

Slide One – Introduction

Good afternoon everyone. My name is Stephen Semple. I am the Strategic Planning Manager and I work in the Strategic Planning and Research department within the Northern Ireland Housing Executive.

May I thank you for the opportunity to come and speak with you today? The Housing Executive is very much looking forward to working with planning staff and councillors in all of the new District Councils across Northern Ireland on the development plan process.

In my presentation I will briefly outline our current role in the development plan process. I will then set out our expectations and preparations for future engagement with Councils in shaping area plans.

Slide two – Policy Context

The main policies guiding the Housing Executives role in the existing development plan process are the 1981 Northern Ireland Housing Order, the Regional Development Strategy and Planning Policy Statement 12 - Housing in Settlements.

Under the 1981 Housing Order, the Housing Executive has a statutory responsibility to assess housing need in Northern Ireland. Traditionally we have focused on the identification of need for social housing, which includes general needs social housing, supported housing and traveller accommodation.

Both the Regional Development Strategy and PPS12 contain the key objective of promoting balanced communities. Both policies state that the Housing Executive has an important role in helping development plans achieve this objective.

The Regional Development Strategy states that 'the development plan should take account of need identified in the Housing Executive's Housing Need Assessment in allocating housing land, including land for social and intermediate housing'.

PPS12 requires the Housing Executive to provide a Housing Need Assessment report to inform the development plan on housing matters. It also confirms the Housing Executives role as the assessor of social and affordable housing need and as a participant in the selection of sites to meet this need.

To date, the Housing Executive has provided DOE Planning with five Housing Need Assessment reports for the Ards and Down, Magherafelt, BMAP, Northern Area Plan and Banbridge Newry and Mourne area plans. Moreover

we believe the Housing Executive has been able to successfully deliver its obligations to the development plan process under PPS12 and the RDS.

Slide Three – Evidence Base & HNA

What is our evidence base and its purpose under the existing development plan process?

Under PPS12, the Housing Executive is required to deliver a Housing Need Assessment report to development plan teams. The findings of the HNA are to influence how development plans should seek to facilitate a mix and balance of housing tenures and types to cater for the identified range of housing needs. The HNA is to be published as a technical supplement for the Development Plan.

The HNA contains data and trends for nine housing categories including, regeneration, empty homes, affordable private renting, owner occupied, student accommodation, second homes, general needs social housing, supported housing and Traveller accommodation. The HNA also identifies a seven year projected housing need figure for social housing, supported housing and traveller accommodation. These categories of need were to be monitored regularly and so we send annual updates to DOE Planning in order for them to assess how the plan is performing.

The Housing Executive methodology for assessing social housing need is regularly reviewed and has been upheld at each of the five public examinations we have attended.

Slide Four – NIHE Role under Current System

In addition to producing the Housing Needs Assessment report this slide illustrates the full range of Housing Executive involvement in the existing development plan process in sequential order.

Our Key roles include; providing the evidence base, the joint participation with DOE Planning staff in drafting a site selection policy, the joint selection of sites for social housing and attending public inquiry to assist DOE Planning on affordable housing matters. The Housing Executive also assists Planning in the review and implementation of PAC recommendations in order to prepare the plan for adoption.

Whilst we have retained the right to object to development plan proposals, we have sought to minimise these through working closely with DOE Planning in the preparation of development plans and agreeing proposals.

Slide Five – Future Arrangements

In April 2015 the planning context will change. It is the Housing Executives understanding that a commitment for development plans to meet affordable housing requirements will remain. The 2011 Planning Act requires that the Development Plan should promote wellbeing. The RDS 2035 states that an important element of improving health and well-being of communities is the adequate provision of social and affordable housing.

The draft Strategic Planning Policy Statement published earlier this year, states that Local Development Plans should identify sites for housing within settlements which are required to meet one or more category of need. Therefore we understand that draft SPPS and the Regional Development Strategy contains a planning policy context to identify land for social and intermediate housing need in new development plans.

The recently published draft PPS22 – affordable housing, states this policy will supplement the development plan process which is the primary vehicle for addressing affordable housing need. The Housing Executive waits to see the final version of PPS22 and expects it to be incorporated within the SPPS.

The new Local Development Plan system promotes soundness which includes ensuring that plan policies are derived from a robust evidence base. The Housing Executive has therefore introduced Housing Market Analysis assessments to replace Housing Need Assessment reports.

Slide Six – Housing Market Analysis

What is a Housing Market Analysis?

Housing market analysis reflects best practice as employed by the devolved housing authorities in Scotland and Wales and by the Department for Communities and Local Government in England. Housing Market Analysis techniques provide a robust approach for identifying land requirements for housing in development plans.

This approach sets out a framework for collecting, analysing and interpreting evidence across a well-defined spatial housing system. The main features of a housing market analysis are an assessment of the linkages between housing and the wider economic, social and policy environment in which it operates. It is also an analysis of the internal structure of the housing system and involves looking at current and anticipated trends within and between the three main tenures. A Housing Market Analysis can provide an assessment of social and intermediate housing, by size and house type in local areas.

Slide Seven – Future role for the NIHE

Going forward, the Housing Executive remains fully committed to playing its part in the new local development plan process.

We will prepare Housing Market Analyses as an evidence base to inform housing policy and land allocations, local housing investment plans and community planning.

In addition Housing Executive staff has significant experience and expertise

- in preparing housing strategies,
- in identifying sites for social and intermediate housing and
- informing public Inquiries on affordable housing matters

which we consider can strengthen the new development plan process.

Looking to the future, the Housing Executive welcomes the opportunity to work as a statutory consultee with planners and councillors to deliver both the community and development plans. Critically Local development plans can facilitate major affordable housing investment through land allocations to address important housing issues and boost the economy in your local areas.

Slide eight – Housing Investment (Belfast City Hall)

Firstly I want to set the context

As you know, the work of the Housing Executive is both varied and extensive and whose expenditure represents a major financial injection into your districts.

In 2013/14 the Housing Executive invested £141 million in Belfast, Lisburn and Castlereagh districts. Together with the private finance secured to develop new social properties, the Housing Executive and Housing Associations spent over £200million across the three districts last year. Affordable housing expenditure for the current year will be even higher, with the overall new build programme numbers being approximately 50% greater than last year and all other spending up £15million for your area.

This investment represents a major contribution to the Belfast, Lisburn and Castlereagh economy. It provides for much needed employment, maintains existing housing stock to a decent standard, regenerates urban renewal areas, facilitates independent living for vulnerable people, develops environmental improvements and quality open spaces and delivers new houses to meet housing need.

It is therefore in the interests of housing authorities and Councils that together we seek to ensure this housing investment is facilitated through the development plan process to provide clarity and certainty to developers, land owners, Housing Associations, residents and communities, Councils and ourselves.

Thank you

Slide Eight - Housing Investment (Mossley Mill, Newtownabbey)

Firstly I want to set the context

As you know, the work of the Housing Executive is both varied and extensive and whose expenditure represents a major financial injection into your districts.

In 2013/14 the Housing Executive invested approximately £50 million in the Antrim & Newtownabbey, Causeway Coast & Glens and Mid & East Antrim districts. Together with the private finance secured to develop new social properties, the Housing Executive and Housing Associations spent over £60million across the three districts last year. Affordable housing expenditure for the current year will be even higher, with the overall new build programme numbers being approximately 50% greater than last year.

This investment represents a major contribution to the Antrim & Newtownabbey, Causeway Coast & Glens and Mid & East Antrim economy. It provides for much needed employment, maintains existing housing stock to a decent standard, regenerates urban renewal areas, facilitates independent living for vulnerable people, develops environmental improvements and quality open spaces and delivers new houses to meet housing need.

It is therefore in the interests of housing authorities and Councils that together we seek to ensure this housing investment is facilitated through the development plan process to provide clarity and certainty to developers, land owners, Housing Associations, residents and communities, Councils and ourselves.

Thank you

Slide Eight - Housing Investment (Downpatrick)

Firstly, I want to set the context

As you know, the work of the Housing Executive is both varied and extensive and whose expenditure represents a major financial injection into your districts.

In 2013/14 the Housing Executive invested approximately £60 million in the Armagh, Banbridge & Craigavon, North Down & Ards and Newry Mourne & Down districts. Together with the private finance secured to develop new social properties, the Housing Executive and Housing Associations spent over £70million across the three districts last year. Affordable housing expenditure for the current year will be even higher, with the overall new build programme numbers being approximately 50% greater than last year.

This investment represents a major contribution to the Armagh, Banbridge & Craigavon, North Down & Ards and Newry Mourne & Down economy. It provides for much needed employment, maintains existing housing stock to a decent standard, regenerates urban renewal areas, facilitates independent living for vulnerable people, develops environmental improvements and quality open spaces and delivers new houses to meet housing need.

It is therefore in the interests of housing authorities and Councils that together we seek to ensure this housing investment is facilitated through the development plan process to provide clarity and certainty to developers, landowners, Housing Associations, residents and communities, Councils and ourselves.

Thank you

Slide Eight - Housing Investment (Magherafelt Council Offices)

Firstly I want to set the context

As you know, the work of the Housing Executive is both varied and extensive and whose expenditure represents a major financial injection into your districts.

In 2013/14 the Housing Executive invested approximately £50 million in the Mid Ulster, Derry & Strabane and Fermanagh and Omagh districts. Together with the private finance secured to develop new social properties, the Housing Executive and Housing Associations spent over £60million across the three districts last year. Affordable housing expenditure for the current year will be even higher, with the overall new build programme numbers being approximately 50% greater than last year.

This investment represents a major contribution to the Mid Ulster, Derry & Strabane and Fermanagh and Omagh economy. It provides for much needed employment, maintains existing housing stock to a decent standard, regenerates urban renewal areas, facilitates independent living for vulnerable people, develops environmental improvements and quality open spaces and delivers new houses to meet housing need.

It is therefore in the interests of housing authorities and Councils that together we seek to ensure this housing investment is facilitated through the development plan process to provide clarity and certainty to developers, land owners, Housing Associations, residents and communities, Councils and ourselves.

Thank you