



**Housing
Executive**

Tackling Housing Need through collaboration and partnership

Sinead Collins

**Head of South Place Shaping,
Strategic Housing Authority**



Strategic Context

- The Programme for Government 2024-2027 “Doing What Matters Most”
- DFC’s Housing Supply Strategy 2024 - 2039
- DFI’s Regional Development Strategy and Strategic Planning Policy Statement.

As **NIHE Strategic Housing Authority**, we aspire to be:

- Housing champions
- Housing enablers and facilitators
- Housing innovators



Duty to Assess Housing Need

The Role of the Housing Executive:

- **1981 Housing Order** - Housing Executive must regularly examine housing need.
- **Schedule 3, Planning (General Development Procedure) Order (NI) 2015** - Housing Executive as consultee in development management
 - “where a development proposal is likely to require a statement of affordable housing need”
- **Part 1, Section 2 of the Planning (LDP) Regulations (NI) 2015** - Housing Executive as consultation body in the LDP process.

15-Year Housing Market Assessment 2020-2035

- Projects new cross tenure supply requirement forward over a 15-year period (owner occupied and private-rented, intermediate, social).
- Considers population growth, income levels and housing affordability.
- Strategic – an evidence base for Local Development Plans and key data for the housing development sector to plan new build.

Local Government District	Market	Intermediate	Social	All Tenures
Fermanagh and Omagh	3,570	860	920	5,350
Northern Ireland Total	54,890	15,450	25,280	95,620



Housing Affordability



greatest affordability pressure

Belfast, Causeway
Coast & Glens, Derry
City & Strabane and
Fermanagh & Omagh
HMAs



increasing affordability issues in PRS



43%

**43% of lower quartile
income spent on
lower quartile rents**

(H2, 2024)



£687

Fermanagh & Omagh has the
lowest average rent
of £687

(H2, 2024)



NIHE House Sales

19

average selling price
£52.68k

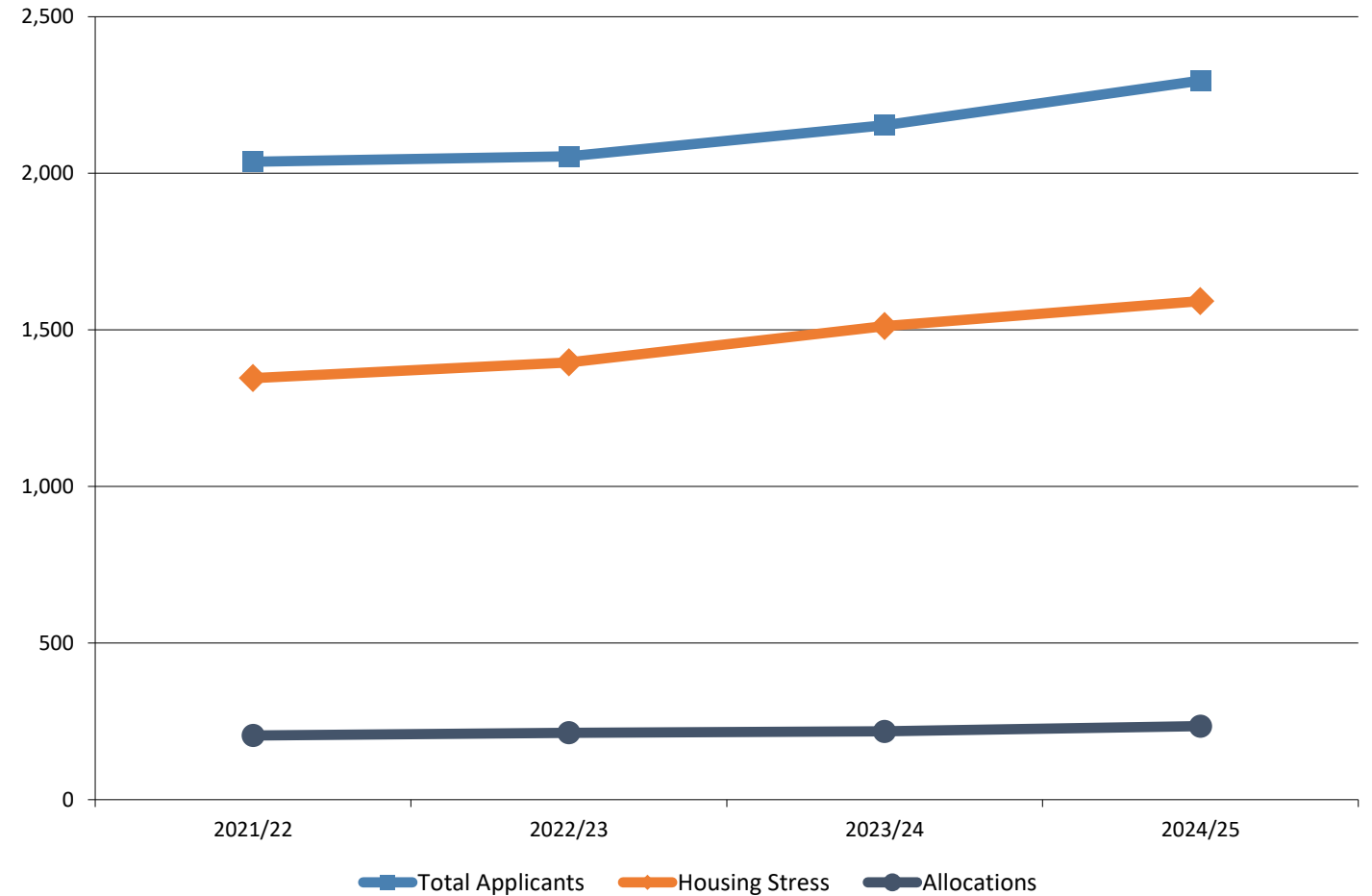
20

Properties
purchased
through
**Co-
Ownership**

5-Year Social Housing Need & Demand Assessment 2024-2029

- Assessed annually from the **Common Waiting List** for people choosing social housing as their housing option with circumstances defined as being in housing stress.
- **Groups applicants into households** e.g. single, small family, large family, older persons.
- **Informs the Social Development Guidelines**, used to plan the location of new social housing to ensure it is targeted in areas of acute housing need.
- Used as **part of the assurance process for Housing Associations to draw down Housing Association Grant Funding (HAG)** and to support the operational delivery of the annual Social Housing Development Programme.

Waiting List Trends 2022 – 2025



5-Year Social Housing Need & Demand Assessment 2024-2029



Housing Need Assessment Area	Projected Need 2019-2024	Projected Need 2024-2029
Enniskillen	176	322
Omagh	113	289
Lisnaskea	0	48
Irvinestown	0	35
Lisbellaw	7	27
Maguiresbridge	4	22
Dromore	0	19
Fintona	0	19
Belleek	0	14
Beragh	0	12
Total Urban	289	611
Total Rural	45	331
Fermanagh & Omagh Total	334	942

Enabling the right homes in the right locations

Development Planning	Development Management	Oversight of the Social Housing Development Programme
Statutory consultee in the Local Development Plan (LDP) process to ensure sufficient provision is made for housing, across all tenures .	Statutory consultee and respond to planning applications that are assessed against Affordable Housing Policies where Plan Strategies have been adopted.	Manage the delivery of the social housing development programme (SHDP) . Confirm support for housing proposals against identified housing needs, allowing Housing Associations to secure Housing Association Grant (HAG) funding.

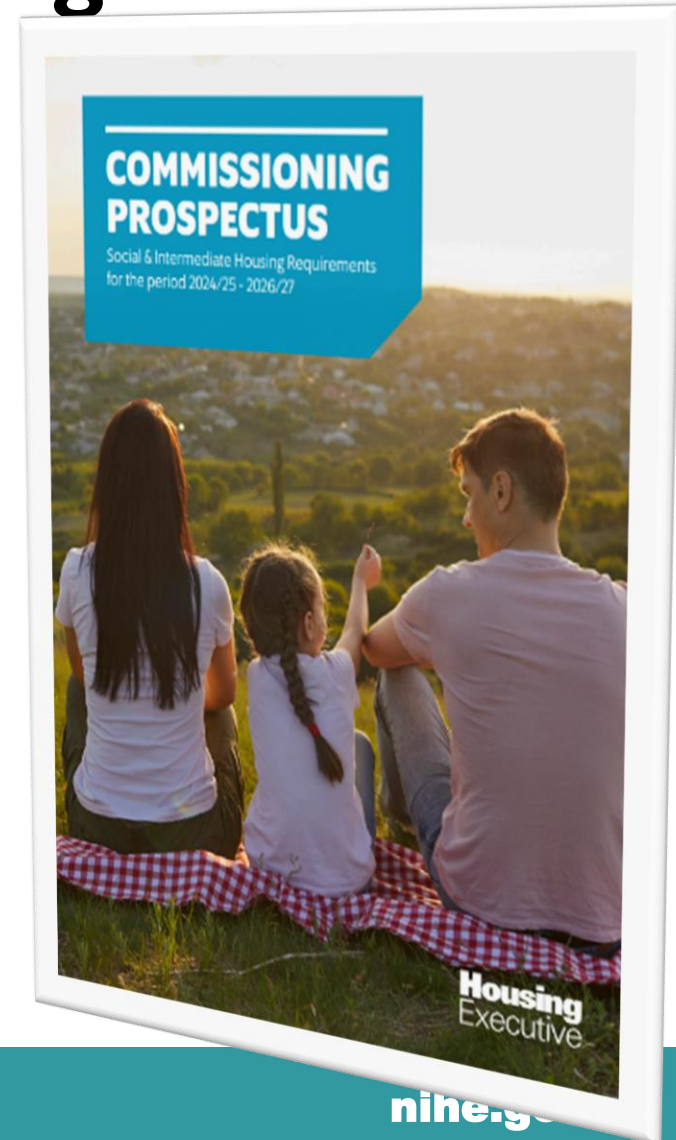
Fermanagh & Omagh Plan Strategy 2030

- Housing developments of 10 units or more or an area over 0.5 ha – must have 10% affordable housing.
- 53 HOU 3 consultations
- Approx. 265 units supported for social housing across urban and rural settlements
- Schemes approved with S76 Legal Agreement



NIHE Annual New Build Commissioning Guide

- Annual publication providing detailed information about the requirements for the provision of new housing to councils, Housing Associations, Developers and across the sector.
- Provides cross tenure needs and analysis by Local Government District.
- **Directs housing associations to deliver new social and affordable housing within context of annualised delivery of the Social Housing Development Programme (SHDP)**
- It highlights **Social Development Guidelines**, namely areas of acute social housing need.



Affordable Housing Supply



Social

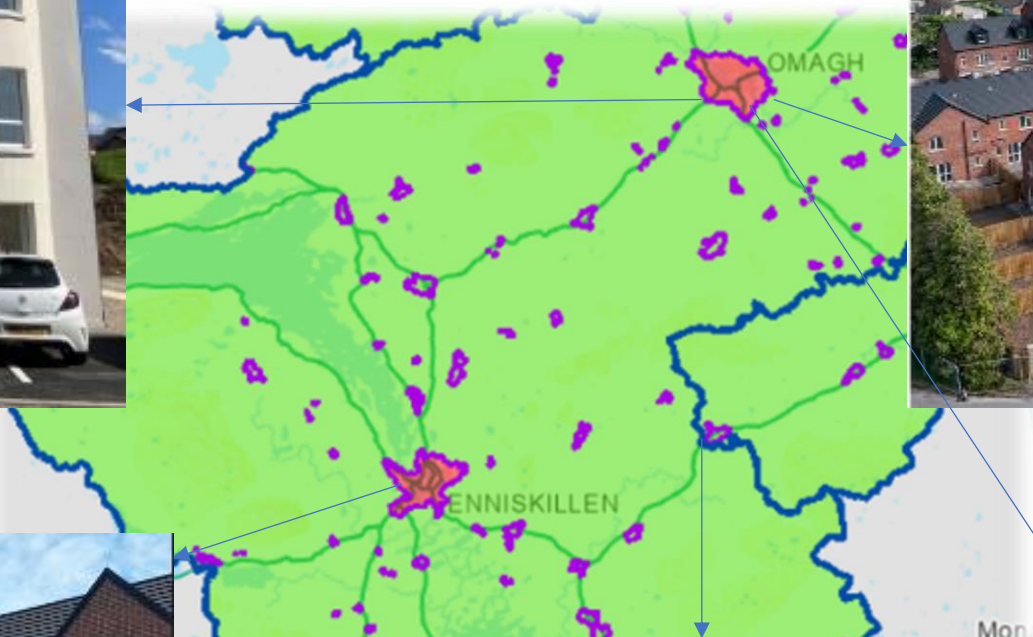
5 Year SHDP Performance

- 217 starts (194 urban and 23 rural) were achieved against the target
- Includes 51 apartments, 147 houses (13 Four+ beds), 19 w/c units
- Resulting in 35 more starts (+52 urban and -17 rural) against the SG target.
- >200 units included on 3-year SHDP (2026/27 – 2028/29)

Intermediate

- In 2024/25, there were 20 properties purchased through Co-Ownership in FODC.
- Co-ownership active stock of 150 properties.

Social New Build Activity 2020-2025



Partnership Opportunities



Key Challenges & Opportunities



Key Challenges

- Scale of cross tenure housing need & demand
- Gaps in supply – increasingly in rural areas
- Affordability pressures & limited intermediate products
- Lack of choice leading to pressures on Private Rented Sector

Opportunities

- Programme for Government priority and targets for housing
- Ambition of the Housing Supply Strategy and its cross departmental focus
- Policy HOU3: Increase of affordable housing through public & private investment
- Support for NIHE Revitalisation

Role of partnerships

- Strategic place-based approach
- Mixed tenure developments – public/private partnerships
- Unlock Public Sector land

Further Information

South Region Place Shaping

Newry Mourne & Down District
Ards & North Down
Mid Ulster
Fermanagh Omagh
Armagh City, Banbridge & Craigavon

E:Mail: South.Placeshaping@nihe.gov.uk

Strategic Housing Market Assessment : <https://www.nihe.gov.uk/working-with-us/research/housing-market-analysis>

Northern Ireland New Build Requirements: <https://www.nihe.gov.uk/working-with-us/partners/commissioning-prospectus>