



Minutes of the 484th Meeting
of the Northern Ireland Housing Council held on
Thursday 14th October 2021 at 10,00 am via Zoom

Present:

Anne-Marie Fitzgerald	Fermanagh & Omagh District (Chair)
Mark Cooper	Antrim & Newtownabbey Borough (Vice 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

In Attendance:

Paul Price	Department for Communities
David Polley	Department for Communities
Grainia Long	Chief Executive, Housing Executive
Andrew Shott	Director of Finance, Northern Ireland Co-Ownership
Maryann Dempsey	Department for Communities
Kelly Cameron	Secretary (Housing Executive Secretariat)

Apologies:

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

1.0	<p><u>Welcome</u></p> <p>The Chair welcomed Paul Price and David Polley from the Department for Communities and Grainia Long from the Housing Executive.</p> <p>She also welcomed the Presenters, Andrew Shott, Co-Ownership and Maryann Dempsey, Department for Communities.</p>	
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2.0	<p><u>Declarations of Interest</u></p> <p>None.</p>	
3.0	<p><u>To adopt the Minutes of the 483rd Housing Council Meeting held on Thursday, 9th September 2021</u></p> <p>It was proposed by Alderman Amanda Grehan, seconded by Councillor Mark Cooper and resolved, that the Minutes of the 482nd Meeting of the Housing Council held on Thursday 9th September 2021 be approved and signed by the Chair.</p>	
4.0 4.1	<p><u>Matters Arising</u></p> <p><u>Update on JMC Mechanical & Construction Contractors</u></p> <p>Ms Long gave Members an update on the JMC Ltd Contracts who recently announced that it was entering into administration and who provided maintenance services to the Housing Executive.</p> <p>Ms Long assured Members that tenants for those who were effect by the planned maintenance improvement works which were on-site, have been contacted and a number of offers have been made.</p> <p>Alderman Grehan referred to planned maintenance scheme works carried out in the Castlereagh & Lisburn City Council area by JMC Mechanical Contracts in May and not yet signed off, she claimed the work was not 'up-to standard' and the need to inspect the quality of the work.</p> <p>Ms Long undertook to pass her concerns to the Director of Asset Management to follow up on.</p>	G Long
5.0	<p><u>Forward Workplan</u></p> <p>The Paper was noted.</p>	Secretary

6.0	<p><u>Department for Communities – Housing Top Issues</u></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• 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• Increasing Housing Supply• Affordable Warmth Scheme <p>In response to Councillor Cooper’s question, Mr Polley confirmed that the Affordable Warmth scheme is actively promoted as it is 80% targeted and 20% self-referrals by Councils.</p> <p>Alderman Grehan enquired that if there was funding available due to targets not being met by Council’s, could these funds not be used to provide technicians ie. plumbers, electricians etc feeling that she felt the lack of skilled tradesmen, was the core issue impacting on targets not being met.</p> <p>Mr Polley gave assurance that the approved budget will be spent next year and disagreed that the issue was lack of technicians.</p> <p>Alderman Speers requested further details of the way Armagh, Banbridge and Craigavon Council area deliver their Affordable Warmth Scheme.</p> <p>Mr Polley explained that Newry, Mourne and Down have been delivering the Scheme on behalf of ABC since July 2019 and this change was communicated to Elected Members in June 2019.</p> <p>Mr Polley undertook to check whether any other Councils plan to deliver the Scheme in this way.</p> <ul style="list-style-type: none">• NIHE 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	D Polley
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<p>7.0</p>	<p><u>Work of Co-Ownership</u></p> <p>Members received a Presentation by Andrew Shott, Director of Finance Co-Ownership on the work of the Organisation (<i>Copies of the slides are appended to these Minutes – Appendix A</i>).</p> <p>Since Co-Ownership was founded in 1978, it has helped over 30,000 people buy their first home, and currently have over 9,000 Co-Owners.</p> <p>Co-Own</p> <p>Members noted that shared ownership means you buy a share of a house and Co-Ownership buys the rest. You pay the mortgage on your bit and pay Co-Ownership rent on remaining bit, and you may not need a deposit. When you're able to, you can increase your share in the house bit-by-bit until you own it all.</p> <p>Rent to Own</p> <p>It was explained 'Rent to Own' is you can choose a new build house anywhere in Northern Ireland up to a value of £165,000. Co-ownership will buy and rent it to the customer for up to three years after which time the customer buys it.</p> <p>Over 55's product</p> <p>Mr Shott explained that a new product is being developed to be launched in the future, for the over 55's for people who own their own home, but can't afford to move a more suitable home.</p> <p>In response to the question of the over 55's product and the tenant then passes away, does the family receive the equity from the house. Mr Shott explained that the property would be sold and the proceeds would be divided up in proportion to the equity which the customer has in the home, when the house is sold by the executor.</p> <p>Members noted that in order to obtain Co-Ownership you need to be able to get a mortgage of a share of the property. Mr Shott also confirmed that there is a small percentage of people who are on the social housing waiting list who would directly avail of Co-Ownership.</p> <p>Mr Shott explained that Co-Ownership has a panel of Valuers who will value the home based on the current valuation of the property and the customer plays a £50.00 fee.</p> <p>Members welcomed the scheme and were particularly interest in the development of the new over 55's product being introduced. Members invited Mr Shott to attend a future meeting to give an update on the over 55's product when rolled out.</p>	<p>A Shott</p>
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	<p>The Chair thanked Mr Shott for a very informative Presentation.</p>	
<p>8.0</p>	<p><u>Intermediate Rent: Consultation on policy and model</u></p> <p>A presentation was received by Maryann Dempsey from the Department for Communities on Intermediate Rent: Consultation on policy and model. <i>(Copies of the slides are appended to these Minutes – Appendix B).</i></p> <p>Members learned that Intermediate Rent intends to offer affordable, good quality, secure, well managed and well maintained homes.</p> <p>It aims to provide a further supply of housing, to make available an additional affordable housing option for those households who either cannot afford home ownership, or who wish to live in the rented sector and who would struggle to afford market rents but may be able to pay above social housing rents.</p> <p>Members welcomed this new Policy and felt this will help with the working being undertaken to support those in the housing stress, and also that it is an attractive package to potential applicants.</p> <p>It was noted that the vast majority of the housing supply will be newbuild and also the possibility of renovations of properties, it was also noted that a single delivery partnered and procured by the Department working with the Housing Executive, Housing Associations and Developers etc. will be the main source for the housing supply.</p> <p>Ms Dempsey explained that it is expected that applicants will be charged no more than 80% local market rents and there will be flexibility to reflect regional variations.</p> <p>Members noted that the consultation opens for responses from 18 October 2021 - 14 January 2022 and the Department would appreciate the Housing Council's views on proposals for the implementation of a new Intermediate Rent policy and model for the housing market here.</p> <p>In conclusion, Members invited Ms Dempsey to a future Meeting to update Members on the outcome of the consultation.</p>	<p>Ms Dempsey</p>

<p>9.0</p>	<p><u>Housing Executive's Scheme Starts September 2021</u></p> <p>Members noted the report as circulated.</p>	
<p>10.0</p>	<p><u>Housing Executive Key Contacts</u></p> <p>Members requested a list of Housing Executive staff Key Contacts in HQ, Regional & Local Offices to be circulated to Members, for information.</p>	<p>Secretary</p>
<p>10.0</p>	<p><u>Date and Venue of Next Meeting – Thursday 11th November 2021 at 9.00 am via Zoom</u></p> <p>It was agreed that at the Meeting scheduled for Thursday, 11th November, should be brought forward to 9 am via Zoom to accommodate those wishing to attend Annual Remembrance Services.</p>	<p>Secretary</p>

The Meeting concluded at 12.15 pm.

Appendix A



Co/ownership

**Home ownership
options with
Co-Ownership**

**Presentation to the
Housing Council
October 2021**



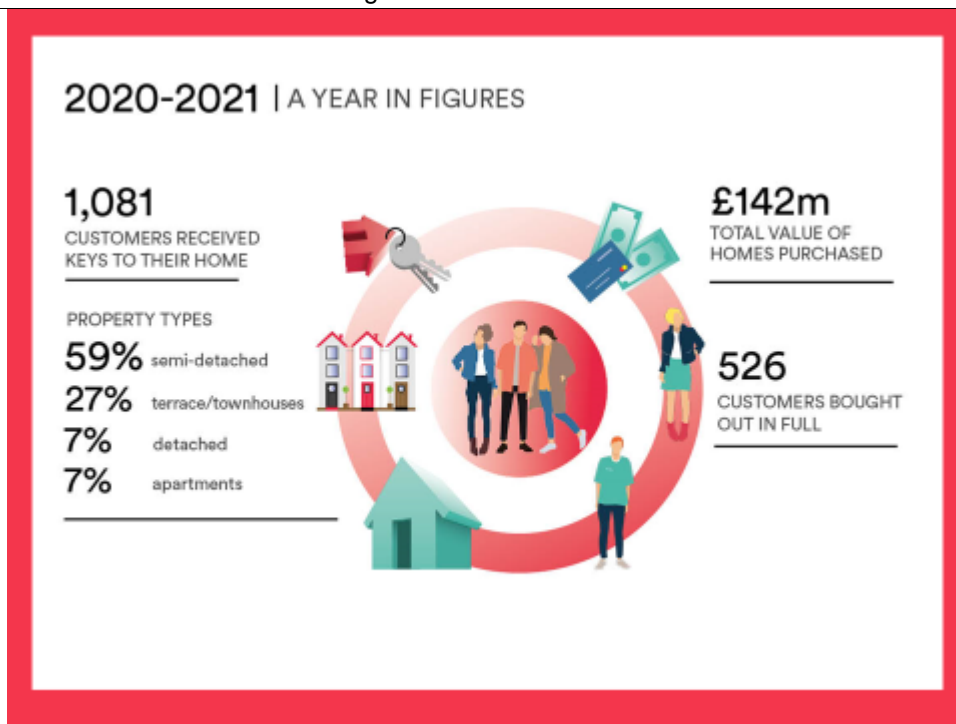
Presentation content this morning...

- About Co-Ownership
- The impact of Covid
- Who do we help?
- How do we help?
- Where do we help?
- The Co-Ownership Journey
- What our customers say about us
- Alternative option - Rent to Own
- Alternative option - Co-Ownership for Over 55s
- Contact details

Our aim is to enable people to become homeowners

- Established in 1978 to provide shared ownership
- We have helped over 30,000 into home ownership
- We currently have 10,000 co-owners
- Almost 20,000 households have bought us out fully
- Co-Ownership represents 10% of the first-time buyer market
- Our applicants choose their own home and take between 50%-90% share.
- Co-Owners can buy us out at anytime, in chunks of 5% or all at once





Our housing programme...

- £145m of government funding via Financial Transaction capital (long-term government loans)
- To deliver 4,000 homes over 4 years from April 2020 to March 2024
- 1,600 homes already delivered to date
- Additional funding of £13m to provide a further 422 homes due to the impact of Covid on first time buyers.

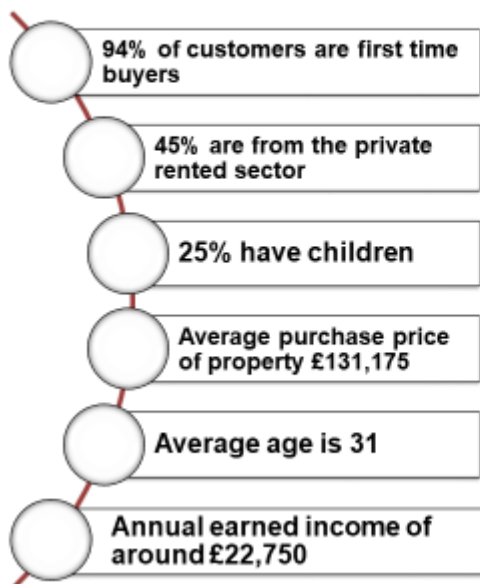


The impact of Covid...

- Closed to applications for 3 months re-opening on 23rd June 2020
- Unprecedented demand when reopened
- Tightening of lender criteria
- New type of customer – those with good affordability but small deposits
- Home ownership even more of a priority
- Additional funding received to meet this new demand from DfC
- The effect on our co-owners



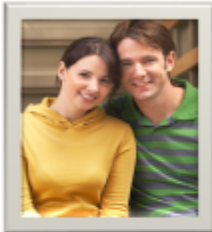
Co-Own - who do we help?



Who do we help?

Fictional personas based on real life scenarios

Dan and Jenny



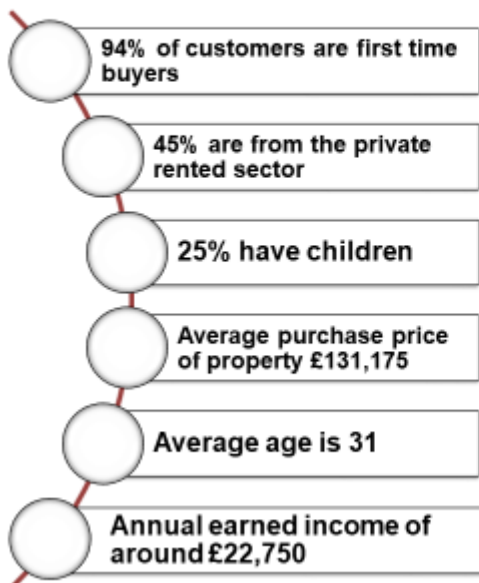
- Both 33 and have 2 young children aged 5 and 3.
- Dan & Jenny have always rented
- Dan is a heating engineer and Jenny is a teaching assistant.
- They live in an apartment
- The family need more space and would love a garden that the kids could play in
- They're worried they've left it too late – with their outgoings now for childcare, rent and loan repayments they're struggling to save anything and don't think they'll ever be able to get a deposit together.

Amy

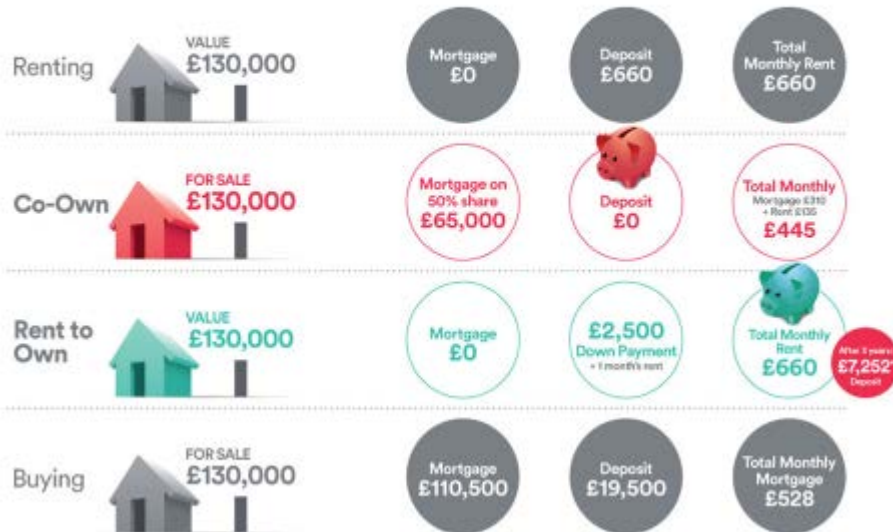


- Amy is 26 & has been a full time nurse for 3 years
- She's been keen to buy her own place as she currently rents with 2 friends
- Amy recently bought a car to travel to and from work and between the repayments for that and the rent, she's found it difficult to save for a deposit
- She knows that her pay will increase in the future and she'll be able to make mortgage repayments but is struggling to get started
- She's been looking at houses online and would love a new build but doesn't think she can make the repayments

Co-Own - who do we help?



How do we help?



Where do we help?

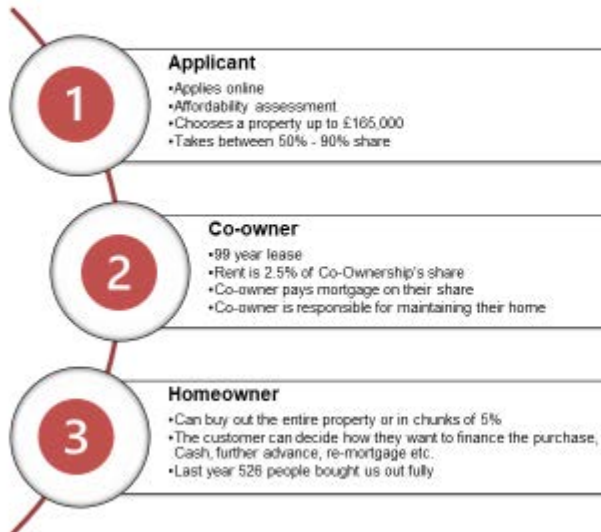
Co-Ownership purchases during 2020/21 by Council area

Council area	2020/21 purchases	%	Average purchase price 2020/21
Antrim + Newtownabbey	122	11	£124,377
Ards + North Down	146	14	£133,436
Armagh, Banbridge + Craigavon	203	19	£132,989
Belfast	167	15	£126,708
Causeway Coast + Glens	43	4	£137,330
Derry + Strabane	47	4	£132,602
Fermanagh + Omagh	11	1	£135,718
Lisburn + Castlereagh	122	11	£134,707
Mid + East Antrim	86	8	£121,852
Mid Ulster	72	7	£139,142
Newry, Mourne + Down	62	6	£135,882
Total	1081	100	£131,175



- Applicants can chose their home anywhere within N.I.
- Property prices are currently capped at £165,000

The Co-Own Journey



As an older applicant making her last house move I was anxious that Co-Ownership might not work for me. Thankfully they were fantastic at each step of the application, especially with the continuing pandemic, and made the process so easy. They were always professional, helpful and friendly, putting me at my ease. My experience with Co-Ownership has renewed my faith in our government agencies and I will always be grateful to them.

After renting for 7 years I wanted to buy but with no deposit Co ownership was a life saver. Extremely easy application process and even though there was a bit longer than usual turn around time due to the pandemic it was still quick and stress free. Any questions I had were answered and my mind was at ease. I am now recommending co-ownership to friends.
Scott

Being a single dad with 2 kids I found it very hard to get a mortgage again on my wages. I decided to try Co ownership and found it very easy, with the help of my mortgage advisor we decided to go 65% mortgage and 35% Co ownership which worked best for me. If your struggling to find a 100% mortgage or don't have a large deposit I would recommend Co ownership as I'm now living in my new house and haven't been happier in years.

Rent to/own





For people who own their own home but can't afford to move to a more suitable home

Meet Alison



- Aged 70
- Lives alone, husband passed away 2 years ago
- Her 3 bed home is difficult to maintain
- Alison had a fall last year and has difficulty managing the stairs
- She has seen new apartments in Lisburn for sale, near where her daughter lives.
- Her home is worth £85,000 (no mortgage) but apartment costs £145,000. Alison has £3,000 savings.
- Alison could take a 50% share in the new apartment.
- Benefits – she is living in more suitable accommodation, closer to her daughter, little repair needed to the apartment but she is still living independently

Any Questions?



Main point of reference
www.co-ownership.org

Interactive online tools to help new and existing customers:

- Help me choose a product
- How much can I afford?
- How much will it cost me?
- Buying out calculator

Customers can also call us and speak with our customer advisers on 028 9032 7276 or email us at hello@co-ownership.org



Intermediate Rent
Presentation for Ho

