



Geography of Belfast City Council



Belfast is divided into ten district electoral areas



Contents

Foreword	3
Introduction	5
Vision	5
HIP themes and outcomes	5
The HIP and the Community Plan	6
The HIP and the Local Development Plan	6
Context	7
Strategic Context	7
Local Context	11
Update on resources/budget	13
Progress Report	13
Theme One: Identify and meet housing need and demand	15
Theme Two: Improving people's homes	23
Theme Three: Transforming people's lives	27
Theme Four: Enabling sustainable neighbourhoods	31
Theme Five: Delivering quality services	35
Appendices	37
Appendix 1: Community Planning Themes and Outcomes	37
Appendix 2: Social Housing Need by Settlement 2017-2022	39
Appendix 3: Social Housing Development Programme	40
Appendix 4: Maintenance Programme and Grants Information	44
Appendix 5: Housing Executive Stock March 2018	51
Appendix 6: Applicants and Allocations by HNA areas at March 2018	58
Appendix 7: Management Team contact details	59
Appendix 8: Glossary	61






















This document is available in alternative formats. Contact:
Land and Regeneration (Housing Analytics), The Housing Centre, 2 Adelaide Street, Belfast BT2 8PB
Tel: 03448 920 900

Next Generation Text (NGT) formerly Text Relay: General enquiries 18001 03448 920 900

Email: housing.analytics@nihe.gov.uk Website: www.nihe.gov.uk

All mapping material within the document is Crown copyright and is reproduced with permission of Land and Property Services under delegated authority from the Controller of Her Majesty's Stationery Office, ©Crown copyright and Database rights NIMA ES&LA209.3.

Northern Ireland Facts and Figures

	36,198 applicants were on the housing waiting list at 31 March 2018 (37,611 at 31 March 2017)		£514 the average amount we spent on each dwelling for repairs
	24,148 of these were classified as being in housing stress (23,694 at 31 March 2017)		£118.4m programme of maintenance schemes delivered, such as improvement works to over 19,000 dwellings, investment and cladding works to two tower blocks, environmental improvement schemes and 4,093 major/minor adaptations.
	11,877 housing applicants were deemed to be Full Duty Applicants (FDA) homeless after investigation		7,373 Social homes were allocated last year
	4,148 approvals were issued to private households to assist with insulation and heating measures through the Affordable Warmth Scheme, costing £17.4m		£336m we collected 99.8% of rent and rates charges on our homes and unattached garages
	1,759 new homes were started through the Housing Executive's Social Housing Development Programme (SHDP)		540 community groups worked in partnership with us through the Housing Community Network (HCN)
	19,000+ housing support places were provided to assist the most vulnerable citizens in our local community		99.6% of our stock is occupied, with our lettable voids remaining low – only 0.32% of our stock vacant
	1,098 Disabled Facilities Grants (DFG) were approved to the value of approximately £11.9 million		£629.8m paid out in Housing Benefit (HB) payments
	507 Mandatory Repair Grants were approved		54,135 new claims for HB assessed and 475,298 changes made to existing claims
	85,534 homes managed by the Housing Executive		£516k awarded through our Social Housing Enterprise Strategy, with 40 social enterprise initiatives/individuals supported
	366,950 repairs were carried out at a cost of £44.1m, which equates to approximately four repairs per dwelling		22% fuel poverty (10% definition) decreased from 42% recorded in the HCS (2011)
	2.1% Unfitness in NI housing stock has decreased from the previous 4.6%, recorded in the 2011 House Condition Survey (HCS)		

Foreword

In 2015, we published our four-year Housing Investment Plans (HIP) 2015-19. These plans identified housing-related desired outcomes, and were intended to initiate discussions with councils and other stakeholders in order to develop a shared vision for the future of housing in Northern Ireland.

This HIP Update reports on our progress in delivering the outcomes set-out in the 2015-19 HIP. It outlines how we plan to deliver our housing ambitions, in tandem with other statutory agencies, to achieve these intended outcomes.

In 2015, the reform of Local Government brought about the formation of 11 new councils. These new councils were given responsibility for leading the Community Planning process for their area. The Housing Executive has joined with our statutory and other partners: councils, statutory bodies, agencies and the wider community, including local groups and the voluntary sector to forge Community Planning Partnerships in each area. These partnerships will develop and implement shared Community Plans that aim to sponsor and foster well-being and community cohesion. The Plans will also align with the outcomes contained in the Programme for Government (PfG).

Working in partnership, the Housing Executive, alongside other statutory partners and community representatives, has also engaged with local councils to

consider the requirements of the new Local Development Plans (LDPs). The LDPs will provide long-term strategies to support economic and social progress, and will assist in the delivery of Community Plans.

Partnership working with stakeholders and our contributions to Community Plans are key elements in the Housing Executive's 'Journey to Excellence' Programme; we aim to deliver top class housing and regeneration solutions to meet the needs of communities and partners, now and in the future. This joint working approach has enabled us to develop strong partnerships that yield many benefits from collaboration and the sharing of information. The HIP has been instrumental in this process.

We look forward, in 2018, to developing further our relationships with councils and other stakeholders. Through the various planning and Community Planning processes, we intend to build lasting housing solutions that will benefit all communities.



Professor Peter Roberts
Interim Chair



Introduction

In 2015, the Housing Executive published the Belfast Housing Investment Plan (HIP) 2015-19, which aims to provide a long term and ambitious vision for the development of housing. This is the final annual update, which records progress of actions set out in the HIP for 2015-19, HIP updates for 2016-18 and details new proposals for 2018-19. The annual update should be read in conjunction with the HIP 2015-19.

This annual update will not only show how the actions contribute to achieving the HIP outcomes but also how they can support the delivery of the Community Plan, 'The Belfast Agenda'.

The HIP sets out a strategic direction for housing across all tenures, both new and existing. Proposals detailed within this annual update seek to achieve this by promoting development, improving health and wellbeing, reducing inequality, and by creating more cohesive, safe, vibrant and successful places for all.

Since the publication of the HIP, the Housing Executive, as a statutory Community Planning and Local Development Plan (LDP) partner, has welcomed the opportunity to work with the Council and stakeholders to incorporate and embed the HIP vision and outcomes within Community Planning and LDP processes.

With limited and reduced public resources, the partnership approach, which the Community Plan facilitates, will become increasingly important

to deliver good quality services and housing solutions for local communities.

The annual update retains the HIP framework based around five themes and associated outcomes. Detailed information of proposals is set out in the Appendices. All statistics in this document refer to Belfast City Council area (BCC), unless otherwise stated.

Vision

The housing sector throughout Northern Ireland faces a number of challenges in the current economic climate but is committed to working in a way that goes beyond a simple 'bricks and mortar' approach. The housing vision for Belfast is one where:

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

This vision seeks to deliver sustainable communities, living in dwellings of a decent standard and in sufficient numbers to meet local needs throughout the urban area.

HIP themes and outcomes

Success for housing providers necessitates measuring the effect of interventions, therefore, under each of the five themes a number of outcomes have been identified.

Themes and Outcomes

THEME ONE

Identify and meet housing need and demand

1. Identify new housing requirements.
2. Increase the supply of affordable renting to meet the needs of communities.
3. Assist home ownership.

THEME TWO

Improving people's homes

4. Improve the quality of the housing stock.
5. Develop low carbon homes and reduce fuel poverty.

THEME THREE

Transforming people's lives

6. Provide suitable accommodation and support services for vulnerable residents.
7. Homelessness is prevented or is addressed effectively.

THEME FOUR

Enabling sustainable neighbourhoods

8. Regenerate neighbourhoods.
9. Create safer and cohesive communities.

THEME FIVE

Delivering quality services

10. Deliver better services.



The Belfast Agenda

Community Planning Outcomes

1. Everyone in Belfast benefits from a thriving and prosperous economy
2. Belfast is a welcoming, safe, fair and inclusive city for all
3. Everyone in Belfast fulfils their potential
4. Everyone in Belfast experiences good health and wellbeing
5. Belfast is a vibrant, attractive, connected and environmentally friendly city.

The HIP and the Community Plan

The Council and its statutory partners have produced a Community Plan (The Belfast Agenda) for the city, in consultation with the public. With this over-arching framework of strategic and statutory partners and service providers working together, the Plan has specific outcomes to be achieved by 2030.

The Community Plan identifies long-term priorities for improving the social, economic and environmental wellbeing of citizens within the city.

It is modelled on the outcomes based approach, similar to the draft Programme for Government. The five outcomes for this Community Plan were agreed and grouped under the themes listed adjacent.

Housing can contribute to achieving many of the Community Plan outcomes. It can shape health and wellbeing, regeneration and the environment, community cohesion and neighbourhoods. Linked to a programme for Government, it can also reduce fuel poverty, promote the use of renewable energy and assist economic growth.

The HIP themes are complementary to many of the Community Planning themes. This annual HIP update has therefore aligned our housing actions against the Community Plan outlined in The Belfast Agenda.

The HIP and the Local Development Plan

The Local Development Plan (LDP) will replace the Belfast Metropolitan Area Plan (BMAP 2015) in 2020. The LDP will influence housing development in Belfast for 15 years from 2020. The plan will address land availability for housing across Belfast. It will examine the take up of zoned lands with the correct development plans.

The LDP will be the main vehicle for assessing the future housing land requirements across the council area. This is crucial given the aspiration within the Belfast Agenda to increase the population of Belfast by almost 70,000 people and develop an additional 37,000 new homes in the period to 2035.

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

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

Context

Strategic Context

The Housing Investment Plan annual update has been developed within the context of the Northern Ireland policy framework.

The draft Programme for Government (PfG)

The draft PfG contains 14 high level outcomes, and 48 indicators. While our work supports many of the outcomes in the draft PfG, there is no specific 'housing outcome' included. Nevertheless, housing and many other elements of the work of the Housing Executive are cross-cutting, especially in relation to place-making and help achieve many of these PfG outcomes. Our investment plans and activities, as set out in this Plan, illustrate how and where our plans can contribute directly and indirectly to the delivery of the Community Plan, and the draft PfG outcomes. We await the publication of the final PfG.

Welfare Reform

The adoption of the Welfare Reform Order (NI) 2015 has meant significant changes to the benefit system for people of working age. Whilst all of the changes have had some effect on the Housing Executive, those which have had most impact are Benefit Cap, amendments to Housing Benefit rules and Social Sector Size Criteria (Bedroom Tax).



Universal Credit, which will replace a number of working age benefits, including Housing Benefit, was introduced in September 2017 and is being implemented by DfC. New claims will be phased in geographically across Northern Ireland during 2018. It is currently planned to be fully rolled-out to all claimants by 2022. A Rates Rebate Scheme replacing Housing Benefit rates, for those awarded Universal Credit, was also introduced in September 2017 and is being led by Department of Finance.

Universal Credit will have a considerable impact on the Housing Executive. Over the next four years the Housing Benefit caseload will significantly reduce whilst the wider effect on the organisation's day-to-day work and service provision will be substantial.

Measures have been introduced for people in Northern Ireland to reduce the impact of some of the changes to the welfare system. Welfare Supplementary Payments are available until 2020 to support people who may lose out due to some of the changes.

The Housing Executive continues to provide advice and support to tenants and housing applicants about changes to the welfare system. It is working closely with DfC on the processes necessary to ensure smooth implementation.

Housing Strategy

Facing the Future: The Housing Strategy for Northern Ireland 2012-2017 was launched in 2012 and reviewed in 2015. The review identified that 21 actions had been achieved or were on track and 12 were broadly on track or facing some delay. DfC is in the process of completing a final evaluation of the Housing Strategy and hope to have this ready for publishing in Autumn 2018, pending ministerial approval.

The Housing Strategy will be replaced by the draft Programme for Government (PfG) Housing delivery plan. The proposals contained within this delivery plan and subsequent actions are an attempt to learn from the experiences of delivering the Housing Strategy, from the diversity of evidence and views gathered from key partners and from the consultation on the draft PfG in 2016.

Delivery Strategy

The Housing Executive continues to work in partnership with DfC, housing associations and the Northern Ireland Federation of Housing Associations to ensure delivery of the PfG targets for new social housing. In 2018/19, we will continue the implementation of the Social Housing Development Programme (SHDP) Delivery Strategy Action Plan. One of the key elements of maintaining and improving delivery will be a sustainable land supply, and we continue to support housing associations to bring forward additional supply through advance acquisition and emerging routes such as Competitive Design & Build.

The Housing Executive is also working closely with DfC to improve the supply of public land which can be made available for housing, which includes both Housing Executive Transfer land and Surplus Public Sector sites. This year will see the commencement of design work for new social and affordable housing on strategically significant Public Sector sites at Hope Street, Belfast (Housing Executive owned) and St Patrick's Barracks, Ballymena (DfC owned).

Supporting People

The Housing Executive acts as the administering authority for the Supporting People (SP) Programme in Northern Ireland. This role includes the payment of SP Grant to approximately 90 providers of housing support services which deliver assistance with housing related tasks to more than 19,000 vulnerable people in order to help them develop or maintain the skills necessary to live as independently as possible in their own home. In 2018/19, the budget is £72.8m. As such, the providers' allocations for 2018/19 will be at the baseline level of grant provided in 2017/18 (i.e. not including the additional non-recurrent funding in November 2017).

Housing for All (previously Together Building United Communities or TBUC)

In addition to the 10 schemes, which are either completed or under construction as part of the initial Housing for All new build programme, we are continuing to work with DfC, housing associations and our own Community Cohesion team to identify further schemes with potential to accommodate new shared housing in 2018/19.

Rural

The Housing Executive provides a range of services tailored specifically for those living, or wanting to live, in rural areas.

Our Rural Strategy & Action Plan 2016-2020 'Sustainable Rural Communities', is aimed at identifying the housing needs of rural communities and working with housing providers, councils, public bodies and rural stakeholders to ensure that where possible, rural areas receive an equitable proportion of investment and needs are addressed.



For many young rural households, house and land prices, land availability and low rates of development will rule out owner occupation, in the short to medium term. The propensity for owner occupation in rural areas will also result in limited opportunity for the private rented sector to offer affordable accommodation. In 2018/19, the Housing Executive will continue to work closely with rural communities to identify the need for social and intermediate housing and engage with housing providers to encourage the delivery of new homes in rural areas.

Our Rural Strategy highlights the Rural Needs Act (NI) 2016 which came into operation for the Housing Executive in June 2018. This added duty will ensure that the needs of our rural communities are fully considered in the preparation of all policies, strategies, plans and in the design and delivery of our public services.

Asset Management Strategy

The Housing Executive's Asset Management Strategy was approved by DfC in 2016. The Strategy adopted both a new investment standard - the Commonly Adopted Standard - as the basis for investment in the modernisation and maintenance of our housing stock, and an 'active asset management approach' in which investment decisions would be based on the performance of the stock in supporting the Housing Executive's business plan and its landlord objectives.



The delivery of this Strategy was predicated on our funding position for stock investment being improved via the out workings of the Social Housing Reform Programme. However, with ongoing delay in the latter and two years of rent freezes this position has unfortunately deteriorated. Consequently, DfC in October 2017 approved a revised Strategy for three years to allow time to agree a solution to our long term investment requirements. As a result our Investment Plan will focus on compliance activities, External Cyclical Maintenance and a programme of major component upgrading (e.g. bathrooms, kitchens, wiring, doors, windows, heating etc.) in order to address both our maintenance backlogs and tenant priorities.

Tower Block Strategy

The Housing Executive prepared a strategy for its tower blocks as part of the overarching Asset Management Strategy. This strategy determined that option appraisals should be carried out for each block given the various issues around investment needs, management and maintenance costs and housing demand.

A report on these appraisals was presented to the Housing Executive's Board for consideration at its meeting in November 2016. The Board requested that officers develop a comprehensive action plan for each tower by August 2017. However, following the fire in Grenfell Tower in London, the development of this plan was put on hold until there was the opportunity to consider any preliminary findings from investigations into the fire and any potential implications arising from these.

In doing so the Housing Executive established an Independent Reference Group to advise on fire safety issues in its blocks. It is intended that the action plans will be reviewed and consulted on with tenants, leaseholders and their representatives in 2018/19.

House Condition Survey 2016

The publication of the Northern Ireland House Condition Survey 2016 main report has been announced on the GOV. UK release calendar. The report was published on the Housing Executive's website on 31 May 2018. Click on the link below for further details. <https://www.gov.uk/government/statistics/announcements/northern-ireland-house-condition-survey-2016>

Home Energy Schools Competition

In June 2018 the Housing Executive announced the results of Home Energy Schools Poster Competition which it launched in collaboration with the Education Authority across 1,000 P7 primary school pupils. The competition was aimed at promoting home energy awareness. The Housing Executive will use the competition's winning poster throughout 2018/19 to promote energy efficiency awareness in its promotional campaigns.



Homelessness Strategy

The Housing Executive's Homelessness Strategy 2017/22 – Ending Homelessness Together, acknowledges that Homelessness cannot be addressed by one agency in isolation. For many households, a roof over their head is only one aspect of a solution that will allow them to live independently in a home of their own that they can afford. A range of agencies will be required to work together to ensure that households have the right property coupled with the right level and type of support needed to sustain them in that property.

To ensure a multi-agency approach was adopted, the Housing Executive has established Homelessness Local Area Groups which bring together a range of agencies from the Statutory, Voluntary and Community Sectors within the locality to devise an Interagency Local Action Plan. This Plan is designed to improve service delivery for homeless households. The Plans contain actions under the three objectives of preventing homelessness, providing sustainable solutions and addressing the often complex needs of chronic homeless households. The Homelessness Local Action Plans remain under review with additional actions being added throughout the duration of the Homelessness Strategy as new issues arise.

Energy Saving

A partnership of Home Energy Conservation Authority (HECA) Panel members: Energy Saving Trust; National Energy Action; Bryson Energy; Choice Housing, NI Consumer Council; Phoenix Natural Gas; Firmus Energy; SGN Natural Gas and Power NI took part in Energy Saving Week in November 2017.



The week focuses on raising public awareness - how to switch energy supplier or tariff to get the best deal, advice on grant availability, accessing discounts, making homes more energy efficient, helping people to cut their fuel bills and how to get the relevant financial support. This collaborative promotion was set out in 'one stop shops' at nine of the Northern Ireland's larger shopping centres, alongside a renewed campaign on social media, local newspapers and radio.

Social Housing Enterprise Programme

The Social Housing Enterprise (SHE) Programme was launched in 2015 and since then, almost £1.4 million has been invested in social enterprise in communities throughout Northern Ireland, with grants ranging from £1,000 to £50,000. A total of 70 new jobs have been created and 774 training opportunities have been made possible.



Funding is awarded to individuals or groups who can demonstrate how our communities will benefit through their product or service and how investment will lead to an increase in employment and training opportunities.

HMO Bill

The HMO Bill received Royal Assent in May 2016 and this legislation provides powers for Councils to develop and implement HMO Licensing Schemes. It is now anticipated that this area of responsibility will be transferred to Councils by April 2019. The Housing Executive is fully committed to working with the Councils and DfC to ensure this transition is facilitated.

Local Context

Belfast is the capital of Northern Ireland with a population of approx. 340,000. The city provides major opportunities for employment, learning, shopping, leisure and entertainment. It drives much of the economic growth across the region.

Housing Market Update

The local housing market in Belfast is slowly recovering from the economic crash in 2007. House prices had effectively doubled in the two years prior to the crash, the classic boom and bust scenario. Prices bottomed out in 2013 and have been on a gentle upward curve since then. The effects of the 2007 crash are still evident and serious imbalances remain in the current housing market. Private sector development is still low and mortgage lending remains inhibited despite historically low interest rates.

There is a need for additional housing across all tenures. The Housing Growth Indicator (HGI) requirement for over 1,000 new dwellings per year up to 2025 is not being met and the target of an additional 37,000 new homes over the 2020-2035 period, expressed within the LDP, looks very ambitious post EU referendum.

The long-term trend towards smaller and single person households has ensured that household growth has occurred across Northern Ireland. From 2001-2011, the number of households in Belfast increased by 5.5%, below the Northern Ireland rate of almost 12%. Projections by NISRA for the period up to 2037 indicate similar growth rates for both Belfast and Northern Ireland, as a whole. These project 812,000 households in Northern Ireland, with 153,000 of these in Belfast.

There is an expected decline in the number of households with children, with 28% of these households dropping to 25% by 2037. Consequently, smaller sized new build housing, across all tenures, will be required to meet future household need in Belfast.

As the region's capital city, major population centre and hub for business, employment and infrastructure, Belfast is critical to Northern Ireland's economic future.

Belfast supports over 210,000 jobs and is a source of employment for much of the region's population. The Belfast Agenda aims to create 15,000 additional jobs in the city by 2021.

Local economic performance and peoples' economic circumstances affect the demand for housing, and the individual housing choices that they make. Local estate agents have noted correlations between dramatic changes or threats to local employment and confidence within the housing market.

Owner Occupied Sector

The average price of properties sold in Belfast in 2017 was £158,764 which is a slight decrease on the previous year. This compares to Northern Ireland figure of £155,049, which is very slightly up on 2016 average prices. The Council for Mortgage Lenders (CML) described in its April 2017 commentary that "the market in Belfast is on a fairly even keel and in neutral gear".

Sectoral differences remain; South Belfast is still the highest priced sub market while North Belfast is the lowest. First time buyers are still experiencing difficulty in obtaining mortgage finance despite continued low interest rates.

Sales of terrace and semi-detached properties accounted for approximately 70% of residential property transactions in Belfast in 2017.

Impending interest rate rises are currently not impacting on the market, as they are expected to be slow and gradual, however further rises in interest rates will place individuals and families under additional financial pressure and will impact the overall market.

Private Rented Sector (PRS)



The Private Rented Sector (PRS) continues to play a critical role in the local housing market and provides much needed accommodation for all household types. Local estate agents report a continuing strong demand at the top end of the market and in the Lisburn Road, Ormeau Road and Stranmillis areas.

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

- flexibility and choice of location;
- difficulty in saving for a deposit to buy a home;
- job and income uncertainty;
- availability of Private Housing Benefit;
- higher demand and lower turnover in the social housing sector; and,
- negative equity forcing some owners to let rather than sell.

Rented accommodation is now the accommodation of choice for many households, and especially younger households on lower incomes who in previous decades would have become first time buyers. High levels of demand for social housing in some areas will also continue to underpin the demand for private rental property.

Housing Benefit continues to play a vital role in supporting low-income tenants in the sector. At March 2018, over 12,000 private tenants in the city were in receipt of Housing Benefit. Welfare Reform and recent tax changes and regulatory requirements could affect the attractiveness of private rental for landlords, although the continuation of direct payment of Housing Benefit to landlords may mitigate aspects of the overall scheme for them. These developments will be monitored closely over the next few years.

The rapid expansion of purpose built student accommodation in Belfast is being closely monitored in light of the delays in the construction of the new Ulster University campus in North Belfast. The campus was due to be completed in autumn 2019 but will not be operational until 2020, at the earliest, meaning that the accommodation currently under construction will be complete before the campus is. The effects of this expansion on existing housing markets, particularly the Holylands area, are being researched by South Belfast Partnership Board, with support from the Housing Executive.

Social Housing Sector

The social housing sector in Belfast is still a very significant part of the overall market, accounting for more than a quarter of all housing in the city. This

is a much higher proportion than for Northern Ireland as a whole, reflecting the high levels of redevelopment which occurred in the 1970s and 1980s. Housing Executive stock amounts to almost 26,000 units while housing associations account for approximately 13,500 units.

The residential ring surrounding the City Centre is largely comprised of redeveloped stock. Carrick Hill, New Lodge and Duncairn areas of North Belfast, Markets, Donegall Pass and Sandy Row in South Belfast, Lower Falls/Divis, Grosvenor Road, Lower and Mid Shankill in West Belfast and Lower Newtownards Road, Short Strand and Albertbridge Road in East Belfast, were all largely built as social housing. Much of this stock remains available for social rental.

The significant levels of redevelopment reduced the level of both owner occupied and private rented accommodation in the city. In the early 1980s, the Housing Executive completed around 2,000 new social houses in Belfast, per year. Housing associations assumed responsibility for new build since 1996, completing an average of 550 units, per year in Belfast, over the last 10 years. The amount of social stock in the city has risen in the past few years as house sales under the Right to Buy provisions has declined. This trend is unlikely to continue, as budgetary pressures will impact on the levels of new build with emerging evidence that levels of applications to buy in the social sector are rising. This may be related to the impact of welfare reform. Many tenants may prefer to make mortgage payments rather than pay increased rents. We will continue to monitor this up to the end of the welfare reform mitigation period in 2020.

Single person and small family households comprise 75% of the waiting

list in the city. Future housing mix in new social housing will need to cater for these household groups. In recent years social housing need has been delivered locally by housing associations on Housing Executive land. Increasingly, areas of housing need are emerging in locations where the Housing Executive does not own land.

Housing associations compete on the open market against the private sector and this can make it difficult to obtain sites in areas of housing need throughout Belfast. Need is apparent in all four sectors of the city (North, South, East and West). The areas of highest need coincide with those areas where suitable development land is in short supply.

In addition, the Housing Executive is keen to promote housing in the City Centre. A new waiting list covering the City Centre will be established when a suitable housing scheme or schemes is/are approved. The new waiting list will be open to all applicants wishing to live in the City Centre.

Regeneration

Regeneration can be defined as a set of activities that reverse economic, social and physical decline in areas where market forces will not do so without the support of government.



Social new build at New Lodge

To continue to build vibrant and welcoming places within Belfast it is important that local communities are involved in decision making in their neighbourhoods to identify priorities and plan solutions. There are a number of regeneration initiatives within Belfast which include:

Building Successful Communities

The Building Successful Communities programme is a strand of the 'Facing the Future – Housing Strategy for Northern Ireland' and aims to use housing interventions as a catalyst for local regeneration. The key objectives of the programme are to:

- improve housing and infrastructure;
- deliver new social and affordable homes;
- deliver environmental improvements;
- improve access to amenities; and,
- improve access to economic and social activity.

Six areas, five of which are in Belfast, are included in the programme: Lower Shankill/Brown Square; Lenadoon and Glen Colin; Lower Falls; Lower Oldpark and Hillview; and Tiger's Bay. The programme is led by DfC and has inputs from political, statutory and community interests.

Update on resources/budget

In the absence of the Northern Ireland Executive, Budget Allocations to Northern Ireland Departments for 2018/19 were provided by the Secretary of State for Northern Ireland. DfC has provided Housing Executive allocations for 2018/19. These allocations have been incorporated in the Board approved budget for 2018/19. The Housing Executive, along with other public bodies, will continue to adapt with

new, more effective ways of delivering high quality services for citizens in Northern Ireland.

Locally, we will continue to work alongside our Community Plan partners to direct limited public sector resources more efficiently.

The past year has delivered significant housing investment, for a wide range of services, and the 2017/18 public sector housing investment totalled £130m for the BCC area.

Housing expenditure and projected housing investment is set out in Table 1:

Progress Report

The following sections contain progress report tables for each HIP outcome. These tables detail the progress of

housing proposals, as set out in the HIP for 2015-19; the HIP Updates 2016 and 2017, and also include the new 2018-19 plans and schemes. They reaffirm the Housing Executive's ten-year vision, as well as aligning our plans to local Council Community Plans.

Where updated or new relevant data is available to that identified in the HIP, this has been incorporated in graphic or tabular form. The updated statistical information is reported by each HIP theme.



Overview of Belfast City

Table 1: Belfast actual/projected public sector housing spend

Activity areas	Actual spend £m	Projected spend £m
	2017/18	2018/19
Stock Improvements	17.24	13.10
Adaptations for Persons with a Disability (APD's)	1.08	1.26
Planned Maintenance Work	16.97	26.62
Grounds Maintenance	1.59	1.67
Response Maintenance	14.29	12.06
Private Sector Grants	1.58	2.14
Supporting People	22.81	22.22
Community Development	0.6	*
Investment in New Build**	53.9	***
Total****	130.06	79.07

Source: NIHE

* Community Development projected spend is not available.

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

*** The total cost of units in the gross Social Housing Development Programme (SHDP) for 2018/19 has not been finalised.

**** All 2018/19 figures exclude the DLO trading deficit of £2.5m.



THEME ONE

Identify and meet housing need and demand

OUTCOME ONE IDENTIFY NEW HOUSING REQUIREMENTS				
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
NIHE will update the Net Stock Model (NSM) in 2017 following the 2015 review of household projections.	The update to the NSM did not take place in 2017 as planned household projections figures are not yet available.	The household projections are due to be refreshed during 2018 when we will further review the NSM.	NIHE will deliver updated objective assessments of affordable housing (social and intermediate housing) need by household type.	1.12
NIHE will carry out an annual five year projected social housing need assessment for Belfast.	Achieved. The five year social housing need for Belfast is 4,704.	NIHE will carry out an annual five year projected social housing need assessment for Belfast.	Continuously evaluate and update housing need and demand in line with best practice.	
NIHE will annually assess demand for intermediate housing for Belfast.	Achieved. The ten year intermediate housing need is 1,170.	NIHE will annually assess demand for intermediate housing for Belfast.		
NIHE will produce a HIP annual update for 2018/19, monitoring housing market performance across all tenures.	Achieved.	NIHE will produce a new 4 year Housing Investment Plan, 2019, monitoring housing market performance across all tenures, to align the work of NIHE to Community Plans.	Determine new housing requirements for Local Development Planning (LDP), through collaborative working between NIHE, DfC, NISRA and DfI.	1.12
NIHE will annually update councils with affordable housing need reports for the production of Local Development and Community Plans.	Achieved.	NIHE to deliver annual updates of affordable housing requirement to inform Local Development and Community Plans.		1.12
NIHE will commence a programme to deliver Housing Market Assessments (HMAs) across NI upon the completion of the housing market geographies research.	NIHE has commissioned the development of an updated set of functionally-based housing market area boundaries for Northern Ireland. These will be based on new Census data on Travel to Work Areas (TTWA), migration and new Local Authority boundaries that came into force in 2015.	Following completion of agreed new HMA boundaries, NIHE plans to commission further research to undertake a factual analysis of Housing Systems. This research will take place within at least one of the new Housing Market Areas, with a view to extending this further to all new Housing Market Areas. This analysis will also include an element of scenario planning.	Housing Market Assessments will be taken into account when planning for housing provision and developing policies for addressing future housing demand.	1.12

Belfast

Housing Investment Plan

Annual Update 2018

Demographics - Belfast

	Mid-year estimate 2006	Mid-year estimate 2016	Projected 2026
Children	65,904 (20.2%)	66,953 (19.7%)	71,199 (20.5%)
Working age	212,315 (65.1%)	223,119 (65.7%)	214,832 (62%)
Older people	47,766 (14.7%)	49,507 (14.6%)	60,563 (17.5%)
Total Population	325,985	339,579	346,594
Households	-	143,911	148,367
Average Household Size	-	2.35	2.33

Source: NISRA

Belfast Household Composition of Housing Applicants at March 2018

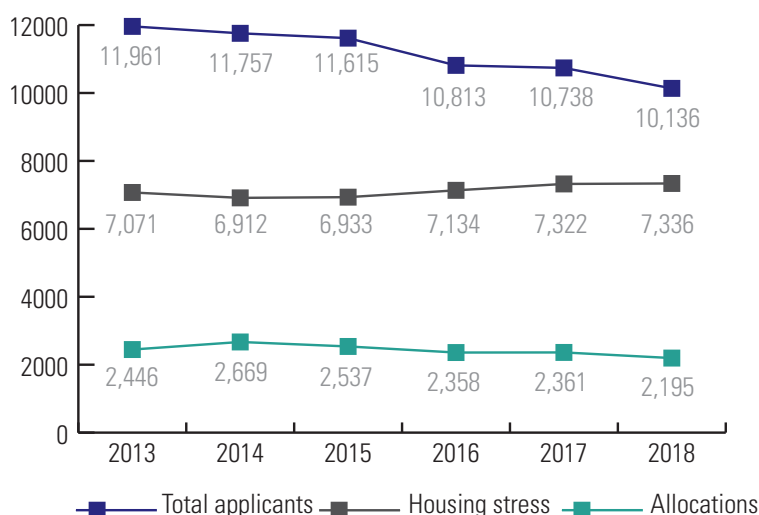
Type	Single Person	Small Adult	Small Family	Large Adult	Large Family	Older Person	Total
Applicant	5,036	431	2,713	137	630	1,189	10,136
App (HS)	3,696	263	1,993	92	462	830	7,336
Allocation	1,020	79	696	12	161	227	2,195

Applicant - Housing applicants at March 2018.

App (HS) - Housing stress applicants at March 2018 (i.e. 30 points or more).

Allocation - Annual allocations for year ending March 2018.

Social housing waiting list trends



Source: NIHE

Definition of Household Types

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 persons 0-15, or 3 or more persons 16 or over and 2 or more persons aged 0-15
Large adult	3 or more persons aged 16 or over with or without 1 person aged 0-15

OUTCOME TWO

INCREASE THE SUPPLY OF AFFORDABLE RENTING TO MEET THE NEEDS OF COMMUNITIES

Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
DfC will approve a gross, three year 2017/20 SHDP.	The SHDP delivered 424 starts in 2017/18: these comprised of 342 new build units; 42 rehabs; 14 'Off the Shelf' (OTS) properties; and 26 'Existing Satisfactory Purchases' (ESP's). The total included 41 one-bed units. There were 468 units completed during 2017/18.	DfC will approve a gross, three year 2018/21 SHDP.	Maximise public funding through the procurement of affordable housing.	1.12
NIHE, with DfC, and housing associations will implement an SHDP Delivery Strategy Action Plan over the period 2017-2020.	Work on the Delivery Strategy Action Plan is ongoing and the Commissioning Prospectus was published in early 2018.	The SHDP Delivery Strategy Action Plan will be implemented over the period 2017-2020. The Commissioning Prospectus will be published in conjunction with the SHDP 2017-2020 in 2018.	<p>The key objectives of the SHDP Delivery Strategy are:</p> <ul style="list-style-type: none"> • More sustainable neighbourhoods through effective place shaping within Community Planning. • Reformed delivery of social and affordable housing to create a more flexible and responsive system. • Deliver 8,000 new social housing units and at least 2,800 new affordable homes over a four year period (subject to available funding). 	
NIHE will work with councils to develop affordable housing policies, including the provision of social housing, for the new LDP.	NIHE has commenced work with councils on LDP's Preferred Options Papers and Plan Strategies.	NIHE will work with councils to develop affordable housing policies, including provision of social housing for the new LDP.	To include intermediate rent products within LDP affordable housing policies.	1.12
DfC & DfI will engage with key stakeholders on recommendations detailed in the draft PPS 22 Affordable Housing.	Provision of affordable housing will be promoted in the LDP.	NIHE will work with councils to develop affordable housing policies, including the provision of social housing for the new LDP.	Support the introduction of developer contributions for affordable housing.	4.10

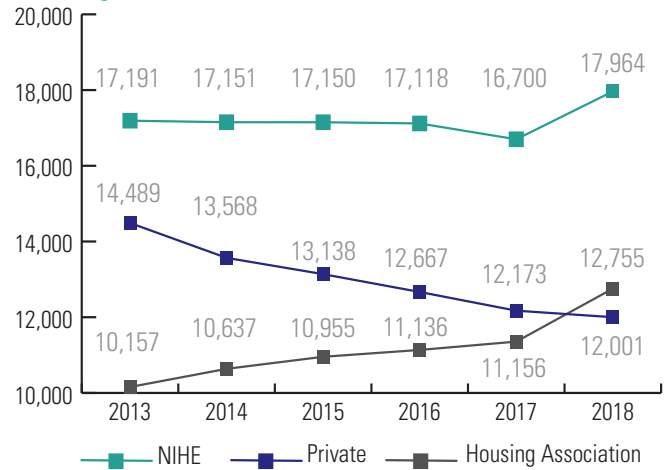
OUTCOME TWO CONTINUED INCREASE THE SUPPLY OF AFFORDABLE RENTING TO MEET THE NEEDS OF COMMUNITIES				
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
<p>DfC will continue to implement landlord registration and tenancy deposit schemes and analyse the data received.</p> <p>DfC completed a fundamental review of the Private Rented Sector (PRS) in 2016/17.</p>	<p>Achieved. There were 5,876 landlords registered with 19,950 tenancies at March 2018. A renewal process is underway for landlord's registration, which has resulted in lower number of tenancies being recorded.</p> <p>Public consultation on firm proposals for change closed in April 2017. A total of 52 responses were received.</p>	<p>DfC will continue to implement landlord registration and tenancy deposit schemes and analyse the data received.</p> <p>DfC has prepared a government response for Ministerial approval. When a Minister is appointed the Department will publish details on the way forward.</p>	<p>Monitor and evaluate the performance of the PRS to assess effectiveness in meeting affordable housing need.</p> <p>Introduce effective regulation for the PRS to maintain physical and management standards.</p>	4.10
NIHE plan to process new public/private Housing Benefit (HB) claims within the 22 day target and HB claim amendment within seven days.	In 2017/18, new claims were processed in an average of 14.3 days. Claim amendments were processed in an average of 2.9 days.	NIHE plan to process new public/private HB claims within the 22-day target and HB claim amendment within seven days.		
NIHE has made £450k available to fund Smartmove private rented access scheme across NI for 2017/18.	NIHE funded Smartmove private rented access scheme to a value of £483k across NI during 2017/18.	NIHE has made £390k available to fund Smartmove private rented access scheme across NI for 2018/19.		1.12

Average Weekly Private Sector Rent by House Type



Source: Ulster University

Housing Benefit Claimants



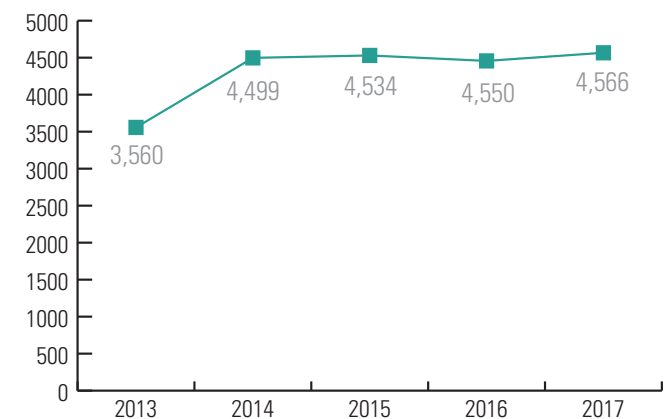
Source: NIHE

Ten Year Intermediate Housing Demand 2017-2027



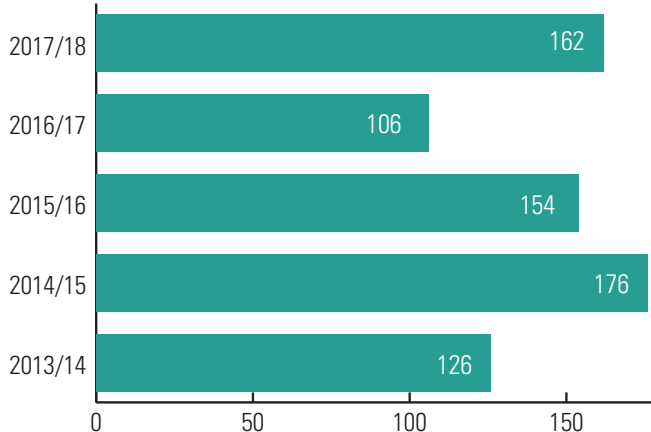
Source: NIHE

House Sales All Tenures



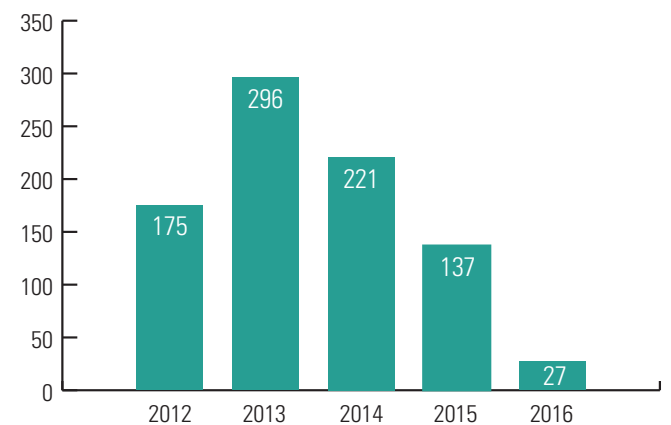
Source: LPS

Co-Ownership Approvals



Source: Co-Ownership

Repossessions



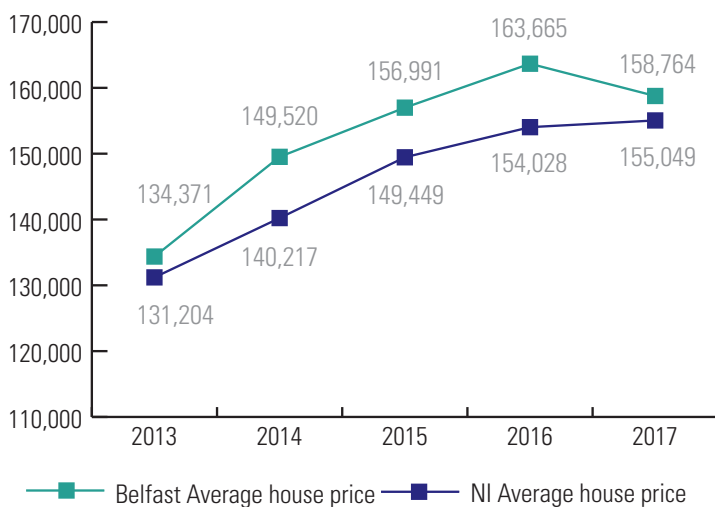
Source: DfC

OUTCOME THREE ASSIST HOME OWNERSHIP				
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
NIHE and housing associations will implement the House Sales and Equity Sharing Scheme.	94 NIHE properties were sold to tenants under the House Sales Scheme during 2017/18.	NIHE and housing associations will implement the House Sales and Equity Sharing Scheme.	Continue to assist home ownership through House Sales and Equity Sharing.	1.12
DfC will administer committed funding of £96.3m to Co-Ownership for 2015/16 – 2018/19, with a target of 2,643 affordable homes for NI.	In 2017/18, there were 162 properties purchased through Co-Ownership in Belfast.	DfC has committed funding of £100m to Co-Ownership for four years, which along with £65m of private finance, will allow for the provision of 2,800 new homes in NI.	Continue to assist households purchase their home through shared ownership.	1.12
<p>DfC will pilot a number of initiatives across NI using the Affordable Home Loans Fund (AHLF) to deliver affordable housing. These include:</p> <ol style="list-style-type: none"> 1. £19m to provide up to 600 affordable homes; 2. £9.2m in Financial Transactions Capital (FTC) funding to an empty homes scheme (being delivered by Clanmil); 3. £5m to date in FTC funding for a Rent to Own scheme (being delivered by Co-Ownership); and, 4. Developing intermediate housing on surplus NIHE land (Clanmil and Apex). 	<p>FairShare has been set up by Apex, Clanmil and Choice as a new shared ownership scheme, enabling homebuyers who cannot afford to purchase a property outright, to buy a share of a property directly from a housing association and pay rent on the rest.</p> <p>Co-Ownership continues to operate the Rent to Own initiative with the £12.5m FTC funding received. To date, 33 properties have been funded across NI.</p>	<p>Housing associations in NI will continue to offer affordable, high-quality properties for sale through the FairShare shared ownership scheme.</p> <p>Co-Ownership will continue to promote the Rent to Own scheme.</p>	<p>Support the introduction of developer contributions to increase the supply of intermediate housing.</p> <p>Deliver finance models to make better use of funding for intermediate housing.</p> <p>Deliver a range of intermediate housing products, such as intermediate rent.</p>	1.12
NIHE will work with councils to develop intermediate housing policies through the LDP.	NIHE continues collaborative work with Council on the LDP's Draft Plan Strategy.	NIHE will work with councils to develop intermediate housing policies through the LDP.	Deliver mixed tenure housing schemes in communities through planning.	1.12
NIHE will continue to investigate with housing associations, the potential for community self-build products for home ownership.	We continue to examine potential for self-build homes with Habitat for Humanity.	NIHE will continue to investigate with housing associations, the potential for community self-build products for home ownership.	Deliver a self-build affordable housing model.	1.12 4.9



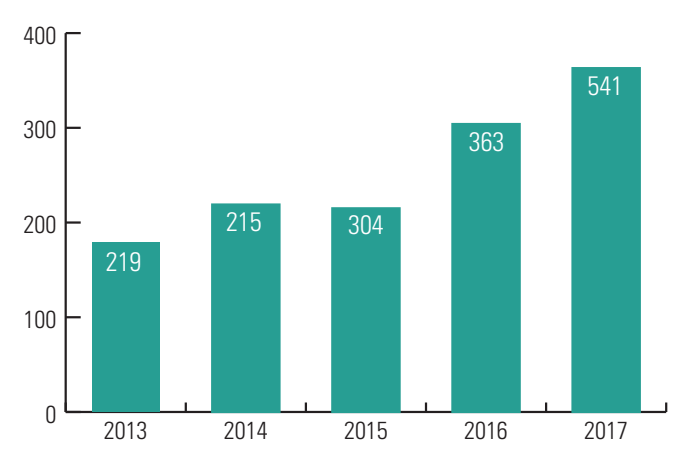
Source: NIHE

Average Annual House Prices



Source: Ulster University

Private New Build Starts



Source: LPS



THEME TWO

Improving people's homes

OUTCOME FOUR IMPROVE THE QUALITY OF THE HOUSING STOCK				
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
<p>Funding of discretionary grants will continue in 2017/18.</p> <p>Repair notices issued by councils to private rental landlords can be recovered through a mandatory grant of up to £7,500.</p>	<p>Discretionary grant approval in 2017/18 was £413k.</p> <p>There were 225 mandatory repair grants approved in 2017/18 with an approval value of £175k.</p>	<p>Funding of discretionary grants will continue in 2018/19.</p> <p>NIHE will issue mandatory repair grants, as required.</p>	<p>Deliver policies to support sustainable design and improve the fabric of dwellings.</p>	4.10
<p>NIHE will register and inspect Houses in Multiple Occupation (HMOs) for building and management standards.</p>	<p>At March 2018, there were 3,767 properties registered as HMOs in Belfast. In the past year, 50 Article 80 Notices (fit for number of occupants) and 315 Article 79 Notices (Management Regulations) were served.</p>	<p>NIHE will register and inspect HMOs for building and management standards.</p>		4.10
<p>Funding for NIHE planned maintenance schemes in 2017/18 is estimated at £16.6m for 82 schemes.</p>	<p>In 2017/18, NIHE spent £16.97m on 82 planned maintenance schemes. NIHE completed planned maintenance works to 9,143 properties: 3,249 properties received ECM works; 1,152 Bathrooms and Kitchen replacements; 89 Double Glazing; 1,323 Heating; 860 Smoke Alarms; 1,308 Incremental Improvements; and, 765 properties received special scheme work.</p>	<p>Funding for NIHE planned maintenance schemes in 2018/19 is estimated at £26.6m for 88 schemes. NIHE will complete works to 10,194 properties: 4,733 properties will receive ECM works; 1,794 Bathroom and Kitchen replacements; 1,102 Bathrooms; 2,226 Heating; 43 Multi-Element Improvements; and, 264 Incremental Improvements.</p>	<p>NIHE has been carrying out work to develop a new 10 Year Investment Plan based on the principles set out in the Asset Management Strategy.</p>	4.10
<p>Funding for NIHE capital improvement schemes in 2017/18 is estimated at £20m.</p> <p>NIHE will complete response maintenance repairs within the required target time.</p>	<p>In 2017/18, NIHE spent £17.24m on improvements to its stock in Belfast.</p> <p>94% of NIHE response maintenance repairs in NI were completed within the required target time.</p>	<p>Funding for NIHE Stock improvements and Adaptation schemes, in 2018/19, is £14.36m.</p> <p>NIHE will complete response maintenance repairs within the required target time.</p>	<p>NIHE has been carrying out work to develop a new 10 Year Investment Plan based on the principles set out in the Asset Management Strategy.</p>	4.10

OUTCOME FOUR IMPROVE THE QUALITY OF THE HOUSING STOCK CONTINUED				
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
NIHE will carry out response maintenance repairs to customers' satisfaction.	97.3% of NIHE response maintenance repairs in NI were carried out to the customers' satisfaction.	NIHE will use the Asset Strategy as the basis for investment in the modernisation and maintenance of our housing stock.		4.10
NIHE stock condition survey will inform the Asset Management Strategy.	NIHE's Asset Management Strategy was approved in 2016.			
The 2016 House Condition Survey final report will be published early 2018.	The 2016 House Condition Survey final report was published in May 2018.	Additional modelling work will be completed to provide further insight into the drivers of fuel poverty, the cost of poor housing in terms of health, costs to improve the energy efficiency and safety of the stock and a revised SAP (energy rating) time series for previous House Condition Surveys.	Unfitness and decent home standards will be identified through NIHE House Condition Survey reports.	4.10

OUTCOME FIVE DEVELOP LOW CARBON HOMES AND REDUCE FUEL POVERTY

Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
Bryson Energy, with funding from NIHE, deliver an Energy Advice Service across Northern Ireland and an Energy Efficiency Awareness Programme, annually, to 160 schools across NI.	Achieved. There were seven schools visited in the Belfast during 2017/18.	The present contract has been extended until 30th September 2018 and after consideration of existing contract, new arrangements will be implemented, subject to approval.	Promote energy efficiency through contracts (including social clauses) with third party providers.	4.10 5.7
The 2016 House Condition Survey final report will be published early 2018.	The 2016 House Condition Survey reports that 14.6% of households in Belfast are in Fuel Poverty.			
NIHE will implement the Affordable Warmth Scheme. Funding of £16m is available for 2017/18, across NI.	In Belfast, 1,327 measures were carried out to private properties under the Affordable Warmth Scheme in 2017/18.	NIHE will implement the Affordable Warmth Scheme with available funding of £16m for 2018/19 across NI, subject to change, following current monitoring round outcome.	Reduce fuel poverty.	4.10 5.5 5.7
NIHE will continue to administer the Boiler Replacement Scheme on behalf of DfC for the period 2016-19 with a budget of £3m for 2017/18 across NI.	In Belfast, 784 properties had boilers replaced at cost of £549k.	NIHE will implement the Boiler Replacement Scheme 2016-19 with funding of £550k for 2017/18 across NI, subject to change, following current monitoring round outcome.	Develop and promote alternative natural energies to improve environmental wellbeing and combat fuel poverty in the home.	
NIHE's 2017/20 Energy Efficiency Programme includes 29 schemes at a cost of approx. £19m.	In 2017/18, the Energy Efficiency Programme included 1,590 installations at a cost of £790k.	NIHE's 2018/21 Energy Efficiency Programme includes 20 schemes at a cost of £1.1m.	Deliver zero carbon dwellings within the SHDP.	
NIHE aims to increase membership of the established Oil Buying Clubs Scheme.	4,900 households have become members of the 27 oil buying clubs established in NI.	Bryson Energy has been awarded a further 2 year contract to maintain the Oil Buying Clubs Scheme, and transition the handover of this service to local community groups over the next 2 years.		5.7



THEME THREE

Transforming people's lives

OUTCOME SIX PROVIDE SUITABLE ACCOMMODATION AND SUPPORT SERVICES FOR VULNERABLE RESIDENTS				
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
The gross, three year (2017/19) SHDP contains no supported housing schemes.	During 2017/18, there was one supporting housing schemes on-site to provide 22 units. Three schemes, providing 21 units, were completed in 2017/18.	The gross, three year (2018/20) SHDP contains no supported housing schemes, this, however, will be kept under review.	Maintain collaborative working practices between NIHE, Health Trusts and Probation Service to deliver innovation, capacity and housing care and support services.	1.12 4.10
£22.6m has been approved to deliver the Supporting People programme for 2017/18.	£23.9m was spent delivering the Supporting People programme for 2017/18. 201 accommodation based services for 4,219 service users. 17 floating support schemes for 1,525 service users.	£22.22m has been approved to deliver the Supporting People programme for 2018/19.		1.12
2017/20 SHDP incorporates support for 35 wheelchair units.	21 wheelchair units were on-site at March 2018.	2018/21 SHDP incorporates support for 40 wheelchair units.		1.12
NIHE will monitor and review Supporting People services through the contract management framework and take actions to remodel/realign services as needed.	Activity plan for 2017/18 underway.	Activity Plan in place for 2018/19.		1.12
NIHE will assess need for social housing wheelchair housing. DfC has agreed an initial Wheelchair Standard Accommodation target of 6% of general needs new build, for 2017/18.	NIHE met 5% of the general needs new build target in 2017/18.	The Wheelchair Standard Accommodation target for general needs new build in 2018/19 is 7%.		1.12 4.10
NIHE has funding of approximately £9.5m for Disabled Facilities Grants (DFG) for the private sector in 2017/18, across NI.	NIHE approved 121 DFGs, spending £1.1m in Belfast.	NIHE has funding of approximately £9.5m for DFGs for the private sector in 2018/19, across NI.	Promote independent living through DFG adaptations.	1.12 4.10
NIHE will provide adaptations to its properties as required.	NIHE spent £2.47m on adaptations to 1,628 properties in 2017/18 comprising: 270 shower installations; 90 lift installations; 1,214 minor APD repairs; and, 54 extensions.	NIHE will provide adaptations to its properties as required.		1.12 4.10.
Identify and meet Traveller accommodation needs within communities.	Traveller need continues to be monitored.		Identify and meet Traveller accommodation needs within communities.	

OUTCOME SEVEN HOMELESSNESS IS PREVENTED OR IS ADDRESSED EFFECTIVELY				
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
Roll in of the Housing Solutions and Support Approach will continue across NI.	This approach has developed to focus on tenancy sustainment, homeless prevention and exploring housing and support options for customers who contact the NIHE with a housing issue. Housing Solutions and Support teams have been established in six NIHE Offices, covering 19 outlets. A new Customer Management System (CMS) is being used by Housing Solutions staff in order to allow better case management of customer's housing journeys.	Roll in of the Housing Solutions and Support Approach will continue across NI.	Deliver a framework and model for a fully operational housing options service. Ensure information is readily available across all tenures to meet the needs of a housing options service. Deliver an adequate supply of permanent accommodation to prevent homelessness and repeat homelessness.	4.9
NIHE has made £370k available to fund the Smartmove private rented access scheme across NI for 2016/17.	NIHE funded Smartmove private rented access scheme to a value of £483k across NI during 2017/18.	NIHE has made £390k available to fund Smartmove private rented access scheme across NI for 2018/19.		
NIHE will work with organisations to deliver homeless services, in line with Homelessness Strategy 2017-22.	NIHE confirmed 5,879 homeless applications were received and 3,940 applicants were awarded Full Duty Applicant status.	NIHE will work with organisations to deliver homeless services, in line with Homelessness Strategy 2017-22.	Maintain and improve collaborative working arrangements to provide services to homeless people.	4.9
Homeless applications to be processed within 33 working day target.	100% of homeless applications were processed within 33 working days.	Homeless applications to be processed within a 33 working day target.	Maximise return on funding for temporary homeless accommodation.	

Homeless Figures

Year	No. of homeless presenters	No. of homeless acceptances	Households placed in temporary accommodation
2013/14	5,329	2,506	1,047
2014/15	5,843	3,064	983
2015/16	5,664	3,316	1,205
2016/17	5,395	3,289	1,058
2017/18	5,879	3,940	1,040

Source: NIHE

Disabled Facilities Grants (DFGs)

Year	2013/14	2014/15	2015/16	2016/17	2017/18
Approved	172	143	109	130	121
Funding £m	1.10	1.45	0.98	1.09	1.10

Source: NIHE

Supporting People Information

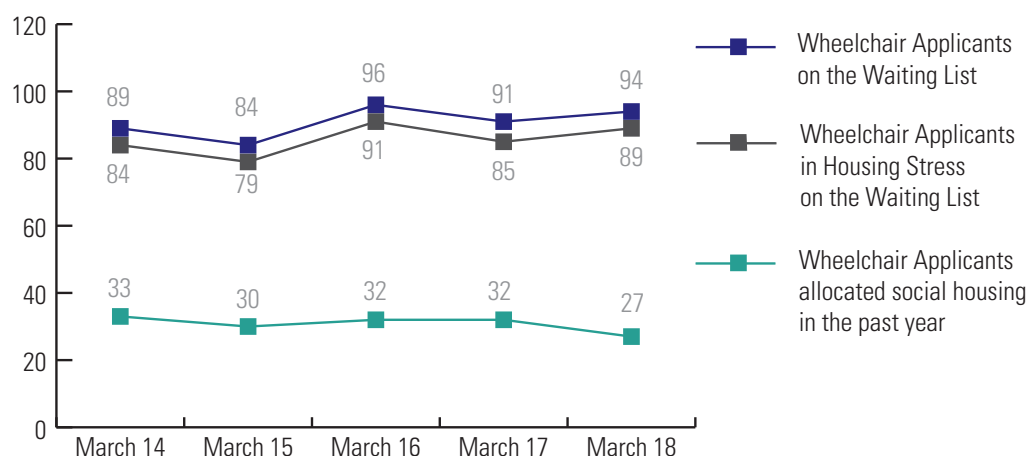
Type of Service	Client Group	No. of schemes	No. of providers	Actual payments 2017-18 (£k)	Budget 2018-19 (£k)	Max. no of services users
Accommodation Based Services	Older People	110	13	1,711	1,821	2,784
	Homelessness	35	18	10,874	10,330	842
	Learning Disability	20	7	1,805	1,901	169
	Physical Disability	7	2	922	876	71
	Mental Health	24	5	2,925	2,779	277
	Young People	5	5	798	759	76
	Sub Total*	201	**	19,036	18,466	4,219
Floating Support Services	Older People	2	1	312	312	200
	Homelessness	9	7	1,947	1,947	955
	Learning Disability	1	1	55	55	18
	Physical Disability	2	2	743	743	190
	Mental Health	2	2	300	300	156
	Young People	1	1	6	15	15
	Sub Total*	17	**	3,371	3,371	1,525
Home Improvement Agency	Physical Disability	1	1	405	385	200
TOTAL*		219	**	22,811	22,223	5,944

Source: NIHE


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

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

Social Housing Wheelchair Statistics



Source: NIHE



NIHE spent

£2.47m

on adaptations to its properties



THEME FOUR

Enabling sustainable neighbourhoods

OUTCOME EIGHT REGENERATE NEIGHBOURHOODS

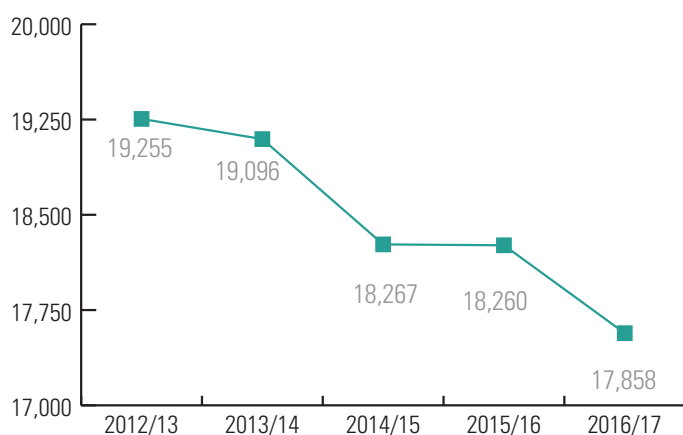
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
DfC will continue to fund Areas at Risk and Neighbourhood Renewal programmes for 2017/18.	DfC has funded £119k for Areas at Risk and £9.16m Neighbourhood Renewal programmes for 2017/18. DfC has funded £402k for SPOD to date in NI in 2018/19. Projects in Benmore and White City received funding of £32k in 2017/18.	DfC will continue to fund the Areas at Risk, SPOD and Neighbourhood Renewal programmes for 2018/19.	Develop collaborative working arrangements between DfC, NIHE and councils, to deliver housing led regeneration, in partnership with communities.	2.3
NIHE will capture details of empty homes as they are identified and reported and shared with Department of Finance and DfC, in line with the Housing (Amendment) Act, 2016.	534 cases reported within Belfast. There were 147 closed, 222 deferred and 165 open cases.	The Empty Homes strategy is currently under review with DfC.		1.12
NIHE will implement the Heritage in Housing scheme throughout NI to bring empty town centre properties back into use, addressing blight and providing accommodation for affordable rent.	The NI target for the three year programme (2015-18), was to bring 15 empty properties back into use. However, at the end of 2017/18 this target has been exceeded. Seventeen empty properties have been restored, providing a total of 39 units for affordable rent.	NIHE will review the potential to extend the Heritage in Housing scheme in 2018/19, subject to funding.	Improve the quality of urban and rural design, and townscape quality in local communities	1.12 5.9
Promote housing led regeneration through master planning proposals and the Building Successful Communities (BSC) programme.	NIHE continues collaborative work with Council through the Community Planning process to produce master plans for areas of Belfast.	Promote housing led regeneration through the BSC programme in 5 areas of Belfast.		1.12 5.9
DfC will continue to invest in social enterprise growth to increase sustainability in the broad community sector.	DfC is supporting Social Economy Enterprise growth in NI through Community Asset Transfer (CAT), Pilot Social Economy Projects, Social Enterprise Hubs and Social Innovation.	DfC will continue to invest in social enterprise growth to increase sustainability in the broad community sector.	Support local businesses and job creation through social enterprise.	1.12
NIHE's Social Housing Enterprise (SHE) Strategy will invest £0.5m in NI annually to support social housing enterprise developments.	In 2017/18, the SHE Strategy made awards totalling £201k to 18 social economy/social housing enterprise initiatives in Belfast.	NIHE's SHE Strategy will invest £0.5m in NI annually to support social housing enterprise developments.		1.4 1.12
NIHE will transfer assets under the CAT framework to deliver community regeneration.	NIHE are currently developing the policy to implement this framework. It will be informed by the outcome of DfC's CAT Policy review – due to complete 2018.	NIHE will transfer assets under the CAT framework to deliver community regeneration.		1.2

OUTCOME NINE CREATE SAFER AND COHESIVE COMMUNITIES				
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
Implement NIHE's Community Safety Strategy 2014-17. Update the Strategy in 2017/18.	NIHE actively deals with ASB in our estates. The NIHE Board has approved a 12 month extension of the current strategy.	Work is currently underway on the new Community Safety Strategy.	Develop community confidence and continue working with our communities and partners to address Community Safety issues and tackle ASB effectively. Reduce ASB.	2.2 2.3 2.4
NIHE will work to prevent hate crimes.	A hate harassment tool kit launched in 2016, Hate Incident Practical Action (HIPA) continues to be available to address damage to properties. During 2017/18, three HIPA incidents were responded to in Belfast.	Continue to work to prevent hate harassment.	Continue to work to prevent hate harassment.	
NIHE will continue to be a designated agency in the PCSPs.	NIHE Area Managers continue to attend their respective PCSP meetings.	NIHE will continue to be a designated Agency in the PCSPs.		
NIHE will assess funding bids from Community Groups and PCSPs for community safety projects.	During 2017/18, £184k was awarded in Belfast for Community Safety projects; 4 Tier Security; and, Street Pastor Initiatives.	NIHE will continue to assess funding applications and fund appropriate projects that address community safety issues in NIHE estates, where money is available.		
NIHE will continue to partner on Anti-Social Behaviour (ASB) Forum.	Local office staff continue to work with Statutory Partners in addressing ASB issues.	NIHE will continue to partner on ASB Forum. NIHE will deal with reported cases of ASB in its estates.		2.3 2.4
NIHE will work to raise awareness and promote integration through its Good Relations Strategy and Race Relations Policy.	NIHE has provided Hate Crime Training to more than 70 staff across the organisation.	NIHE will implement bespoke training in good relations for staff and community groups.	Promote the shared ethos and development of shared communities through education programmes and shared new build developments.	2.2 2.3 2.4 2.6
NIHE will implement BRIC2. NIHE will promote the Good Neighbour Charter and the five cohesion themes of: Race Relations; Communities in Transition; Interfaces; Flags; Emblems; and, Sectional Symbols.	NIHE awarded £376k across its community cohesion themes in Belfast during 2017/18. NIHE has completed Phase 1 of the BRIC2 programme with 26 estates involved across NI. Phase 2 of the programme is in progress.	NIHE will identify another 26 groups to be involved in phase 3 of the BRIC2 across NI.		

OUTCOME NINE CREATE SAFER AND COHESIVE COMMUNITIES CONTINUED

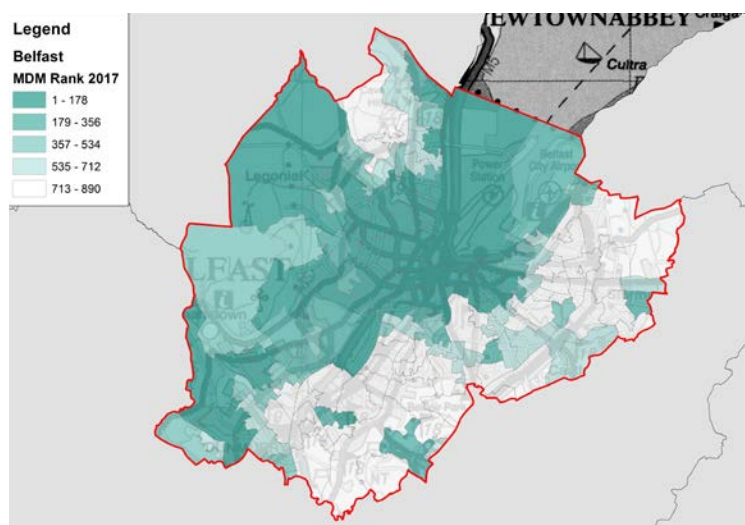
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
NIHE will continue to fund Supporting Communities NI (SCNI) in their work with communities.	SCNI continues to be highly active in Belfast supporting community groups.	NIHE will launch the Community Involvement Strategy and update for 2018/23.	Increase tenant involvement in the management and future development of their communities.	2.3 5.9
NIHE will implement the Community Involvement Strategy 2014/17.	Stakeholder events were held during 2017/18. The Strategy has been approved by the NIHE Board and is subject to consultation.	NIHE will launch the Community Involvement Strategy and update for 2018/23.	Establish strong, collaborative working arrangements between government agencies, voluntary organisations and local community groups to support community regeneration.	2.3 2.4
Funding of £19,615 for 2017/18 for Community Grants and Housing Community Network (HCN) will be made available by NIHE.	Almost £60k was spent in 2017/18 on Community Grants and HCN in Belfast.	Funding of £60k for 2018/19 for Community Grants and HCN will be made available by NIHE.		

Anti-Social Behaviour Incidents



Source: NINIS/NISRA

Multiple Deprivation Measure 2017



Source: NINIS/NISRA



THEME FIVE

Delivering quality services

OUTCOME TEN DELIVER BETTER SERVICES				
Plans 2017/18	Progress	Plans 2018/19	Long term objectives	CP Ref
Increase rent collection to reinvest to improve services.	NIHE collected 99.29% of rent during 2017/18.	Increase rent collection to reinvest to improve services.	Maximise income to deliver better services and improve stock.	1.12
Reduce arrears to maximise income.	Arrears increased by £30k during 2017/18.	Reduce arrears to maximise income.	Monitor and reduce tenancy fraud.	
Implement the Tenancy Fraud Action Plan.	Action plan in place and statistics reported quarterly to DfC.	Continue to report Tenancy Fraud statistics to DfC.		
Implement the welfare reform project plan as required.	NIHE has: <ul style="list-style-type: none"> established a Welfare Reform Project Team; developed a project plan to manage the introduction of welfare reform; identified the impact of the changes on our customers and on the business; developed appropriate processes to implement changes; instigated measures to lessen the impacts; and, worked closely with DfC on the implementation of welfare reform and the mitigation processes. 	NIHE will: <ul style="list-style-type: none"> continue to implement welfare reform to the business; communicate with tenants and applicants for housing to provide advice and assistance on the impacts of welfare reform; and, assist DfC deliver the processes necessary to implement reform and associated mitigations. 	NIHE will: <ul style="list-style-type: none"> ensure the best use of stock is made; help minimise tenant arrears; and, actively help customers sustain their tenancies. 	1.3
Maintain voids below 1% of total stock to make best use of housing stock and increase revenue from rents.	NIHE voids in Belfast at April 2018 were 237, 0.9% of total stock.	Maintain voids below 1% of total stock to make best use of housing stock and increase revenue from rents.	Make best use of stock.	
Contribute to and support the DfC Fundamental Review of Social Housing Allocations.	DfC's Review of Social Housing Allocations was subject to a 12 week public consultation period which closed on 21 December 2017. The Department is analysing responses to this consultation and the Housing Executive continues to work closely with DfC to progress this review.	Continue to contribute to the DfC Fundamental Review of Social Housing Allocations. This will include considering transitional measures and agreeing an implementation plan. The Fundamental Review of Social Housing Allocations will require approval by a Minister before the final proposals are agreed.	To improve the process for housing assessment and allocation of social housing.	1.12
Implement the Sustaining Tenancy Strategy locally and incorporate the approach in the 'Build Yes' revised ways of working.	The approach outlined in the strategy, has now been mainstreamed into the 'Build Yes' new ways of working.	We will be rolling out the new ways of working across the organisation.	Reduce tenancy failure to help tenants stay in their own home.	1.12
Continue to monitor tenants' satisfaction through the Continuous Tenant Omnibus Survey (CTOS).	Ongoing.	Continue to monitor tenants' satisfaction through the CTOS.		1.12



Appendices

Appendix 1 Community Planning Themes and Outcomes

Theme	Outcome	Ref
Everyone in Belfast benefits from a thriving and prosperous economy	City productivity levels	1.1
	Investment into Belfast	1.2
	Performance of the Belfast Urban Area economy	1.3
	The number of new business start-ups versus the number of business deaths	1.4
	The proportion of the population living in relative poverty	1.5
	The proportion of working-age population in Belfast who are unemployed	1.6
	The employment rate of 16 - 64 year olds by deprivation quintile	1.7
	Skills barometer measure - the gap between current and future skill needs	1.8
	Economic inactivity rate (excluding students)	1.9
	Average earnings	1.10
	Total spend by external visitors	1.11
	Supply of suitable housing	1.12
Belfast is a welcoming, safe, fair and inclusive city for all	Number of victims of any crime	2.1
	Number of hate-motivated crimes	2.2
	Proportion of people who feel safe	2.3
	Number of anti-social behaviour incidents	2.4
	Number of interfaces	2.5
	The number of people who agree that people from different background get on well together	2.6
	Proportion of population who believe the cultural identity is respected by society	2.7
Everyone in Belfast fulfils their potential	Proportion of population who have attained Level 2 or above	3.1
	Gap between percentage of school-leavers and percentage of free school meals school-leavers achieving at Level 2 or above, including English or maths	3.2
	Proportion of school-leavers entering employment, education or training	3.3
	Proportion of care leavers who aged 19 were in education training or employment	3.4
	Proportion of children who have reached attainment at Key Stage 2 (up to 11 years)	3.5
	Proportion of pre-school children at the appropriate stage of development	3.6
	School attendance rates	3.7

Appendix 1 Continued
Community Planning Themes and Outcomes

Theme	Outcome	Ref
Everyone in Belfast experiences good health and wellbeing	Healthy life expectancy at birth	4.1
	Gap in healthy life expectancy	4.2
	Preventable deaths	4.3
	Proportion of the population of adults and/or children who are obese	4.4
	Proportion of population who smoke	4.5
	Proportion of adults drinking above sensible drinking guidelines	4.6
	Proportion of people who rank themselves as having high levels of wellbeing	4.7
	Proportion of adults participating in moderate exercise at least five days per week	4.8
	Number of households in housing stress	4.9
	Proportion of population living in decent homes	4.10
	Proportion of the population volunteering	4.11
	Proportion of the population participating in culture, arts and sport	4.12
Belfast is a vibrant, attractive, connected and environmentally friendly city	Air quality	5.1
	Percentage of household waste that is recycled or composted	5.2
	Percentage of all journeys which are made by walking, cycling or public transport	5.3
	Visitor numbers	5.4
	Renewable energy as a percentage of all energy consumed	5.5
	Number of miles of cycle lanes, footways and footpaths	5.6
	Proportion of homes that are energy efficient	5.7
	Visitor satisfaction	5.8
	Satisfaction with Belfast as a place to live	5.9

Appendix 2

Social Housing Need by settlement 2017/22

Settlement	Social Housing Need 2017-22
Greater West/Shankill	
Inner West	551
Middle West	1,168
Outer West	417
Ainsworth/Woodvale	0
Ballygomartin	0
Mid Shankill	0
Lower Shankill	0
North Belfast	
North Belfast 1	1,400
North Belfast 2	0
South and East Belfast	
Upper Ormeau	250
Donegall Road	0
Finaghy	25
Lisburn Road	362
Lower Ormeau and Markets	220
Inner East Belfast	0
Middle East Belfast	231
Short Strand	34
Outer East Belfast	46
Belfast New Build Requirement	4,704

New Intermediate Housing Demand for Belfast 2017/27:

Council	New Intermediate Housing Demand 2017/27
Belfast	1,170

Appendix 3

Social Housing Development Programme: Schemes completed April 2017 - March 2018

Scheme	No of units	Client group	Housing association	Policy theme
Corpus Christi College	67	General Needs	Apex	Urban Need
Corpus Christi College	2	Physical Disability	Apex	Urban Need
Alexandra Park Avenue	37	General Needs	Apex	Urban Need
Alexandra Park Avenue	1	Physical Disability	Apex	Urban Need
PSNI North Queen Street	26	General Needs	Apex	Urban Need
St Bernadette's Primary School	25	General Needs	Apex	Urban Need
St Bernadette's Primary School	2	Physical Disability	Apex	Urban Need
Lenadoon Flats Phase 2 (T)	13	General Needs	Apex	Urban Need
Lenadoon Flats Phase 2 (T)	1	Physical Disability	Apex	Urban Need
Bryson Street	10	General Needs	Apex	Urban Need
Bryson Street	1	Physical Disability	Apex	Urban Need
Halliday's Road (T)	6	General Needs	Apex	Urban Need
Rehabs	3	General Needs	Apex	Urban Need
Dympna House (Re-provision)	12	Learning Disability	Choice	Supported
Carr's Glen, Ballysillan Park	9	General Needs	Choice	Urban Need
Carr's Glen, Ballysillan Park	3	Physical Disability	Choice	Urban Need
24-54 Fortwilliam Parade (T)	8	General Needs	Choice	Urban Need
24-54 Fortwilliam Parade (T)	1	Physical Disability	Choice	Urban Need
Oldpark Road	7	General Needs	Choice	Urban Need
Oldpark Road	1	Physical Disability	Choice	Urban Need
131-133 Springfield Road	3	General Needs	Choice	Urban Need
Blackmountain Way (T)	2	Physical Disability	Choice	Urban Need
ESPs*	4	General Needs	Choice	Urban Need
Colin Glen	60	General Needs	Clanmil	Urban Need
Colin Glen	4	Physical Disability	Clanmil	Urban Need
Glenbryn Park	12	General Needs	Clanmil	Urban Need
Gainsborough Phase 3 (T)	10	General Needs	Clanmil	Urban Need
Glenwood Green, Poleglass	6	General Needs	Clanmil	Urban Need
ESPs*	2	General Needs	Connswater	Urban Need
Milburn Close Extension	6	Mental Health	Habinteg	Supported
Rehabs	2	General Needs	Habinteg	Urban Need
ESP*	1	General Needs	Habinteg	Urban Need
Parkside Phase 2 (T)	15	General Needs	Newington/Choice	Urban Need
Parkside Phase 2 (T)	1	Physical Disability	Newington/Choice	Urban Need

Appendix 3 continued

Social Housing Development Programme: Schemes completed April 2017 - March 2018

Scheme	No of units	Client group	Housing association	Policy theme
ESPs*	22	General Needs	North Belfast	Urban Need
Rehabs	6	General Needs	North Belfast	Urban Need
Jasmine Way (T)	29	General Needs	Radius	Urban Need
Jasmine Way (T)	1	Physical Disability	Radius	Urban Need
Park Avenue	15	General Needs	Radius	Urban Need
Broom Park	11	General Needs	Radius	Urban Need
156-160 Ravenhill Road	9	General Needs	Radius	Urban Need
ESPs*	3	General Needs	Radius	Urban Need
Rehab	1	General Needs	Radius	Urban Need
ESPs*	2	General Needs	South Ulster	Urban Need
ESP*	1	General Needs	St Matthews	Urban Need
Ballysillan Road	3	Learning Disability	Triangle	Supported
ESPs*	2	General Needs	Triangle	Urban Need
Total	468			

* ESP - Existing Satisfactory Purchase. (T) Transfer Scheme built on NIHE owned land

Schemes started April 2017 - March 2018

Scheme	No of units	Client group	Housing association	Policy theme
Hogarth Street (T)	20	General Needs	Apex	Urban Need
Westbourne Church	6	General Needs	Apex	Urban Need
35-41 Glenbank Place	5	General Needs	Apex	Urban Need
Lenadoon Flats Phase 3 (T)	4	General Needs	Apex	Urban Need
Rehab	1	General Needs	Apex	Urban Need
Beersbridge Road BRO sites	17	General Needs	Choice	Urban Need
Beersbridge Road BRO sites	2	General Needs	Choice	Urban Need
St Ninian's, Whitewell Road	12	General Needs	Choice	Urban Need
Tynedale Gardens (T)	12	General Needs	Choice	Urban Need
81-85 Channing Street	6	General Needs	Choice	Urban Need
Claremont Street Re-improvement	5	General Needs	Choice	Urban Need
Stranmillis Road Re-improvement	3	General Needs	Choice	Urban Need
ESPs*	3	General Needs	Choice	Urban Need
5-7 Connsbrook Avenue	21	General Needs	Clanmil	Urban Need
Jamaica Inn site	20	General Needs	Clanmil	Urban Need
Jamaica Inn site	1	Physical Disability	Clanmil	Urban Need
North Belfast rehabs	26	General Needs	Clanmil	Urban Need

Appendix 3 continued

Social Housing Development Programme: Schemes started April 2017-March 2018

Scheme	No of units	Client group	Housing association	Policy theme
Rosetta Cottages rehab	2	General Needs	Clanmil	Urban Need
ESPs*	4	General Needs	Connswater	Urban Need
ESP*	1	General Needs	Habinteg	Urban Need
Newington Street	2	General Needs	Newington/Apex	Urban Need
119 Forthriver Road	18	General Needs	North Belfast	Urban Need
ESPs*	13	General Needs	North Belfast	Urban Need
Rehabs	4	General Needs	North Belfast	Urban Need
Visteon Blacks Road	186	General Needs	Radius	Urban Need
Visteon Blacks Road	10	Physical Disability	Radius	Urban Need
Lagmore Avenue	14	General Needs	Radius	Urban Need
ESP*	1	General Needs	Radius	Urban Need
ESPs*	4	General Needs	South Ulster	Urban Need
Rehab	1	General Needs	Triangle	Urban Need
Total	424			

* ESP - Existing Satisfactory Purchase. (T) Transfer Scheme built on NIHE land

Schemes programmed 2018-2019

Scheme	No of units	Client group	Housing association	Policy theme
10-16 Parkgate Avenue	8	General Needs	Apex	Urban Need
Areema Drive	24	General Needs	Apex	Urban Need
Bryson Street	8	Active Elderly	Apex	Urban Need
Gray's Lane	5	General Needs	Apex	Urban Need
Limestone Road Re-improvement	14	General Needs	Apex	Urban Need
McClure Street	23	General Needs	Apex	Urban Need
146 Parkgate Avenue	38	General Needs	Choice	Urban Need
Ballybeen Square	20	General Needs	Choice	Urban Need
Belvedere, Upper Dunmurry Lane	44	General Needs	Choice	Urban Need
Belvedere, Upper Dunmurry Lane	8	Active Elderly	Choice	Urban Need
Deerpark Road	24	Vulnerable Women	Choice	Urban Need
Kilwee, Upper Dunmurry Lane	83	General Needs	Choice	Urban Need
Kilwee, Upper Dunmurry Lane	14	Active Elderly	Choice	Urban Need
Kilwee, Upper Dunmurry Lane	5	Physical Disability	Choice	Urban Need
Mountainhill Road	8	General Needs	Choice	Urban Need
Moyard Playpark	14	General Needs	Choice	Urban Need
Willowfield PSNI	17	Active Elderly	Choice	Urban Need

Scheme	No of units	Client group	Housing association	Policy theme
Willowfield PSNI	2	Physical Disability	Choice	Urban Need
Stanhope Street	10	General Needs	Choice	Urban Need
Templemore Avenue	5	General Needs	Connswater	Urban Need
Ormeau Centre Re-improvement	34	Single Homeless	Habinteg	Urban Need
148 Ligoniel Road	28	General Needs	Newington/Apex	Urban Need
Oldpark Terrace	10	General Needs	North Belfast	Urban Need
Hopefield Avenue	9	General Needs	North Belfast	Urban Need
288 Beersbridge Road	22	General Needs	Radius	Urban Need
Durham House	34	General Needs	Radius	Urban Need
Summerhill Drive	6	General Needs	Radius	Urban Need
1-3 EIA Street	15	General Needs	South Ulster	Urban Need
ESPs*	40	General Needs	Various	Urban Need
Total	484			

**Existing Satisfactory Purchase*

Appendix 4

Maintenance Programme and Grants Information: Schemes completed April 2017 - March 2018

Work Category	Scheme	Units
Double Glazing	Carrick Hill	57
	Lower Lenadoon	32
External Cyclical Maintenance	Ardoyne	193
	Beechmount/Rockmount	11
	Glasvey/Juniper	63
	Lower Newtownards Road	185
	Dover St/Brown Square	98
	Drumard	59
	Cregagh 2,4,5	46
	Lower Lenadoon	92
	Clarawood	138
	Lower Oldpark/Gainsborough	57
	Sandy Row 1	213
	Skegoniel/Fortwilliam	158
	Cavehill	248
	Tudor/Mid Shankill	35
	Glenbawn	102
	Turf Lodge/Monagh	140
	Taughmonagh	370
	Braniel Upper	199
	Silverstream/Ballysillan	91
	W Broom/Twinbrook	135
Revenue Replacement	Ballymurphy/Glenalina	48
	Mountcollyer/Ardavon	66
	Sandy Row 2	102
	Braniel Lower	29
	Short Strand	123
	Cavehill/Lower New Lodge	248
Bathroom/Kitchen/Rewire	Lower Oldpark	47
	Ravenhill Phase 1	70
	Ravenhill Phase 2	65
	Glasvey	92
	Taughmonagh	68

Appendix 4 continued

Maintenance Programme and Grants Information: Schemes completed April 2017 - March 2018

Work Category	Scheme	Units
	Donegall Pass 2	58
	Sandy Row Phase 1	68
	Springmartin 2	69
	Short Strand	77
	Cavanmore 1	71
	Cavanmore 2	69
	St James Rockmount	86
	Cambria 1	64
	Cambrai 2	76
	Thornhill	96
	Summerhill	45
	St Georges	31
Bathrooms	Tower Court Bathrooms	90
Heating Installation	Belfast 1-Off	72
	General 1-Off Phase 2	101
	Gas North	134
	Pre 2002 Gas (Shankill)	67
	Gen/Emergency 2017/18 Phase 1	71
	Pre 2002 Gas (West)	78
	Pre 2002 Gas (South & East)	92
	Pre 2002 Gas (North) Phase 2	118
	W Lisburn Dairy Farm 15yr Old	34
	Pre 2002 Oil (Shankill)	154
	South & East	55
	Pre 2002 Oil (South & East)	75
	2002 Heat (North) 2	126
	Pre 2002 Oil (West)	34
	15yr old gas Lisburn Dairy Farm	112
Incremental Improvement	Lenadoon Avenue Pitched Roof	18
	Cregagh Estate Roof Coverings	186
	Springmartin Pitched Roofs	134
	Suffolk Road Flats – Flat To Pitch Roofing	24
	Ballysillan /Finlock Guttering	75
	Fire Doors – New Lodge High Rise	380
	High Rise Fire Doors	469

Appendix 4 continued

Maintenance Programme and Grants Information: Schemes completed April 2017 - March 2018

Work Category	Scheme	Units
	Community Lets	20
	Moveen/Moylena Lift Replacement	2
Insulation	Belfast Roof Space Insulation	122
	Whiterock Cavity Walls	145
Multi Element Improvement	Carrick House Hostel	14
	Constance Street	8
	Annadale Crescent	18
Smoke Alarm Replacement	10 Year Smoke Alarm Head Replacement	860
	Multi's CCTV	9
Special Schemes	Multi Storey Legionella Prevention	553
	Eithne House External Improvements	48
	Carlisle Multi's CCTV	7
	Moyard OPDs	15
	Northwick Kitchen Extensions	5
	Whincroft & Carnet Multi Storey Flats	128

Note: Some schemes may start and complete in year.

Appendix 4 continued

Maintenance Programme and Grants Information:

Scheme activity and expected completions up to 31 March 2019

Work Category	Scheme	Units
Double Glazing	Lower Lenadoon	96
	Sandy Row	656
External Cyclical Maintenance	Upper Lenadoon Carrigart	226
	Ballymurphy	207
	Sandy Row 2	186
	Silverstream	106
	Short Strand	265
	Braniel Lower	308
	Mountcollyer Ardavon	117
	Upper Shankill	200
	Turf Lodge/Monagh	23
	Taughmonagh	16
	Carrick Hill	188
	Ligoniel	278
	Glenrosa Tigers Bay	173
	Beattie Park Pilot	58
	Milltown Belvoir	225
	Alliance/Ballysillan	174
	Clonard/Ardmoulin	175
	Elm /Rowan	175
	Lower Falls/Grosvenor	156
	Carlisle	165
	Cambrai/Woodvale	200
	Ballynafeigh/Rosetta	150
	Westland	127
	Fairyknowe/Whitewell	150
	Markets	150
	Upper Belvoir	125
	Turf Lodge/Norglen	125
	Sunningdale/Hesketh	160
Revenue Replacement (Bathroom Kitchen Rewire)	Taughmonagh 1	67
	Lower Oldpark	31

Appendix 4 continued

Maintenance Programme and Grants Information:

Scheme activity and expected completions up to 31 March 2019

Work Category	Scheme	Units
	Sandy Row 1	42
	Glasvey	2
	Ravenhill 2	23
	Ross Street	54
	Thornhill	96
	Ballysillan/Cliftonville	88
	Lower Shankill 1	99
	Taughmonagh 2	99
	Boyd St /Brown St	36
	Upper Belvior	119
	Cluain Mor	99
	Sandy Row 2	122
	Lower Shankill 2	146
	Taughmonagh 3	116
	Hannah Glen /Hamill	49
	Ainsworth/Lawnbrook	90
	Rossnareen	89
	Carrick Hill	81
	Carlisle	73
	Ardoyne 2	85
	North Belfast Mop Up	88
Revenue Replacement (Bathrooms)	Twinbrook	76
	Westland	111
	Oldpark	152
	Ballyhackamore	77
	Turf Lodge Phase 2	198
	Forthriver1	165
	Forthriver 2	207
	Gainsborough	116
Heating	Pre 2002 Oil South East	209
	Pre 2002 Gas North	2
	Pre 2002 Oil Shankill	18
	South and East LC 16/17	78

Appendix 4 continued

Maintenance Programme and Grants Information:

Scheme activity and expected completions up to 31 March 2019

Work Category	Scheme	Units
	2002 Heat North	54
	Pre 2002 Oil West	88
	Cappagh Gardens E7	44
	2002 Heat North 2	72
	Belfast one off emergency Phase 2	3
	Carrigart Ave Flats	52
	Shankill	229
	Corrib Avenue Flats	21
	2004 Heat North Belfast	242
	Woodstock Ravenhill	260
	Upper Newtownards Road	129
	Belfast Emergency one offs 18/19	75
	The Village	180
	2002 Heat West	255
	2002 BBU West	110
	Ormeau Road /Donegall Pass	105
Incremental Improvements	Skegoniel Avenue Roofs	14
	External Doors	250
Multi Element Improvement	Annadale Crescent	18
	North Belfast Single House Rehabs	3
	Malvern St /Foster St	5
	Kings Road Flats MEI	15
	S&E Belfast Single House Rehabs	2

Definition of Work Categories	
Double Glazing	Replacement of single glazed with double glazed units.
External Cyclical Maintenance	Work to the external fabric of a dwelling and its immediate surrounding area.
Heating Installation	Replacement of solid fuel or electric heating.
Health and Safety	Specific works where health and safety issues have been identified.
Incremental Improvement	Tackles the elements of work listed under Multi Element Improvement on a phased basis to reflect the availability of funds.
Multi Element Improvement	May include improvement of living/dining room space, refurbishment of kitchens/bathrooms, rewiring and the installation of central heating.
Revenue Repair/Replacement	Repair or replacement of obsolete internal elements, e.g. sanitary ware and kitchen units.
Smoke Alarm Installation/Replacement	Installation/replacement of hard wire smoke alarms (replacement after 10 years).
Special Scheme	Improvement works to dwellings outside the Improvement to Purpose Built Stock programme.

Adaptations to Housing Executive stock in 2017/18

Type of Adaptation	Adaptations 2017/18	Actual spend 2017/18 £m	Projected Spend 2018/19 £m
Adaptations for Persons with a Disability (APD's) Starts*	36	1.08	1.26
Adaptations for Persons with a Disability (APD's) Completions*	18		
Lifts**	90	0.44	0.36
Showers**	270	0.78	0.55
Minor APD repairs***	1,214	0.17	0.27
Total	1,628	2.47	2.44

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

**Lifts & showers are also included in Planned Maintenance work in Table 1

***Minor ADP repairs are also included in Response Maintenance in Table 1

Grants Performance 2017/18

Grant Type	Approved	Approval Value £k	Completed
Mandatory Grants			
Disabled Facilities Grant	121	1,106	92
Repairs Grant	225	175	225
Discretionary Grants			
Renovation Grants	31	399	19
Home Repair Assistance Grants	43	15	67
Total	420	1,296	403

Appendix 5: Housing Executive Stock March 2018 Sold Stock in bold

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total
Alliance	33	59	0	0	0	92
	0	0	28	0	0	28
Ardavon	0	43	0	0	0	43
	0	0	0	0	0	0
Ardoyne	36	25	540	0	0	601
	2	8	527	1		538
Ballysillan	0	9	402	0	0	411
	0	1	297	0	0	298
Carlisle-Multi's	0	358	0	0	0	358
	0	2	0	0	0	2
Carlisle-New Lodge	9	189	466	29	0	693
	1	32	504	26	0	563
Carrick Hill	0	13	73	0	0	86
	0	5	36	0	0	41
Cavehill	0	65	33	0	0	98
	0	34	92	0	0	126
Cliftondene	7	0	43	0	0	50
	1	0	104	0	0	105
Cliftonville	8	9	138	1	0	156
	8	19	207	0	0	234
Duncairn Gardens	0	59	0	0	0	59
	0	5	1	0	0	6
Fairhill-Waveney	13	35	130	0	0	178
	0	13	275	0	0	288
Gainsborough-Mountcollyer	7	72	140	0	0	219
	0	22	136	0	0	158
Glandore	0	0	16	0	0	16
	0	0	60	0	0	60
Graymount-Shore Crescent	29	95	119	0	0	243
	2	4	201	0	0	207
Lower Ligoniel-Glenbank	13	8	122	0	0	143
	3	2	73	0	0	78
Lower Oldpark	46	8	204	0	0	258
	1	18	60	0	0	79
Mount Vernon	0	22	94	0	0	116
	0	0	102	0	0	102

Appendix 5: Housing Executive Stock March 2018 continued

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total
Mount Vernon Multi's	0	137	0	0	0	137
	0	2	0	0	0	2
Oldpark	63	19	282	1	0	365
	5	7	174	0	0	186
Rosewood/Crumlin Road	0	0	3	0	0	3
	0	0	3	0	0	3
Skegoniell-Fortwilliam	0	110	73	0	0	183
	0	18	91	0	0	109
Sunningdale		28	43	11	0	82
	1	11	187	2	0	201
Torrens	0	0	13	0	0	13
	0	0	19	0	0	19
Upper & Lower Duncairn	79	51	357	0	0	487
	0	5	379	4	0	388
Upper Ligoniel	77	11	240	0	0	328
	6	1	133	0	0	140
Westland	0	0	125	0	0	125
	0	0	80	0	0	80
Wheatfield	0	35	108	0	0	143
	0	1	120	0	0	121
White City	42	25	108	0	0	175
	5	3	50	0	0	58
Whitewell-Fairyknowe	6	46	88	0	0	140
	3	13	207	0	0	223
North Belfast Totals	468	1,470	4,015	42	0	5,995
	38	226	4,146	33	0	4,413
Albertbridge Road	16	102	319	8	0	445
	0	9	145	2	0	156
Annadale	19	138	19	2	0	178
	2	79	63	1	0	145
Ardcarn	0	94	50	0	0	144
	0	27	97	0	2	126
Ashmount	22	0	68	0	0	90
	3	0	60	0	0	63
Ballyhackamore	0	9	14	0	0	23
	1	5	23	0	0	29

Appendix 5: Housing Executive Stock March 2018 continued

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total
Beattie Park	24	0	34	0	0	58
	2	0	106	0	0	108
Belvoir	187	273	68	120	0	648
	36	110	574	58	0	778
Bloomfield/Ravenscroft	0	16	102	0	0	118
	0	2	115	0	0	117
Branial	38	194	99	81	0	412
	21	77	534	5	6	643
Bridge End-Rotterdam Court	0	22	8	0	0	30
	0	18	8	0	0	26
Castlereagh	8	16	104	0	0	128
	0	8	205	0	0	213
Cherryvalley	0	0	18	0	0	18
	0	0	48	0	0	48
Clarawood	27	153	91	31	0	302
	2	21	258	1	0	282
Cregagh	24	329	187	0	0	540
	0	124	551	0	0	675
Cromac/Markets	0	103	203	0	0	306
	0	40	317	0	0	357
Donegall Pass	25	66	242	0	0	333
	0	16	156	0	0	172
Donegall Road	34	47	544	0	0	625
	3	25	516	0	0	544
Downshire Park	0	4	19	0	0	23
	0	0	186	0	0	186
Dundela	0	25	2	0	0	27
	0	5	6	0	0	11
Edenvale	4	22	12	0	0	38
	0	5	58	0	0	63
Finaghy	47	160	142	26	0	375
	1	142	442	14	0	599
Flush Park	0	51	37	0	0	88
	0	20	147	0	0	167
Garnerville	27	26	105	0	0	158
	2	2	64	0	0	68

Appendix 5: Housing Executive Stock March 2018 continued

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total
Geary Road	0	0	7	0	0	7
	0	0	43	0	0	43
Inverary	45	25	74	0	0	144
	1	3	78	0	0	82
Knocknagoney	1	2	94	1	0	98
	0	0	168	5	0	173
Lisburn Road	0	46	114	0	0	160
	1	44	180	0	0	225
Lower Ormeau	4	3	187	0	0	194
	0	5	169	0	0	174
Lower Beersbridge/Mount	9	67	183	0	0	259
	1	16	130	0	0	147
Milltown-Gray's Park	24	10	20	0	0	54
	2	13	125	0	0	140
Milltown-Shaw's Bridge	35	3	35	0	0	73
	9	1	94	0	0	104
Newtownards Road	49	255	561	2	0	867
	3	50	315	1	0	369
Orchard Court	11	0	16	0	0	27
	0	0	0	0	0	0
Rosewood Park	3	11	0	0	0	14
	15	7	0	0	0	22
Sandy Row	8	175	306	0	0	489
	1	34	192	0	0	227
Short Strand	31	112	185	0	0	328
	5	59	255	0	0	319
Stranmillis	0	0	15	0	0	15
	0	0	46	0	0	46
Summerhill	4	0	34	0	0	38
	0	0	82	0	0	82
Sunderland Road	0	31	0	0	0	31
	0	7	0	0	0	7
Sydenham-Lisavon	0	6	121	0	0	127
	0	0	156	0	0	156
Taughmonagh	145	46	183	0	0	374
	20	12	196	0	0	228

Appendix 5: Housing Executive Stock March 2018 continued

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total
Tullycarnet	21	197	209	0	0	427
	3	8	439	0	0	450
Upper Ormeau	0	6	95	0	0	101
	0	6	159	0	0	165
Vionville	0	0	47	0	0	47
	0	0	93	0	0	93
Wandsworth	4	0	43	0	0	47
	0	0	175	0	0	175
Willowfield	4	2	61	7	0	74
	0	6	111	21	0	138
Woodstock-Ravenhill	39	78	426	0	0	543
	5	8	300	0	0	313
South & East Belfast Totals	939	2,918	5,496	278	0	9,631
	139	1,007	8,185	108	8	9,447
Agnes Street/Huss Row	14	17	73	0	0	104
	3	2	38	0	0	43
Ainsworth	11	17	97	0	0	125
	0	5	64	0	0	69
Andersonstown	116	356	829	132	0	1,433
	45	243	2,647	45	7	2,987
Ardmoulin	1	0	27	0	0	28
	0	0	55	0	0	55
Areema	13	28	37	0	0	78
	3	26	128	0	0	157
Ballygomartin/West Circular	0	49	98	0	0	147
	1	19	183	0	0	203
Ballymurphy	4	0	321	0	0	325
	0	0	332	0	0	332
Beechmount	1	4	49	0	0	54
	1	0	40	0	0	41
Brown Square	12	3	48	0	0	63
	1	1	46	0	0	48
Cambrai/Woodvale	52	53	205	0	0	310
	1	8	123	0	0	132
Cavendish Street	3	0	153	0	0	156
	1	0	133	0	0	134

Appendix 5: Housing Executive Stock March 2018 continued

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total
Cluain Mor/Springvale	6	0	93	0	0	99
	1	0	64	0	0	65
Dermot Hill	0	0	2	0	0	2
	0	0	24	0	0	24
Divis Complex	14	110	190	0	0	314
	0	33	128	0	0	161
Dover Street	79	30	108	0	0	217
	5	2	52	0	0	59
Falls Court/Clonard Crescent	26	0	175	0	0	201
	4	0	147	0	0	151
Glencairn	16	44	354	0	0	414
	3	52	374	44	0	473
Gransha/Downfine	19	0	11	0	0	30
	2	0	109	0	0	111
Hamill/John Streets	2	0	48	0	0	50
	0	0	129	0	0	129
Hannahstown	8	0	8	0	1	17
	1	7	27	0	0	35
Highfield	25	40	314	0	0	379
	1	14	202	0	0	217
Lawnbrook	11	15	64	0	0	90
	0	1	39	0	0	40
Lower Falls	32	56	343	0	0	431
	7	10	274	0	0	291
Lower Shankill /Hopewell	14	23	384	0	0	426
	2	1	95	0	0	98
Lower Suffolk	0	70	101	00	0	171
	0	20	157	0	0	177

(i) Bungalow (ii) Maisonette

Appendix 5: Housing Executive Stock March 2018 continued

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total
Mid Shankill	51	71	264	0	0	386
	6	6	148	0	0	160
Moyard	16	0	123	0	0	139
	1	0	76	0	0	77
New Barnsley	0	11	174	0	0	185
	0	1	116	0	0	117
Rockmount	0	0	22	0	0	22
	0	0	53	0	0	53
Roden Street/Grosvenor Rd	0	42	140	18	0	200
	0	10	82	10	0	102
Springfield Park	0	0	32	0	0	32
	0	0	47	0	0	47
Springhill	4	0	118	0	0	122
	4	0	42	0	0	46
Springmartin	0	20	114	0	0	134
	0	1	91	0	0	92
St James	5	8	110	0	0	123
	0	8	185	0	0	193
Tudor	6	29	63	0	0	98
	0	2	54	0	0	56
Turf Lodge	63	5	373	6	0	447
	15	4	521	0	0	540
Twaddell/Upper Woodvale	1	0	134	0	0	135
	0	0	245	0	0	245
Twinbrook/Poleglass	293	327	1,192	4	0	1,816
	110	48	1,720	0	0	1,878
Upper Shankill	48	44	157	0	0	249
	1	2	75	0	0	78
Westrock	20	0	79	0	0	99
	10	0	44	0	0	54
Whiterock	1	0	149	0	0	150
	0	0	243	0	0	243
West Belfast Totals	996	1,479	7,494	165	1	10,135
	230	526	9,426	99	14	10,295
All Belfast Totals	2,403	5,867	17,005	485	1	25,761
	407	1,759	21,757	240	22	24,185

Appendix 6: Applicants and Allocations by HNA areas at March 2018

	Applicants (Total)	Applicants (HS)	Allocations
Greater West/Shankill			
Inner West	972	785	182
Middle West	1,273	1,030	151
Outer West	736	618	122
Ainsworth/Woodvale	189	120	69
Ballygomartin	108	73	66
Lower Shankill	55	33	39
Mid-Shankill	166	98	61
North Belfast			
North Belfast 1	1,878	1,480	340
North Belfast 2	587	332	281
South & East Belfast			
Donegall Road	322	203	106
Finaghy	255	167	24
Lisburn Road/University	444	339	15
Lower Ormeau/Markets	367	286	27
Upper Ormeau	445	324	61
Inner East Belfast	780	509	265
Middle East Belfast	920	565	233
Outer East Belfast	567	316	133
Short Strand	72	58	20
Belfast City Totals	10,136	7,336	2,195

Applicants (Total) – Total housing applicants at March 2018 (i.e. those in housing stress and those not in housing stress)

Applicants (HS) – Housing stress applicants at March 2018 (i.e. 30 points or more)

Allocations – Annual allocations for year ending March 2018

Appendix 7

Management Team contact details

Landlord Services	All enquiries 03448 920 900
Office	Contact Information
Ms Jennifer Hawthorne Belfast Regional Manager 32-36 Great Victoria Street Belfast, BT2 7BA	03448 920 900
Mr Liam Gunn North Belfast Area Manager (A) 32-36 Great Victoria Street Belfast, BT2 7BA	03448 920 900
Ms Carole Johnston South & East Belfast Area Manager 32-36 Great Victoria Street Belfast, BT2 7BA	03448 920 900
Mr Paddy Kelly West Belfast Area Manager (A) 32-36 Great Victoria Street Belfast, BT2 7BA	03448 920 900

Appendix 7 continued
Management Team contact details

Regional Services	All enquiries 03448 920 900	
Office	Contact	Contact Information
Land and Regeneration Services 2 Adelaide Street Belfast, BT2 8PB	Elma Newberry Assistant Director	elma.newberry@nihe.gov.uk
Central Grants 2 Adelaide Street Belfast, BT2 8PB	Danny O'Reilly Senior Principal Officer	daniel.o'reilly@nihe.gov.uk
Place Shaping Belfast 2 Adelaide Street Belfast, BT2 8PB	Fiona McGrath Head of Place Shaping	fiona.mcgrath@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	Anne Sweeney Assistant Director	anne.sweeney@nihe.gov.uk

Appendix 8

Glossary

Affordable Housing	Affordable housing is defined as social rented housing and intermediate housing for eligible households.
Affordable Housing Fund	Administered by DfC, this finances an interest-free loan to housing associations, to fund the provision of new affordable homes and the refurbishment of empty homes.
Areas at Risk	This programme aims to intervene in areas at risk of slipping into social or environmental decline by working with residents.
Building Relations in Communities (BRIC)	Provides training on good relations and funding for good relations plans.
Building Successful Communities (BSC)	Carried out in six pilot areas; this uses housing intervention to regenerate areas and reverse community decline.
Community Asset Transfer (CAT)	CAT provides for a change in management and/or ownership of land or buildings, from public bodies to communities.
Community Cohesion	Cohesive communities are communities where there is a sense of belonging, and there are positive relationships within the community; regardless of background.
Continuous Tenant Omnibus Survey (CTOS)	CTOS is an assessment of the attitudes of Housing Executive tenants.
Decent Home Standard	A decent home is one which is wind and watertight, warm, and has modern facilities; a minimum standard that all social housing should have met through time.
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.
Department for Infrastructure (DfI)	A government department in Northern Ireland, which came into effect in May 2016 and replaced the Department for Regional Development (DRD).
Equity Sharing	Equity sharing allows social housing tenants to buy part of their dwelling (starting at 25%). The remaining portion is rented from the Housing Executive or a registered housing association.
Floating Support	This support enables users to maintain or regain independence in their own homes. Floating support is not tied to the accommodation but is delivered to the individual users.
Fuel Poverty	A household is in fuel poverty if, in order to maintain an acceptable temperature throughout the home, they would have to spend more than 10% of their income on all household fuel.
Full Duty Applicant (FDA)	A Full Duty Applicant is a person to whom the Housing Executive owes a duty under Article 10 (2) of the Housing (NI) Order, 1988, to 'ensure that accommodation becomes available for his/her occupation'.
Home Energy Conservation Authority (HECA)	The Housing Executive is the HECA for Northern Ireland.
House in Multiple Occupation (HMO)	A HMO is a house occupied by more than two qualifying persons, being persons who are not members of the same family.

House Sales Scheme	The House Sales Scheme gives eligible tenants of the Housing Executive, or registered housing associations, the right to buy their property from their landlord, at a discount.
Housing for All	Having met the Together Building a United Community (TBUC) commitment of delivering 10 shared schemes, commitment will be continued through the Programme for Government to support the delivery of 200 units annually, through the Shared New Build Programme, newly re-branded as 'Housing for All'.
Housing Growth Indicators (HGI)	Figures contained in the Regional Development Strategy, to estimate the new dwelling requirement for council areas and the Belfast Metropolitan Urban Area for 2012-25.
Housing Market Area	A housing market area is the geographic area within which the majority of households move, work and live.
Housing Market Assessment (HMA)	This is an evidence base for housing and planning policies, which examines the operation of housing market areas, including the characteristics of the housing market, how key factors work together and the potential housing need and demand on a cross tenure basis.
Housing Needs Assessment (HNA)	This is an assessment of local housing needs, primarily in relation to general needs social housing, supported housing, Travellers and affordable housing.
Housing Stress	Applicants, on the waiting list, who have 30 points or above are considered to be in housing stress, or housing need.
Intermediate Housing	Intermediate Housing, consists of shared ownership housing provided through a registered housing association (e.g. the Co-Ownership Housing Association) and helps eligible households who can afford a small mortgage, but cannot afford to buy a property outright. The property is split between part ownership by the householder and part social renting from the registered housing association.
Latent Demand Test (LDT)	LDT is a housing needs survey carried out in a rural area to assess any potential hidden need.
Mandatory Repair Grant	This is a grant made available by the Housing Executive to landlords who have been served a repair notice by the council.
Neighbourhood Renewal	Government departments and agencies working in partnership to tackle disadvantage and deprivation.
Net Stock Model (NSM)	An assessment of housing need, at a Northern Ireland level, using net household projections.
NIFHA	Northern Ireland Federation of Housing Associations.
NISRA	Northern Ireland Statistics and Research Agency.
Oil Buying Clubs Scheme	Oil Buying Clubs are designed to help consumers reduce their costs by purchasing oil orders in bulk, as part of a group.
PCSPs	Policing and Community Safety Partnerships.
PPS	Planning Policy Statement.
Supporting Communities Northern Ireland (SCNI)	Supporting Communities Northern Ireland provides training and funding for community groups.
Shared Housing	These are communities where people choose to live with others, regardless of their religion or race, in a neighbourhood that is safe and welcoming to all.

Social Housing Development Programme (SHDP)	The SHDP provides grant funding to housing associations to build social housing. The programme is managed by the Housing Executive on a three-year rolling programme.
Smartmove Housing	This is a charitable organisation offering advice; support and accommodation to people that are homeless and in acute housing need.
Social Enterprise	Social enterprises are businesses with primarily social objectives whose profits are reinvested to achieve these objectives in a community.
Social Rented Housing	Social Rented Housing is housing provided at an affordable rent by the Housing Executive and registered housing associations; that is, housing associations, which are registered and regulated by the Department for Communities (DfC) as a social housing provider. Social rented accommodation is offered in accordance with the Common Selection Scheme, administered by the Housing Executive, prioritising households who are living in insecure or unsuitable accommodation.
Small Pockets of Deprivation (SPOD)	SPOD is a delivery vehicle for neighbourhood renewal.
Stock Transfer Programme	The aim of the Stock Transfer Programme is to deliver major refurbishment works to social homes, through transfer of stock from the Housing Executive to housing associations.
Supported Housing	A term used to describe a range of both long and short-term accommodation provided for people who need an additional level of housing related support, to help them lead an independent life.
Supporting People Programme	The Supporting People Programme is designed to provide housing related support, to prevent difficulties that can typically lead to hospitalisation, homelessness or institutional care, and can aid a smooth transition to independent living, for those leaving an institutionalised environment.
Universal Credit	<p>Universal Credit is a new payment being introduced in Northern Ireland.</p> <p>It is for people of working age (over 18 and under qualifying age for State Pension Credit). It includes support for the cost of housing (rent), children and childcare, as well as support for disabled people, carers and people who are too ill to work.</p>

