



**Minutes of the 496th Meeting
of the Northern Ireland Housing Council held on
Thursday 8th 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

1.	<p><u>Welcome</u></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>	Sec
2.	<p><u>Declarations of Interest</u></p> <p>No declarations were received.</p>	

3.	<p><u>To adopt the Minutes of the 495th Housing Council Meeting held on Thursday, 10th November 2022</u></p> <p>It was proposed by Councillor A McQuillan and seconded by Alderman J Speers and resolved, that the Minutes of the 495th Meeting of the Housing Council held on Thursday 10th November 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>Report from Paul Price & David Polley from the Department for Communities on the Housing Top Issues.</p> <p>A summary of the current / emerging issues are outlined <i>as follows:-</i></p> <ul style="list-style-type: none"> • Social Newbuild starts <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"> • Co-ownership <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"> • Programme for Social Reform • Fundamental Review of Social Housing Allocations Policy • Housing Executive's House Sales Scheme • Supporting People Delivery Strategy • Homelessness Strategy <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>P Price</p> <p>Sec</p> <p>Sec</p> <p>D Polley</p> <p>D Polley</p> <p>Sec</p>

	<ul style="list-style-type: none"> • Regulation of the Private Rented Sector • Increasing Housing Supply • Affordable Warmth Scheme <p>David Polley to provide breakdown by council area, on referrals, successful referrals and completions.</p> <ul style="list-style-type: none"> • Review the Caravans Act (NI) 2011 • ERDF Investment for Growth and Jobs Programme 2014 -2020 <p>In response to Councillor Cooper’s question, Paul Price confirmed that the Housing Executive are seeking approval to reduce the number of units whilst maintaining the level of funding. The original programme of 2000 units will be taken forward, more of the programmed units may have to be funded by Housing Executive, if not completed in time. Paul Price added that the overall programme is on track to deliver the programme by December 2023.</p> <ul style="list-style-type: none"> • 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 • Housing Executive Rent <p>Paul Price undertook to provide details on proposed NIHE rent increase for tenants.</p> <ul style="list-style-type: none"> • Non ACM Cladding Remediation Scheme • Climate Act DfC will lead on the ‘Residential and Buildings Sector Plan’ <p>It was agreed that a presentation will be given to Members during the public consultation.</p>	<p>D Polley</p> <p>P Price</p> <p>D Polley</p>
<p>7.</p>	<p>Latent Demand Testing in Rural Areas</p> <p>Tim Gilpins gave Members a presentation by the Housing Executive on Latent Demand Testing in Rural Areas (Copies of the Slides are appended to these Minutes – Appendix A).</p> <p>Members noted that following the introduction of the Rural Needs Act for public authorities on 1st June 2018, the Housing Executive has a statutory duty to have due regard to the needs of people in rural areas when developing, adopting, implementing or revising the, policies, strategies, plans and services. A robust rural housing need testing policy is crucial in helping to have due regard to people in rural areas when identifying and planning to meet housing need.</p> <p>The Housing Executive is been committed to working with local communities to identify hidden or ‘latent’ housing need in rural settlements.</p> <p>The following 5 policy objectives are proposed:</p> <ul style="list-style-type: none"> • To plan and enable the provision of affordable homes (both social and intermediate) which meet rural housing needs. • To improve the condition of rural housing stock and reduce fuel poverty 	

	<ul style="list-style-type: none"> To provide housing support to vulnerable people in rural areas To contribute to the development of safe, cohesive and engaged rural neighbourhoods. To work in partnership with others to assist in rural development <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>New Chair of the Northern Ireland Housing Executive, Nicole Lappin</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><u>Housing Starts – November 2022</u></p> <p>The Report was noted.</p>	
10.	<p><u>Any Other Business</u></p>	
10.1	<p>Letter to Building Regulations in relation to Lifetime Homes and Response letter</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>Letter to Councils re Lifetime Homes</p> <p>Members noted the letter.</p>	

<p>10.3</p>	<p>New Leasehold Policy</p> <p>Members noted the new Policy.</p>	
<p>10.4</p>	<p>Response from Water Service</p> <p>Members noted that a representative from the Water Service will be attending the January Meeting.</p>	<p>Sec</p>
<p>10.5</p>	<p>Planned Maintenance Contracts</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>Sec</p>
<p>10.6</p>	<p>Repair of Solar Panels fitted by the Housing Executive</p> <p>Mr Bresland undertook to provide more information, in order for a response.</p>	<p>A Bresland</p>
<p>11.</p>	<p><u>Date of next Meeting</u></p> <p>The next Housing Council Meeting is scheduled to take place on Thursday, 12th 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

Housing
Executive

Rural Strategy 2021-2025:

3 Themes,
3 Outcomes,
12 Priorities.



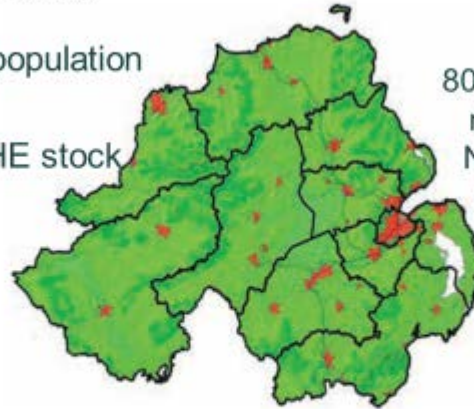
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Rural context

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

Choosing where to test...

Housing Executive

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

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.

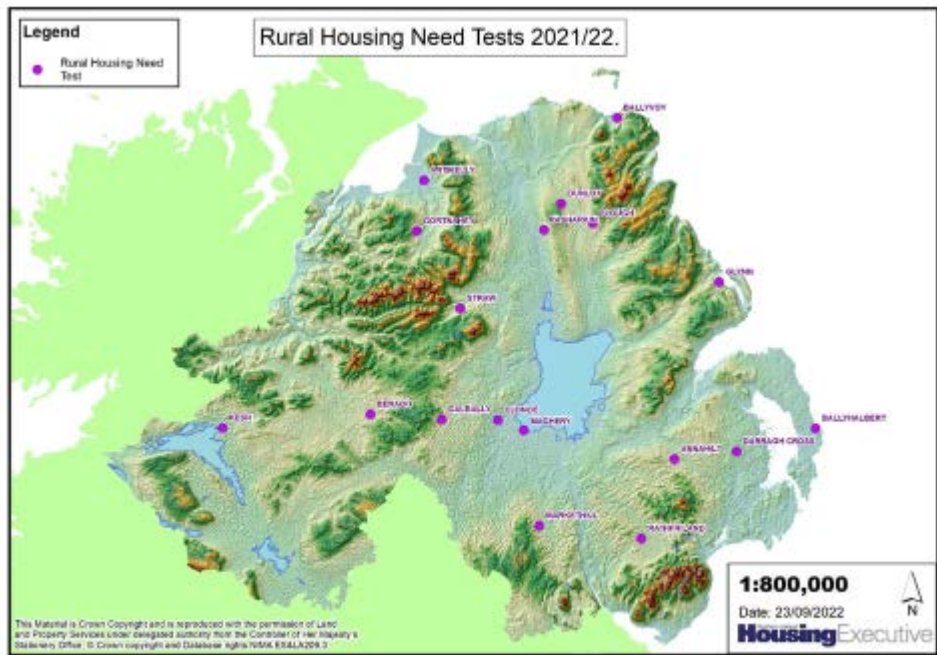
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Rathlin



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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					