



NORTHERN IRELAND  
FEDERATION OF  
HOUSING ASSOCIATIONS

# NIFHA

Great Homes, Thriving  
Communities

Fermanagh and Omagh District Council

Future Housing Provision:

Housing Conference 2025

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# NIFHA's Role



# Building Pathways: Opportunities for delivery



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Northern Ireland  
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# OUR PLAN: Doing What Matters Most

Programme for Government  
2024-2027



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# Housing Supply Strategy

## A Home for Everyone

2024 - 2039

December 2024



Mountjoy Road, Omagh



Woodside Avenue, Omagh



# Fermanagh & Omagh District Council



Total Unit Completions  
2024/25 build programme

42

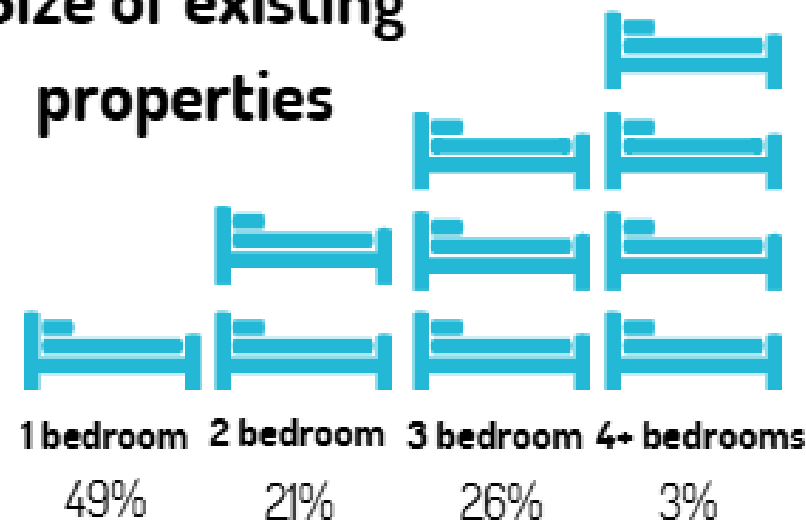
Existing Housing Type

General Needs  
49%

Sheltered  
24%

Supported  
27%

Size of existing properties



Source: NIFHA Rent Database 2022/23

136

units currently under construction

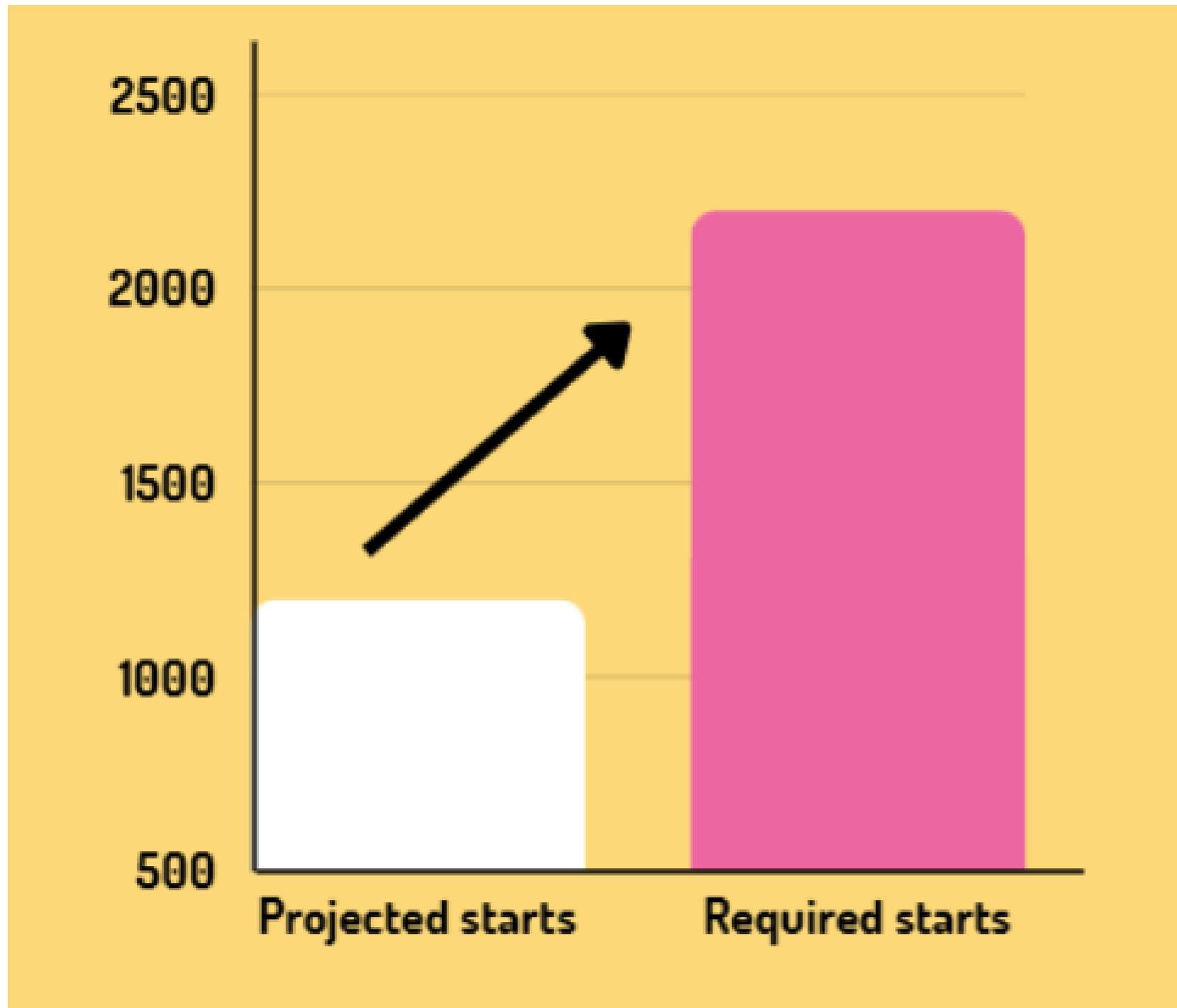
285

units programmed to start

Co/ownership



# 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.

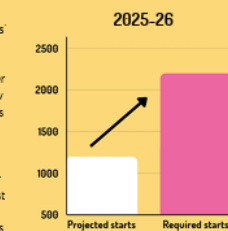


In 2024-2025, housing associations delivered 1,410 new social homes and commenced construction on 1,504 more across Northern Ireland

## Social Housing Development Budget

Earlier this year, the Department for Communities Housing Supply Strategy set a 15-year target to deliver a minimum 33,000 social homes across Northern Ireland – an average of 2,200 homes per year. The current budget allocation will only allow for a maximum 1,200 new starts, significantly less than what is required.

With almost 50,000 households on the social housing waiting list, the allocation of funding for the social housing development programme must be reviewed urgently and additional funding granted, to allow housing associations to progress toward the targets outlined in the Housing Supply Strategy.



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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 prioritising 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



# 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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