

Planning to Meet Affordable Housing Needs

Stephen Semple / Ailbhe Hickey
Northern Ireland Housing Executive (NIHE)

Housing
Executive

Policy Context

- * NIHE - a statutory duty to assess housing need
- * RDS requirement for development plans to

'take account of need identified, in the Housing Needs Assessment / Housing Market Analysis while allocating housing land, including land for social and intermediate housing'

- * PPS 12 requires NIHE prepare a Housing Need Assessment (HNA) for development plans
- * NIHE has engaged with Planning on five Area Plans.

Evidence Base – Housing Need Assessment

- * NIHE produce an HNA for development plan preparation
- * HNA contains an overview of strategic housing market & affordability, and 9 categories of need
- * Contains 7 year projection of social housing need.
- * Methodology endorsement

Current System and NIHE Role

- * Input and respond to issues paper
- * Submit HNA to DOE
- * Agree policy approach to select social housing sites
- * Carry out joint site selection exercise for social housing
- * Consultee to Planning re objections on affordable housing
- * Respond to Development Plan
- * Attend Public Inquiry to defend HNA and site selection process and object as necessary
- * Work with Planning in consideration of PAC report
- * Monitor adopted affordable housing sites and respond to planning applications

Future Arrangements

- * RDS requirement remains.

- * SPPS

'the HNA will influence how Local Development Plans facilitate a reasonable mix and balance of housing tenures and types'

- * Potential for meeting Intermediate housing need

- * PPS 22 – Affordable Housing

- * LDPs based on a robust evidence base and tested for soundness

Housing Market Analysis

- * HMAs provide a robust evidence base in the production of development plans
- * HMAs assess current and future needs by house type, size and tenure in the context of housing market trends
- * HMA identifies total and projected need for social and intermediate housing in local areas

Future Role for the Housing Executive

- * Work with councils to assist them on community planning & development plans
- * Prepare HMA/HNAs as evidence base for LDP housing policies & Community Planning.
- * Assist in preparation of the Plan's Housing Strategy
- * Jointly identify sites with the Planning Authority for social and intermediate housing
- * Assist Planning Authority at Public Inquiries and review LDP policies and zonings on Inquiry outcomes

Housing Investment

Belfast City and Lisburn & Castlereagh Expenditure

	Actual Spend 2013/14	Projected Spend 2014/15
Capital Improvements	£ 0.53m	£ 0.50m
Planned Maintenance	£17.18m	£33.89m
Response Maintenance	£14.68m	£17.41m
Grounds Maintenance	£ 1.10m	£ 1.30m
Private Sector Grants	£ 2.09m	£ 2.73m
Land and Property Acq	£ 5.21m	£ 2.83m
Supporting People	£24.33m	£26.08m
Warm Homes	£ 1.93m	
Total	£67.05m	£84.74m
New Build/HAG	£74.02m	(not available)

Housing
Executive

Housing Investment

Antrim & Newtownabbey, Causeway Coast & Glens and Mid & East Antrim Expenditure

	Actual Spend 2013/14	Projected Spend 2014/15
NIHE Spend	£38.62m	£35.06
New Build/HAG	£10.21m	(not available)
Total	£ 48.83m	£35.06m

Housing Investment

Armagh, Banbridge & Craigavon, Newry Mourne & Down and North Down & Ards Expenditure

	Actual Spend 2013/14	Projected Spend 2014/15
NIHE Spend	£47.71m	£49.995m
New Build/HAG	£10.541m	(not available)
Total	£58.161m	£49.995m

Housing Investment

Fermanagh & Omagh, Derry & Strabane and Mid Ulster Expenditure

	Actual Spend 2013/14	Projected Spend 2014/15
NIHE Spend	£39.872m	£38.23
New Build/HAG	£ 10.786m	(not available)
Total	£50.658m	£38.23