

Executive Briefing Introduction

“Executive Briefing” summarises the business of the Northern Ireland Housing Executive’s Board at its meeting on Wednesday 26th May 2010 at 10.00am in the Boardroom, Housing Centre, 2 Adelaide Street, Belfast, BT2 8PB.

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Members Present: Mr Brian Rowntree (Chairman)
Mrs Anne Henderson (Vice Chair)
Cllr Brendan Curran
Cllr Eamonn O’Neill
Cllr Jenny Palmer
Cllr Jim Speers
Dr Monica Wilson

Apologies: None

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GOVERNANCE AND ACCOUNTABILITY

1.0 Business Plan Monitor

- 1.1 The Board noted the Housing Executive's Business Plan Monitor for April 2010. The Monitor shows progress against the Business Plan's six Corporate Objectives.

Performance against the majority of targets was good. However, with expected pressures on public finance, performance against targets will have to be closely monitored.

STRATEGIES AND POLICIES

2.0 Community Safety Performance Report – April 2009 to March 2010

The Board noted the strategic and operational performance on the Community Safety Strategy.

2.1 Community Safety: Strategic Developments

Further strategic initiatives during 2009-2010 include the Housing Executive's continued work with the West Belfast Community Safety Forum, which has just received confirmation from the Department of Justice (DOJ) to continue funding of a Community Safety co-ordinator for the coming year.

- 2.2 The Housing Executive has secured (as lead agency) approximately 58,000 Euros to support the development of an inter agency initiative to support young men on release from prison back into communities in Belfast. This pilot Re-Integration of Offenders (RIO) Project will operate for 1 year before being evaluated by the European Commission.

- 2.3 Three major reports were initiated and completed in 2009/10. Each has an action plan for delivery in 2010/11. They are the Review of Neighbourhood Warden Services, the Development of a Community Safety Communication Plan and the Development and Implementation of Tenant Led Inspection of Anti Social Behaviour Services.

2.4 Community Safety: Operational Performance

During 2009/10, District Offices received 4,684 reports of Anti Social Behaviour. This reflects a 6.7% increase on the previous

year. Of the most significant types of ASB reported, 28% (1336) related to noise nuisance, 13% (646) related to multiple ASB Noise/Harassment/Verbal Abuse etc) and 10% (498) related to the upkeep of gardens. The remainder related to the other 19 categories of ASB.

- 2.5 54 properties were repossessed compared with 43 repossessed in the previous year. 28 Acceptable Behaviour Contracts were signed throughout the year, 16 of these cases accepted a referral to the Assisting People and Communities (APAC) project.
- 2.6 The number of mediation referrals rose from 82 to 184 cases. The Restorative Justice partnerships in Belfast contributed 126 case referrals to the overall total.

3.0 Review of the Housing Executive’s Neighbourhood Warden Service

The Board noted the Review of Housing Executive Neighbourhood Warden Services and approved the implementation of its recommendations.

- 3.1 Neighbourhood Wardens play a key role in addressing community safety. There are currently 65 wardens in post. The Housing Executive also partners five District Councils to provide night time/ after-hours warden services. A review of the Housing Executive’s Neighbourhood Warden Service was undertaken in 2009/10.
- 3.2 The Review tested whether the Neighbourhood Warden Service was:
 - a) Providing services which meet the needs of communities and District Offices;
 - b) Providing services which reflected the re-shaped District Office environment;
 - c) Providing services which contributed to our focus on community safety.
- 3.3 The analysis and evaluation of the Review has been collated into an Action Plan to support the rebranding and re-launch of the service later in 2010.

3.4 The main recommendations of the review included:

- a) Changing the Neighbourhood Warden job title to that of Neighbourhood Officer;
- b) Providing a new uniform;
- c) Producing new Neighbourhood Officer information leaflets;
- d) Re-launching the service at central and estate level.
- e) Developing a training programme to support the Neighbourhood Officer Service.

4.0 Homelessness Strategy & Homelessness Statistics 2009/10

The Board noted the current homelessness statistics for 2009/10.

4.1 Homeless Statistics – Comparing 2008/09 to 2009/10

- a) Homeless acceptances have increased by 9.9% to 9914.
- b) Full Duty Applicant (FDA) cases on the waiting list have increased to 9,527 from 9,484;
- c) There has been a 4.2% increase in new placements into temporary accommodation;
- d) There has been a decrease in the number of households presenting as homeless citing that their accommodation was not reasonable. This peaked at 3,104 in 2006/07 reducing to 2,897 in 2009/10, a decrease of 6.6%;
- e) Single households continue to represent a substantial proportion of acceptances (36%) with older households representing 17% of acceptances;
- f) In 2009/10, 769* households claimed to be homeless because of intimidation – an increase of 26% on 2008/09. This increase is largely due to the high level of Roma families who claimed homelessness in June 2009.
- g) Length of stay in temporary accommodation continues to increase reflecting the existence of ‘hot spots’ where demand for housing is high;
- h) 54% of homeless applicants, who are re-housed, are re-housed within six months of presenting compared to 53% in 2008/09.

4.2 Key Performance Indicators 2009/10

The homelessness key performance indicators reflect the recommendations contained within the Homelessness Strategy and the national performance targets in relation to the use of private shared temporary accommodation.

- 1) To cease the use of private shared temporary accommodation for all households except in emergencies and then only for a maximum of 6 weeks – ***This has been achieved, with no placements beyond six weeks at the year end;***
- 2) To reduce the proportion of households who were previously accepted as homeless to less than 10% - ***7% of households who have been accepted as homeless had previously been accepted as homeless (ie repeat homelessness cases);***
- 3) To process at least 95% of homeless applications within 33 working days - ***99% of homeless applications were processed within 33 days;***
- 4) To ensure that contact is made every two months with homeless households in temporary accommodation - ***Contact with homeless families in temporary accommodation is ongoing.***

5.0 Energy Brokering Feasibility Study

The Board noted the main recommendations of a Feasibility Study into energy brokering in Northern Ireland.

- 5.1 In 2008 the Consumer Council, NIHE and Bryson Charitable Group initiated an investigation into finding ways to procure energy supplies on behalf of the consumer at reduced cost. DSD have now brought forward legislation to permit the Housing Executive to broker discounted energy for its tenants.
- 5.2 A number of different options have been identified to provide cheaper energy for tenants as part of a brokering scheme. The Housing Executive is proceeding on the basis of a Preferred Supplier Arrangements/Affinity Deal. This will require full evaluation. It involves a landlord working with a specific energy supplier to promote an agreed discounted tariff to tenants. It involves several supply companies competing to provide the service. The Regulator's office has agreed to deal quickly with any regulatory issues that may arise to assist the early implementation of a scheme.

6.0 Sustainable Development Monitor

The Board noted the Housing Executive's Sustainable Development Monitor and its links to the Housing Executive's Corporate Objectives. The Board noted the organisation's positive contribution to the Northern Ireland Sustainable Development Strategy.

- 6.1 It is understood that OFM/DFM intends to publish an updated Sustainable Development Strategy and Implementation Plan in autumn 2010. The Housing Executive is part of the stakeholder group working towards this new document.

7.0 Rural Homes and People Action Plan – Annual Report

The Board noted progress in the first year of the implementation of a 3 year Rural Action Plan and approved publication of the Annual Progress Report.

- 7.1 The 'Rural Homes and People' policy relates to activity in settlements with a population of less than 4,500 (where approximately 35 % of the population reside, and where around 15% of Housing Executive stock is located).
- 7.2 While the financial situation restricted progress, particularly in relation to private sector home improvement grants, 2009/10 was marked by steady progress including the following:
- a) For the first time in around ten years, over 10% of the Social Housing Development Programme starts have been in rural areas. While slightly below the 12% target, it does however represent 185 new homes;
 - b) Over 2,500 Warm Homes installations (40% of the total) were completed in rural areas. Progress was also made in identifying rural HMO issues;
 - c) The establishment of a Rural Residents Forum during 2009/10 provides a platform for rural tenancy issues to be highlighted;
 - d) The first rural Shared Future scheme opened in Sion Mills;
 - e) Completion of nine latent need tests;
 - f) Work with Planning Service on PPS21;
 - g) Input into the Government strategy for Rathlin Island;
 - h) The Housing Executive's contribution to the development of a Rural White Paper.

- 7.3 Factors such as hidden rural need and the dispersed geography and scale of rural communities make it more challenging to address housing issues than in urban areas.

The Board noted that steady and continued progress has been made during 2009/10 with over 30 of the 48 planned actions already underway in the first year of the 3 year plan.

8.0 Community Cohesion Unit Progress Report 2009/10

The Board noted progress during 2009/10 across the five key themes of the Housing Executive's Good Relations Strategy.

- 8.1 The promotion of good relations is a key Housing Executive objective. The Northern Ireland Assembly's Shared Future policy is expected to be formally endorsed later this year. This will be known as Cohesion, Sharing and Integration (CSI) and will require Government Departments to deliver their services in a manner that will achieve good relations outcomes in all areas, and also deliver a joined-up Good Relations and Race Relations policy.

The Housing Executive's Good Relations Strategy is delivered against the following five themes:

8.2 Residential Segregation/Integration

The Housing Executive continues to provide shared future housing via a twin-track approach of Shared New Build Schemes and the Shared Neighbourhood Programme in existing estates.

From this year the Housing Executive deems all schemes in the new build programme as having shared future potential. A total of four additional shared new build schemes were developed by the Housing Executive in 2009-10 in Pond Park, Lisburn; Abbey Drive, Enniskillen; Sycamore Drive, Cavanaleck in Enniskillen; and the Curzon, Ballynafeigh, South Belfast. This brings to eight the total shared new build schemes since the pilot began in 2008.

The 2008 Shared New Build Scheme in Causeway Meadows, Lisburn won the overall national Chartered Institute of Housing 2009 Award.

The Housing Executive has also developed a community based approach to support local communities living in a Shared Neighbourhood where diversity is welcomed. To date 30 neighbourhoods (one in almost every District Council area) have agreed to participate in the pilot programme. In addition the Housing Executive has secured additional funding from Belfast City Council's "Peace monies" to deliver 2 further 'Sharing Between Neighbourhoods' in South and East Belfast. In its first eighteen months, the programme has proved highly successful. An independent evaluation report confirmed the significant impact of the pilot programme in the first five estates.

8.3 Race Relations

Work on promoting good relations continues in line with the Housing Executive's Race Relations Policy and Action Plan. The main policy themes focus on:

- Mainstreaming Black & Minority Ethnic (BME) issues in policy development - Intercultural Awareness training continues for staff and community groups;
- Racial harassment and intimidation – the HIPA scheme provides practical support to victims of hate crime;
- Promoting BME social inclusion – The Housing Executive supports a Bi-lingual Advocacy Scheme which provides two advocates for the Chinese and Polish communities in South and East Belfast;
- Community participation and development – the BME Housing Forum has recently been re-convened in order to directly engage with BME support groups and we are promoting their direct involvement in the Housing Community Network;
- Migrant workers - A "Community Welcome Pack" has been produced to improve access to information and services. It also aims to improve community participation and social inclusion at a neighbourhood level.

8.4 Flags, Emblems and Sectional Symbols

Schemes to transform 'contentious' murals have been delivered in a number of areas, either directly through the Cohesion Unit or in conjunction with the Re-imaging Communities Programme. This work helps to build capacity in local groups to enable them to take the next step towards removal of paramilitary displays.

The summer of 2009 saw the lowest level of flags for over eight years and the biggest improvement in the management of bonfire displays in Belfast and Antrim. The Cohesion Unit has supported a number of bonfire initiatives as well as pilot Beacon Projects.

8.5 Interface Areas

The Housing Executive's Community Cohesion Unit is a key member of the Interface Working Group which has developed a process for the potential removal/re-imaging of interfaces in Belfast. In addition, the Housing Executive, funded by Peace III will support communities to produce a 'visioning tool' that will allow interface communities to view how their areas would look if barriers were removed or re-imaged.

8.6 Communities in Transition

The Cohesion Unit provides funding to support local estate based cohesion projects which can have a massive impact within communities. In addition, the Cohesion Unit secured additional funding from the Northern Ireland Community Fund to support programmes in our shared neighbourhoods and hard-to-reach estates.

9.0 **Review of the Maintenance Investment Strategy**

The Board noted the Review of the Maintenance Investment Strategy.

- 9.1 The DSD appointed consultants (Savills) to undertake a stock condition survey and provide a thirty year stock investment proposal. Savills reported in June 2009. The Report shows that previous investment decisions have been well made. Savills have concluded that the Housing Executive's stock is by far the best quality housing stock that they have ever inspected. Despite this, 17% of the housing Executive stock is below the Decent Homes standard and requires investment, primarily to replace obsolete and inefficient heating systems. The report also reinforces the need for continued investment which is essential to maintain this quality, protect the asset, assist in addressing fuel poverty and improve the quality of life and wellbeing of those living in social housing. Welcoming the report, Margaret Ritchie, DSD Minister said: The condition of the housing stock is a credit to the hard work and dedication of the Housing Executive. The

report will now allow me to direct capital and revenue resources to ensure we get the best value regarding the repair, maintenance and improvement of the homes. In 2010/11 the Housing Executive expects to review and complete a Maintenance Investment Strategy.

9.2 The objectives of the review of the Maintenance Investment Strategy are:

- To protect the asset;
- To ensure regulatory and legislative requirements are met;
- To prioritise investment against those works which will optimise compliance with the Decent Homes Standard;
- To consider strategies for maintaining the stock and associated assets and make recommendations;
- To ensure investment is targeted on the basis of need;
- To take cognisance of the interdepartmental review into adaptations.

9.3 The objectives of the Maintenance Investment Strategy are to produce:

- A robust strategy on which to prioritise and plan work during the investment period;
- Maximum compliance with Decent Homes Standard;
- Clear & equitable service standard;
- Use of optimum procurement methods.

The Project Team will be consulting with a wide range of stakeholders and a report will be brought back to the Board in the autumn.

10.0 Update on the Public Accounts Committee (PAC) Report: the Management of Social Housing Rent Collection and Rent Arrears

The Board noted progress on the issues raised through the PAC Report on the management of social housing rent collection and rent arrears.

10.1 The Northern Ireland Audit Office (NIAO) report and PAC recommended that “NIHE enhance its target-setting regime as a means of driving forward performance improvements”. In order

to fulfil this, four new targets were introduced, initially at Divisional level.

10.2 These targets are shown below along with the Housing Executive's current performance.

- (a) Ensure that total arrears at 31 March 2010 show a £100k reduction from the figure at 31 March 2009 - *Arrears at 31st March 2010 were £13,311k, £511k below the target of £13,823k;*
- (b) Reduce total arrears figure to 5% of Collectable Income by 31st March 2010 - *Arrears at 31st March 2010 were 4.75 % of collectable income;*
- (c) Reduce the number of tenants more than 13 weeks in arrears to 4% of all tenants by 31st March - *Tenants more than 13 weeks in arrears were 3.6 % of all tenants as at 31st March 2010;*
- d) Reduce Arrears written off to 0.38% of collectable income by 31st March 2010 - *Arrears written off were 0.32% of collectable income as at 31st March 2010;*
- (e) Reduce Past Tenant Debt to < 1% of collectable income by 31st March 2010 - *Past Tenant Debt was 1.52% of collectable income as at 31st March*

11.0 2008/09 Housemark Core Landlord Services Benchmarking Exercise

The Board noted the results of the Housing Executive's Core Activities Benchmarking exercise for 2008/09.

11.1 NIHE results are compared against other organisations using information supplied through Housemark, the Chartered Institute of Public Finance & Accountancy (CIPFA) and Rent Income Excellence Network (RIEN).

11.2 Summary of Findings

- NIHE performance was better than average for 14 of the 22 measures;
- When compared against all housing organisations in the Housemark exercise, the Housing Executive performs just below the average for the majority of indicators. When comparing against the slightly larger organisations the Housing Executive comparison improves;

- The amount of arrears written off by NIHE has consistently reduced over the last four years and in percentage terms across all available measures is now significantly below the average;
- When compared against data collected by CIPFA it is clear that in terms of the numbers of tenants in arrears the Housing Executive compares favourably. This would lead to the conclusion that there are a smaller number of tenants with a high value of arrears;
- The Housing Executive remains comparatively low cost in terms of management costs for rent and arrears collection.

11.3 A number of initiatives have been undertaken during 2009/10 to further improve rent collection and arrears performance:

- Visits to organisations of Best Practice;
- Implementation of a new e-benefits system which will streamline the housing benefit claim application process;
- The completion of quarterly performance reviews undertaken by senior policy and operational managers;
- Monthly review of Debt by Debt Bands;
- The completion of training to all accounts staff on basic money advice;
- The setting of comprehensive corporate targets for rent arrears;
- The introduction of twice yearly routine inspections.

12.0 Financial Request Smartmove Scheme North Belfast

12.1 The Board approved continued funding to Smartmove to manage a Rent Deposit Guarantee Scheme in North Belfast in 2010/11. Since becoming operational in June 2003, 3,900 applicants have registered with Smartmove for accommodation. Smartmove has enabled 745 tenancy allocations to be made and 189 landlords have registered with the scheme.

13.0 Greater East Belfast Housing & Regeneration Strategy Progress Report (Year 1)

The Board noted progress during the first year of the Regeneration Strategy for Great East Belfast.

13.1 The East Belfast Housing Strategy was launched in June 2009. Of particular note was the completion of the Connswater

Urban Renewal Area and the delivery by Housing Associations of 163 new social housing units at Mersey Street, Pottinger's Quay, Harland Walk and Glenburn Road.

13.3 Significant inter-agency work was carried out with groups such as:

- Inner East Forum
- Inner East & Tullycarnet Neighbourhood Renewal Partnership
- Inner East Local Area Network
- Hanwood Project

14.0 South Belfast Strategy Progress Report (Year 1)

The Board noted progress during the first year of the Regeneration Strategy for South Belfast.

14.1 The South Belfast Housing Strategy was launched in November 2008 aligned to the Housing Executive's Corporate Objectives.

14.2 Of particular note was the progress achieved in relation to the regeneration plans for the Village Urban Renewal area and the significant work carried out by the South Belfast District Office and the Community Cohesion Unit on improving community relations, such as:

- Ballynafeigh Shared Neighbourhood;
- Shared future housing scheme at the Curzon;
- Funding of Chinese and Polish Advisory Workers;
- Re-imaging projects in Taughmonagh, The Village, Annadale and Markets.

14.3 Inter-agency working is the key to delivering the objectives of the strategy and this will continue to be a key feature of our work in future years.

15.0 Older People Housing Policy Review Action Plan (2008-2010) – Six Monthly Update

The Board noted progress on the Housing Executive's Older People Housing Policy Review Action Plan.

15.1 The Action Plan was launched in November 2008 and contains 15 recommendations for action. These can be broadly grouped as follows:

- Strategic & Planning Issues.
- Promoting Independent Living.
- Specialist Housing Provision.

15.2 Strategic and Planning Issues

a) Belfast Healthy Ageing Strategic Partnership (HASP)
NIHE involvement is ongoing with the Belfast Healthy Ageing Strategic Partnership.

b) Information and Advice
In April 2010 there was a 10,000 reprint of 'Seniors Info' leaflets. Further copies have been forwarded to all Housing Executive district and area offices.

c) Older People Research Programme
The reports on Assistive Technology, Home Improvement Agencies/Care and Repair services, Equity Release and the Barn Halt Cottages study are due in summer 2010.

d) The sheltered housing sector is facing considerable challenges. In England the Ministerial Working Group on Sheltered Housing was established in 2009 to work on a number of priority areas. Engagement has been ongoing with EROSH NI in relation to strategic direction for sheltered housing and terms of reference for future research.

e) Supporting People
Older people constitute the largest client group in receipt of Supporting People services equating to 14% of Supporting People budget spend. This is mainly for sheltered housing services. One of four new supported housing schemes on site in 2009/10 is a 30 unit Elderly Mentally Infirm (EMI) scheme in Fermanagh.

15.4 Promoting Independent Living

- a) The DSD/DHSS&PS have initiated an Inter-departmental Review of Housing Adaptations, with the Housing Executive taking the lead role. The Review will consider population changes and the need to plan for an aging society.
- b) The Housing Executive leads the Belfast Healthy Ageing Strategic Partnership (HASP) sub-group on Home Support Services/Care and Repair.

15.5 Specialist Housing Provision

Engagement continues with a number of Supporting People older people providers on the issue of retirement villages, including proposals for Milford outside Armagh, Millisle, Belfast and Ballyclare.

15.6 Older People Commissioner for Northern Ireland

In December 2009, the Housing Executive submitted a response to the OFMDFM (NI) consultation proposals and Draft Bill for a Commissioner for Older People in Northern Ireland. Also, in December 2009 the Housing Executive met Dame Joan Harbinson, the Older People Advocate for Northern Ireland who will continue in her role until an Older People Commissioner is appointed. Subject to legislation this is anticipated in 2011-12.

15.7 Review of 'Ageing in an Inclusive Society' (2005)

Housing Executive links have been established with the Older People Project Team in OFMDFM who are leading the review of the 2005 strategy. A consultation process is to commence in autumn 2010 with the revised strategy anticipated in spring 2011.

16.0 Social Housing for Wheelchair Users – Six Monthly Update

The Board noted progress made by the Social Housing for Wheelchair Users Group in relation to design, information and planning and the management of wheelchair housing services.

- 16.1 The Social Housing for Wheelchair Users Working Group was established in April 2007. Progress for the six months to March 2010 is as follows.

- 16.2 A new design to increase the space standards for 3 person 2 bedroom wheelchair accommodation was approved by DSD. This reduces the need for bespoke property for individual applicants. The new space standards should cater for around 80% of wheelchair users needs. Training is being arranged for Area planning teams, case management staff and possibly occupational therapists to inform them of the new standards for new build.
- 16.3 New software has been obtained and training provided for relevant Housing Executive staff and staff from the Health Trusts. This can be used to design and test space standards. It is a quick, easy and flexible programme which offers a portable design device for clients to view proposals.
- 16.4 Data is important for the assessment of housing need. A new data source has been obtained from the Northern Ireland Federation of Housing Associations (NIFHA) which gives details of housing association wheelchair stock in Northern Ireland. The Housing Executive's GIS unit has formatted the dataset for use through GIS mapping and are now working on a website to enable Housing Associations to view their data.
- 16.5 A case management approach for client groups (including wheelchair users) began in 2008. Work has also begun to develop an Accessible Housing Register of properties which may be suitable for applicants/tenants with disabilities, including wheelchair users.
- 16.6 A Departmental Review of Adaptations has been initiated by DHSS&PS and DSD. As a result, the NIHE's Case Management, Options Appraisals and a Guidance Manual are being considered under the Review.

17.0 Procedure for Ending the LOTS Scheme in Lisburn and Derry/Londonderry

The Board approved the conclusion of the Town Centre Living Initiative Area (TCLIA) designations of Lisburn and Derry/Londonderry.

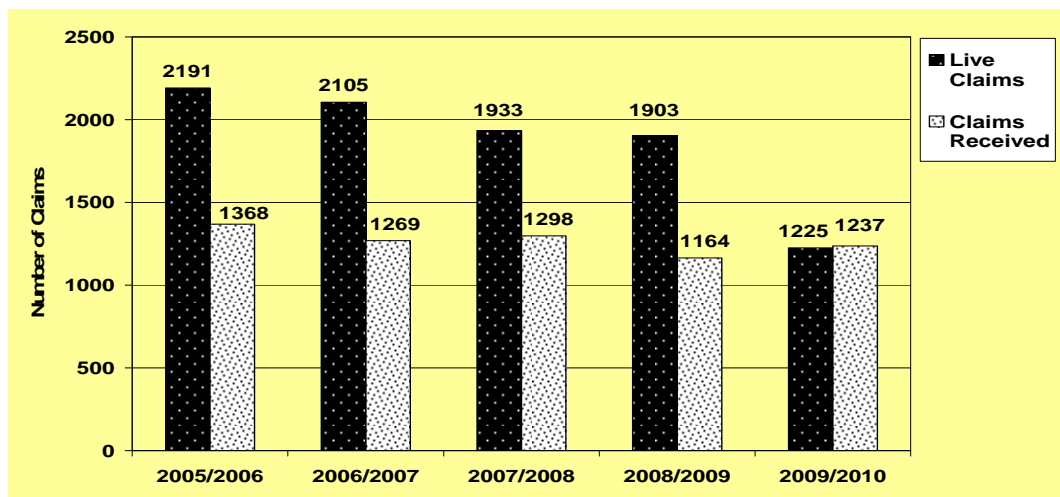
- 17.1 The pilot Living Over the Shops (LOTS) schemes in Lisburn and Derry/Londonderry commenced in 2002, and were extended until 31st March 2010.

17.2 In bringing these schemes to conclusion it was decided that any grant enquiries already received by the grants offices by the end of March 2010 would be progressed to completion. Such grants would be processed under the conditions of maximum grant of £30k and landlord contribution of 20% which applied to all other grants processed in these LOTS areas.

18.0 Review of Public Liability Claims 2009/10

The Board noted the current position on new and live public liability claims at 31st March 2010.

18.1 New and live claims



The table above indicates that the trend in number of new and live claims is generally downwards. This year is the exception with new personal injury claims received increasing by 23%. The reasons for this are not clear but it is thought that the economic down-turn has generated an increase in speculative claims. To deter and prevent fraudulent claims the Housing Executive has access to an anti fraud register to facilitate data matching with other compensators or insurers. To minimise the exposure to risk the Housing Executive carries Public Liability Catastrophe cover.

19.0 Home Loans Scheme – Mortgage Interest Rate

The Board approved the current rates of interest on the Housing Executive's Home Loans Scheme.

19.1 In January 1982 the Department of the Environment, now the Department for Social Development, stipulated that the rate of

interest to be applied to new and existing loans under the Housing Executive's Home Loans Scheme would be the higher of either the Standard National Rate or the Local Average Rate. It was further stipulated that the Executive should vary its rate of interest on mortgages whenever a change in either or both of these rates requires it.

- 19.2 The Board approved that, for the purpose of the Home Loans Scheme, the Local Average Rate should be fixed at 9.50% for the half year to 30th September 2010 and the Mortgage Interest Rate charged for loans issued in respect of applications received prior 1 October 1987 requires to be reduced to 9.50%. With the exception of Homesteading cases, the "true rate" of interest charged for loans issued in respect of application received on or after 1st October 1987 remains capped at 14%.
- 19.3 The Housing Executive is continuing to work hard to encourage its small number of mortgagors to move to financial institutions which offer a lower rate of interest.

20.0 Northern Ireland Assembly Questions

The Board noted details of recent housing related Assembly Questions.

- 20.1 During the period 29th March to 30th April 2010, 48 Assembly Questions were tabled for response by the Minister for Social Development. Of these 37 were housing related.
- 20.2 It was noted that for the period from 7th September 2009 to 30th April 2010, 685 Assembly Questions were tabled for response by the Minister for Social Development. Of these 544 were housing related.