



<b>Title of Report:</b>	<b>Correspondence</b>
<b>Committee Report Submitted To:</b>	<b>Council Meeting</b>
<b>Date of Meeting:</b>	<b>7 February 2023</b>
<b>For Decision or For Information</b>	<b>FOR DECISION</b>

<b>Linkage to Council Strategy (2021-25)</b>	
Strategic Theme	Cohesive Leadership
Outcome	Council operates as one effective and efficient corporate unit with a common purpose and culture
Lead Officer	Director of Corporate Services

<b>Budgetary Considerations</b>	
Cost of Proposal	N/A
Included in Current Year Estimates	N/A
Capital/Revenue	N/A
Code	N/A
Staffing Costs	N/A

<b>Screening Requirements</b>	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	Yes/No	Date:
	EQIA Required and Completed:	Yes/No	Date:
Rural Needs Assessment (RNA)	Screening Completed	Yes/No	Date:
	RNA Required and Completed:	Yes/No	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	Yes/No	Date:
	DPIA Required and Completed:	Yes/No	Date:

## 1.0 Purpose of Report

The purpose of the report is to present correspondence for Members' consideration.

2.0 The following correspondence has been received:

2.1 **NI Housing Council correspondence**, dated 13 January 2023 (copy attached)

Please find attached the Housing Council's January bulletin, and a copy of the December Housing Council minutes.

2.2 **M Moore, Programme Director ICS NI, P Cavanagh, Director of Planning and Commissioning, Department of Health**, dated 17 January 2023 (copy attached)

**Re: Integrated Care System Test, Department of Health**

Extract

*"As you will be aware work is currently underway to develop an Integrated Care System for Northern Ireland with a planned implementation date of April 2024, subject to legislative provision. ICS NI is a collaborative planned model for HSC services which will see the creation of five Area Integrated Partnership Boards in each of the HSC Trust geographical areas with responsibility for planning local services to meet local needs. Integrated Care System NI - Draft Framework It is proposed that the AIPBs will bring together key stakeholders from within the HSC, Community Planning Partnerships, the Voluntary and Community Sectors as well as service users and carers".*

2.3 **G Long, Chief Executive, Housing Executive**, dated 30 January 2023 (copy attached)

### **Summary**

Correspondence has been received to advise of changes to the Housing Selection Scheme, which will affect constituents in this area.

These changes are being introduced on a phased basis over the next three years and have been specifically designed to help the Scheme work better for applicants for social housing. They are in response to views shared during the Fundamental Review of Allocations consultation carried out by the Department for Communities in 2017. Details of the review can be found in the Consultation Outcome report (published on 18 December 2020), which can be accessed [here](#).

There will be further changes to the Scheme throughout 2023 and you will be kept up-to-date of these as they occur. More information can also be found on our website [here](#).

**3.0 It is recommended** that Council consider the correspondence.



**Minutes of the 496<sup>th</sup> Meeting  
of the Northern Ireland Housing Council held on  
Thursday 8<sup>th</sup> December 2022 at 10 am via Zoom**

**Present**

Cllr Anne-Marie Fitzgerald	Fermanagh & Omagh District (Chair)
Cllr Mark Cooper	Antrim & Newtownabbey Borough (Vice Chair)
Ald Jim Speers	Armagh City, Banbridge & Craigavon Borough
Ald Adrian McQuillan	Causeway Coast & Glens Borough
Ald Allan Bresland	Derry & Strabane Borough
Cllr Catherine Elattar	Mid Ulster Borough

**In Attendance:**

Paul Price	Director of Social Housing Policy & Oversight, Department for Communities
David Polley	Director, Housing Supply Policy, Department for Communities
Nicole Lappin	Chair, NIHE (Joined the meeting 11 to 11.20 am)
Catherine McFarland	Director of Audit Assurance & Finance, NIHE
Tim Gilpins	Rural & Regeneration Manager (Acting), NIHE
Kelly Cameron	Secretary (NIHE Secretariat)

**Apologies:**

Cllr Victoria Moore	Ards & North Down Borough
Ald Tommy Nicholl	Mid & East Antrim Borough
Cllr Michael Ruane	Newry, Mourne & Down District

<b>1.</b>	<p><b><u>Welcome</u></b></p> <p>The Chair welcomed Paul Price and David Polley from the Department for Communities and from the Housing Executive, Catherine McFarland.</p> <p>She also welcomed the Presenter Tim Gilpins from the Housing Executive.</p> <p>The Chair reported that Alderman Nicholl was ill in hospital and the Secretary was asked to pass on their best wishes for a speedy recovery.</p> <p>It was noted that the new Chair of the Northern Ireland Housing Executive, Nicole Lappin will be joining Members during the meeting to introduce herself to Members.</p>	<b>Sec</b>
<b>2.</b>	<p><b><u>Declarations of Interest</u></b></p> <p>No declarations were received.</p>	

3.	<p><b><u>To adopt the Minutes of the 495th Housing Council Meeting held on Thursday, 10<sup>th</sup> November 2022</u></b></p> <p>It was proposed by Councillor A McQuillan and seconded by Alderman J Speers and resolved, that the Minutes of the 495<sup>th</sup> Meeting of the Housing Council held on Thursday 10<sup>th</sup> November 2022 be approved and signed by the Chair.</p>	
4.	<p><b><u>Matters Arising from the Minutes</u></b></p> <p>Matters arising were dealt with through the Meeting.</p>	
5.	<p><b><u>Forward Workplan</u></b></p> <p>The forward workplan was noted.</p>	
6.	<p><b>Report from Paul Price &amp; David Polley from the Department for Communities on the Housing Top Issues.</b></p> <p>A summary of the current / emerging issues are outlined <b><i>as follows:-</i></b></p> <ul style="list-style-type: none"> <li>• Social Newbuild starts</li> </ul> <p>Councillor Cooper referred to the 83 schemes programmed to start in 2022/23, which will remain amber until year end when final figures are confirmed. He requested further breakdown of these schemes.</p> <p>Mrs McFarland suggested by that the Housing Executive would be happy to attend a future Meeting to give a presentation on the Social Housing Development Programme</p> <ul style="list-style-type: none"> <li>• Co-ownership</li> </ul> <p>Councillor McQuillan requested further information on Co-ownership's Over 55's Scheme. It was agreed that a future presentation would be arranged.</p> <ul style="list-style-type: none"> <li>• Programme for Social Reform</li> <li>• Fundamental Review of Social Housing Allocations Policy</li> <li>• Housing Executive's House Sales Scheme</li> <li>• Supporting People Delivery Strategy</li> <li>• Homelessness Strategy</li> </ul> <p>David Polley undertook to provide Members with a breakdown by Council are on Homeless Presenters.</p> <p>Councillor McQuillan requested detailed information on use of Bed and Breakfasts/ Hotels in Causeway Coast and Glens and Garvagh.</p> <p>It was agreed that an update on the Homelessness Strategy and statistics to be put on the Forward Workplan.</p>	<p><b>P Price</b></p> <p><b>Sec</b></p> <p><b>Sec</b></p> <p><b>D Polley</b></p> <p><b>D Polley</b></p> <p><b>Sec</b></p>



	<ul style="list-style-type: none"> <li>To provide housing support to vulnerable people in rural areas</li> <li>To contribute to the development of safe, cohesive and engaged rural neighbourhoods.</li> <li>To work in partnership with others to assist in rural development</li> </ul> <p>Concern was expressed at the accessibility to services in rural areas and questioned how this could be tackled in the long-term.</p> <p>Several Members expressed concerned that the waiting list doesn't match the 'real' need on the ground and people are reluctant to put their name forward for an area in which they feel they have on chance of getting an offer and stressed that identifying hidden need required to be addressed and other options addressed.</p> <p>It was noted that the Housing Executive would welcome local Councils identifying land in their areas, for potential social housing, through their local offices/Place Shapers and will be subsequently passed to the Rural Housing Team.</p> <p>Members agreed that as the Councils are drawing up their Local Area Plans, it is important that land should be identified/zoned for social housing.</p> <p>The Chair thanked Mr Gilpin for an informative presentation.</p>	<p>All</p> <p>All</p>
8.	<p><b>New Chair of the Northern Ireland Housing Executive, Nicole Lappin</b></p> <p>The new Chair of the Northern Ireland Housing Executive, Nicole Lappin joined the Meeting to introduce herself and said she looked forward to working with the Housing Council, in the future.</p> <p>The Chair, Councillor Fitzgerald wished her all the best in her new role and welcomed her to attend a meeting in the New Year and looked forward to building a working relationship with her.</p>	<p>Sec</p>
9.	<p><b><u>Housing Starts – November 2022</u></b></p> <p>The Report was noted.</p>	
10.	<p><b><u>Any Other Business</u></b></p>	
10.1	<p><b>Letter to Building Regulations in relation to Lifetime Homes and Response letter</b></p> <p>Members noted the response letter from Building Regulations.</p> <p>Paul Price requested a copy of the response.</p>	<p>Sec</p>
10.2	<p><b>Letter to Councils re Lifetime Homes</b></p> <p>Members noted the letter.</p>	

<p><b>10.3</b></p>	<p><b>New Leasehold Policy</b></p> <p>Members noted the new Policy.</p>	
<p><b>10.4</b></p>	<p><b>Response from Water Service</b></p> <p>Members noted that a representative from the Water Service will be attending the January Meeting.</p>	<p><b>Sec</b></p>
<p><b>10.5</b></p>	<p><b>Planned Maintenance Contracts</b></p> <p>Referring to the ten contractors released from planned maintenance contracts as a result of escalating construction costs. Members requested a list of the schemes which were affected in each Area.</p>	<p><b>Sec</b></p>
<p><b>10.6</b></p>	<p><b>Repair of Solar Panels fitted by the Housing Executive</b></p> <p>Mr Bresland undertook to provide more information, in order for a response.</p>	<p><b>A Bresland</b></p>
<p><b>11.</b></p>	<p><b><u>Date of next Meeting</u></b></p> <p>The next Housing Council Meeting is scheduled to take place on Thursday, 12<sup>th</sup> January 2023 at 10 am in the Housing Centre or via Zoom,</p> <p>The Chair wished Members a Merry Christmas and A Happy New Year.</p>	

The Meeting concluded at 11.45 am





## Focus

**Housing**  
Executive

1. How do we consider the needs of rural communities?
2. Our rural housing need testing process?
3. Test programme

## Rural Needs Act (NI) 2016

**Housing**  
Executive

*To have due regard to rural needs in the development of all policy and public service delivery decisions*



Rural Needs Act  
(Northern Ireland) 2016

[www.nihe.gov.uk](http://www.nihe.gov.uk)

**Housing**  
Executive

## Rural Strategy 2021-2025:

3 Themes,  
3 Outcomes,  
12 Priorities.



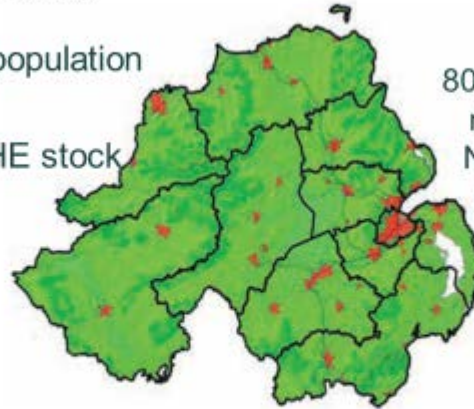
[www.nihe.gov.uk](http://www.nihe.gov.uk)

### Rural context

36% of total population

17.7% of NIHE stock

14.8% of waiting list applicants



80% of land mass of Northern Ireland

7.5% of SHDP in 2021/22

### Supply/demand cycle





[www.nihe.gov.uk](http://www.nihe.gov.uk)

## **Choosing where to test...**

**Housing Executive**

- Social waiting list analysis;
- Local representation;
- Availability of land.

[www.nihe.gov.uk](http://www.nihe.gov.uk)

## The test:

- Engagement with **community reps**;
- Adverts in the **local press**;
- Posters, flyers, leaflets throughout **the village**;
- Posts on **social media**;
- An art competition with the **local primary school** 'design my dream home';
- Promotion through housing advisors in our **local office**;
- A **public** meeting or housing information event.

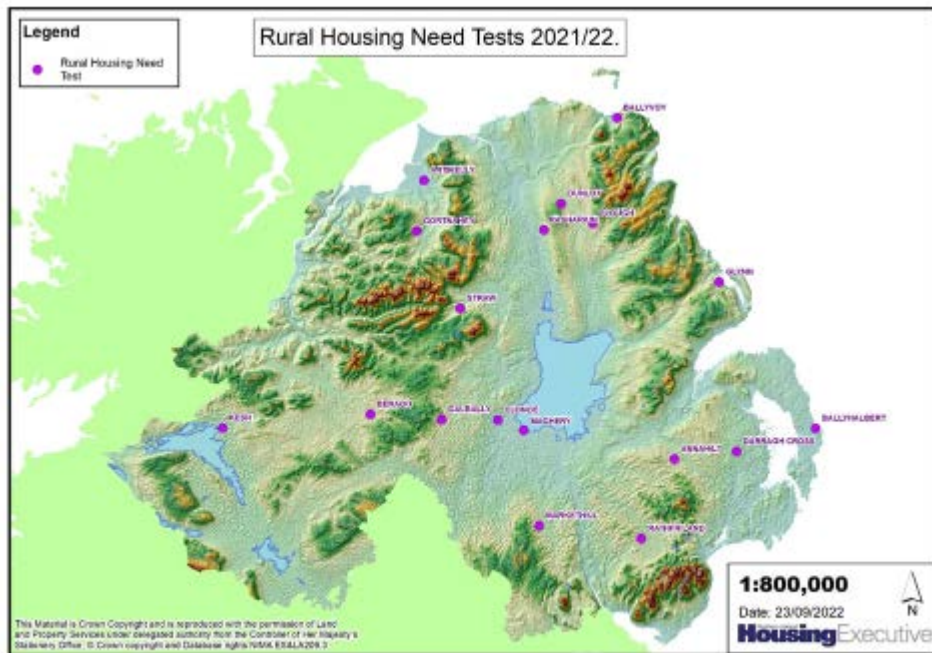
[www.nihe.gov.uk](http://www.nihe.gov.uk)



# Rathlin



[www.nihe.gov.uk](http://www.nihe.gov.uk)



[www.nihe.gov.uk](http://www.nihe.gov.uk)

**Current programme****Housing**  
Executive

Causeway Coast & Glens	Derry & Strabane	Fermanagh & Omagh	Mid & East Antrim	Mid Ulster	Newry, Mourne & Down
Burnfoot	Tamnaherin	Newtownbutler	Carnalbanagh	Ardboe	Clough
Moneydig		Mountfield		Clady	Ballymartin
Kilrea		Clabby		The Loup	Spa
Glenullin		Garrison		Drumullan	Killen
Boleran				Ballymaguigan /Creagh	Leitrim
Garvagh				Lissan	
Lislagan				Moneyneena	
Dervock				Draperstown	
Loughgiel					



**CHAIR**  
**Councillor Anne-Marie Fitzgerald**

The Housing Centre  
2 Adelaide Street  
Belfast BT2 8P8

T: (028) 9598 2752  
E: kelly.cameron@nihe.gov.uk  
W: nihousingcouncil.org

---

## **JANUARY HOUSING COUNCIL BULLETIN**

The Northern Ireland Housing Council met on Thursday, 12<sup>th</sup> January 2023 at 10.00 am in the Boardroom, the Housing Centre of via Conference Call.

For Information, a report of the attendance is undernoted:-

### **Present**

Anne-Marie Fitzgerald	Fermanagh & Omagh District (Chair)
Mark Cooper	Antrim & Newtownabbey Borough (Vice Chair)
Victoria Moore	Ards & North Down Borough
Jim Speers	Armagh City, Banbridge & Craigavon Borough
Amanda Grehan	Lisburn & Castlereagh City
Adrian McQuillan	Causeway Coast & Glens Borough
Allan Bresland	Derry City & Strabane District
Tommy Nicholl	Mid & East Antrim Borough
Catherine Elattar	Mid Ulster Borough
Michael Ruane	Newry & Mourne District

### **Apologies**

Micky Murray	Belfast City
--------------	--------------

Discussions on the undernoted matters took place as follows:-

### **Report from Grainia Long, Chief Executive, Housing Executive**

The Report provided the Housing Council with a monthly update summarising a range of strategic, major or routine matters, including any emerging issues. A summary of the current / emerging issues are outlined as follows:-

- Industrial Relations
- Review following Awaab Ishak inquest
- Ark Housing Association, Derrytrasna - New Build Property Addition & Allocation issue
- Green End, Rathcoole
- NIHE Revitalisation Programme - Progress Update
- Corporate Plan
- NIHE - Asset Management Strategy
- Sustainable Development Strategy Update
- Contribution to the Development of the NI Climate Action Plan
- Implementation of the NIHE Cost of Living Plan
- Future Working Practices and Accommodation Strategy



- Ongoing Engagement with Political Parties and other stakeholders
- Fundamental Review of Allocations (FRA)
- Bonfires
- Ukrainian Resettlement Programme
- Homelessness and Temporary Accommodation
- Review of Muckamore Abbey Hospital Resettlement
- Review of Disabled Facilities Grants
- Finlock Gutters and Contribution to Costs by Homeowners

Members also received a Presentations by the Water Service on **Storm Water Separation**.

Once the minutes of the meeting are ratified at the February Meeting, they can be accessed on the Housing Council website: [www.nihousingcouncil.org](http://www.nihousingcouncil.org)

The next Housing Council Meeting is scheduled for Thursday, 9<sup>th</sup> February 2023 at 10.00 am via conference call.

Should you require any further information or have any questions regarding the content.

### **Contacts**

**Secretary**, Kelly Cameron  
The Housing Centre,  
2 Adelaide Street  
Belfast  
BT2 8PB  
[Kelly.cameron@nihe.gov.uk](mailto:Kelly.cameron@nihe.gov.uk) Tel: 028 95982752

**Via email**

Chief Executives of HSC Trusts  
Chief Executive PHA  
Chief Executive NI Ambulance Service  
Chair 3<sup>rd</sup> Sector Steering Group  
Co-Chairs Service User & Carer Workstream  
Council Chief Executives  
LCG Chairs  
Chair NIGPC  
Chair RCGP  
Chief Executive CPNI

**Strategic Planning and Performance Group**

ICS NI Directorate, Department of Health  
Annex 3 Castle Buildings  
BELFAST, BT4 3SQ

Tel: 028 9052 0596 | EXT: 20596

Email: [REDACTED]@health-ni.gov.uk

Tel: 028 9536 1066

Email: [REDACTED]@hscni.net

Date: 17<sup>th</sup> January 2023

Dear Colleagues,

**INTEGRATED CARE SYSTEM TEST**

As you will be aware work is currently underway to develop an Integrated Care System for Northern Ireland with a planned implementation date of April 2024, subject to legislative provision. ICS NI is a collaborative planned model for HSC services which will see the creation of five Area Integrated Partnership Boards in each of the HSC Trust geographical areas with responsibility for planning local services to meet local needs. [Integrated Care System NI - Draft Framework](#) It is proposed that the AIPBs will bring together key stakeholders from within the HSC, Community Planning Partnerships, the Voluntary and Community Sectors as well as service users and carers.

Taking into account the recognised complexity in developing an integrated care model, the importance of partnership working and the time required to build relationships both within and across sectors, the decision has been taken to implement ICS test sites over the coming year commencing in April 2023.


This will be an opportunity to examine the approach of the ICS model from the perspective of the place-based partnership, exercising the operational capability of the Pilot AIPB from a population health focus. It will include the ability to establish connections at local and community level; analyse population need; understand the process for agreeing local services; and assessing the governance and accountability of such. The Pilot AIPB membership will be solely for testing purposes, prior to the finalisation of regulations detailing the membership and appointment process.

The intention is to establish shadow AIPBs across all five HSC trust geographical areas, with initial roll-out commencing in the Southern Area. The readiness to establish the follow-on shadow boards will be determined by a Regional Working Group, which will be established to oversee the implementation. They will ensure involvement and collaboration across all geographic areas of the region, with representation from the range of professionals and sectors which will form the partnerships. A letter will follow outlining the purpose of the Regional Working Group and a request for nominations for involvement where required.

As outlined above, the establishment of the shadow AIPBs will provide us with an important opportunity to test all aspects of the design including the impacts both internally and externally and we would be grateful for your commitment to this initiative.

We thank you for your continued support of the ICS NI Programme and will continue to provide updates. In the meantime, please feel free to submit any specific queries regarding the ICS test or alternatively if you wish to discuss in person please contact us at [ICSPMO@health-ni.gov.uk](mailto:ICSPMO@health-ni.gov.uk) .

Yours sincerely,



**Martina Moore**  
**Programme Director ICS NI**



**Paul Cavanagh**  
**Director of Planning and Commissioning**

30<sup>th</sup> January 2023

Dear David Jackson,

I am writing to update you on changes to the Housing Selection Scheme, which will affect constituents in your area.

These changes are being introduced on a phased basis over the next three years and have been specifically designed to help the Scheme work better for applicants for social housing. They are in response to views shared during the Fundamental Review of Allocations consultation carried out by the Department for Communities in 2017. Details of the review can be found in the Consultation Outcome report (published on 18 December 2020), which can be accessed [here](#).

The changes will help those waiting for a Housing Executive or Housing Association property to secure the right home in the right area. We are currently writing to all applicants on the waiting list about the changes with advice about how to contact us if they have any queries. (I've enclosed the letter and leaflet we are sending out as part of this correspondence).

### **What will these first set of changes mean for social housing tenants?**

The first changes to be introduced, will:

1. Give applicants the ability to choose as many or as few areas of choice as they wish.
2. Reduce the reasonable number of offers for applicants from three to two.

Applicants can currently pick up to two areas of choice with the opportunity to widen these by adding a General Housing Area (GHA) to their application. Following these changes, they will be able to choose as many or as few areas of choice as they wish. It also means that if the Applicant is owed the full statutory homelessness duty (i.e. is a Full Duty Applicant) the wider GHA will no longer be imposed on their choice.

Under the revised Scheme all new applicants, and those already on the waiting list, will be entitled to two reasonable offers of accommodation. If they have already refused two reasonable offers at the time the changes come in, they will be entitled to one final reasonable offer. All Applicants will continue to have the right to appeal a decision by the Housing Executive or Housing Association that their offer has been unreasonably refused.

### **What benefits will it bring?**

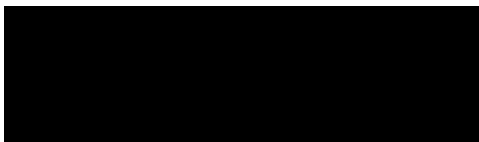
The new changes will help reduce re-let times and significantly increase choice for applicants. They will also mean that the General Housing Area (GHA) will no longer be imposed on those applicants who find themselves homeless. Applicants will be given detailed information about what these changes will mean and Housing Advisors/Patch Managers from housing associations and the Housing Executive have been fully trained in how to support them with their applications.

### **Where can I find out more?**

There will be further changes to the Scheme throughout 2023 and you will be kept up-to-date of these as they occur. More information can also be found on our website [here](#).

Alternatively you can email the Project team at email: [FRAProject@nihe.gov.uk](mailto:FRAProject@nihe.gov.uk) if you have a specific query.

Yours sincerely,



Grainia Long  
Chief Executive  
Housing Executive

1 reasonable offer by this date you will be entitled to 1 further reasonable offer. If you have already received 2 reasonable offers by this date you will be entitled to 1 final offer. You can speak with the person dealing with your application if you are unsure of how many offers you have left.

### What happens if I refuse an offer of accommodation?

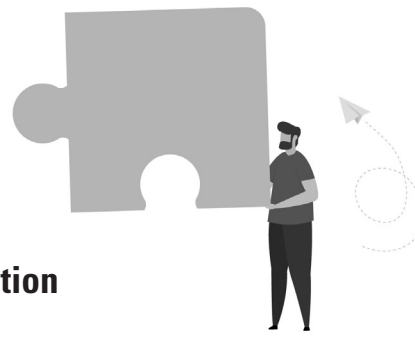
We can look at the reasons why you have refused and decide whether your refusal reasons are reasonable in line with the Housing Selection Scheme Rules. If we decide that they are, where appropriate, we will review your areas of choice with you and update your housing application with further details about your household and your housing needs. The offer will not be counted under the rules of the Scheme. If we decide that it is an unreasonable refusal the offer will be counted as one of your two offers under the rules of the Scheme. You will have the right to appeal that decision.



### Getting help

#### Can I talk to someone about my housing situation?

If your situation has changed or you would like to explore other housing options you should contact the person dealing with your application. They can provide you with independent and impartial advice.



### Further Information

Should you wish to speak with someone regarding these or any other concerns you may have you can contact the person dealing with your application who will be happy to help (this will be your Housing Advisor or Patch Manager if you are a Housing Executive tenant, or a Housing Officer, if you are a Housing Association tenant).

If you do not have direct contact information for your Housing Advisor/Patch Manager you can get in touch by calling our General Enquiries number on **03448 920 900** (Lines are open 8.30am to 5pm Monday – Friday) or by visiting your local Housing Executive office

If you are a Housing Association tenant you should speak to your Housing Officer.



### KEEP UP TO DATE

You can find out more information on how these changes may impact you by visiting our website at [www.nihe.gov.uk](http://www.nihe.gov.uk) or by using the QR code.



HS-11-10-22-SC

## Changes to the rules of the Housing Selection Scheme: Your Questions Answered



We are making changes to the Housing Selection Scheme.

This is the scheme that sets out how we assess your housing need and how social housing landlords allocate their homes.



The current Housing Selection Scheme has been in place for more than 20 years and is highly valued but we needed to make changes to reflect people's situations and the demand for housing in Northern Ireland.

These changes which are being introduced on a phased basis over the next 3 years will help to build on the strengths of the current allocations scheme to enable it to work better for people in need. The changes are in response to the views shared during the Fundamental Review of Allocations consultation, carried out by the Department for Communities in 2017. Further details can be found in the Consultation Outcome Report (published 18 December 2020) which is on the Department's website ([www.communities-ni.gov.uk/consultations/fundamental-review-social-housing-allocations](http://www.communities-ni.gov.uk/consultations/fundamental-review-social-housing-allocations))

**The first changes which apply now are:**

- 1. All applicants will have the ability to choose as many or as few areas of choice as you wish.**
- 2. The Housing Executive will reduce the number of reasonable offers given, from three reasonable offers, to two reasonable offers.**



## Areas of choice

### What is happening with areas of choice?

Before these changes you could pick up to 2 areas of choice with the opportunity to widen these by adding the General Housing Area (GHA) to your application. You will now be able to choose as many or as few areas of choice as you wish. This also means that if you are owed the full statutory homelessness duty (a Full Duty Applicant) the General Housing Area (GHA) will no longer be imposed on your areas of choice. The person dealing with your application will be able to advise you on your housing prospects in other areas that you may decide to choose. It is important to note that you must have at least one area of choice applied to your application.

### A General Housing Area (GHA) was applied to my application. What happens now?

If you had a General Housing Area (GHA) applied to your application or you had chosen a wider GHA you will still be on the Waiting List for all those areas. You can now review your application and remove any areas you do not want to be considered for.

### How do I increase my areas of choice?

If you wish to increase or change your areas of choice you should contact the person dealing with your application.

### Will there be any changes to any Area Points which I currently receive?

Not everyone is entitled to Area Points. Area Points are Other Social Need (OSN) points that can apply to any of your areas of choice where the person dealing with your application is satisfied that you have a specific need to live in that area.

You may have received OSN Area Points for one or more areas, depending on your circumstances. Changes to the Rules about the number of areas you can now choose and the removal of the General Housing Areas (GHA) mean that you may be entitled to OSN Area Points in some of your other areas of choice.

These changes will not affect any OSN Area Points you may have already been awarded. If you think these points could be awarded to other areas of choice within your application, you should get in touch with the person dealing with your application who can review your area points alongside your areas of choice.

## Reasonable offers

### What is a reasonable offer of accommodation?

Under the Rules of the Housing Selection Scheme, an offer of accommodation is said to be reasonable if it is: a suitable size for your household, as outlined in the Rules of the Scheme; within your chosen areas of choice; suitable to meet the needs of your household, for example if you or someone in your household has been assessed as requiring ground floor or wheelchair standard accommodation; and in a reasonable condition of repair for your safe occupation when you begin your tenancy.

### I have already received a reasonable offer of accommodation. What happens now?

All new applicants and existing applicants already on the Waiting List will be entitled to receive 2 reasonable offers of accommodation. This means that if you have not yet received an offer of accommodation you will be entitled to 2 reasonable offers. If you have already received

---

<prefix> <first name> <surname>  
<postal address 1>  
<postal address 2>  
<postal address 3>  
<postal address 4>  
<postal address 5> <refer to section>  
<full date>

---

Dear <prefix> <last name>

I am writing to you because you have applied for social housing or a transfer within social housing.

The Housing Executive is making changes to the Housing Selection Scheme. This Scheme sets out how we assess your housing need and how social housing landlords allocate their homes. We want to help those waiting for a Housing Executive or Housing Association home secure the right home in the right area.

These changes are being introduced on a phased basis over the next 3 years.

The first changes which apply now are:

1. All applicants will have the ability to choose as many or as few areas of choice as you wish.
2. The Housing Executive will reduce the number of reasonable offers given, from three reasonable offers, to two reasonable offers.

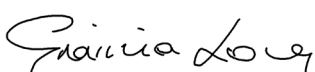
Please take time to read the enclosed leaflet which explains how these changes could impact on you.

**You do not need to take any action.**

You can find out more information on these changes and how they may impact your housing application in the enclosed leaflet and by visiting our website [www.nihe.gov.uk](http://www.nihe.gov.uk)

The enclosed leaflet also contains contact information so you can easily get in touch to discuss your housing situation. Your Housing Advisor/Patch Manager will be able to support you throughout your application.

Best wishes,



**Grainia Long, Chief Executive**