



NORTHERN IRELAND
FEDERATION OF
HOUSING ASSOCIATIONS

NIFHA

Great Homes, Thriving
Communities

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Future Housing Provision:
Housing Conference 2025



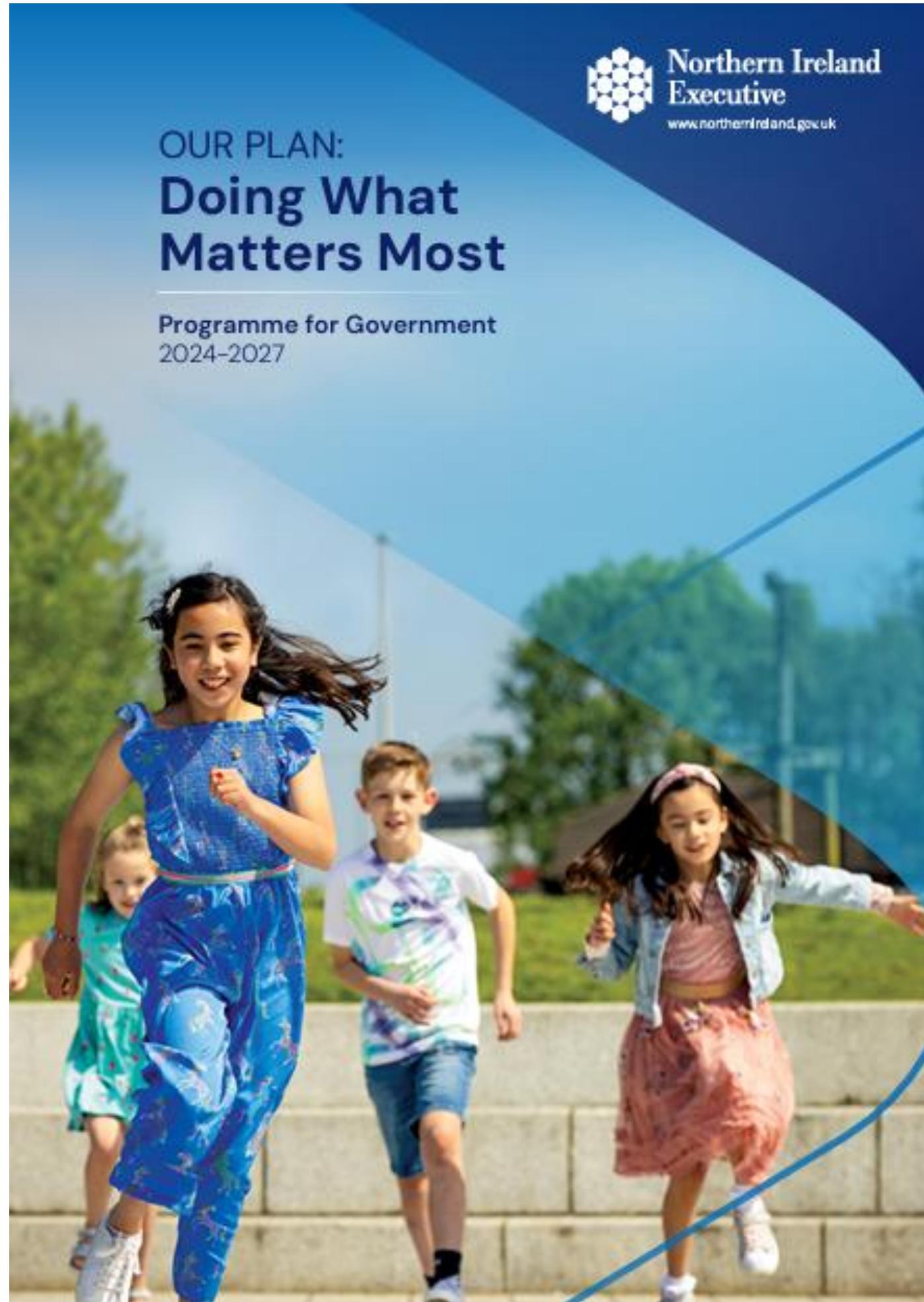
NIFHA's Role



Building Pathways: Opportunities for delivery



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Live. Share. Grow.

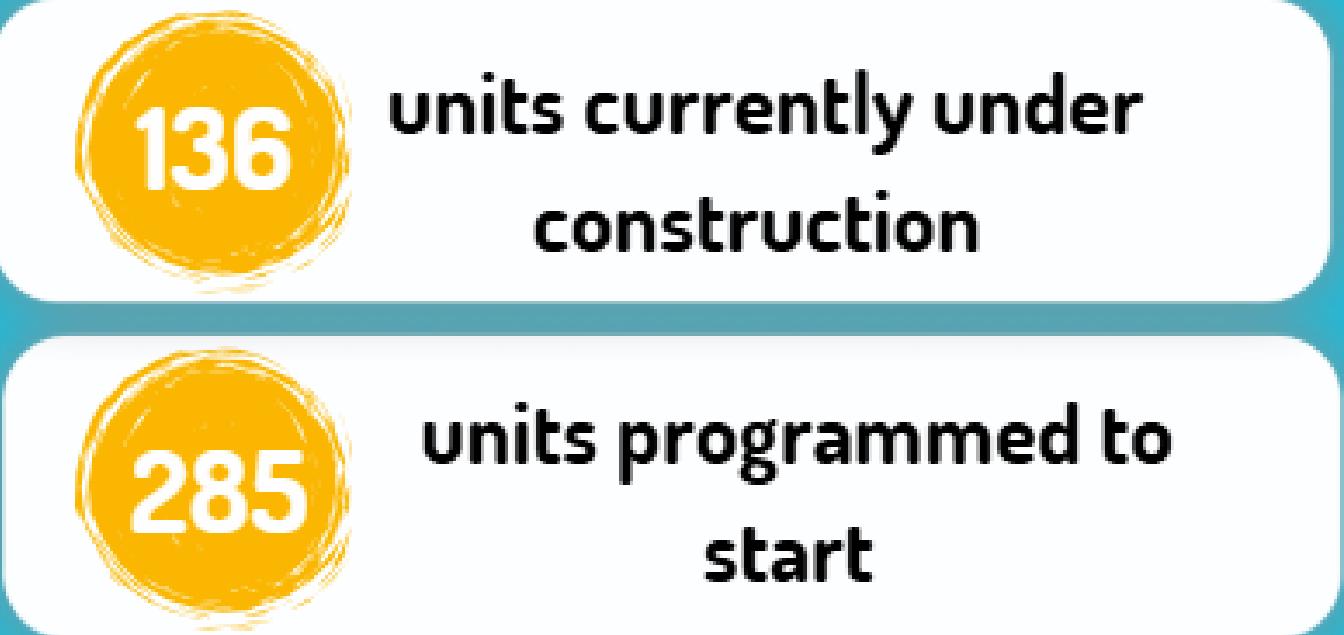
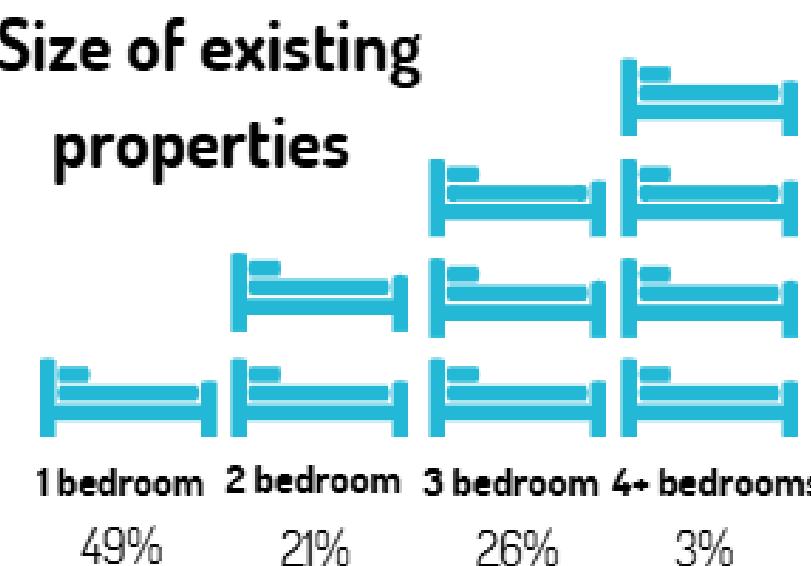


Fermanagh & Omagh District Council

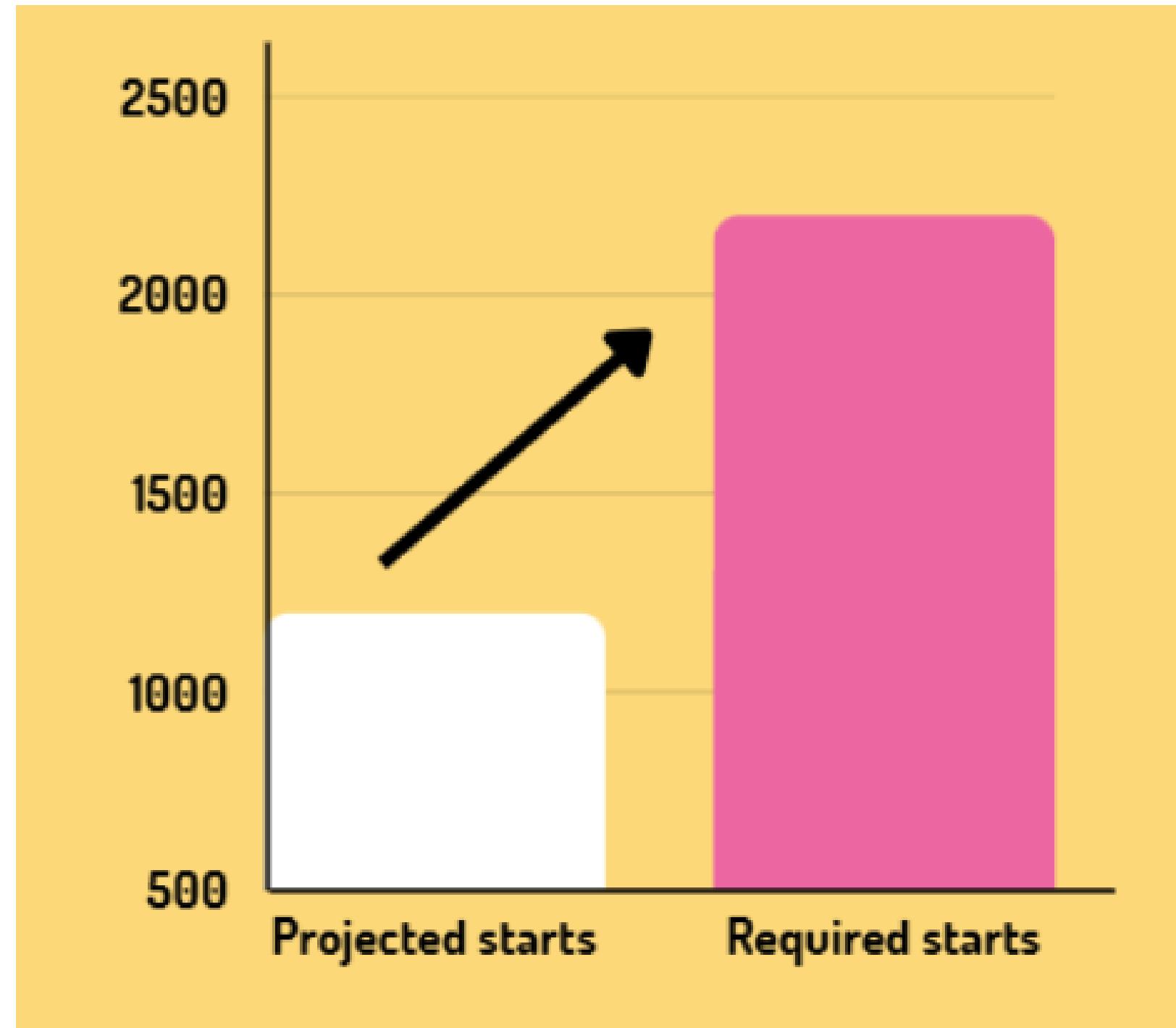


**Total Unit Completions
2024/25 build programme**

42



NI Wide Outlook: 2025-26



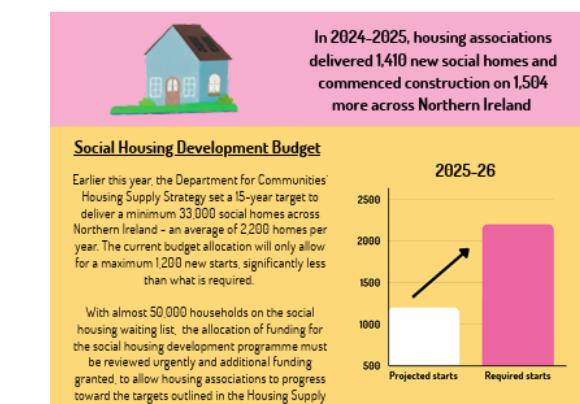
Case Study: Rural Delivery in Clabby



NIFHA's Policy Solutions



The Northern Ireland Federation of Housing Associations (NIFHA) is the representative body for Northern Ireland's 19 registered housing associations. Our members manage **more than 61,000** affordable homes.



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NIFHA Policy Solutions - "doing things differently"

1. Public land for new build social housing

Land purchase is one of the most significant costs in housing development in Northern Ireland. Therefore, making better use of public land for social housing must be a priority for the Northern Ireland Executive. The provision of publicly owned land, such as that held by councils, government departments or arms-length bodies to housing associations, would lower the cost of new build social housing as well as accelerate the pace of development and reduce the financial risk to housing associations. In addition, the repurposing of this land for housing would also regenerate vacant sites and make a better use of public assets.

2. Priority processing of social housing schemes in the planning system in NI

Delays in obtaining planning approvals are a significant challenge to housing associations progressing new build schemes. When a proposed housing association development is delayed in the planning process, this can lead to projects slipping and missing out on limited available grant funding. It also places schemes at risk of increasing inflationary cost pressures, which causes further challenges to housing associations who are operating on tight viability margins. By prioritizing social housing planning applications and mandating statutory consultees to respond within the given timeframe, housing associations could move from concept to construction much faster, which is pivotal to building homes at pace.

3. Publication of TCI/HAG rates as the financial year begins

Excessive in-year delays in housing associations receiving Total Cost Indicator (TCI) / Housing Association Grant (HAG) levels are a significant obstacle to the progression of housing schemes across Northern Ireland. Housing associations need funding certainty to assess scheme viability, evaluate risks and complete tendering, and cannot progress vitally important housing schemes until these rates have been received. Going forward, it is crucial that housing associations receive TCI / HAG levels as the financial year begins, so that schemes can be assessed, approved and commenced.

Public land for new build social housing



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Prioritisation of infrastructure upgrades in areas of housing need



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Priority processing of social housing schemes in the planning system



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Publication of the TCI / HAG rates as the financial year begins



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Amend the design guide for new build social housing



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Thank You



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