

3.	<p><u>To adopt the Minutes of the 496th Housing Council Meeting held on Thursday, 8th December 2022</u></p> <p>It was proposed by Cllr Mark Cooper seconded by Cllr A McQuillan and resolved, that the Minutes of the 496th Meeting of the Housing Council held on Thursday 8th December 2022 be approved and signed by the Chair.</p>	
4.	<p><u>Matters Arising from the Minutes</u></p> <p>Matters arising were dealt with through the Meeting.</p>	
5.	<p><u>Forward Workplan</u></p> <p>The forward workplan was noted.</p>	
6.	<p><u>Report from Grainia Long, Chief Executive, Housing Executive</u></p> <p>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:-</p> <p>6.1 Industrial Relations</p> <p>Councillor Cooper requested further details the percentage figures in monetary terms for the lower grade workers. It was agreed that a presentation on the Housing Executive's Pay Grading and Review would be arranged for a future Meeting.</p> <p>6.2 Review of Damp & Mould following Awaab Ishak inquest</p> <p>Councillor Cooper referred to 5 cases presented to him within the last couple of months in the Monkstown area with severe damp issues, his main concern was the timeframe of 2/3 months for an Independent Damp Surveyor's report to be issued.</p> <p>Several Members expressed concern in relation to private landlords and their properties not always up to the required standard. The Chair added that some properties also being used as 'emergency accommodation' are not up to standard and asked if there was an opportunity to terminate these leases.</p> <p>Mr Polley confirmed that the Housing Executive are not responsible for private rented tenancies and he undertook to provide Members with related links from NI direct on the rules and regulations for the private rented sector.</p> <p>Ms Long urged Members that if there are any specific properties that Members feel are of inadequate standard properties should be brought to the Housing Executive's attention.</p> <p>Members recognise that the Housing Executive properties are ageing and investment into the stock is required, in particular referred to single window glazed properties and air circulation management can often be an issue causing condensation.</p>	<p>KC</p> <p>D Polley</p> <p>All</p>

	<p>constraints NI Water Service are facing and how the NI Water are addressing capacity issues and financial constraints, the way forward and the new process which are being put in place to tackle the issues.</p> <p>The clear message to Members that prior to any development in their area, the water service is the first point of contact to ensure the proposed infrastructure has the capabilities for the area.</p> <p>It was confirmed that some Housing Association properties have Rainwater Harvesting projects, for the collection and storage rain.</p> <p>Alderman Speers referred to mixed Storm & Sewer systems in the Markethill area and asked how they are going to deal with these systems. He referred to an environmental scheme being developed in Richill and he was disappointed that NI Water weren't willing to attend meetings to create an infrastructure for future residents to avail of and felt it was a failure of NI Water not tackle the storm and foul which is creating a huge issue in developments. He felt that an investment is being carried out in an area, a detailed programme should be in place to ensure a sewage capacity.</p> <p>Mr McGrath agreed that there is an issue with the amalgamated storm and sewage system Pre 1970's. Mr McGrath undertook to contact Alderman Speers directly in relation to specific queries in his area.</p> <p>Ms Crozier confirmed that NI Water works closely with local Councils and attend meetings annually in relation to their Council Development Plans.</p> <p>The Chair thanked Ms Crozier and Mr McGrath for a very informative Presentation.</p>	D McGrath /J Speers
8.	<p><u>Presentation on the Housing Executive's Fundamental Review of Allocations</u></p> <p>Due to time constraints, it was agreed that this presentation would be postponed until the February Meeting.</p>	Secretary
9.	<p>The following three papers had been requested at the last Meeting, were circulated for Members information.</p> <p>9.1 <u>Homeless Statistics by Local Council Area</u></p> <p>9.2 <u>SHDP Schemes expected to start in 2023</u></p> <p>9.3 <u>Affordable Warmth Scheme Statistics</u></p> <p>The above papers were noted.</p>	
10.	<p><u>Housing Starts – December 2022</u></p> <p>The Report was noted.</p>	

<p>11.</p> <p>11.1</p> <p>11.2</p> <p>11.3</p>	<p><u>Any Other Business</u></p> <p><u>Housing Council Membership 2023</u></p> <p>Paper was noted.</p> <p><u>Housing Council Meetings during 2023</u></p> <p>Paper was noted.</p> <p><u>Central Housing Forum Annual Community Conference titled ‘the Cost of Living’</u></p> <p>It was proposed by Cllr Mark Cooper and seconded by Cllr Anne-Marie Fitzgerald to sponsoring and supporting the Conference on 23rd February 2023 in Girdwood Community Hub.</p> <p>The Secretary undertook to confirm the terms of sponsoring this event.</p>	<p>Secretary</p>
<p>12.</p>	<p><u>Date of next Meeting</u></p> <p>The next Housing Council Meeting is scheduled to take place on Thursday, 9th February 2023 at 10 am in the Housing Centre or via Zoom,</p>	

The Meeting concluded at 12.30 pm

Appendix A

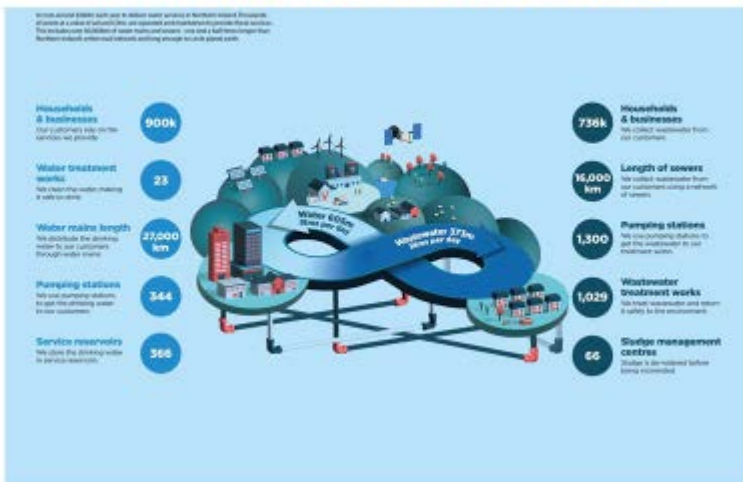


Northern Ireland Housing Council
12th January 2023

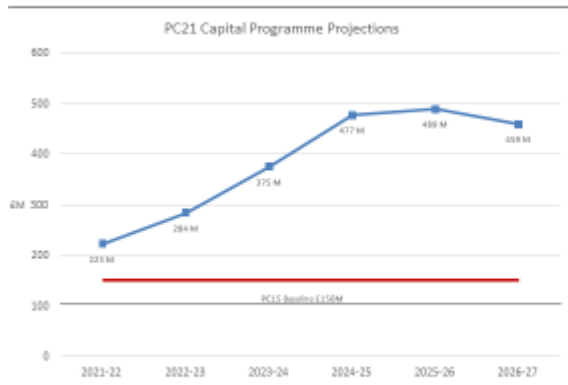
Valerie Crozier – Stakeholder Manager - Asset Delivery Directorate
David McGrath – Head of Developer Services - Customer & Operations Directorate



NI Water: Vital Infrastructure



Capital Expenditure Overview: PC15 vs PC21



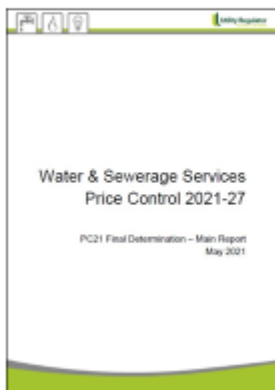
Our PC21 Capital Plan requires approx. £2.2bn of critical capital investment over the 6 year period.

The £2.2bn capital investment is divided between the following service areas:

- **Sewerage Provision = ca £1,100M**
- Planned/Reactive Maintenance = ca£450M
- Water Provision = ca£170M
- Capital Programme Running Cost = ca £330M
- Planning for the future & M&G = ca£200M



PC21 Final Determination



- PC21 FD published on 13th May 2021
- Company Acceptance 6th July 2021
- **Focus moving immediately to funding the FD**

Final Determination Highlights

- NI Water Efficiency Journey Recognised
 - Challenged to reduce annual operating costs by £15.4M
 - **Overall Opex £1.3bn**
- Enhanced Capital Investment Need Recognised
 - Delivering £117M of capital efficiency
 - **Overall Capex £2.2bn**



Key Challenges for NI Water



Energy Market Volatility



Development / Capacity Constraints



Continued funding through PC21



Climate Change Emergency

Why do we have Capacity Constraints?

- Legacy of chronic underinvestment in our wastewater infrastructure
- Insufficient biological / hydraulic capacity at our treatment works i.e. WwTW operate at or over their design PE (population equivalent)
- Significant Wastewater network capacity issues due to Unsatisfactory Intermittent Discharges UIDs, DG5s (internal flooding and external flooding)
- Some Water capacity issues also exist, with more developing.
 - generally less significant for planning than Wastewater capacity issues

Consequences of New Connections to Overloaded Sewers



Unsatisfactory Intermittent Discharges (UIDs)



Out of Sewer Flooding



Internal Property Flooding

Physical Evidence of Pollution from Sewers: Aquatic Environments



Development Constraints – Current Situation



- Estimated – over **100** economically constrained areas in NI impacting local development
- We plan to address **49** of these in PC21 (subject to funding and statutory approvals)
- A further **30** constrained areas may arise during PC21 (2021 – 2027)
- **> 80%** of properties in NI affected by wastewater capacity constraints

How is NI Water addressing Capacity issues and their associated Economic Constraints?

Two level approach:

Strategic level

- Identified that sustained investment is needed for 12-18 years to address the historic under investment in our wastewater systems
e.g. Living With Water Programme
- We received a £2.2 billion Final Determination on our PC21 business plan
(First 2 years of the PC21 capital programme funded - need multi-year, ring fenced funding; Need for security of energy funding for PC21)
- NI Water advocates the strategic phasing of land as part of the Local Development Planning process and that it is cognisant of infrastructure investment and lead times

Tactical level

- We have designed and constructed, Developer led and financed solutions, on a bespoke site by site basis. These options are being continually refined.

What is NI Water doing to address the Economic Constraints Problem?

Two level approach:

- **Strategic level** - capital investment as previously noted
- **Tactical level** - we have designed and implemented, Developer led and financed solutions, on a bespoke site by site basis. These options are being further refined.

A Development Constraints Project Team has been put in place which provides:

- Additional resource (internal + external)
- New processes and procedures (Pre Planning)
- New responses to planning requests
- **Early two way dialog and engagement** continues between all stakeholders
- **Solutions Engineering Team is fundamental**

New Processes – Pre Planning

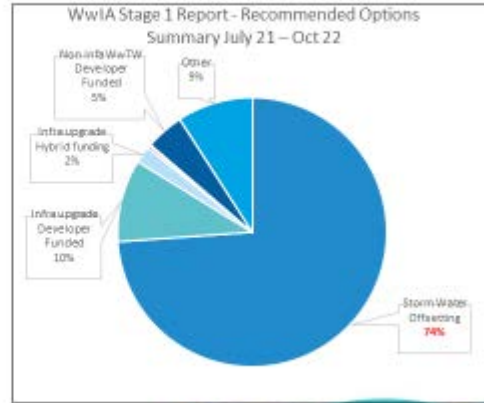
developer services
improving your development process

We are changing the way we work

These services are available to you for free or a reduced fee. They are designed to help you to manage your development process more effectively. They will help you to manage your development process more effectively. They will help you to manage your development process more effectively.

- 1. Pre-development Services**
If you are a developer, you will need to manage your development process more effectively. This involves managing your development process more effectively. This involves managing your development process more effectively.
- 2. Impact Assessment**
An engineering report will outline the risks to your development. This will help you to manage your development process more effectively. This will help you to manage your development process more effectively.
- 3. Planning Application**
It is essential for planning without completing these steps and then the authority will not be able to process your application. This involves managing your development process more effectively. This involves managing your development process more effectively.

southern inland water
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Solution Engineering Prioritisation Checklist

Solution	
1 Capital Works scheme to fix the issue within the catchment.	Risk that the Capital Works scheme, if planned, is delayed, cancelled or not aligned to Developer's programme. Proposal will be time dependent. Any planned Capital Scheme programme must align with developer programme.
2 Dev' fully/partial funded capital scheme to fix the issue within the catchment.	Any developer funded capital scheme will be cost dependant and subject to a financial feasibility assessment in comparison with size of planned development. Mechanism as to how Developer actually pays NIW for this being investigated – may need Legislative change.
3 Phased development	Risk that there is no solution to allow the phased development to proceed after the initial phase allowance. Risk that any planned solution to allow the other phases of the development to connect is delayed or cancelled.
4 Storm offsets – within the site	No detriment solution approach has been agreed with NIEA and is constantly reviewed. Risk that assumption of what was going into the combined system in the past from the site is incorrect. Risk that the site has been derelict for an extended period and the no detriment solution is therefore not viable. It is already a prerequisite of any new development to separate out storm flow. Zero detriment solution (no deterioration of a performance threshold) approach has been agreed with NIEA.
5 Storm offsets – outside the site	Large developments may pose a risk of too much storm being removed from the catchment causing odour or operational issues within the system.

Solution Engineering Prioritisation Checklist c'ont

Solution		
6	Accommodation Works within Catchment to divert flows	Investigate whether there is any solution to divert flows within the catchment to another area of catchment with capacity, to free space for the development.
7/8	New gravity sewer or pump away	New gravity sewer or pumping arrangement to point in the sub catchment or other parts of the catchment / different catchment where there is capacity. Details around how this is delivered and who pays need to be agreed.
9	Flow attenuation and release during low flow – smart networks	Likely that a model will be required to carry out the detailed assessment required to assess the viability of this solution. Risk that no model exists. Use of emerging technologies that needs to be fully understood and integrated into NIW systems
10	Dedicated waste water treatment works for the site/s sites provided by the developer/s.	Risk of NI Water having to adopt an increasing sprawl of minor WwTW across Northern Ireland or that they are not constructed to an adoptable standard and pollute the environment. One WwTW per site only and if there are multiple developer they should be encouraged to work collaboratively.
11	Development of a De-minimis approach	Risk that this facilitates uncontrolled development. On a catchment by catchment basis this could prove successful but will require oversight and control Need significant buy-on from other agencies and Councils

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NI Water Planning Responses

- **Unconditional Approval:** NI Water is satisfied that the development proposal may be served.
- **Conditional Approval:** NI Water is satisfied that the development proposal may be served subject to identified Conditions e.g. Belfast WwTW no connection to the network prior to completion of Phase 0 July 2023
- **Refusal:** NIW has established detriment risk which may not be resolved by Condition
 - Developer advised to contact NI Water to establish if an alternative solution can be identified to serve the site, with the option that subject to a positive outcome the recommendation could be re-considered ([majority of recommended refusals fall into this category](#))
 - Where [zero detriment](#) is unachievable, for example where statutory nuisance is likely or non-compliance with a PPC permit, then a recommendation to refuse will be returned to the Planning Authority.

NI Water Planning Responses – April 2021 to December 2022

Total 6,671

Applications by Overall NIW Decisions



NIW Overall Recommendation2

Approved with Response Specific Conditions
Approved with Standard Planning Conditions
N/A
Refusal - Subject to discussions with NIW
Refusal

Development Constraints & The Way Forward

- Decades of historic under-investment in the wastewater network has resulted in Economic Constraints.
- Decades of sustained investment will be needed to remove the constraints and enable development and growth without further pollution to the environment (12 – 18+ years.)
- We are committed to maximising the infrastructure we have:
 - Early engagement via Pre-Development Enquiries is essential
 - Robust planning responses, with conditions are necessary
 - **Use of Developer led and financed solutions, noting budgetary implications.**
- NI Executive sets NI Water's level of investment.

How can others help with capacity challenges?

Future Planning

- Security of Funding
- Engage with NI Water on constraints and the zoning of new land for development and phasing of its release
- More foresight of proposed areas for development
- Closer liaison between all parties
 - new housing/schools etc.

New Standards

- Water/energy efficient homes
- Review housing design standards
 - Water efficiency mark
 - Water consumption targets
 - Water efficient showers/toilets
 - Rainwater harvesting
 - SuDs, including soft & small-scale SuDs



Summary

- Without sustained, adequate investment our society will have to choose between **environmental protection** and **economic development**
- Engagement with public and private developers on engineering solutions to address constraints over the short/medium term
- NI Executive must secure the funding necessary to deliver the investment in Water and Wastewater required for NI
- NI needs continued investment funding in critical infrastructure



