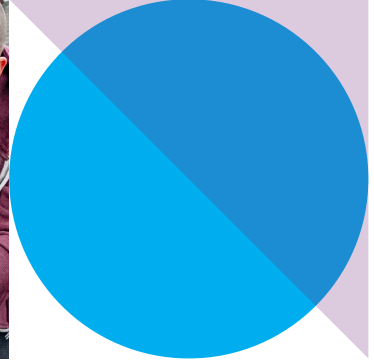
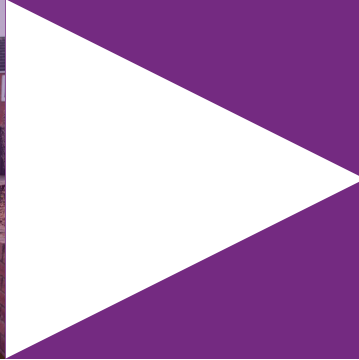


FODC308



Fermanagh and Omagh

Housing Investment Plan

Annual Update 2020

Housing
Executive



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This document is available in alternative formats.

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Foreword

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

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

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

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

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

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



Professor Peter Roberts
Chair



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

Introduction

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

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

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

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

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

Our Vision

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

OUR OVERARCHING STRATEGIC THEMES

each have their own purpose statement



PEOPLE

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



PROPERTY

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



PLACES

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

OUR HIGH LEVEL OUTCOMES ARE

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

OUR VALUES ARE

Making a difference;
Fairness;
Passion;
Expertise

Strategic Context

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

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

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

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

Table continues

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

Table continues

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

Table continues

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

Table continues

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

Table continues

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

Table continues

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

Table continues

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

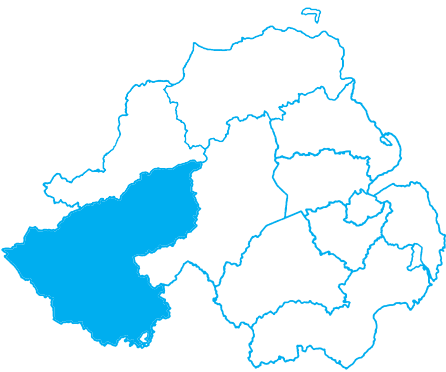
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Title	Update
Welfare Reform	<p>Welfare Reform has meant significant changes to the benefit system for people of working age in Northern Ireland. Whilst all of the changes have had some effect on the Housing Executive, those which have had most impact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

Local Context

Demographic Context

District Electoral Area Population Estimates (2018)*



Enniskillen	18,130	
Erne East	15,640	
Erne North	15,300	
Erne West	14,890	
Mid Tyrone	17,870	
Omagh	18,170	
West Tyrone	16,830	
TOTAL 116,830		

Source: NISRA

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

Population of Fermanagh and Omagh District

The population of Fermanagh and Omagh District is projected to increase by 2.4% to 119,582 in 2028. It represents 6.1% of the NI population at 2018.

Source: NISRA

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

The population change projections from 2018 to 2028 for Fermanagh and Omagh shows population growth will be concentrated in the 65 plus age group which is projected to grow by 30% over the ten-year period. In contrast, the population of children 0 – 15 years is projected to decrease by 6.5% and the

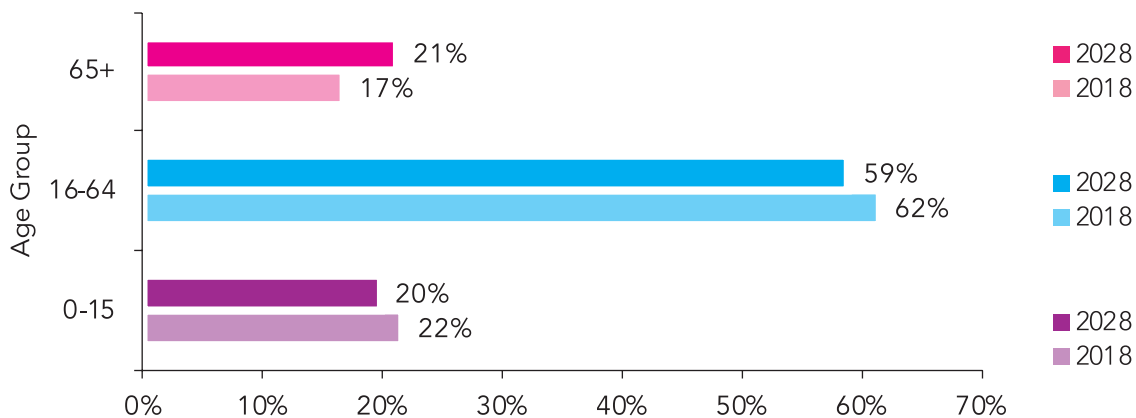


6.1%
OF NI POPULATION



2.4%
PROJECTED INCREASE
FROM 2018 TO 2028

Population Change 2018-2028



Source: NISRA

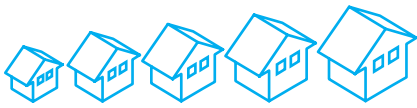
working age population will decrease by 2.1%. The projected population change chart for the period 2018 to 2028 shows the proportionate changes in the population. The 0-15, and 16-64 age groups reduce and older person households increasing from 17% to 21% of the overall population over the ten year period.

The household size is projected to reduce from 2.66 to 2.57, while the number of households is projected to increase by 2,497 from 43,354 to 45,851 over the 10 years to 2028. Although the need for small family accommodation remains, population projections indicate that there is a requirement to design and construct suitable accommodation for older persons.

Suitable housing can significantly improve life in older age, while unsuitable housing can be the source of multiple problems and costs. Poor quality housing costs the NHS an estimated £2.5 billion per year. Homes will be increasingly used as places of work and care. Appropriately designed housing, that can adapt to people's changing needs as they age, has a number of benefits. These benefits include reducing demand on health and care services, and enabling individuals and society however, as with any major demographic change, it also presents challenges.

The Housing Market

Projected Housing Growth Indicator new dwelling requirement



4,300

PROJECTED HOUSING GROWTH INDICATOR new dwelling requirement for the period **2012 to 2025**

There is a projected Housing Growth Indicator new dwelling requirement of 4,300 for the period 2012 to 2025 for the district. Fermanagh and Omagh falls below the NI average of 7,709.

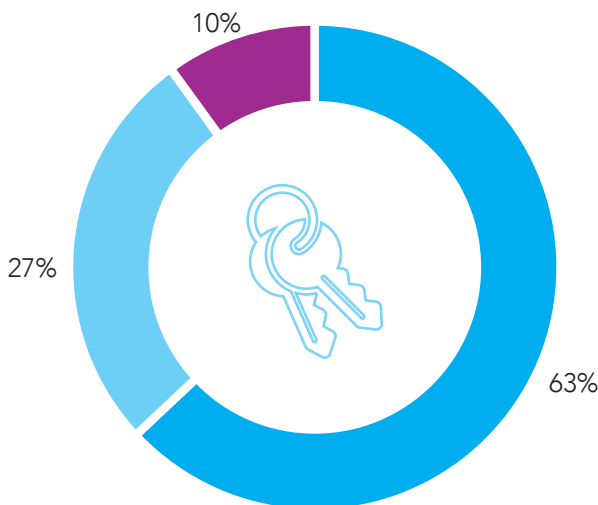
This data will inform the Council's Local Development Plan (LDP) on the need for additional development land. In addition the LDP will set out housing policy and objectives. When ratified, the LDP will be the statutory document for assessing future planning applications for housing.



Fermanagh and Omagh falls below the **NI average** of **7,709**

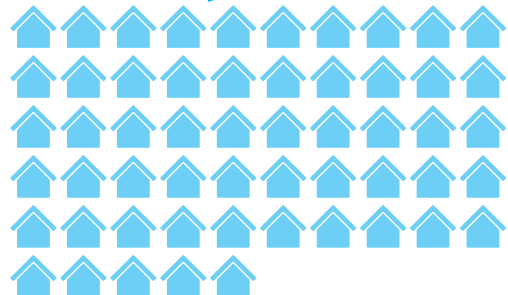
At 2016, there were approximately 49,100 households in the district, of these 63% were Owner occupied, 27% Private Rented and 10% Social Rented (2016 NIHE House Condition Survey). These figures include 'vacants when last occupied' within the three main tenure groups.

2016 Tenure Breakdown



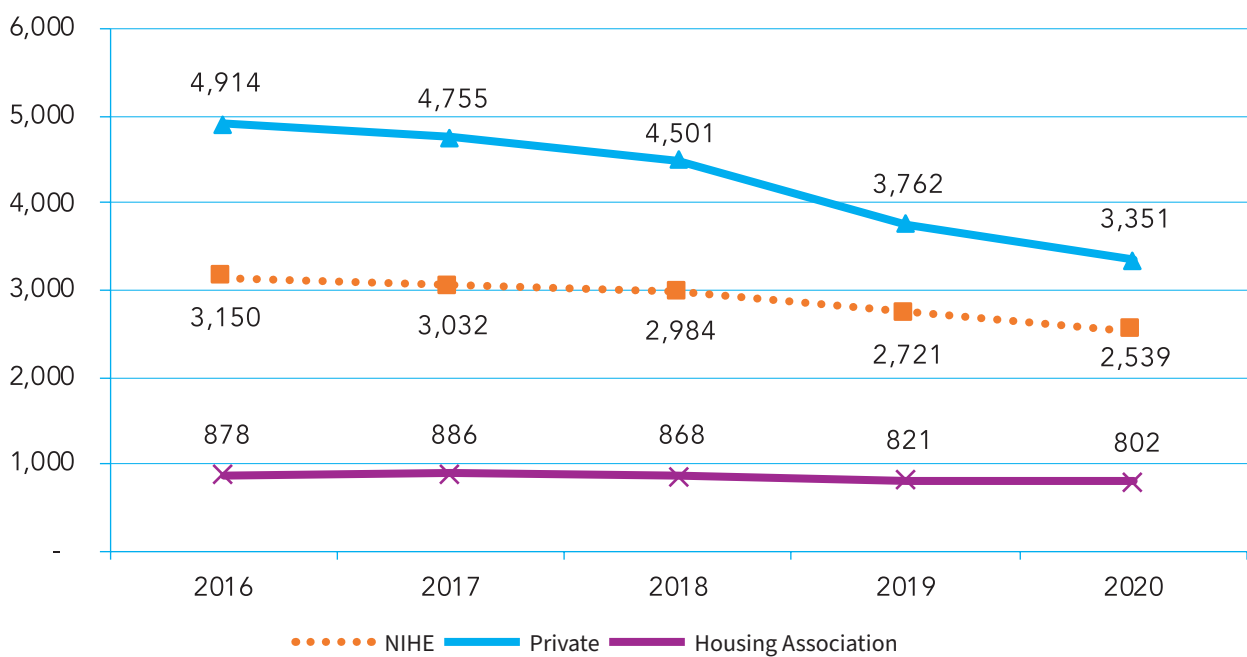
■ Owner occupation ■ Private rented ■ Social rented

49,100



HOMES in the district (2016)

Housing Benefit



Source: NIHE

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

There were 749 Housing Executive tenants receiving the Housing Cost element of Universal Credit in Fermanagh and Omagh at end of March 2020.

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

Owner Occupied Sector

Owner Occupation comprises 63% of the overall homes in the district. Ulster University state that the average house price in Fermanagh and Omagh in 2019 was £152,241 which represents an increase of 1.8% on 2018 figures.

Average Annual House Prices

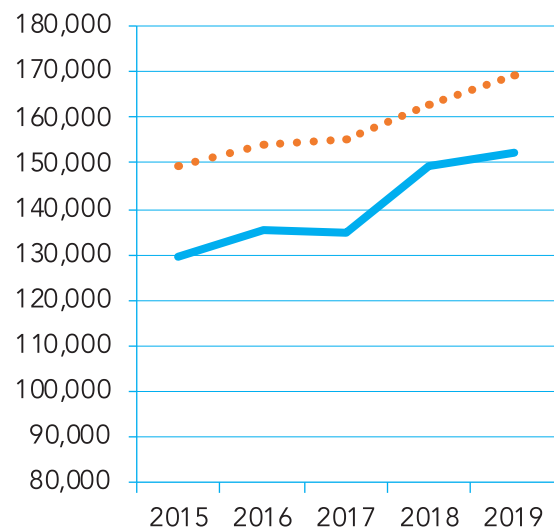


Average house price in Fermanagh and Omagh in 2019

£ **152,241**



1.8%
INCREASE FROM 2018

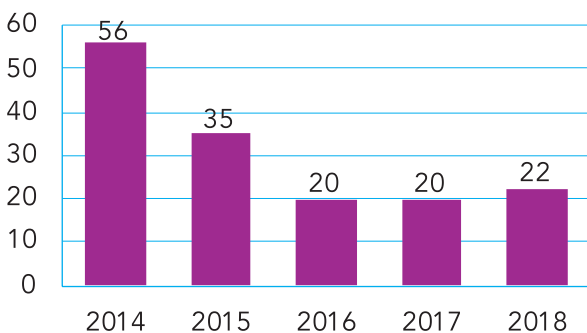


●●●●● NI average house price
— Fermanagh and Omagh average house price

Source: Ulster University

Repossessions

During 2018, there were 22 repossessions in Fermanagh and Omagh. This represents a 61% decrease since 2014.



Source: DfC and NI Courts and Tribunals Service



Intermediate need

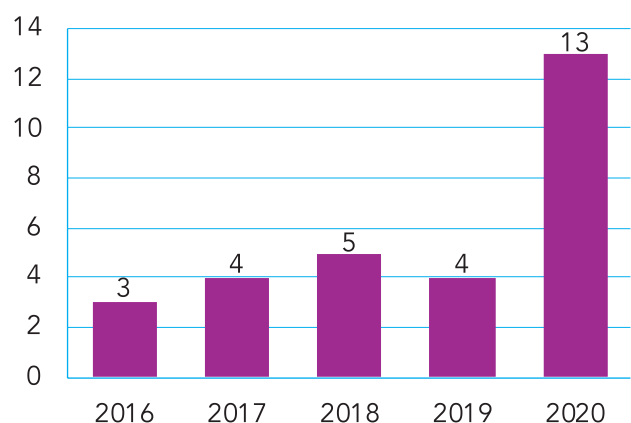
Demand for intermediate housing aimed at low income households in Fermanagh and Omagh is estimated at 500 units between 2019-2029.

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



Co-ownership Purchases

Co ownership Housing Association had an active stock of 90 dwellings at March 2020, 13 of which were purchased during 2019/20.

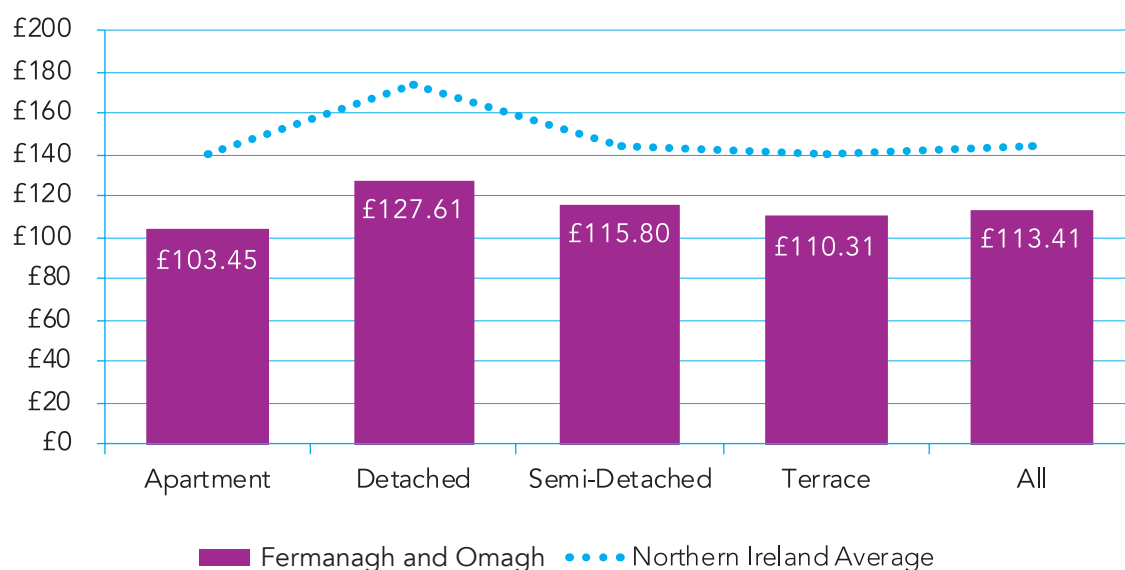


Source: Co ownership Housing Association

Private Rented Sector (PRS)

The Private Rented Sector comprises 27% of homes in the district.

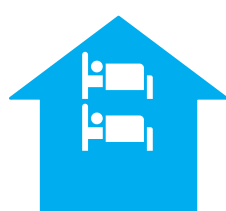
Average Weekly Private Sector Rent by Dwelling Type



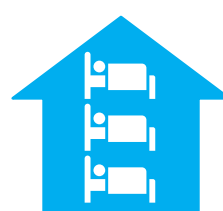
Source: Ulster University

Local Housing Allowance

Fermanagh and Omagh District Council (FODC) area falls within the South West Broad Rental Market Area (BRMA). The Local Housing Allowance from April 2020 for 2 bedroom dwellings within the BRMA is £79.68 per week. For 3 bedroom dwellings the allowance is £91.24.



The Local Housing Allowance, from April 2020, for
2 BEDROOM DWELLINGS
 within the BRMA is
£79.68 per week



The Local Housing Allowance, from April 2020, for
3 BEDROOM DWELLINGS
 within the BRMA is
£91.24 per week

Landlord Registration Scheme

DfC's Landlord Registration scheme identified 4,321 properties registered by 2,901 landlords in Fermanagh and Omagh at February 2020. Due to the ongoing COVID-19 Pandemic, DfC are unable to report end of March 2020 information.

Houses in Multiple Occupation (HMO)

As household groups reduce in size, Houses in Multiple Occupation (HMO) will continue to play a greater role in the housing market, particularly for single households aged under 35. Since 1 April 2019, Belfast City Council has assumed responsibility for licensing of HMO's.



Social Housing Sector

The Social Housing sector share of the housing market in Fermanagh and Omagh was 10% at 2016. (Northern Ireland House Condition Survey 2016)

Housing need for the district increased in 2019. At March 2020 there were 1,676 applicants on the waiting list for Fermanagh and Omagh with 1,153 in housing stress. There were 282 allocations over the year. Single, older persons and small family households comprise 86.2% of the housing stress waiting list in the council area. The need for small family accommodation remains strong and there is a growing demand to meet requirements for older persons. See Appendix 7 for local breakdown.

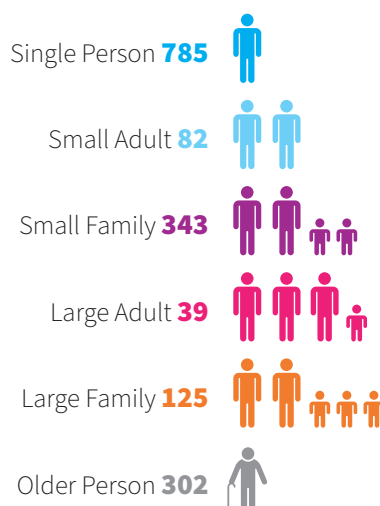
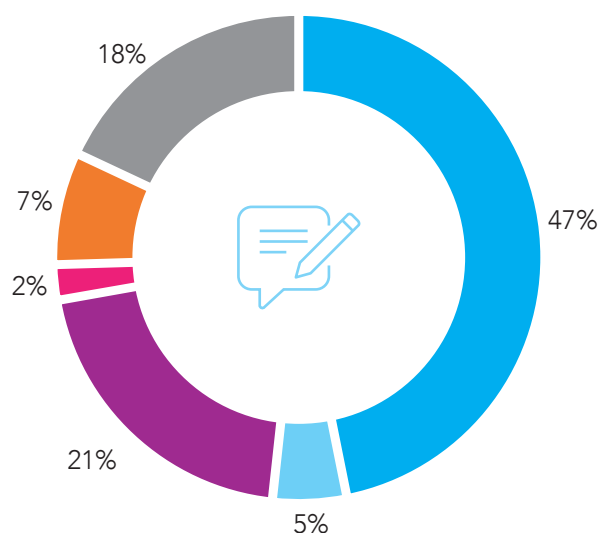
19

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

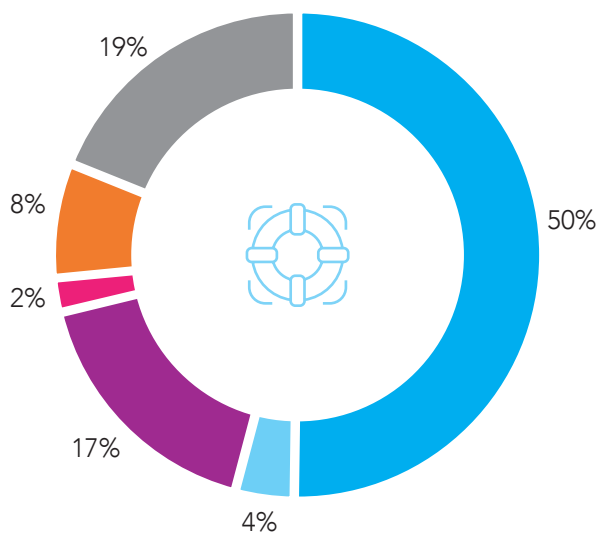
£41,493

for Fermanagh and Omagh District.

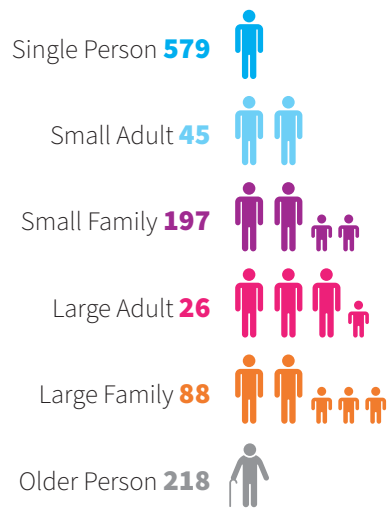
Waiting List Applicants



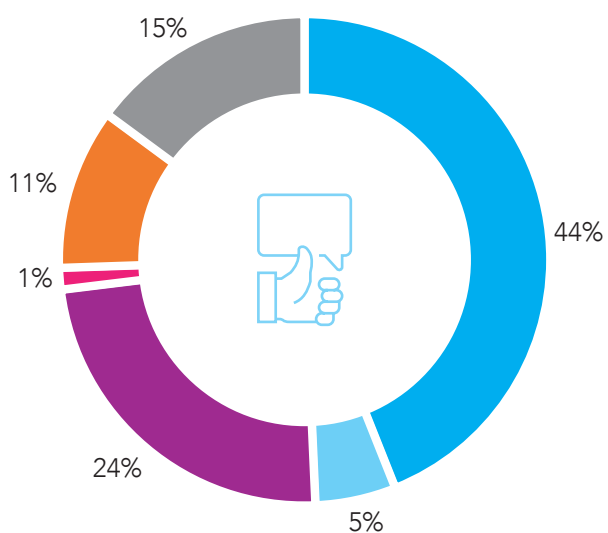
Applicants in Housing Stress



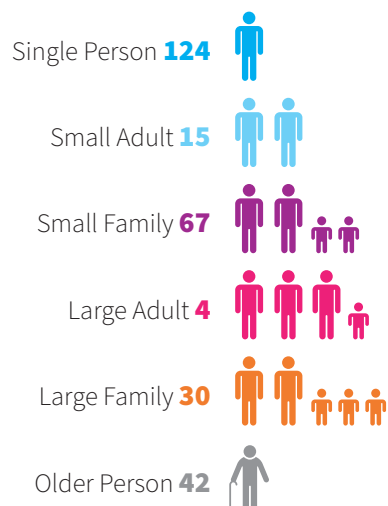
Source: NIHE, March 2020



Allocations to Applicants



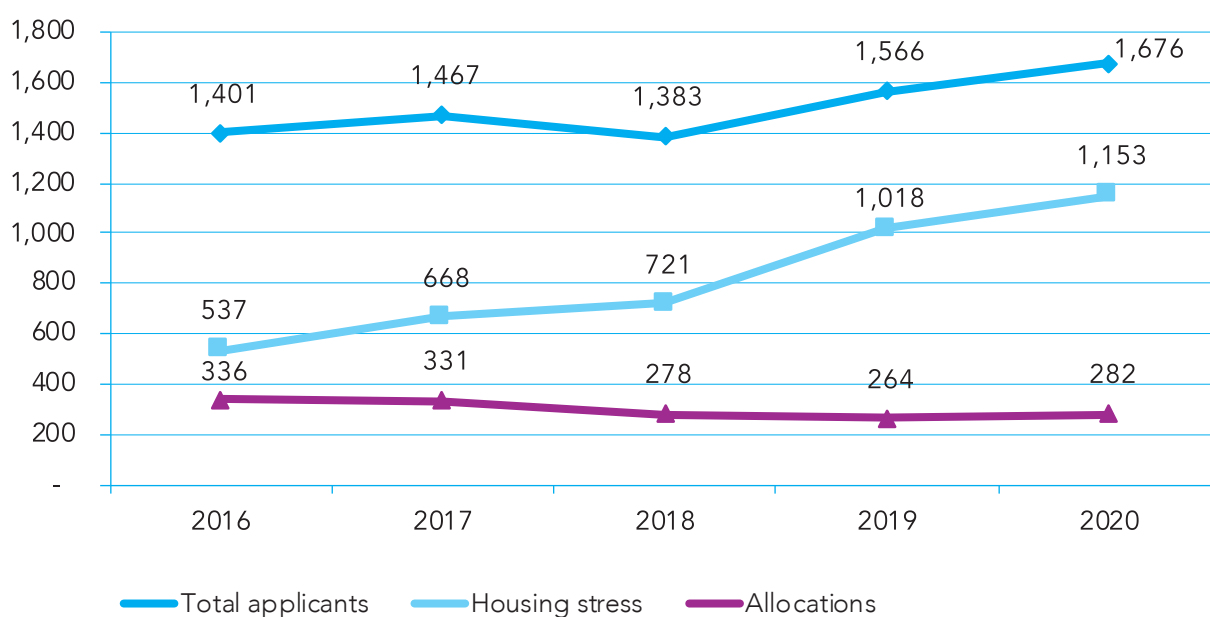
Source: NIHE, March 2020



Definition of Household Types

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

Social Housing Waiting List Trends



The requirement for new social housing in the district has increased between 2018 and 2019.



334 The five-year assessment for 2019-24 shows a need for

334 units in the district. Refer to Appendix 2, which shows projected housing need which is concentrated in the main towns.

To address social need, the Housing Executive's three year Social Housing Development Programme (SHDP) has 12 housing units planned.

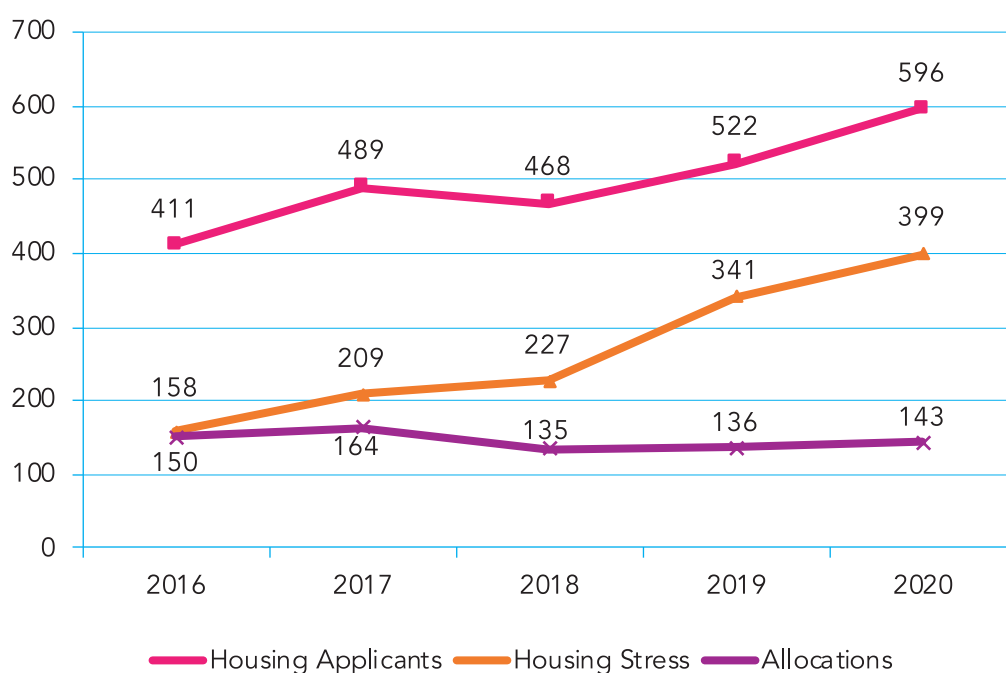
During 2019/20, 25 homes were completed across Fermanagh and Omagh and nine units were on-site at 31 March 2020. See Appendix 3 for details of the programme, completions and on-site schemes.

Rural Areas

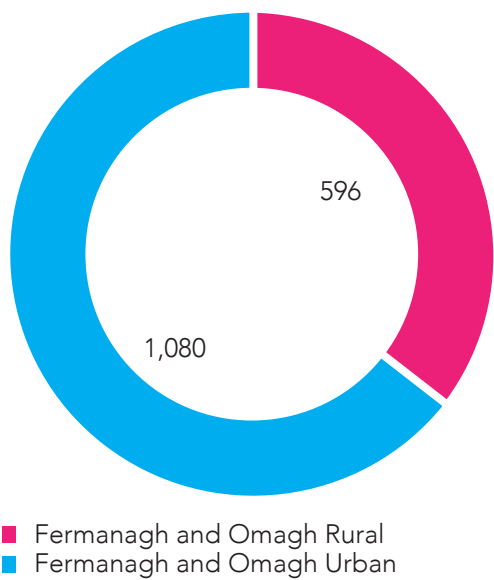
House and land prices, land availability and low rates of development will rule out owner occupation in the short to medium term for many young rural households within Fermanagh and Omagh. The tendency for owner occupation in rural areas will also result in limited opportunity for the private rented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

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

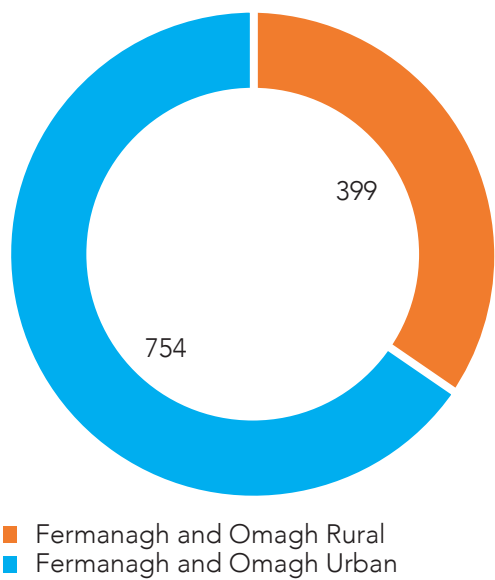
Rural Housing Waiting List Trends



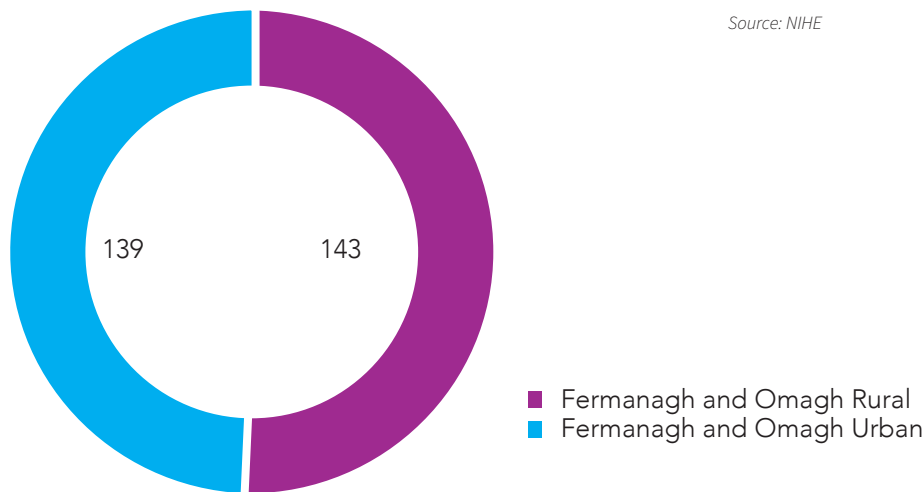
Waiting List Applicants
2020



Waiting List Applicants in
Housing Stress 2020



Allocation to Applicants
2020



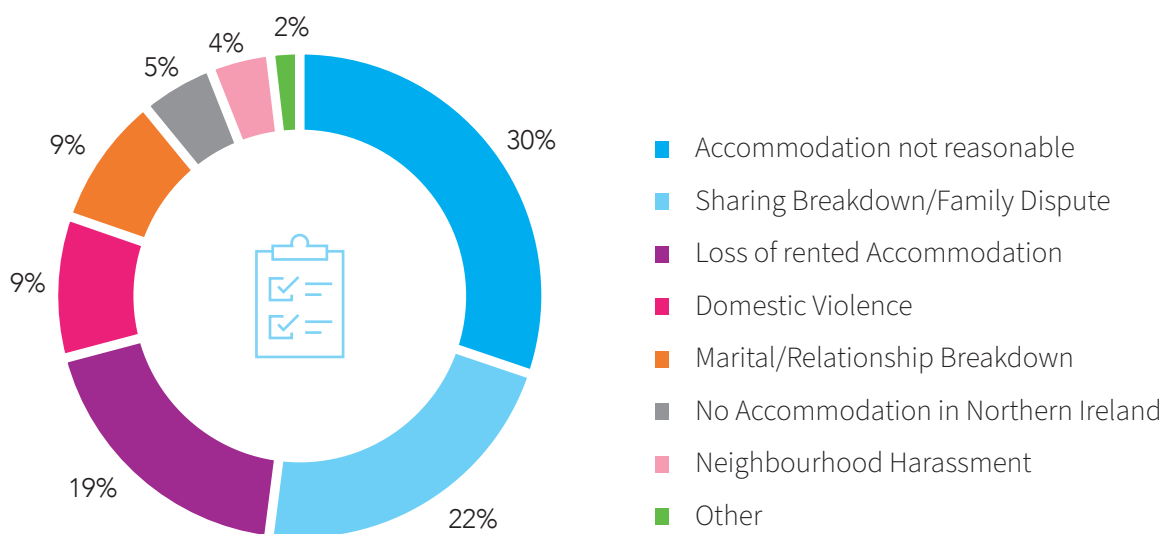
Source: NIHE

Homelessness

The number of households presenting as homeless in the district remained fairly static between March 2019 and March 2020 with 669 presenters by the end of March 2020, see Appendix 5. The main reasons for homelessness acceptances continued to be as a result of accommodation not being reasonable, sharing breakdown / family disputes and loss of private rented accommodation.

There is a range of temporary accommodation options available in Fermanagh and Omagh District. During 2019/20 the Housing Executive made 40 placements into voluntary sector hostels and 83 placements in single let properties.

Reasons for Homelessness



Specialised Housing and Housing Support Services

Accessible Housing

Work is continuing on the development of an Accessible Housing Register (AHR). This will allow social landlords to make more effective use of their existing adapted stock. Within Fermanagh and Omagh District Council area there is an identified social housing need at March 2019 for 30 wheelchair units.

Adaptations

During 2019/20 the Housing Executive spent £0.83m on adaptations to their properties in Fermanagh and Omagh. See Appendix 4.

£0.83m
SPENT ON ADAPTATIONS 2019/20

Disabled Facilities Grants

During 2019/20 the Housing Executive approved 97 Disabled Facilities Grants for private sector dwellings with an approval value of £793k. 91 were completed. The approval value in Fermanagh and Omagh in 2019/20 was £793k. See Appendix 4.

DISABLED FACILITIES GRANTS
£793k
APPROVAL VALUE 2019/20
91 COMPLETIONS

Irish Travellers

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

Supporting People

The Housing Executive, through the Supporting People Grant, funds 54 Housing Support Services across Fermanagh and Omagh at a cost of £4.81m, providing housing support to 966 clients per year. These are set out in Appendix 5.

£4.81m
ON FUNDING 54 HOUSING
SUPPORT SERVICES

Community Planning

[Fermanagh and Omagh 2030: Community Plan Statement of Progress](#)

Under the Local Government Act (NI) 2014, community planning partners, are required to monitor progress against objectives of the Fermanagh and Omagh 2030 Community Plan. The Community Plan published in 2017 outlined a long-term vision and plan to improve quality of life in the Fermanagh and Omagh district based on a thorough analysis of needs and priorities to be achieved by 2030. Action plans have been developed and published in March 2018.

There is a legal requirement to publish a statement of progress and update the public on actions achieved every two years. An interactive Statement of Progress was launched on 27 November 2019. Throughout the Storymap you will find everything you need to know about Community Planning in Fermanagh and Omagh and its progress since 2015. The Fermanagh and Omagh Community Planning Summary Booklet published in November 2019 is available on the council website [Fermanagh and Omagh Community Planning Summary Booklet](#).

The impact of poverty has developed as a major issue of concern through the Community Planning Process. A major conference, '[The struggle is real: Living on the poverty line – a call to action](#)' was held in the Strule Arts Centre in Omagh on 24 February 2020. The conference, organised by Fermanagh and Omagh District Council in association with Fermanagh and Omagh Community Planning Partnership covered a wide variety of issues linked to poverty including the lack of suitable accommodation, fuel poverty and homelessness.

The three thematic groups covering the eight Community Planning outcomes in Fermanagh and Omagh are listed in Appendix 1.

Local Development Plan

The Council's timetable has been agreed and published. The council's Preferred Options Paper launched in October 2016 and was followed by the launch of the draft Plan Strategy in October 2018. The Council is currently progressing its LDP Draft Plan Strategy to Independent Examination and it was proposed to be heard 3rd Quarter 2020/2021 but recognises that some adjustments to the timetable will likely be necessary. The indicative timescales for the Key Stages in the LDP process are outlined in the [Fermanagh and Omagh Local Development Plan Timetable](#) available on the Council's website.

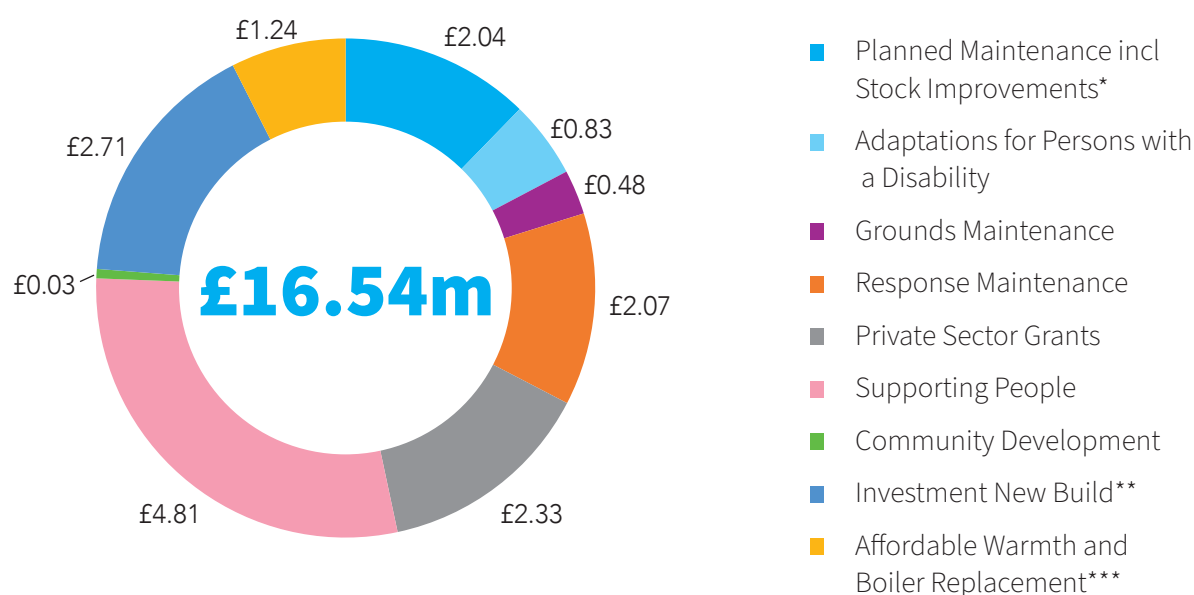
Housing Executive Spend

The past year has delivered significant housing investment for a wide range of services, and the 2019/20 public sector housing investment totalled £16.54m for Fermanagh and Omagh.

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

Aside from work to Housing Executive Stock, the projected spend for 2020/21 is £2.01m for Private Sector Grants and £4.74m for Supporting People.

Fermanagh and Omagh District Council 2019/20 Public Sector Housing Spend (£m)



Source: NIHE

*Planned Maintenance work (Planned, Cyclical, and MS running costs) spend was £2.00million and Stock Improvement Spend was £0.04 million.

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

***Affordable Warmth spend was £1.21million and Boiler Replacement spend was £0.03million.

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

Housing Plans & Services - Outcomes



**Helping people
find housing
support and
solutions**



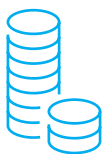
**Delivering
better homes**



**Fostering vibrant
sustainable
communities**



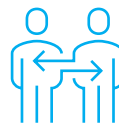
**Delivering quality
public services**



Community Grants
£18,163
funding awarded



Community Cohesion
£13,728
funding awarded



Rural Match Funding
£71,883
awarded



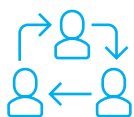
**Neighbourhood
Renewal**
£568,087
funding



**Energy
Efficiency**
£490k
spend



Affordable Warmth
359 installations
£1.21m
spend



Supporting People
£4.81m
spend



**Disabled Facilities
Grants (DFGs)**
£793k
approval value



Adaptations
£0.83m
spend



New build
£2.71m
spend



Off-the-Shelf units at Railway Court, Maguiresbridge acquired by Rural Housing Association.



Two of the recently completed semi-detached properties by Apex Housing Association at Woodside Avenue, Omagh.

Ex Manchester United and Northern Ireland Goalkeeper, Roy Carroll at the NIHE funded 'Soccer in the Community' Project at Lisnaskea Rovers FC.



Members of Rossorry Senior Citizens Club Annual Wreath Making Workshop funded by NIHE.



Outcome 1

Helping people find housing support and solutions

Plans 2019/20	Progress	Plans 2020/23	Community Planning Ref*
Development and publication of the Chronic Homelessness Action Plan.	Following extensive public consultation, the Chronic Homelessness Action Plan was amended and approved by NIHE Board in November 2019.	Two Research projects have been commissioned. The first project will look at the impact of chronic homelessness on women and the second will consider the role of day services in delivering help to clients experiencing chronic homelessness.	1B 1C 3B
Implementation of year one actions in Chronic Homelessness Action Plan.	The number of objectives was reduced from ten to seven to ensure a more streamlined plan and avoid duplication. The indicators for chronic homelessness were adjusted to reflect the views of the sector, and ratified by the Central Homelessness Forum. 669 homelessness presenters and 467 homelessness acceptances.	Work will continue to incorporate chronic homelessness indicators into the Housing Management System to provide an evidence base to inform policy and strategic decisions going forward. NIHE is also exploring funding options for the delivery of housing led solutions for clients experiencing chronic homelessness.	

Table continues

Plans 2019/20	Progress	Plans 2020/23	Community Planning Ref*
Ensure the Housing Solutions and Support Approach continues to be effectively embedded across the organisation.	The Housing Solutions approach is used for all customers who contact the NIHE with a housing issue. This continues to be embedded across the organisation through the delivery of training to new staff on the approach. Housing Solutions Handbook for staff was reviewed and updated during 2019/20.	Further develop the Housing Solutions and Support approach, including through exploring the potential of accreditation of staff. Continue to conduct peer reviews to benchmark the NIHE Housing Solutions service, identify good practice and areas for improvement.	1A 1B 1C 3B
Conduct peer reviews to benchmark the NIHE Housing Solutions service, identify good practice and areas for improvement.	The National Practitioner Support Service (NPSS) has been appointed to conduct peer reviews of NIHE's Housing Solutions Service.	Ensure information is readily available across all tenures to meet the needs of a housing options service.	
Work has been ongoing to investigate and develop a replacement Private Rented Sector Access Scheme (PRSAS). A number of consultation events have taken place and a specification has been produced. A business case is ongoing with the aim of having a new PRSAS procured and in place by September 2019.	Due to budgetary pressures arising in dealing with NIHE's statutory duties in respect of addressing homelessness, the delivery of a PRSAS has had to be put on hold until such times as sufficient funding can be secured.	Any further developments in respect of implementing a new PRSAS will be subject to the necessary funding being secured from DfC.	1C 3B

Table continues

Plans 2019/20	Progress	Plans 2020/23	Community Planning Ref*
£5.06m has been approved to deliver the Supporting People Programme for 2019/20.	<p>£4.81m was spent delivering the Supporting People Programme for 2019/20, Appendix 5.</p> <p>43 accommodation based services for 614 service users.</p> <p>11 floating support schemes for 352 service users.</p>	£4.74m has been approved to deliver the Supporting People Programme for 2020/21, Appendix 5	1A 1B 1C 3B
The gross, three-year SHDP contains one supported housing scheme for four units in 2019/20.	The supported scheme programmed to begin in 2019/20 has been slipped back in the SHDP due to lack of progress.	The gross, three-year (2020/23) SHDP contains one supported housing scheme for the Council area. This will be kept under annual review.	1A 1B 1C 3B
The Wheelchair Standard Accommodation target for general needs new build for 2019/20 is 8.5%.	Where possible, we will incorporate wheelchair units within the SHDP.	The Wheelchair Standard Accommodation target for 2020/21 is 10%.	1A 1B 1C 3B
NIHE has funding of approximately £10m for DFGs for the private sector in 2019/20 across NI, £849k in Fermanagh and Omagh.	NIHE approved 97 DFGs with an approval value of £793k during 2019/20. 91 DFGs were completed during the year.	NIHE has funding of approximately £12m for DFGs for the private sector in 2020/21 across NI. The funding for the district is £1.23m.	1A 1B 1C 3B

Table continues

*See Appendix 1 for Community Planning Themes

Plans 2019/20	Progress	Plans 2020/23	Community Planning Ref*
NIHE have a budget of £530k to provide adaptations to their properties in the district in 2019/20.	NIHE spent £0.83m on adaptations in 2019/20.	We are unable to provide detail on our budget for 2020/21 at this time.	1A 1B 1C 3B

Outcome 2

Delivering better homes

Plans 2019/20	Progress	Plans 2020/23	Community Planning Ref*
Identifying housing needs, increasing supply of affordable renting and assisting home ownership			
<p>NIHE will carry out an annual five year projected social housing need assessment for the Council area.</p> <p>NIHE will annually assess demand for intermediate housing for the Council area.</p>	<p>Achieved. The five year social housing need for the Council area is 334, Appendix 2.</p> <p>Achieved. The ten year intermediate housing need is 500.</p>	<p>NIHE will carry out an annual five-year projected social housing need assessment for the Council area.</p> <p>NIHE will annually assess demand for intermediate housing for the Council area.</p>	3B
NIHE will continue its programme to deliver Housing Market Assessments across NI by completing Phase 1 of this process in March 2020 which includes Strategic Housing Market Analyses of Belfast and Derry City & Strabane HMAs.	The Strategic Housing Market Analyses of Belfast Metropolitan Area and Derry City & Strabane HMAs are on course to complete in July 2020.	NIHE will commission Strategic Housing Market Analyses in the remaining identified HMAs in the following areas. Northern Area - Ballymena HMA and Causeway Coast HMA Western Area – Fermanagh, Omagh, Cookstown and Dungannon HMAs South Eastern Area – Newry and Craigavon Urban Area HMAs.	3B
DfC will approve a gross, three-year 2019/22 SHDP.	There are nine units on-site and there were 25 units completed during 2019/20, Appendix 3.	DfC will approve a gross, three-year 2020/23 SHDP.	2B 3B
Site identification studies will be completed as identified.	Site identification studies have been completed in Maguiresbridge and Trillick.	Site identification studies are programmed for Enniskillen, Omagh and Donagh.	2B 3B

Table continues

Plans 2019/20	Progress	Plans 2020/23	Community Planning Ref*
The 2019/20 investment in intermediate housing, which is delivered through the Co-Ownership Shared Ownership scheme, was £34m with a target of 1,091 homes.	In 2019/20, there were 13 properties purchased through Co-Ownership in the Fermanagh and Omagh area.	Due to the impacts of COVID-19, funding and targets have not yet been confirmed for this period.	2A 3B
NIHE and housing associations will implement the House Sales and Equity Sharing Scheme.	19 NIHE properties were sold to tenants through the House Sales Scheme during 2019/20.	NIHE and housing associations will implement the House Sales and Equity Sharing Scheme.	2A 3B
Improving People's Homes – NIHE Stock			
Funding for NIHE planned maintenance schemes in 2019/20 is estimated at £3.22m for 24 schemes.	In 2019/20, NIHE spent £2m on 11 planned maintenance schemes in the Council area, Appendix 4.	We are unable to provide detail on our programmes for 2020/21 at this time.	1C 3B
Funding for NIHE stock improvement work in 2019/20 is £0.61m.	In 2019/20, NIHE spent £40k on stock improvement work.	We are unable to provide detail on our programmes for 2020/21 at this time.	1C 3B
NIHE will complete response maintenance repairs within the required target time.	83.9% of NIHE response maintenance repairs in NI were completed within the required target time.	NIHE will complete response maintenance repairs within the required target time.	
NIHE will carry out response maintenance repairs to customers' satisfaction.	98.08% of NIHE response maintenance repairs were carried out to the customers' satisfaction.	NIHE will carry out response maintenance repairs to customers' satisfaction.	

Table continues

Plans 2019/20	Progress	Plans 2020/23	Community Planning Ref*
Improving People's Homes – Private Stock			
NIHE will implement the Affordable Warmth Scheme with available funding of £12m for 2019/20 across NI, subject to change following current monitoring round outcome.	In the Council area, 359 measures were carried out to 221 private properties under the Affordable Warmth Scheme in 2019/20, at a cost of £1.21m.	NIHE will implement the Affordable Warmth Scheme with available funding of £4m for 2020/21 across NI, subject to change following current monitoring round outcome. A new five year business case was approved for 2019-2024, with the emphasis being on a whole house approach.	1C 3B
NIHE will implement the Boiler Replacement Scheme 2016-19, with anticipated funding of £1m for 2019/20 across NI, subject to change following current monitoring round outcome.	In Fermanagh and Omagh 48 properties had boilers replaced at cost of £32k.	NIHE will implement the Boiler Replacement Scheme, with anticipated funding of £350k for 2020/21 across NI, subject to change following current monitoring round outcome.	1C 3B
Funding of discretionary grants will continue in 2019/20.	Discretionary grant approval in 2019/20 was £544k, Appendix 4.	Funding of discretionary grants will continue in 2020/21.	1C 3B
Repair notices issued by councils to private rental landlords can be recovered through a mandatory grant of up to £7.5k.	There were 75 mandatory repair grants approved in 2019/20, with an approval value of £198k, Appendix 4.	NIHE will issue mandatory repair grants as required.	1C 3B

Table continues

*See Appendix 1 for Community Planning Themes

Plans 2019/20	Progress	Plans 2020/23	Community Planning Ref*
NIHE's 2019/22 Energy Efficiency Programme includes 1,642 units at a cost of £4.7m.	In 2019/20, the Energy Efficiency Programme included 134 units at a cost of £490k.	NIHE's 2020/23 Energy Efficiency Programme includes 1,366 units at a cost of £6.5m.	1C 3B
Bryson Energy will continue to maintain the Oil Buying Clubs Scheme until the service transitions over to local community groups.	5,200 households have become members of the 27 oil buying clubs established in NI. There are five clubs operating within the district including Belcoo, Crannog Area Partnership, Irvinestown, Lisnaskea and Omagh.	Having taken the Oil Buying Club Service back in house in February 2020, NIHE will continue to provide and hopefully expand membership.	1C

Outcome 3

Fostering vibrant sustainable communities

Plans 2019/20	Progress	Plans 2020/23	Community Planning Ref*
Community Planning			
Promote housing led regeneration through master planning proposals in urban and village centres.	NIHE will continue to work with the Council through the Community Planning process.	Promote housing led regeneration through master planning proposals in urban and village centres.	3B
DfC to fund Areas at Risk, Small Pockets of Deprivation (SPOD) and Neighbourhood Renewal programmes for 2019/20.	DfC continues to fund SPOD, Areas at Risk and Neighbourhood Renewal across Northern Ireland, including £568,087 on Neighbourhood Renewal in Fermanagh and Omagh.	DfC hopes to continue to fund Areas at Risk, SPOD and Neighbourhood Renewal programmes for 2020/21.	3B
NIHE will work with rural communities to identify hidden rural housing need.	Rural Housing Needs Tests were carried out in Dromore, Drumquin and Gortin in 2019/20.	NIHE have scheduled Rural Housing Needs Tests in Donagh and Brookeborough and continue to work with rural communities to identify hidden rural housing need.	3B
The NI target for 2019/20 is to fund a minimum of three projects across the Townscape Heritage Initiative areas.	One project received Heritage in Housing funding during 2019/20 and was located within Ards and North Down district.	The NI target for 2020/21 is to fund a minimum of three projects across the Townscape Heritage Initiative areas. (subject to budget allocation)	3B

Plans 2019/20	Progress	Plans 2020/23	Community Planning Ref*
NIHE will implement a match funding programme for the Rural Development Programme in 2019/20, for a minimum of seven projects across NI.	In 2019/20, 19 projects were funded in rural areas with a total spend of over £300k. Six projects were funded in the district including Gortin / Owenkillew, Rosslea, Magheraveely, Lisnaskea, Drumquin and Tempo /Maguiresbridge. Overall spend was over £71k.	This is the final year of the NIHE match funding programme corresponding with the final year of the NI Rural Development Programme (2014-2020).	2A 2B 3B
NIHE will implement and promote the annual 'Rural Community Awards' competition.	The 2019/20 Rural Community Awards were presented to the winning community groups in November 2019.	NIHE hopes to offer the Rural Community Awards on an annual basis.	1C
Building Successful Communities			
DfC will continue to invest in social enterprise growth to increase sustainability in the broad community sector.	DfC is supporting Social Economy Enterprise growth in NI through Community Asset Transfer (CAT), Pilot Social Economy Projects, Social Enterprise Hubs and Social Innovation.	DfC will continue to invest in social enterprise growth to increase sustainability in the broad community sector.	2A 2B 3B
NIHE's Social Housing Enterprise (SHE) Strategy will continue to invest in local communities to support social housing enterprise developments.	The Social Enterprise Plus Strategy 2020-2024 will be launched later this year.	Social Enterprise Plus Strategy will invest in local communities to support social enterprise initiatives.	2A 2B 3B
Consult on the new Community Safety Strategy. Launch and implement.	Public consultation on the new strategy has concluded. The Strategy Responses received are being reviewed and the Strategy is being finalised.	Launch & implement new Community Safety Strategy – Working Together for Safer Communities 2020-2023.	1C

Table continues

*See Appendix 1 for Community Planning Themes

Plans 2019/20	Progress	Plans 2020/23	Community Planning Ref*
We will work with partner organisations and communities to tackle Anti-Social Behaviour (ASB) and hate crime and create safer places to live.	During 2019/20, NIHE dealt with 72 cases of ASB within the Council area none of which were categorised as hate related.	NIHE will deal with reported cases of ASB including hate harassment in its estates.	1C
NIHE will work to prevent people leaving their homes as a consequence of hate crimes.	During 2019/20 there were no Hate Incident Practical Action scheme (HIPA) incidents actioned in the Council area.	NIHE will continue to implement the HIPA scheme.	1C
NIHE will continue to be a designated agency in the Policing and Community Safety Partnerships (PCSPs).	NIHE Area Managers continue to attend their respective PCSP meetings and to update their partners on NIHE activities at a local level.	NIHE will continue to be a designated agency in the PCSPs.	1A 1B 1C 1D
NIHE will assess funding applications from Community Groups, PCSPs and Councils for a range of community safety initiatives.	<p>The NIHE worked with other partners within the PCSP to deliver Community Cash Projects in Fermanagh and Omagh. The purpose of the project was to promote community confidence in policing and empower communities to help deliver solutions to tackle crime, fear of crime and anti-social behaviour. The NIHE contributed £5K to this project, which covered several themes including community safety.</p> <p>The Community Cash project targeted five DEA's including, Erne West, Erne North, Enniskillen, Omagh and West Tyrone funding 42 projects. The additional two DEA's including Erne East and Mid Tyrone had been funded during 2018/19 through the PCSP by Fermanagh and Omagh District Council in conjunction with PSNI.</p>	NIHE will continue to assess funding applications and fund appropriate initiatives that address community safety issues in NIHE estates, where money is available.	

Table continues

*See Appendix 1 for Community Planning Themes

Plans 2019/20	Progress	Plans 2020/23	Community Planning Ref*
NIHE will continue to partner at ASB Forum.	Local office staff continue to work with statutory partners in addressing ASB issues and attend the ASB Forum with PSNI, Council and Department Of Justice to discuss cases of common concern.	NIHE will continue to partner on ASB Forum.	
NIHE will work to raise awareness and promote integration through its Community Cohesion Strategy.	NIHE continues to engage at a local level to deliver programmes that raise awareness and promote integration. This can be measured by the number of Race Relations programmes funded.	NIHE will implement its Community Cohesion Strategy via its estate based cohesion programmes that raise awareness and promote integration.	
NIHE will promote Good Relations across the five cohesion themes of Race Relations, Communities in Transition, Interfaces, Flags, Emblems and Sectional Symbols.	Community Cohesion grants of £14k was spent. During 2019/20 funding was provided by NIHE to groups in the Fermanagh and Omagh District Council area for twelve projects, focusing on two main themes – ‘Segregation/Integration’ and ‘Communities in Transition.’ Some of the projects concentrated on a cross community focus, which involved learning about the history of past conflicts. Other projects focussed on building capacity and promoting cohesion.	We will continue to support a community led approach across the five cohesion themes of Race Relations, Communities in Transition, Interfaces, Flags, Emblems and Sectional Symbols.	1C
NIHE will continue to fund Supporting Communities NI (SCNI) in their work with communities.	Patch Managers and Neighbourhood Officers continue to work with Supporting Communities in engaging with 21 community groups across the South West area, as well as engaging with the wider community. These groups comprise eleven groups in Omagh and ten in Fermanagh. Staff continue to attend all inter agency meetings and estate walk-about organised by Supporting Communities. A varied training programme has also been delivered by Supporting Communities to the community organisations. The topics included were committee training, impact awareness training, good governance training, digital awareness training and funding application training. This training, along with other support mechanisms, assist in community capacity building.	Continue to work with groups to ensure we give the best outcomes for our communities.	1C

Table continues

*See Appendix 1 for Community Planning Themes

Plans 2019/20	Progress	Plans 2020/23	Community Planning Ref*
The Community Involvement Strategy includes a one year action plan which will be monitored.	All actions have been delivered or are on target.	New action plan will incorporate new ways of supporting and engaging our communities to reflect current and future restrictions due to the COVID-19 pandemic.	1C
Funding of £20k for Community Grants and £4,307 per area for the Housing Community Network will be made available by NIHE.	£18k was spent in 2019/20 on Community Grants. £5k of this funding was allocated to community cash projects.	The Community Grants 2020-21 budget has been agreed as £20,000 per Area Office, but has been redirected and released as a COVID-19 Community Support Fund. Funding of £3,153.85 per area for Housing Community Network is also available.	1C

*See Appendix 1 for Community Planning Themes

Outcome 4

Delivering quality public services

Plans 2019/20	Progress	Plans 2020/23	Community Planning Ref*
<p>Increase rent collection to reinvest and improve services.</p> <p>Reduce arrears to maximise income.</p> <p>Continue to report Tenancy Fraud statistics to DfC. Monitor and reduce tenancy fraud.</p>	<p>NIHE collected 98.49% of rent at March 2020.</p> <p>Arrears decreased by £7k during 2019/20.</p> <p>Statistics reported quarterly to DfC.</p>	<p>Maximise rent collection to reinvest and improve services.</p> <p>Manage arrears as effectively as possible to maximise income.</p> <p>Continue to report Tenancy Fraud statistics to DfC. Monitor and reduce tenancy fraud.</p>	2A
<p>Implement the welfare reform project plan as required.</p>	<p>NIHE has:</p> <ul style="list-style-type: none"> • an established Welfare Reform Project Team; • continued to implement the welfare reform project plan as required; • continued to identify the impact of the changes on our customers and on the business; • developed appropriate processes to implement changes; • developed an Income Collection project plan to deal with the impacts of welfare reform; 	<p>NIHE will:</p> <ul style="list-style-type: none"> • continue to implement the welfare reform project plan as required; • communicate with staff, tenants and housing applicants to provide advice and assistance on the impacts of welfare reform; • continue to carry out research to help the business plan how to deal with the impacts of welfare reform; • assist DfC and DWP deliver the processes necessary to implement welfare reform and associated mitigations; and 	2A

Table continues

Plans 2019/20	Progress	Plans 2020/23	Community Planning Ref*
	<ul style="list-style-type: none"> • worked with DfC and Department for Work and Pensions (DWP) to align social rented sector payments with the claimants UC payment date; • carried out research to help the business plan how to deal with the impacts of welfare reform; • instigated measures to lessen the impacts; and • worked closely with DfC and DWP on the implementation of welfare reform and the mitigation processes. 	<ul style="list-style-type: none"> • continue to work with DfC as a trusted partner for the Move to UC. 	
NIHE plan to process new public/private HB claims within the 22 day target and HB claim amendment within seven days.	In 2019/20, new claims were processed in an average of 11.4 days. Claim amendments were processed in an average of 3.3 days.	NIHE plan to process new public/private HB claims within the 22-day target and HB claim amendment within seven days.	1C
Develop and implement a new Voids Action Plan 2019-2022; maintain voids below 1% of total stock, make best use of housing stock and increase revenue from rents.	<p>Actionable Voids Action Plan 2019-22 was approved in June 2019. NIHE has continued to perform strongly in its void management functions, showing improvement across all key performance metrics in the period covered by the previous void strategy.</p> <p>NIHE actionable voids at April 2020 were 0.89% of total stock.</p>	Continue to implement Actionable Voids Action Plan 2019-22.	3B

Table continues

Plans 2019/20	Progress	Plans 2020/23	Community Planning Ref*
<p>Develop and Implement a new Customer Support & Tenancy Sustainment Strategy (2019-2022) which builds upon the success of the previous strategy.</p> <p>Reduce tenancy failure through increasing support for our customers and tenants to solve their housing problems and help them to stay in their own home.</p>	<p>The Customer Support & Tenancy Sustainment Strategy was approved in October 2019. Public consultation on the strategy closed in February 2020.</p> <p>The Strategy (and associated Action Plan) offers five key pillars of support to our customers:</p> <ul style="list-style-type: none"> • Housing Support; • Employment Support; • Money Support; • Proactive/Responsive Support for At Risk Customers; • Neighbourhood/Community Support. <p>86% of tenancies were sustained beyond 1 year.</p>	<p>Continue to implement Action Plan 2019-22.</p> <p>Continue to report on the number of tenancies lasting < 12 months against a baseline of 86%.</p>	3B
<p>Continue to monitor tenants' satisfaction through the Continuous Tenant Omnibus Survey (CTOS).</p>	<p>The 2019 survey found that 88% of tenants were satisfied with the overall service provided by NIHE. Work on the 2020 survey is under way.</p>	<p>Continue to monitor tenants' satisfaction through the Continuous Tenant Omnibus Survey (CTOS).</p>	3B

Appendices

Appendix 1

Community Plan themes and outcomes

[Fermanagh Omagh 2030](#)

Theme	Outcome	Reference
People and Communities	1. Our people are healthy and well – physically, mentally and emotionally	1A
	2. Older people lead more independent, engaged and socially connected lives	1B
	3. Our communities are inclusive, safe, resilient and empowered	1C
	4. Our people have the best start in life with lifelong opportunities to fulfil their potential	1D
Economy, Infrastructure and Skills	5. Our economy is thriving, expanding and outward looking	2A
	6. Our district is a connected place	2B
Environment	7. Our outstanding natural environment and built and cultural heritage is sustainably managed and, where possible, enhanced	3A
	8. Our district is an attractive and accessible place	3B

Appendix 2

Social Housing Need by Settlement 2019-2024

Settlement	Social Housing Need 2019-24
Enniskillen Town	176
Omagh	113
Arney / Bellanaleck	5
Ballinamallard	4
Brookeborough	3
Carrickmore	1
Derrylin	8
Florencecourt	1
Gortin	1
Kinawley	3
Lisbellaw	7
Maguiresbridge	4
Roslea	4
Tempo	4
Total	334

Source: NIHE

Housing need has currently been met in: Aghadrumsee, Belcoo, Belleek, Beragh, Clanabogan, Derrygonnelly, Donagh, Dromore, Drumquin, Ederney/Lack, Fintona, Garrison, Greencastle, Irvinestown, Kesh, Lisnarick, Lisnaskea, Magheraveely, Mountjoy, Newtownbutler, Omagh Cottages, Teemore and Trillick. This will be kept under annual review.

New Intermediate Housing Demand for Fermanagh and Omagh 2019/29

Council	Intermediate Housing Demand 2019/29
Fermanagh and Omagh	500

Source: NIHE

Appendix 3

Social Housing Development Programme

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

Schemes completed April 2019 – March 2020

Scheme	No of units	Client Group	Housing Association	Policy Theme
Woodside Avenue, Omagh	14	General Needs	Apex	Urban
Railway Court, Maguiresbridge, OTS*	3	General Needs	Rural	Rural
Pinefield Avenue, Omagh, OTS*	8	General Needs	Triangle	Urban
Total	25			

Source: NIHE

* OTS – Off the Shelf

Schemes on-site at March 2020

Scheme	No of units	Client Group	Housing Association	Policy Theme
Pinefield Avenue, Omagh, Phase 2, OTS*	3	General Needs	Triangle	Urban
Pinefield Avenue, Omagh, Phase 3 OTS*	6	General Needs	Triangle	Urban
Total	9			

Source: NIHE

* OTS – Off the Shelf

Schemes programmed 2020/23

Scheme	No of units	Client Group	Year	Housing Association	Policy Theme
Fermanagh Vulnerable Women	4	Vulnerable Women	2020/21	Apex	Supported
Rossole Park, Enniskillen	1	General Needs	2020/21	Apex	Urban
Cherryville, Enniskillen	1	General Needs	2022/23	Triangle	Urban
Ballinamullan Road, Omagh	5	General Needs	2020/21	Apex	Urban
Circular Road, Omagh (T)	1	General Needs	2020/21	TBC	Urban
Total	12				

Source: NIHE

(T) Transfer Scheme built on NIHE land

Appendix 4

Maintenance Programme, Grants and Adaptations information

Schemes completed April 2019 – March 2020

Work Category	Scheme	Units
External Cyclical Maintenance	Windmill/ Lisgoole, Enniskillen	48
	Loughrey/ Fairview/ Drumquin	64
	Fox/ Culmore/ O’Kane Park, Omagh	76
	Irvinestown/ Kesh/ Ederney	40
	Meelmore/ Knockmoyle, Omagh	35
Revenue Replacement Bathroom	Kilmacormick, Enniskillen Phase 1	14
	Fairmount/ Beltrim, Omagh	54
Heating Installation	Newtownbutler/ Tempo	4
	Irvinestown	19
	Belcoo/ Belleek/ Derrygonnelly	68
	Meelmore Drive, Omagh	2
Total		424

Source: NIHE

Note: Some schemes may start and complete in year.

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

Definition of Work Categories	
External Cyclical Maintenance	Work to the external fabric of a dwelling and its immediate surrounding area.
Revenue Repair/Replacement	Repair or replacement of obsolete internal elements, e.g. sanitary ware and kitchen units.
Heating Installation	Replacement of solid fuel or electric heating.

Grants Performance 2019/20

Grant Type	Approved	Approval Value £k	Completed
Mandatory Grants			
Disabled Facilities Grant	97	793	91
Repairs Grant	75	198	75
Discretionary Grants			
Replacement Grant	<10	32	0
Renovation Grant	27	411	32
Home Repair Assistance Grant	25	101	28
Total	-	1,535	226

Source: NIHE

There may be a discrepancy in calculation due to rounding.

Adaptations to Housing Executive stock in 2019/20

Type of Adaptation	Adaptations 2019/20	Actual spend 2019/20 £m
Adaptations for Persons with a Disability (APD's) Starts*	11	0.40
Adaptations for Persons with a Disability (APD's) Completions*	<10	
Lifts**	12	0.04
Showers**	103	0.25
Minor APD repairs***	265	0.14
Total	-	0.83

Source: NIHE

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

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

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

There may be a discrepancy in calculation due to rounding.

Disabled Facilities Grants (DFG's)

Year	2015/16	2016/17	2017/18	2018/19	2019/20
Approved	110	115	120	71	97
Funding(£k)	796	1,056	1,131	949	793

Source: NIHE

Appendix 5

Supporting People Information and Homelessness

Supporting People

Type of Service	Client Group	No. of schemes	No. of providers	Actual payments 2019-20 (£k)	Budget 2020-21 (£k)	Max. no of services users
Accommodation Based Services	Disability	17	7	2,405	2,410	206
	Homelessness	4	4	393	394	17
	Older People	19	5	409	401	354
	Young People	3	2	502	431	37
	Sub Total*	43	**	3,709	3,636	614
Floating Support Services	Disability	4	4	261	262	72
	Homelessness	5	5	421	423	199
	Older People	1	1	84	84	35
	Young People	1	1	331	332	46
	Sub Total*	11	**	1,098	1,101	352
Grand Total*		54	**	4,807	4,737	966

Source: NIHE

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

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

Homelessness

Year	No. of homeless presenters	No. of homeless acceptances	Households placed in temporary accommodation
2015/16	613	299	98
2016/17	754	404	106
2017/18	691	432	152
2018/19	672	467	152
2019/20	669	467	260

Source: NIHE

Appendix 6

NIHE Stock at March 2020

Sold Stock in bold

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total	Void *
Enniskillen Town	237	110	474	21	0	842	10
	182	88	1,345	3	6	1,624	
Irvinestown	87	0	84	0	2	173	0
	71	0	199	0	12	282	
Lisnaskea	81	1	92	0	0	174	0
	62	1	293	0	29	385	
Aghadrumsee	3	0	0	0	0	3	1
	2	0	1	0	5	8	
Arney /Bellanaleck	6	0	2	0	1	9	0
	10	0	24	0	3	37	
Ballinamallard	31	0	15	0	0	46	0
	21	0	75	0	1	97	
Belcoo	21	0	2	0	0	23	1
	7	0	45	0	3	55	
Belleek	36	0	16	0	2	54	0
	25	0	44	0	8	77	
Brookeborough	27	0	10	0	0	37	1
	28	0	55	0	17	100	
Derrygonnelly	33	0	10	0	1	44	0
	8	0	69	0	5	82	
Derrylin	25	0	9	0	0	34	0
	19	0	31	0	0	50	
Donagh	9	0	6	0	0	15	0
	1	0	33	0	5	39	
Ederney / Lack	25	0	21	0	0	46	0
	28	0	50	0	8	86	

Table continues

Sold Stock in bold

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total	Void *
Florencecourt	1	0	2	0	0	3	0
	8	0	21	0	0	29	
Garrison	19	0	9	0	3	31	0
	16	0	18	0	8	42	
Kesh	42	0	19	0	1	62	1
	50	0	57	0	3	110	
Kinawley	2	0	3	0	0	5	0
	7	0	7	0	2	16	
Lisbellaw	23	0	14	0	0	37	0
	31	0	104	0	7	142	
Lisnarick	0	0	0	0	0	0	0
	23	0	14	0	7	44	
Magheraveely	5	0	0	0	0	5	0
	5	0	2	0	4	11	
Maguiresbridge	23	0	23	0	0	46	0
	7	0	65	0	6	78	
Newtownbutler	58	0	55	0	0	113	0
	14	0	108	0	37	159	
Roslea	29	0	22	0	0	51	0
	8	0	64	0	4	76	
Teemore	0	0	0	0	0	0	0
	3	0	0	0	4	7	
Tempo / Clabby	28	0	16	0	1	45	0
	27	0	51	0	5	83	
Fermanagh Total	851	111	904	21	11	1,898	14
	663	89	2,775	3	189	3,719	
Omagh Town	240	194	705	30	0	1,169	12
	187	58	1,502	3	14	1,764	
Carrickmore	37	1	27	0	0	65	1
	24	3	73	0	5	105	

Table continues

Sold Stock in bold

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total	Void *
Dromore Omagh	49	0	49	0	3	101	1
	46	0	131	0	26	203	
Fintona	64	0	99	0	0	163	0
	61	6	116	0	36	219	
Beragh	31	0	15	0	1	47	0
	60	0	31	0	31	122	
Drumquin	31	3	28	0	1	63	0
	29	1	68	0	23	121	
Greencastle	10	0	13	0	0	23	0
	27	0	12	0	0	39	
Gortin	15	0	6	0	0	21	0
	16	0	32	0	8	56	
Mountjoy	1	0	0	0	0	1	0
	7	0	1	0	0	8	
Omagh Cottages	15	0	1	0	8	24	1
	53	0	14	0	64	131	
Trillick	14	8	9	0	0	31	3
	35	3	20	0	10	68	
Omagh Total	507	206	952	30	13	1,708	18
	545	71	2,000	3	217	2,836	
FODC Total	1,358	317	1,856	51	24	3,606	32
	1,208	160	4,775	6	406	6,555	

Source: NIHE

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

(i) Bungalow (ii) Maisonette

Appendix 7

Applicants and Allocations at March 2020

	Applicants (Total)	Applicants (HS)	Allocations
Enniskillen Town	518	383	61
Irvinestown	65	41	17
Lisnaskea	92	65	14
Aghadrumsee	<10	<10	0
Arney/Bellanaleck	<10	<10	0
Ballinamallard	14	<10	<10
Belcoo	12	<10	<10
Belleek	31	18	<10
Brookeborough	13	11	<10
Derrygonnelly	12	<10	<10
Derrylin	25	16	<10
Donagh	<10	<10	0
Ederney / Lack	11	<10	<10
Florencecourt	<10	<10	<10
Garrison	<10	<10	<10
Kesh	21	13	<10
Kinawley	<10	<10	0
Lisbellaw	32	28	<10
Lisnarick	0	0	0
Magheraveely	0	0	0
Maguiresbridge	33	23	<10
Newtownbutler	16	<10	<10
Roslea	14	10	<10
Teemore	0	0	0
Tempo/Clabby	17	11	<10

Table continues

	Applicants (Total)	Applicants (HS)	Allocations
Fermanagh Total	955	685	153
Omagh Town	568	374	80
Carrickmore	11	<10	<10
Dromore Omagh	39	23	12
Fintona	39	23	13
Beragh	<10	<10	<10
Drumquin	<10	<10	<10
Greencastle	<10	<10	<10
Gortin	11	<10	<10
Mountjoy	<10	0	0
Omagh Cottages	<10	<10	<10
Trillick	<10	<10	<10
Omagh Total	721	468	129
Fermanagh and Omagh Total	1,676	1,153	282

Source: NIHE

Appendix 8

Management Team contact details

Landlord Services		
All enquiries 03448 920 900		
After Hours Homelessness 03448 920 908 (Mon-Fri after 5pm and weekends)		
Office	Contact	Contact Information
Fermanagh Office, Riverview House, Head Street, Enniskillen, BT74 7DA		fermanagh@nihe.gov.uk
Omagh Office, MacAllister House, Woodside Avenue, Omagh BT79 7BP		omagh@nihe.gov.uk
South Regional Manager	Jonathan Blease	jonathan.blease@nihe.gov.uk
South West Area Manager	Oonagh McAvinney	oonagh.mcavinney@nihe.gov.uk
Assistant South West Area Manager	Ignatius Maguire	ignatius.maguire@nihe.gov.uk
Team Leader Patch Management / Housing Solutions Fermanagh Office	Annette McCarney	annette.mccarney@nihe.gov.uk
Team Leader Patch Management / Housing Solutions Omagh Office	Edith Bell	edith.bell@nihe.gov.uk
Lettings Manager	Nuala Denning	nuala.denning@nihe.gov.uk
South West Area Maintenance Manager	David Robinson	david.robinson@nihe.gov.uk

Regional Services		
All enquiries 03448 920 900		
Office	Contact	Contact Information
Land and Regeneration Services 2 Adelaide Street, Belfast, BT2 8PB	Elma Newberry Assistant Director	elma.newberry@nihe.gov.uk
Central Grants 2 Adelaide Street Belfast, BT2 8PB	Danny O'Reilly Senior Principal Officer	daniel.o'reilly@nihe.gov.uk
Place Shaping South, Marlborough House Central Way Craigavon BT64 1AJ	Ailbhe Hickey Head of Place Shaping	ailbhe.hickey@nihe.gov.uk
Development Programme Group 2 Adelaide Street Belfast, BT2 8PB	Roy Baillie Head of Development Programme Group	roy.baillie@nihe.gov.uk
Supporting People 2 Adelaide Street, Belfast BT2 8PB	Alistair Mawhinney Assistant Director (Acting)	alistair.mawhinney@nihe.gov.uk

Appendix 9

Glossary

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

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

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

Social Housing Development Programme (SHDP)	The SHDP provides grant funding to housing associations to build social housing. The programme is managed by the Housing Executive on a three-year rolling basis.
Social Enterprise	Social enterprises are businesses with primarily social objectives whose profits are reinvested to achieve these objectives in a community.
Social Rented Housing	Social Rented Housing is housing provided at an affordable rent by the Housing Executive and registered housing associations; that is, housing associations, which are registered and regulated by DfC as a social housing provider. Social rented accommodation is offered in accordance with the Common Selection Scheme, administered by the Housing Executive, prioritising households who are living in insecure or unsuitable accommodation.
Small Pockets of Deprivation (SPOD)	SPOD is a delivery vehicle for neighbourhood renewal.
Supported Housing	A term used to describe a range of both long and short-term accommodation provided for people who need an additional level of housing related support, to help them lead an independent life.
Supporting People Programme	The Supporting People Programme is designed to provide housing related support, to prevent difficulties that can typically lead to hospitalisation, homelessness or institutional care, and can aid a smooth transition to independent living, for those leaving an institutionalised environment.
Temporary Accommodation	The Housing Executive provides temporary accommodation in the form of Housing Executive hostels, voluntary sector hostels, leased premises (DIME), single lets and non-standard accommodation (B&B/hotel) as and when required. B&Bs and hotels are used, when no other options are available, for a short duration.
Universal Credit	Universal Credit is a new payment being introduced in Northern Ireland, for people of working age (over 18 and under qualifying age for State Pension Credit). It includes support for the cost of housing (rent), children and childcare, as well as support for disabled people, carers and people who are too ill to work.

