



Minutes of the 482nd Meeting
of the Northern Ireland Housing Council held on
Thursday 12th August 2021 at 10.30 am via Webex

Present by Video Conferencing:

Anne-Marie Fitzgerald	Fermanagh & Omagh District (Chair)
Mark Cooper	Antrim & Newtownabbey Borough (Vice Chair – In the Chair)
Jim Speers	Armagh City, Banbridge & Craigavon Borough
John Finlay	Causeway Coast & Glens Borough
Allan Bresland	Derry City & Strabane District
Amanda Grehan	Lisburn & Castlereagh City
Tommy Nicholl	Mid & East Antrim Borough
Catherine Elattar	Mid Ulster Borough

In Attendance:

Paul Price	Department for Communities
David Polley	Department for Communities
Leeann Vincent	Assistant Director, (NIHE)
Kelly Cameron	Secretary (Housing Executive Secretariat)

Apologies:

Nick Mathison	Ards & North Down Borough
Michelle Kelly	Belfast City
Mickey Ruane	Newry, Mourne & Down District

1.0	<p><u>Welcome</u></p> <p>The Chair welcomed Paul Price and David Polley from the Department for Communities.</p> <p>She also welcomed the Presenter, Leeann Vincent.</p>	
2.0	<p><u>Declarations of Interest</u></p> <p>None.</p>	

3.0	<p><u>To adopt the Minutes of the 481st Housing Council Meeting held on Thursday 10th June 2021</u></p> <p>It was proposed by Alderman Allan Bresland, seconded by Councillor Mark Cooper and resolved, that the Minutes of the 481st Meeting of the Housing Council held on Thursday 10th June 2021 be approved and signed by the Chair.</p>	
4.0	<p><u>Matters Arising from the Minutes</u></p> <p>It was noted that several matters arising items will being dealt with through the agenda today. Other Matters arising were as follows:-</p>	
4.1	<p>Page 3 Item 4.3 - Northern Ireland Federation for Housing Associations (NIFHA)</p>	
	<p>It was noted that the Chief Executive, Ben Collins from NIFHA had agreed to attend the September Meeting to explore how NIFHA and the Housing Council can develop a closer partnership on housing matters.</p>	Secretary
4.2	<p>Page 3 Item 5 – Co-ownership</p>	
	<p>It was reported that as requested a letter had been sent to the Chief Executive of Co-ownership inviting them to attend a future Meeting, a reply is awaited.</p>	Secretary
4.3	<p>Page 6 Item 6 – Welfare Reform</p>	
	<p>A presentation on Welfare Reform has been arranged for the September Meeting.</p>	Secretary
5.0	<p><u>Forward Workplan</u></p> <p>The Paper was noted.</p>	Secretary

<p>6.0</p>	<p><u>Housing Issues, Department for Communities</u></p> <p>Members reiterated that any documentation for Housing Council Meetings should be provided at least five working days in advance of the Meeting, in order to give Members suffice time to read and prepare associated questions.</p> <p>Mr Paul Price and Mr David Polley gave an update of changes under the specific headings on the Department for Communities (DfC) Housing Issues:-</p> <ul style="list-style-type: none"> • Social Newbuild starts • Co-ownership <p>David Polley undertook to clarify whether the Housing Executive’s Housing Options team signposts the Co-ownership scheme to tenants.</p> <p>Members also asked for details regarding the number of co-ownership clients who were on the social housing waiting list.</p> <ul style="list-style-type: none"> • Programme for Social Reform • Fundamental Review of Social Housing Allocations Policy • Reclassification of Northern Ireland Social Housing Providers • Supporting People Delivery Strategy • Homelessness Strategy • Regulation of the Private Rented Sector <ul style="list-style-type: none"> • Increasing Housing Supply <p>Members requested that when the publication of the Consultation on the delivery of Intermediate Rent is launched they will hold a special meeting to receive the presentation to discuss/debate the consultation in detail.</p> <ul style="list-style-type: none"> • Affordable Warmth Scheme <p>Members requested a joint presentation by the Housing Executive and the Department for Communities to be held as a ‘special’ meeting for approximately 1 hour via Webex. on the Affordable Warmth scheme, as this is 6 months into the financial year they would like to incorporate the following :-</p> <ul style="list-style-type: none"> ➤ an analysis of how many applications have been referred to the Housing Executive by Councils ➤ how many were approved and rejected by the Housing Executive 	<p>D Polley</p> <p>D Polley</p> <p>Secretary</p>
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	<ul style="list-style-type: none"> ➤ how many has been successfully delivered ➤ to monitor the spend to date for this financial year, to see if the spend is on track at the half year mark <p>The discussions are to give Members the opportunity to see if there any anomalies at the half year mark and what can be done to improve areas of programme if necessary, in order to ensure that the budget is spent at the end of the financial year.</p> <ul style="list-style-type: none"> • Rent Increase • ERDF Investment for Growth and Jobs Programme 2014 -2020 • Housing Executive historical debt and exclusion from having to pay Corporation Tax • Programme for Government (PfG) Outcomes Framework • Long term rent trajectory • Affordability of social rents 	Secretary
7.0	<p><u>Presentation on Investment in Housing Executive Stock</u></p> <p>Leeann Vincent, Housing Executive gave Members a presentation on the Housing Executive’s stock investment planning, which included investment priorities, budgets, target, delivery issues and delivery completions to date. (Copies of the slides are appended to these Minutes – Appendix A).</p> <p>The Vice Chair Councillor Mark Cooper (Antrim & Newtownabbey Borough Council) expressed concern of the timescales for change of tenancies and in particular the lack of communication to the tenants by local Housing Executive offices. He referred to at least 12 tenants in his area recently, who were supposedly to receive their keys in August and now being informed this has been delayed to December.</p> <p>He requested an update be provided on the reasons for these delays and why tenants are not being informed appropriately.</p> <p>Given a wide range of Members concerns in relation to Contractors performance within their areas, it was agreed that a Workshop should be arranged solely to discuss this issue further.</p>	Secretary Secretary

8.0	<p><u>European Regional Development Fund (ERDF) by Council Area</u></p> <p>Information Noted.</p>	
9.0	<p><u>Asset Management Budget by Council area</u></p> <p>Information Noted.</p>	
10.0	<p><u>Social Housing Development Programme Progress Report – June & July 2021</u></p> <p>Members noted the report as circulated.</p>	
11.0	<p><u>Housing Executive’s Scheme Starts June & July 2021</u></p> <p>Members noted the report as circulated.</p>	
<p>12.0</p> <p>12.1</p> <p>12.2</p> <p>12.3</p>	<p><u>Any Other Business</u></p> <p><u>Meetings/Workshops</u></p> <p>Due to the high volume of business to be brought to the Housing Council Members for discussion and consultation over the remainder of the year, it was agreed by the Chair and Vice Chair after the meeting, that a second meetings/workshops should be held during the month, as when required, to deal with these issues individually.</p> <p><u>Housing Executive/Department for Communities Attendance at Meetings</u></p> <p>The Chair and Vice Chair have agreed that there is a void at the meetings not having the CX and DfC attending the monthly meetings. The reports will still be presented bi-monthly, reverting back to the previous practice. Therefore, feel that the Housing Executive and DfC should be in attendance at every meeting going forward.</p> <p><u>Latharna Tower Blocks</u></p> <p>Alderman Nicholl requested an update on the demolition of the site of Latharna and what the proposed options for the site when cleared.</p>	<p>Secretary</p> <p>Secretary</p>

13.0	<p><u>Date and Venue of Next Meeting – Thursday 9th September 2021 at 10.00 am via Webex</u></p> <p>The next monthly meeting will be held on Thursday, 9th September 2021 via Webex.</p>	
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The Meeting concluded at 12.35 pm.

Appendix A



2021/22 Stock Investment Programme Housing Council 12th August 2021

**Leeann Vincent
Assistant Director, Project Delivery**

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Contents

- **Stock Investment Planning**
- **Investment Priorities**
- **2021/22 Stock Investment Budget**
- **2021/22 Investment Targets**
- **Delivery Issues**
- **Delivery Completions, Year to date**
- **Questions**

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Stock Investment Planning

The Stock Investment Programme is aimed at meeting:

- **Our Landlord obligations with respect to the condition of our stock**
- **The appropriate regulatory or legislative housing standard**
- **The requirements of our own policies, standards, strategies and plans**
- **Emerging policy, guidelines or Departmental requirements**

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Investment Priorities

- **Context of significant funding shortfall**
- **Strategic priorities agreed with DfC:**
 - **Compliance/Health & Safety**
 - **Response Maintenance**
 - **Adaptations (major & minor)**
 - **External Cyclical Maintenance**
 - **Component Renewal backlogs**
- **Capital imps. subject to external funding**
- **Annual Programme Roll-On process**

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2021/22 Investment budget

	2021/22 Budget £k
Planned Maintenance	39,081
Cyclical Maintenance	67,758
Response Void Apd Maintenance	57,758
Total Revenue Maintenance	164,597
Stock Improvements	41,238
Adaptations for Persons Disabled	10,880
Total Capital Improvements	52,118
Total Maintenance & Improvement	216,715

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2021/22 budget by Council

2021/22 Budget by Council Area	2021/22 Budget by Activity Areas					Total
	Stock Improvements	Adaptations *1	Planned Maintenance Work *2	Grounds Maintenance	Response Maintenance *3	
Belfast City	13.46	3.00	24.18	2.10	18.11	60.84
Lisburn & Castlereagh	1.29	0.93	7.91	0.90	3.11	14.14
Ards & North Down	2.50	1.75	4.84	0.58	4.06	13.75
Newry, Mourne & Down	1.15	1.21	8.21	0.53	3.73	14.83
Armagh City, Banbridge & Craigavon	9.98	1.10	6.50	0.87	5.06	23.53
Fermanagh & Omagh	0.74	0.69	5.88	0.44	2.12	9.87
Mid Ulster	0.91	0.62	4.12	0.35	1.89	7.88
Antrim & Newtownabbey	2.78	0.91	8.45	1.20	3.72	17.06
Mid & East Antrim	1.13	0.71	8.09	1.33	4.16	15.42
Causeway Coast & Glens	3.72	1.35	6.81	0.58	4.15	16.61
Down City & Strabane	3.59	1.85	11.68	1.29	4.37	22.78
Total 2021/22 Budget	41.24	14.13	96.66	10.17	54.51	216.71

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2021/22 Investment targets

2021/22 Elemental Completion Targets by Council Area	2021/22 Elemental Completion Targets									
	Windows	BWRs	Kitchens	Bathrooms	Heating	ECMs	Roofs	ERDF Programme	Fence Painting	Total
Belfast City	334	2,121	-	800	1,081	2,913	72	242	3,024	10,867
Lisburn & Castlereagh	466	399	-	-	139	1,453	-	-	755	3,212
Ards & North Down	436	466	10	-	393	86	-	9	480	1,662
Newry, Mourne & Down	289	546	90	87	458	927	53	-	480	2,900
Armagh City, Banbridge & Craigavon	304	491	9	40	80	1,076	36	241	960	3,237
Fermanagh & Omagh	171	801	7	64	397	651	94	-	240	2,225
Mid Ulster	-	476	84	89	311	1,005	-	-	240	2,205
Antrim & Newtownabbey	-	588	90	79	438	358	57	57	536	2,204
Mid & East Antrim	73	273	94	51	267	1,370	-	-	628	2,756
Causeway Coast & Glens	129	834	64	213	62	729	52	66	636	2,785
Derry City & Strabane	881	33	154	71	414	1,523	-	122	1,000	4,189
Total 2021/22 Elemental Targets	3,083	6,828	602	1,483	4,020	12,064	364	737	8,979	38,200

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Project Delivery Issues

- Delays in materials
- Rising cost in materials
- Successful procurement fulfilment
- Contractor labour resources capacity
- Contractor and or Tenant Covid Isolation Needs
- Utility provider delays
- Internal resources (i.e. difficulties in recruiting adequate numbers of Project Managers and Quantity Surveyors)
- Potential for a further lockdown?
- Subject to necessary scheme and business case approvals being obtained

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2021/22 Project Delivery Completions – July 2021



Workstream	Target	YTD Actual	% Complete
Windows	3,083	750	24.33%
Bathrooms/Kitchens/Rewires	6,828	2,188	32.04%
Bathrooms	1,493	386	25.85%
Kitchens	602	466	77.41%
Heating	4,020	1,337	33.26%
External Cyclical Maintenance	12,094	3,345	27.66%
Roofs	364	57	15.66%
Thermal Improvements (ERDF)	737	14	1.90%
Fence Painting	8,979	1,203	13.40%
Major Adaptations (starts)	126	35	27.78%

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