

Housing Investment Plan  
Causeway Coast and Glens  
Borough Council

**Housing**Executive

# Purpose of HIP

- New Housing Investment Plans (HIP) replace our District Housing Plans. They have 2 main purposes:
  1. The Housing Executive is statutorily required under the 1981 Housing Order to report to councils on its past years performance and next years proposals
  2. The HIP will inform Community Planning

# Preparation of the HIP

- Researched Best Practice examples
- Information gathering & consultation with a range of stakeholders, including Housing Associations, NIFHA, DSD, DOE, Land and Property Services, estate agents etc.

# Overview of the HIP

- The HIP provides an overview of the housing market in the Causeway Coast and Glens area
- The HIP examines cross tenure housing issues
- It is a 4 year plan with an annual update in intervening years
- Reviewed to reflect Community Planning priorities
- 5 Themes, 10 Outcomes
- Detailed social housing investment at local level

# The HIP and Community Planning

- The Housing Executive is named as a Community Planning Partner
- The HIP will be a 'comprehensive conversation piece' for housing
- The HIP will be an evidence base for the community plan
- The HIP will initiate discussion amongst partners on the shape of future housing in the borough

# Themed Approach

- The HIP contains 5 themes:
  1. Identify and meet housing need and demand
  2. Improve people's homes
  3. Transform people's lives
  4. Enable sustainable neighbourhoods
  5. Deliver quality services
- Each theme is a section within the HIP. Challenges, opportunities and actions are discussed under each theme
- Key actions to achieve each outcome are set out in a table, which shows last year's performance, actions for the next 5 years and a longer term outlook.

# Housing Executive Investment

## Expenditure in Causeway Coast and Glens

	Actual Spend £ (2014/15)	Projected Spend £ (2015/16)
Capital Improvements	0.60	1.36
Planned Maintenance	6.71	11.09
Response Maintenance	3.57	3.52
Grounds Maintenance	0.94	0.99
Private Sector Grants	1.02	0.91
Supporting People	3.82	3.95
<b>Total</b>	<b>16.66</b>	<b>21.82</b>
<b>New Build / HA Grant</b>	<b>8.25</b>	(not available)
Warm Homes	0.81	(not available)
<b>Total Spend</b>	<b>9.06</b>	

# Key Housing Issues (1)

Key housing issues for the borough and their implications are discussed within the HIP; these include:

- An aging population
- Energy Efficiency
- There are 53,722 homes in the borough, of which the Housing Executive owns 6,710 units (9,275 sold)
- 2,490 total applicants on waiting list – 1,286 (52%) in housing stress
- 1,124 households presented as homeless – 65% accepted as homeless – a 12% increase



# Key Housing Issues (2)

- 467 social housing allocations in 2014/15
- 528 new social housing units are needed over next five years

In 2014/15

- 124 social new builds on site (incl. 109 general needs)
- 12 new social homes completed

Future Housing Issues

- 2015/18 SHDP – 450 (gross) new social housing units programmed
- Mixed Tenure Developments and Affordable housing
- Availability of land in smaller settlements for housing
- Welfare Reform?

# New-build: Hass Road Dungiven Phase 1 completed (10 units)



# Hass Road Phase 2, on-site (19 units)





# Refurbishment: Ballysally Voids Phase 1 completed (10 units in 2 blocks of 5)



# Mossvale Park, Ballysally Voids

## Phase 2 on-site (15 units in 3 blocks of 5)



# Next Steps

- Progress against the HIP objectives will be regularly monitored and will be reported on annually.
- We would welcome feedback on what this should look like:
  - What should the report contain?
  - Who should be consulted?
- The Housing Investment Plan, the Community Plan and the new Local Development Plan should all fit together.