating 2021/22	9
	Strabane Heating - Drumrallagh	2
	Waterloo Place Heating Phase 2	3
	Strabane Heating Phase 1 Oil	3
	Waterside Heating	1
	West/ Causeway Emergency Heating 2022/23	37
	Strabane Heating 2020/21 Phase 2 Gas	11
	Collon Terrace Heating	14
	Collon Terrace Heating - Brandywell Phase 1	6
	Strabane Heating - Carlton	75
	Waterside Heating Phase 2	160
	Waterloo Place Heating - Brandywell Phase 2	75
	Collon Terrace Heating 'Carnhill'	109
	Strabane Heating - Ballycolman/ Newtownstewart	121
	Collon Terrace Heating - Leafair/ Liscloon/ Marianus	100
	Waterloo Place Heating - Bishop Street/ Creggan'	68
Double Glazing	Creggan Double Glazing	3
	Ballymagroarty Double Glazing	3
	Bishop St/ Bogside/ Rossville Double Glazing	3
	Waterside Double Glazing	65
	Collon Terrace Double Glazing 2021	354
	Rosemount/ Glens Double Glazing	156
	Strabane Double Glazing	68
	Waterside Double Glazing 2023/24	78

Table continues

Schemes activity and expected completions up to 31 March 2024

Work Category	Scheme	Planned Completions
Fence Painting	Completion Contract Rosemount	138
	Triangle/ Kilfennan	90
	Dundrean/ Fergleen	170
	Meenan/ Melmore	210
	Earhart	10
	Drumrallagh/Blackstone, Strabane	61
	Ballycolman, Strabane	147
Special Scheme	Novated ERDF Retrofit Programme Collon Terrace Phase 1 Bloomfield	9
Total		2,892

Source: NIHE

Definition of Work Categories	
Double Glazing	Replacement of single glazed with double glazed units.
ERDF No Fines	European Regional Development Fund.
External Cyclical Maintenance	Work to the external fabric of a dwelling and its immediate surrounding area.
Fence Painting	Fence painting which traditionally was an element within the External Cyclical Maintenance (ECM) programme.
Heating Installation	Replacement of solid fuel or electric heating.
Revenue Repair/Replacement	Repair or replacement of obsolete internal elements, e.g. sanitary ware and kitchen units.
Special Scheme	Improvement works to dwellings outside the Improvement to Purpose Built Stock programme.

Grants Performance 2022/23

Grant Type	Approved	Approval Value £k	Completed
Mandatory Grants			
Disabled Facilities Grant	123	2,281	94
Repairs Grant	<10	2.1	<10
Discretionary Grants			
Replacement Grant	0	0	0
Renovation Grant	<10	14.4	<10
Home Repair Assistance Grant	<10	5	<10
Total	-	2,302.5	-

Source: NIHE

There may be a discrepancy in calculation due to rounding.

Please note that figures less than 10 have been listed as <10 in compliance with Data Protection requirements.

Adaptations to Housing Executive stock in 2022/23

Type of Adaptation	Adaptations 2022/23	Actual spend 2022/23 £m
Adaptations for Persons with a Disability (APD's) Starts*	32	1.41
Adaptations for Persons with a Disability (APD's) Completions*	21	
Lifts**	24	0.14
Showers**	104	0.32
Minor APD repairs***	316	0.26
Total	-	2.13

Source: NIHE

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

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

***Minor ADP repairs are also included in Response Maintenance in Finance Chart in Local Context.

There may be a discrepancy in calculation due to rounding.

Disabled Facilities Grants (DFG's)

Year	2018/19	2019/20	2020/21	2021/22	2022/23
Approved	154	188	141	134	123
Funding (£m)	1.93	1.8	2.05	2.05	2.28

Source: NIHE

Appendix 5

Supporting People Information and Homelessness

Supporting People

Type of Service	Client Group	No. of providers	No. of schemes	Max. no of services users	Actual payments 2022/23 (£k)	Budget 2023/24 (£k)
Floating Support Services	Disability	3	3	66	255	242
	Homeless	7	8	313	951	900
	Older People	2	2	137	414	392
	Young People	2	2	78	207	196
	Sub Total**	**	15	594	1,827	1,730
Non Floating Support Services	Disability	6	15	235	1,958	1,875
	Homeless	7	16	312	3,701	3,615
	Older People	5	31	772	778	758
	Young People	3	5	50	876	830
	Sub Total**	**	67	1,369	7,313	7,078
Grand Total*		**	82	1,963	9,140	8,808

Source: NIHE

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

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

Homelessness

Year	No. of Homeless Presenters	No. of Homeless Acceptances	Households Placed in Temporary Accommodation*
2018/19	2,079	1,315	642
2019/20	1,994	1,222	1,046
2020/21	2,084	1,146	1,250
2021/22	2,049	1,212	1,161
2022/23	2,073	1,305	1,335

Source: NIHE

* Applicants may have multiple placements over the period.

Appendix 6

Housing Executive Local Stock at March 2023

Sold Stock in bold

Common Landlord Area	Bung (i)	Cottage	Flat	House	Mais (ii)	Total	Void *
Westbank							
Bishop Street/Anne Street	21	0	37	53	4	115	0
	4	0	30	128	2	164	
Brandywell	40	0	41	165	0	246	0
	7	0	19	141	0	167	
Cloughglass (The Glen)	43	0	1	106	0	150	1
	43	0	2	168	0	213	
Creggan	47	0	111	406	1	565	3
	14	0	15	503	0	532	
Elmwood	0	0	2	5	10	17	1
	0	0	2	29	6	37	
Foyle Rd/Orchard Row	5	0	37	34	0	76	0
	0	0	29	51	0	80	
Ivy Terrace/Maureen Ave	0	0	15	6	0	21	1
	0	0	8	18	0	26	
Lower Creggan	48	0	25	187	16	276	1
	11	0	5	472	6	494	
Meenan Park	0	0	64	42	6	112	0
	0	0	24	103	10	137	
Northland Rd/Academy Rd	13	0	8	20	3	44	0
	2	0	8	122	1	133	
Rosemount	16	0	5	90	4	115	1
	7	0	3	213	4	227	

Table continues

Sold Stock in bold

Common Landlord Area	Bung (i)	Cottage	Flat	House	Mais (ii)	Total	Void *
Rossville	19	0	115	84	26	244	0
	10	0	48	170	25	253	
Ballyarnett	0	0	0	0	0	0	0
	0	0	0	0	0	0	
Ballymagroarty/ Hazelbank	102	2	111	342	0	557	1
	42	7	21	411	0	481	
Ballynagard	8	1	0	5	0	14	0
	13	1	0	51	0	65	
Belmont	3	0	23	24	0	50	0
	5	0	37	195	0	237	
Carnhill/Galliagh	258	0	236	714	0	1,208	4
	73	0	76	1,252	0	1,401	
Shantallow	49	0	28	300	0	377	7
	28	3	15	425	0	471	
Coshquin	9	2	0	31	0	42	0
	0	4	0	30	0	34	
Westbank Total	681	5	859	2,614	70	4,229	20
	259	15	342	4,482	54	5,152	
Waterside							
Fountain	4	0	33	40	28	105	1
	0	0	2	19	3	24	
Fountain Hill	0	0	15	0	0	15	0
	0	0	11	1	0	12	
Gobnascale	16	0	40	174	0	230	1
	5	0	55	233	0	293	
Hollymount	36	0	0	26	0	62	0
	5	0	0	74	0	79	

Table continues

Sold Stock in bold

Common Landlord Area	Bung (i)	Cottage	Flat	House	Mais (ii)	Total	Void *
Knockdara	4	0	0	4	0	8	0
	2	0	0	17	0	19	
Brigade	78	0	9	12	0	99	1
	19	0	3	24	0	46	
Caw	148	0	78	166	0	392	1
	29	0	22	264	0	315	
Clooney	0	0	45	89	0	134	2
	1	0	1	177	0	179	
Kilfennan	18	0	0	81	0	99	2
	11	0	0	169	0	180	
Melvin Court	0	0	13	0	0	13	1
	1	0	5	0	0	6	
Rosstowney	0	0	0	16	0	16	0
	2	0	0	78	0	80	
Lisnagelvin	18	1	0	78	0	97	1
	12	4	0	250	0	266	
Waterside Triangle	2	0	38	31	30	101	8
	0	0	10	62	16	88	
Waterside Total	324	1	271	717	58	1,371	18
	87	4	109	1,368	19	1,587	
Strabane Town							
Ballycolman	52	0	2	226	0	280	2
	51	0	0	535	0	586	
Carlton Drive	37	0	0	81	0	118	0
	8	0	0	86	0	94	
Fountain Street	11	0	0	152	0	163	0
	15	0	0	96	0	111	
Lisnafin/Old Trust	72	0	60	117	0	249	7
	28	2	10	402	0	442	

Table continues

Sold Stock in bold

Common Landlord Area	Bung (i)	Cottage	Flat	House	Mais (ii)	Total	Void *
Springhill/Newtown Street	42	0	15	113	0	170	1
	16	1	3	136	0	156	
Strabane Town Total	214	0	77	689	0	980	10
	118	3	13	1,255	0	1,389	
Other Areas							
Ardmore	2	1	0	8	0	11	0
	0	0	0	2	0	2	
Ardstraw	11	0	0	10	0	21	0
	5	7	0	34	0	46	
Artigarvan	25	0	0	19	0	44	0
	21	28	0	50	0	99	
Ballymagorry	13	0	4	24	0	41	0
	14	63	0	65	0	142	
Castlederg	95	1	4	108	0	208	5
	61	39	0	300	0	400	
Clady Strabane	5	1	0	13	0	19	0
	10	33	0	61	0	104	
Claudy	50	6	0	66	0	122	0
	38	18	0	217	0	273	
Curryneirin	59	0	4	91	0	154	0
	16	0	0	99	0	115	
Donemana	49	0	0	68	0	117	1
	36	64	2	94	0	196	
Douglas Bridge	8	1	0	13	0	22	0
	10	9	0	25	0	44	
Drumahoe	23	1	0	33	0	57	0
	29	1	0	99	0	129	
Eglinton	41	6	0	27	0	74	0
	52	17	0	116	0	185	

Table continues

Sold Stock in bold

Common Landlord Area	Bung (i)	Cottage	Flat	House	Mais (ii)	Total	Void *
Erganagh	7	0	0	15	0	22	0
	2	1	0	21	0	24	
Glebe	36	0	0	36	0	72	0
	20	1	0	45	0	66	
Killen	5	0	0	16	0	21	0
	5	10	0	24	0	39	
Killeter	10	0	0	8	0	18	0
	10	14	0	10	0	34	
Lettershandoney	4	0	0	40	0	44	0
	2	0	0	105	0	107	
Magheramason	24	0	0	12	0	36	0
	23	32	0	59	0	114	
Maydown	0	0	0	3	0	3	0
	0	0	0	37	0	37	
Newbuildings	31	1	8	76	0	116	0
	21	5	0	314	0	340	
Newtownstewart	57	1	0	130	0	188	2
	13	36	0	172	0	221	
Nixons Corner	3	0	0	8	0	11	0
	11	0	0	25	0	36	
Park	9	0	0	7	0	16	0
	29	1	0	41	0	71	
Plumbridge	19	0	0	14	0	33	0
	3	15	0	30	0	48	
Sion Mills	69	2	0	82	0	153	0
	30	39	0	197	0	266	
Spamount	3	1	0	27	0	31	0
	3	9	0	45	0	57	

Table continues

Sold Stock in bold

Common Landlord Area	Bung (i)	Cottage	Flat	House	Mais (ii)	Total	Void *
Strathfoyle	9	0	21	221	0	251	4
	1	0	5	303	0	309	
Tullyally	21	0	0	100	0	121	0
	23	0	0	136	0	159	
Other Areas Total	688	22	41	1,275	0	2,026	12
	488	442	7	2,726	0	3,663	
Derry City and Strabane Total	1,907	28	1,248	5,295	128	8,606	60
	952	464	471	9,831	73	11,791	

Source: NIHE

*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 2023

	Applicants (Total)	Applicants (HS)	Allocations
Westbank			
Bishop Street/Anne Street	168	128	10
Brandywell	42	33	<10
Cloughglass (The Glen)	72	49	34
Creggan	434	340	32
Elmwood	<10	<10	<10
Foyle Rd/Orchard Row	51	42	<10
Ivy Terrace/Maureen Ave	<10	<10	<10
Lower Creggan	108	65	11
Meenan Park	26	21	<10
Northland Rd/Academy Rd	256	176	48
Rosemount	126	100	<10
Rossville	178	139	14
Ballyarnett	<10	<10	<10
Ballymagroarty/Hazelbank	282	236	26
Ballynagard	72	60	<10
Belmont	37	23	<10
Carnhill/Galliagh	1,101	911	207
Shantallow	258	197	36
Coshquin	11	<10	<10
Waterside			
Fountain	20	10	10
Fountain Hill	20	16	39

Table continues

	Applicants (Total)	Applicants (HS)	Allocations
Gobnascale	241	181	13
Hollymount Park	37	26	<10
Knockdara	11	<10	<10
Brigade	57	35	<10
Caw	173	121	24
Clooney	75	52	10
Ebrington	44	37	<10
Kilfennan	110	76	<10
Melvin Court	40	27	<10
Rosstowney	10	<10	<10
Lisnagelvin	117	83	23
Waterside Triangle	103	88	14
Strabane Town			
Ballycolman	251	165	<10
Carlton Drive	44	31	<10
Fountain Street	27	16	<10
Lisnafin/Old Trust	166	118	16
Springhill/Newtown Street	83	57	25
Other Areas			
Ardmore	<10	<10	<10
Ardstraw	<10	<10	<10
Artigarvan	20	<10	<10
Ballymagorry	26	17	<10
Castlederg	111	64	14
Clady Strabane	14	<10	<10
Claudy	66	47	10
Curryneirin	25	14	<10

Table continues

	Applicants (Total)	Applicants (HS)	Allocations
Donemana	16	11	<10
Douglas Bridge	17	11	<10
Drumahoe	43	24	19
Eglinton	172	130	<10
Erganagh	<10	<10	<10
Glebe	16	10	<10
Killen	<10	<10	<10
Killeter	<10	<10	<10
Lettershandoney	15	10	<10
Magheramason	13	10	<10
Maydown	<10	<10	<10
Newbuildings	40	28	<10
Newtownstewart	51	36	12
Nixons Corner	<10	<10	<10
Park	<10	<10	<10
Plumbridge	<10	<10	<10
Sion Mills	98	64	<10
Spamount	<10	<10	<10
Strathfoyle	66	49	<10
Tullyally	19	15	<10
Derry City & Strabane Total	5,736	4,275	-

Source: NIHE

NB: Household Composition is recorded on our systems at the point of application and may not reflect the current composition of the household.
Please note that figures less than 10 have been listed as <10 in compliance with Data Protection requirements.

Appendix 8

Management Team contact details

Landlord Services		
All enquiries 03448 920 900		
After Hours Homelessness 03448 920 908 (Mon-Fri after 5pm and weekends)		
Office	Contact	Contact Information
Collon Terrace Office, 14 Collon Terrace, Londonderry, BT48 7QP		collonterrace@nihe.gov.uk
Waterloo Place Office, Ulster Bank Buildings, Waterloo Place, Londonderry BT48 4BS		waterlooplace@nihe.gov.uk
Waterside Office, 2 Glendermott Road, Waterside, Londonderry, BT47 1AU		waterside@nihe.gov.uk
Strabane Office, 40-46 Railway Street, Strabane, BT82 8EH		strabane@nihe.gov.uk
North Region Manager	Frank O'Connor	frank.oconnor@nihe.gov.uk
Area Manager	Eddie Doherty	edward.doherty@nihe.gov.uk
Assistant Area Manager	Mary O'Neill Noel McNulty	mary.oneill@nihe.gov.uk noel.mculty@nihe.gov.uk
Area Housing Benefit Manager (West and Omagh)	Jacqui Leitch	jacqui.leitch@nihe.gov.uk
Housing Solutions Manager	Ken Breslin Caroline Quigley	ken.breslin@nihe.gov.uk caroline.quigley@nihe.gov.uk
Local Office Manager Waterloo Place	Clare Cooke	clare.cooke@nihe.gov.uk
Local Office Manager Waterside	Norma Buchanan	norma.buchanan@nihe.gov.uk
Local Office Manager Collon Terrace	Martina Forrest	martina.forrest@nihe.gov.uk
Local Office Manager Strabane	Jennifer Gault	jennifer.gault@nihe.gov.uk
Area Maintenance Manager	Philip Meenan	philip.meenan@nihe.gov.uk

Regional Services		
All enquiries 03448 920 900		
Office	Contact	Contact Information
Land and Regeneration Services 2 Adelaide Street, Belfast, BT2 8PB	Ailbhe Hickey Assistant Director (A)	ailbhe.hickey@nihe.gov.uk
Central Grants 2 Adelaide Street, Belfast, BT2 8PB	Emma Stubbs Assistant Director	emma1.stubbs@nihe.gov.uk
Place Shaping North, Richmond Chambers, The Diamond, Londonderry, BT48 6QP	Louise Clarke Head of Place Shaping	louise.clarke@nihe.gov.uk
Development Programme Group 2 Adelaide Street, Belfast, BT2 8PB	Roy Baillie Head of Development Programme Group	roy.baillie@nihe.gov.uk
Supporting People 2 Adelaide Street, Belfast, BT2 8PB	Alistair Mawhinney Assistant Director	alistair.mawhinney@nihe.gov.uk

Appendix 9

Glossary

Affordable Housing	Affordable housing is: a) Social rented housing; or b) Intermediate housing for sale; or c) Intermediate housing for rent, that is provided outside of the general market, for those whose needs are not met by the market. Affordable housing which is funded by Government must remain affordable or alternatively there must be provision for the public subsidy to be repaid or recycled in the provision of new affordable housing.
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, by working with residents, in areas at risk of slipping into social or environmental decline.
Building Successful Communities (BSC)	Carried out in six pilot areas; this uses housing intervention to regenerate areas and reverse community decline.
Community Asset Transfer (CAT)	CAT provides for a change in management and/or ownership of land or buildings, from public bodies to communities.
Community Cohesion	Cohesive communities are communities where there is a sense of belonging, and there are positive relationships within the community, regardless of background.
Continuous Tenant Omnibus Survey (CTOS)	CTOS is an assessment of the attitudes of Housing Executive tenants.
Department for Communities (DfC)	A government department in Northern Ireland, which came into effect in May 2016 and replaced the Department for Social Development (DSD).
Disabled Facilities Grant (DFG)	A grant to help improve the home of a person with a disability who lives in the private sector to enable them to continue to live in their own home.
Discretionary Grants	Renovation, Replacement or Home Repair Assistance grants are grants that the Housing Executive may approve applications for assistance.

Equity Sharing	Equity sharing allows social housing tenants to buy part of their dwelling (starting at 25%). The remaining portion is rented from the Housing Executive or a registered housing association.
Floating Support	This support enables users to maintain or regain independence in their own homes. Floating support is not tied to the accommodation but is delivered to the individual users.
Fuel Poverty	A household is in fuel poverty if, in order to maintain an acceptable temperature throughout the home, they would have to spend more than 10% of their income on all household fuel.
Full Duty Applicant (FDA)	A Full Duty Applicant is a person to whom the Housing Executive owes a duty under Article 10 (2) of the Housing (NI) Order, 1988, to 'ensure that accommodation becomes available for his/her occupation'.
Home Energy Conservation Authority (HECA)	The Housing Executive is the HECA for Northern Ireland.
House in Multiple Occupation (HMO)	HMO is a house occupied by more than two qualifying persons, being persons who are not members of the same family.
House Sales Scheme	The House Sales Scheme gives eligible tenants of the Housing Executive the right to buy their property at a discount.
Household Types	<ul style="list-style-type: none"> • Single person - 1 person 16-59 years old • Older person - 1 or 2 persons aged 16 or over, at least 1 over 60 • Small adult - 2 persons 16-59 years old • Small family - 1 or 2 persons aged 16 or over, with 1 or 2 children • Large family - 1 or 2 persons aged 16 or over, and 3 or more children 0-15, or 3 or more persons 16 or over and 2 or more children aged 0-15 • Large adult - 3 or more persons aged 16 or over with or without 1 child aged 0-15
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 2016-2030.
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 and wheelchair accessible accommodation.
Housing Stress	Applicants, on the waiting list, who have 30 points or above are considered to be in housing stress.
Intermediate Housing	Intermediate Housing currently 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. The new definition of affordable housing includes both intermediate housing for sale and intermediate housing for rent.
Landlord Registration scheme	Under the Landlord Registration Scheme Regulations (NI) 2014 all private landlords must provide accurate and up to date information about themselves and their properties to the Registrar.
Rural Housing Needs Test	Rural Housing Needs Test is a housing needs survey carried out in a rural area to assess any potential hidden need.
Mandatory Grants	Disabled Facilities Grants and Repair Grants are grants where the Housing Executive shall approve applications for assistance.
Neighbourhood Renewal	Government departments and agencies working in partnership to tackle disadvantage and deprivation.
NIFHA	Northern Ireland Federation of Housing Associations.
NISRA	Northern Ireland Statistics and Research Agency.
Oil Savings Network Scheme	Oil Savings Network is 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.
PRSAS	Development of Private Rented Sector Access Scheme is a scheme which has direct contact with both a prospective tenant who is homeless or insecurely housed and a private sector landlord, and which assists both parties in establishing a tenancy.

Repossession	Repossession is where a court order has been granted ordering a debtor to hand back a property to a creditor where the property was either used as collateral (for a mortgage, loan or an unsecured debt or loan which has been secured by an order charging land) or rented or leased in a previous contract between the creditor and the debtor.
Supporting Communities Northern Ireland (SCNI)	Supporting Communities Northern Ireland provides training and funding for community groups.
Shared Housing	These are communities where people choose to live with others, regardless of their religion or race, in a neighbourhood that is safe and welcoming to all.
Site Identification Study (SIS)	A Site Identification Study is a report which examines all undeveloped lands within a settlement which has consistent unmet housing need. The study, which is prepared by the Housing Executive's Regional Place Shaping Teams, seeks to identify potential sites for the future development of social and intermediate housing.
Social Housing Development Programme (SHDP)	The SHDP provides grant funding to housing associations to build social housing. The programme is managed by the Housing Executive on a three-year rolling basis.
Social Enterprise	Social enterprises are businesses with primarily social objectives whose profits are reinvested to achieve these objectives in a community.
Social Rented Housing	Social Rented Housing is housing provided at an affordable rent by the Housing Executive and registered housing associations; that is, housing associations, which are registered and regulated by DfC as a social housing provider. Social rented accommodation is offered in accordance with the Common Selection Scheme, administered by the Housing Executive, prioritising households who are living in insecure or unsuitable accommodation.
Small Pockets of Deprivation (SPOD)	SPOD is a delivery vehicle for neighbourhood renewal.
Supported Housing	A term used to describe a range of both long and short-term accommodation provided for people who need an additional level of housing related support, to help them lead an independent life.
Supporting People Programme	The Supporting People Programme is designed to provide housing related support, to prevent difficulties that can typically lead to hospitalisation, homelessness or institutional care, and can aid a smooth transition to independent living, for those leaving an institutionalised environment.

Temporary Accommodation	The Housing Executive provides temporary accommodation in the form of Housing Executive hostels, voluntary sector hostels, leased premises (Dispersed Intensively Managed Emergency accommodation – DIME), single lets and non-standard accommodation (B&B/hotel) as and when required. B&Bs and hotels are used, when no other options are available, for a short duration.
Tenancy Deposit Scheme	When a tenant rents a property from a private landlord, they will usually pay a deposit. The private landlord must protect the deposit under the Tenancy Deposit Scheme. This scheme makes sure a tenant gets their deposit back when they move out if they have looked after the property and paid their rent.
Universal Credit	Universal Credit is a payment for people over 18, but under State Pension age that are on a low income or out of work. It includes support for the cost of housing (rent), children and childcare, as well as financial support for people with disabilities, carers and people too ill to work.
Welfare Reform	The term Welfare Reform is used to cover a wide range of changes to the social security (benefits) system. The main reforms that the Housing Executive have been involved with have included changes to Local Housing Allowance for Housing Benefit claimants living in the private rented sector, Universal Credit, Social Sector Size Criteria (Bedroom Tax) and the Benefit Cap.

Housing
Executive