



Derry and Strabane

HOUSING INVESTMENT PLAN

2025 UPDATE

Contents

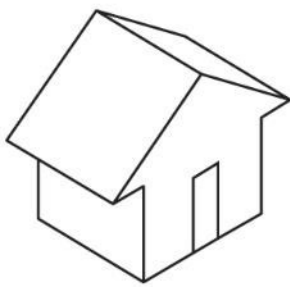
Executive Summary	3	Appendices	83
Foreword	9	Appendix 1	84
Introduction	11	Appendix 2	86
Part 1 - Strategic Context.....	13	Appendix 3	89
Part 2 - Local Context	40	Appendix 4	95
Local outcomes against Strategic Priorities and Community Planning objectives	63	Appendix 5	101
		Appendix 6	103
		Appendix 7	106
		Appendix 8	110
		Appendix 9	112

This document is available in alternative formats.

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Executive Summary

Across Northern Ireland in 2024/25 we:



83,000

Managed just under **83,000** social homes



6,060

Allocated almost **6,060** homes

812

Approved 812
Disabled Facilities
Grants



£115.66m

Invested £115.66m in
Planned Maintenance and
Stock Improvement

1,504



Started 1,504
new social
homes



£464.70m

Paid out £464.70m in
Housing Benefit

£306.53m

Invested
£306.53m in
new build
social homes



19,000

Provided over 19,000 housing support places
to the most vulnerable through the **Supporting
People Programme** and invested **£81.18m**



209

Sold 209 homes



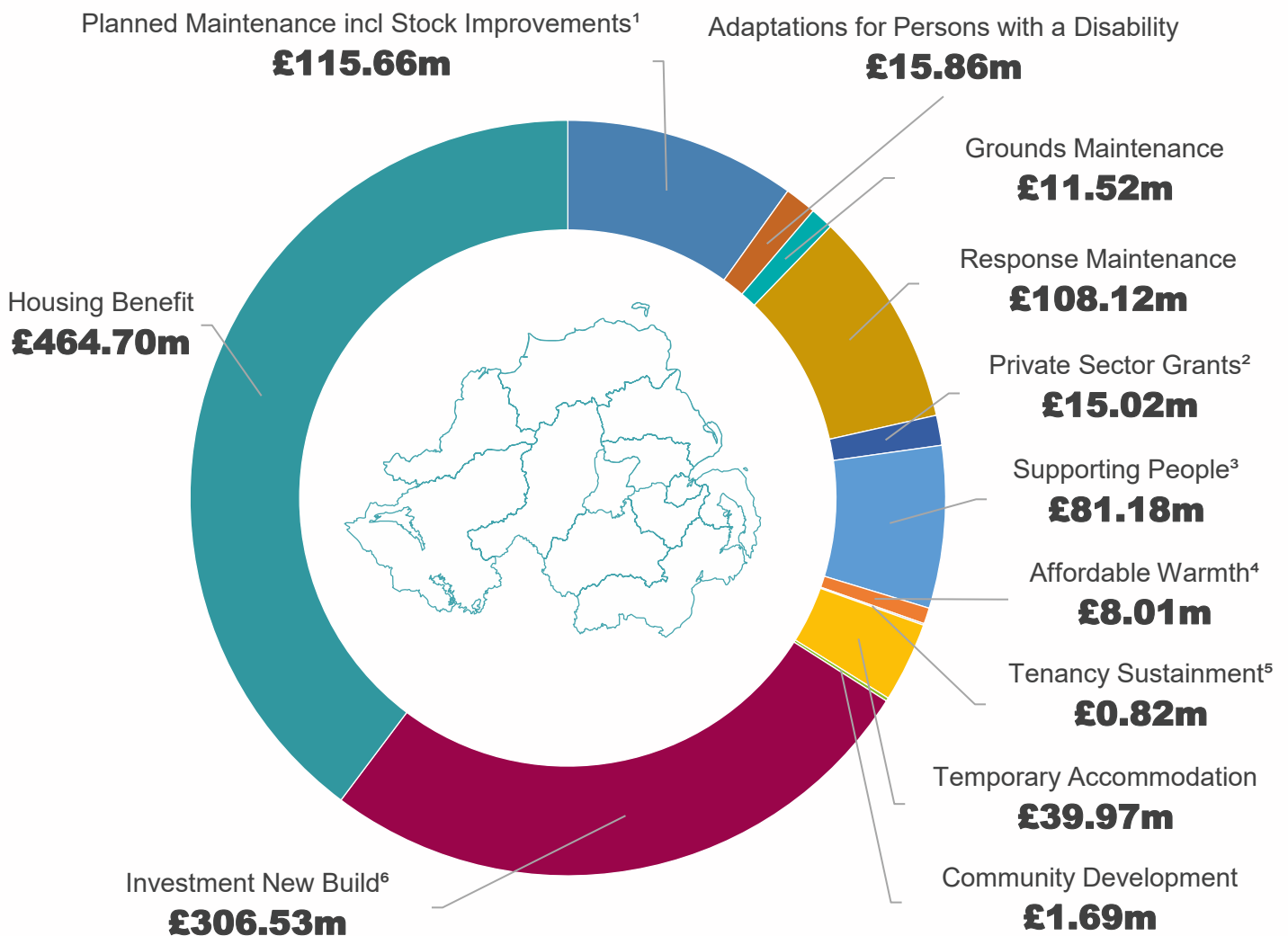
£75.07m

£75.07m was invested
in our Rural Communities



The past year has delivered significant housing investment for a wide range of services, and the 2024/25 public sector housing investment totalled £1.17 billion for Northern Ireland.

Northern Ireland 2024/25 Public Sector Housing Spend (£m)



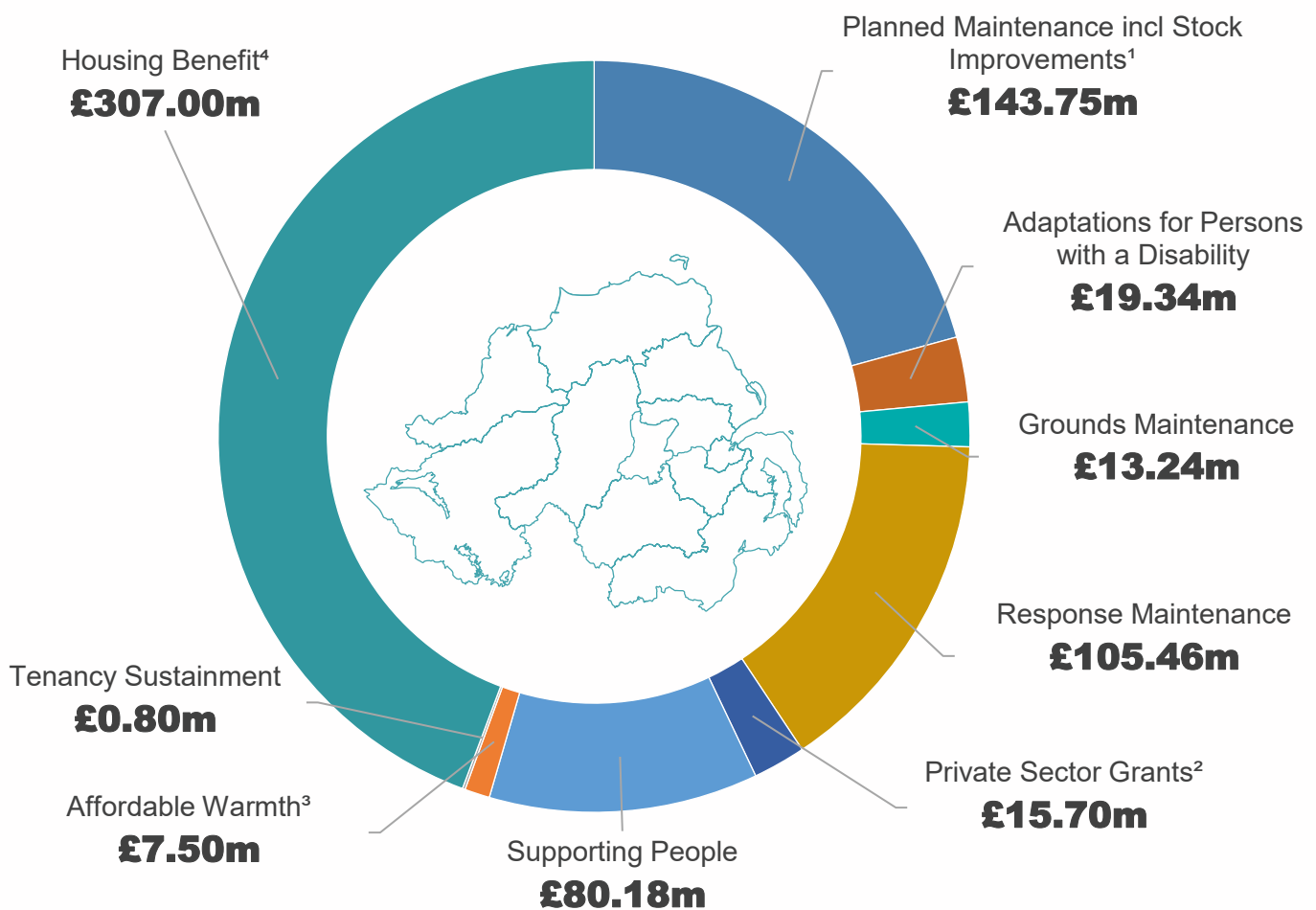
Source: Housing Executive

Notes:

1. Planned Maintenance work (Planned, Cyclical, and MS running costs) spend was £79.92m and Stock Improvement Spend was £35.74m.
 2. Please note figure includes year end accrual adjustments.
 3. Supporting People Northern Ireland spend includes Special Needs Management Allowance and Accrual/Accounting Adjustments which are not included in the Council breakdown.
 4. Please note figure includes year end accrual adjustments.
 5. Tenancy Sustainment funding opened in July 2024 and was awarded to 10 projects. Note 3 projects run across multiple council areas.
 6. Investment in new build is the total cost of schemes starting in the programme year, but which may be spent over more than one year.
- The ERDF Retrofit Programme concluded during the 2023/24 financial year, however, there have been remeasurement adjustments processed during 2024/25, resulting in negative investment figures (minus £1m for Northern Ireland as a whole, with minus £0.59m in Armagh City, Banbridge and Craigavon Council and minus £0.41m in Belfast).

The Housing Executive will continue to deliver significant housing investment across a wide range of services, with the planned 2025/26 public sector housing spend totalling £692.97m for Northern Ireland.

Northern Ireland 2025/26 Projected Public Sector Housing Spend (£m)



Source: Housing Executive

Notes:

1. Planned Maintenance work (Planned, Cyclical, and MS running costs) projected spend is £93.00m and Stock Improvement Spend is £50.75m.
2. Private sector Grants are demand led, so actual spend may differ from projections.
3. Please note this figure reflects initial 2025/26 budget allocations from DfC and could be subject to change following future monitoring round processes. Affordable Warmth schemes are demand led, so actual spend may differ from projections.
4. The Move to UC is currently underway, and throughout 2025/26 we will see working age Housing Benefit customers continue to migrate to UC. At the time of writing, DfC's plan for the migration of the remaining legacy benefits will follow the following timetable: From February 2025 Income Support with Housing Benefit. From March 2025 Housing Benefit only. From April 2025 Job Seeker's Allowance and Housing Benefit. From May 2025 Employment and Support Allowance and Housing Benefit.

The 2025/26 budget remains indicative, but no material changes are anticipated.

It is not possible to provide projections for 2025/26 community development budget at Northern Ireland level - community development is made up of three funding streams: community grants, community safety and community cohesion, which are demand led. These funding streams vary across each Council area and there are a number of applications pending, or yet to be received.

Investment in new build projected spend is not available.

It is expected that Temporary Accommodation spend will continue to increase in 2025/26 as a result of increasing demand.

In Derry City and Strabane District Council area during 2024/25, we:



**Managed
8,511**
social homes



**Allocated
718**
homes



**Started
247**
new social homes



**Completed
109**
Disabled Facilities
Grants



**Provided
1,944**
housing support
places to the most
vulnerable through
the Supporting People
Programme



**Paid out
£60.30m**
in Housing
Benefit



**Completed
98.58%**
of repairs to
customer's
satisfaction



**Community
Grants
£24.87k**
funding awarded



**Community
Cohesion
£166.85k**
funding awarded



**Community
Safety
£46.66k**
funding awarded



**Energy
Efficiency
£2.90m**
spend



**Affordable
Warmth
326**
installations



**Affordable
Warmth Spend
£0.94m**
spend



**Supporting
People
£9.61m**
spend



**Disabled Facilities
Grants
£2.80m**
approval value



**Adaptations
£2.50m**
spend



**New Build
£44.50m**
spend



**New Build
Completed
348**
homes



**Under Construction
1,348**
homes



**New Build Planned
1,853**
homes



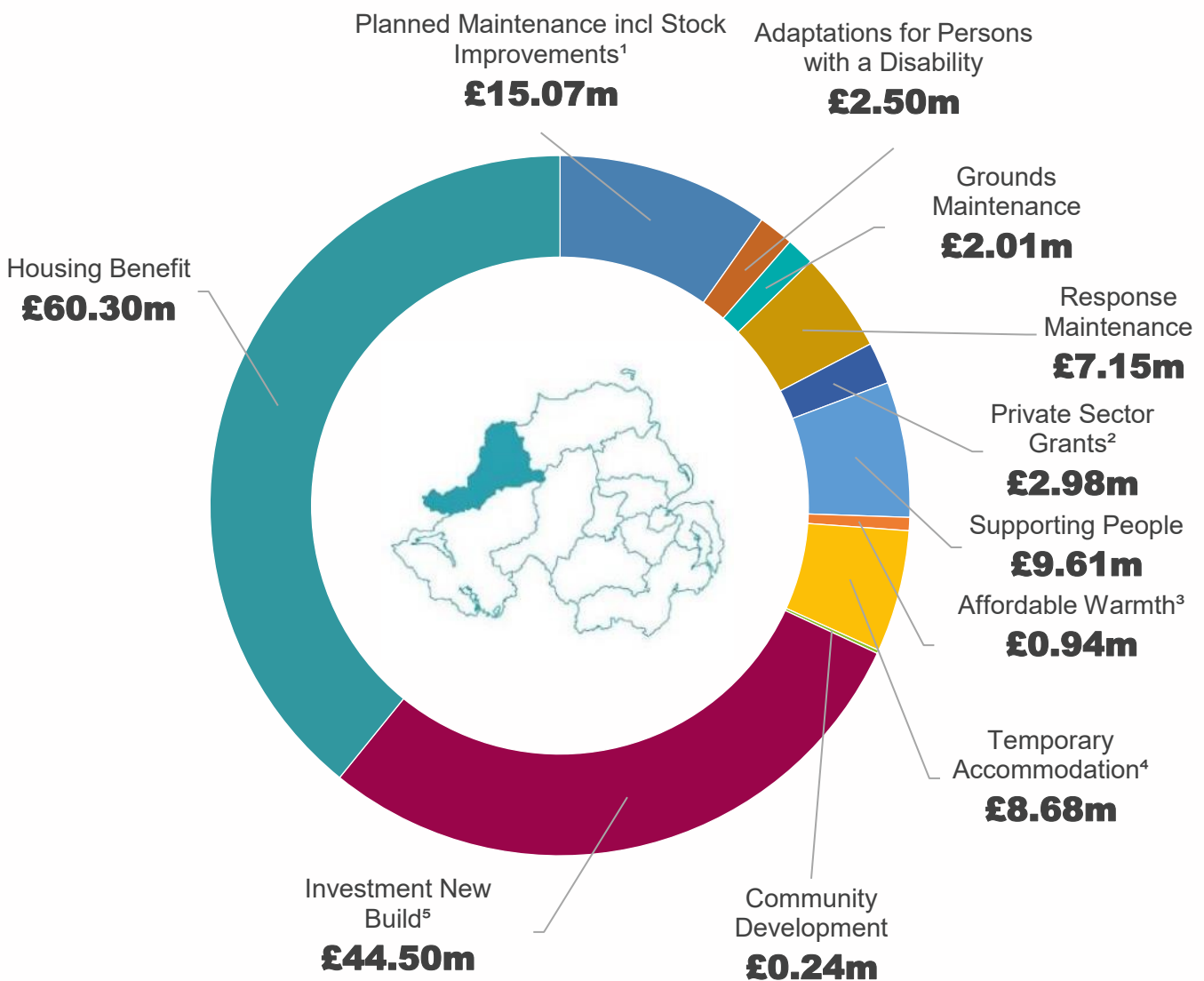
**Waiting List
March 2025
6,388**
applicants, 5,023 in
Housing Stress (79%)



**NIHE House Sales
18**
average selling price
£59.22k

The past year has delivered significant housing investment for a wide range of services, and the 2024/25 public sector housing investment totalled £153.98m for the Derry City and Strabane District Council area.

Derry City and Strabane District Council 2024/25 Public Sector Housing Spend (£m)



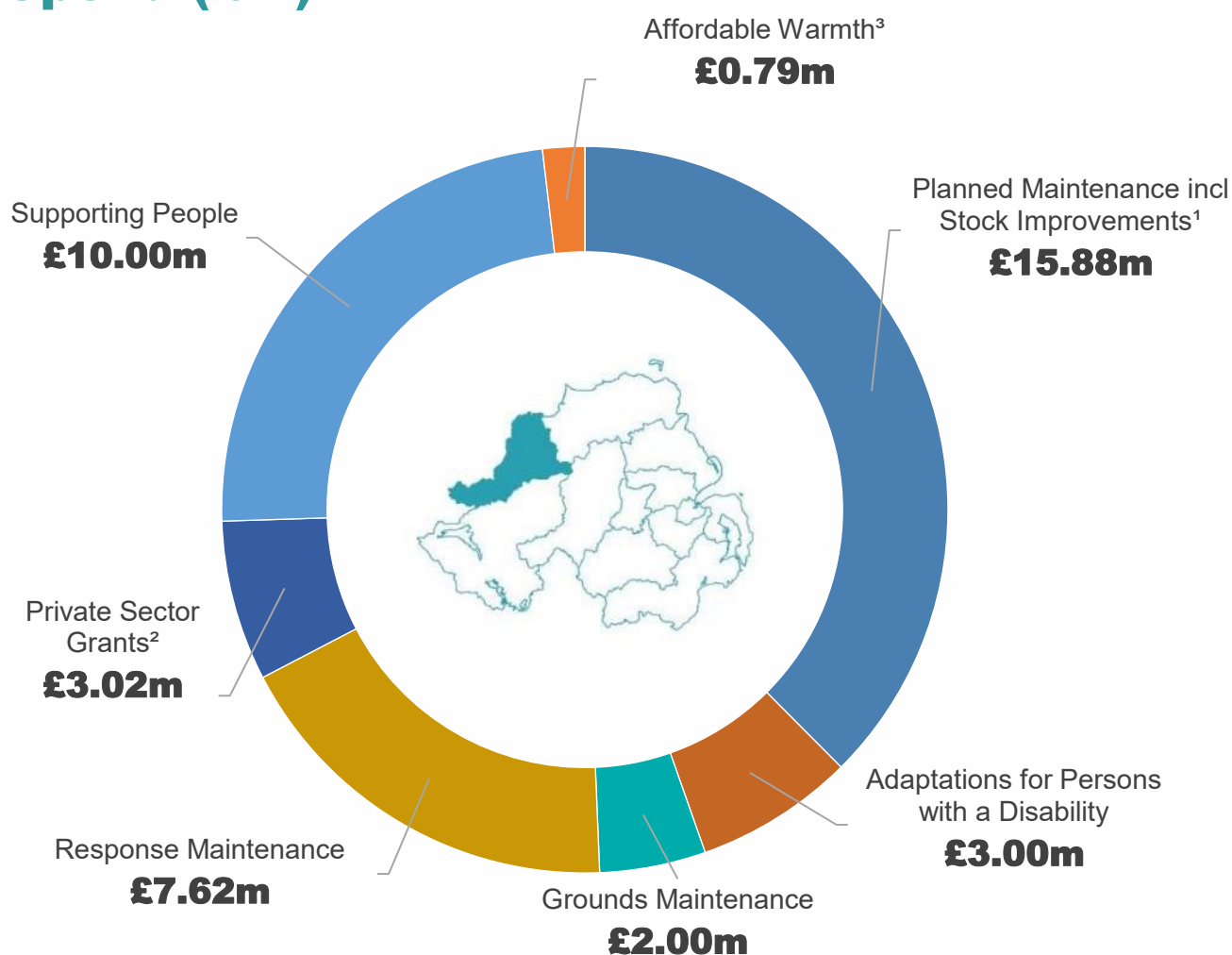
Source: Housing Executive

Notes:

1. Planned Maintenance work (Planned, Cyclical, and MS running costs) spend was £9.59m and Stock Improvement Spend was £5.48m.
2. Please note figure includes year end accrual adjustments.
3. Affordable Warmth spend was £0.94m. Please note figures include year-end accrual adjustments.
4. Temporary accommodation costs refer to the Local Council from which the applicant presented (originating Council area) rather than the Local Council area to which the placement was made. Figure includes the Council area's portion of block booked single lets (BBSL) costs. Figure excludes a miscellaneous category of spend, which relates to placements and costs where information relating to Council areas is not captured at source on Housing Executive systems, and it is therefore not possible to provide a Council area breakdown. This total amounted to £75k across Northern Ireland.
5. Investment in new build is the total cost of schemes starting in the programme year, but which may be spent over more than one year.

The Housing Executive will continue to deliver significant housing investment across a wide range of services, with the planned 2025/26 public sector housing spend in the Derry and Strabane District Council area totalling £42.31m.

Derry City and Strabane District Council 2025/26 Projected Public Sector Housing Spend (£m)



Source: Housing Executive

Notes:

1. Planned Maintenance work (Planned, Cyclical, and MS running costs) projected spend is £9.57m and Stock Improvement Spend is £6.31m.

2. Private Sector Grants are demand led, so actual spend may differ from projections.

3. As this is a budget allocation, application of budget to Councils is based on spend trends and this is not a final spend position (affordable warmth schemes are demand led, so actual spend may differ from projections).

It is not possible to provide projections for 2025/26 community development budget by Council area - community development is made up of three funding streams: community grants, community safety and community cohesion, which are demand led. These funding streams vary across each Council area and there are a number of applications pending, or yet to be received.

Investment in new build projected spend is not available.

Due to the ongoing impacts of the Move to Universal Credit, it is not possible to accurately predict housing benefit spend at LGD level for 2025/26.

Tenancy Sustainment awards to successful applicants will be made from December 2025 onwards - therefore projected 2025/26 spend by Council area is not possible.

Foreword

Welcome to the 2025/26 update on the Northern Ireland Housing Executive's Housing Investment Plan. This update details progress made over the past twelve months across our Strategic Housing Authority role and as a public landlord, also sets our targets for each council district area for the year ahead.

The update also coincides with the start of our new three-year corporate strategy – Our Promise to Our Communities – which commits us to contributing more to the health of our customers, building cohesive neighbourhoods, driving sustainable growth opportunities and brighter futures for generations across Northern Ireland.

Our housing challenges are substantial and deep rooted, resulting in a widening gap between new housing supply and demand and illustrated by a growing waiting list for housing and more households requiring temporary accommodation.

The priority given to housing in the new Programme for Government is a welcome statement of intent by the Northern Ireland Executive. This, alongside the Housing Supply Strategy, shows a commitment across government to tackle the housing challenges we currently face. Our Corporate Strategy aligns with and aims to deliver on those Programme for Government and Housing Supply Strategy commitments and reflect the housing elements of Community Plans.

We remained concerned, however, about the impact of the housing budget for 2025/26 on the ambitions for increasing housing supply. For example, despite being able to commission 1,504 new starts under the Social Housing Development Programme in 2024/25 our capital allocations mean that we are far from delivering the required targets needed to meet housing need. The pressure on future capital spending continues into 2025/26 and therefore we will see another year where the number of new social homes being built, falls short of what is required.

Despite budgetary pressures we are committed to play our part in delivering the social, economic and environmental benefits in each council area. As a community planning partner, we take a strategic approach to investment, basing it on housing need and aligning it to the ambitions of each council. The scale of our investment highlights the vital economic lever that housing provides both at Northern Ireland wide level and throughout our local communities.



The rent levels set over the last three years given us additional capacity to invest in our own homes. Last year, £245m was spent in improving our own 83,000 homes, the highest level of investment in many years. Assuming rent levels remain stable, we plan to invest approximately £750 million into our housing stock over the next three years. This will have very positive effects on local supply chains, and on skills and employment locally.

Whilst we recognise the challenging environment, there are many opportunities to build on the great work carried out through the partnerships which we have built with councils across Northern Ireland, and I look forward to working together as we deliver against our shared goal of providing better places to live for the people and communities we serve.

A handwritten signature in black ink, reading 'Grainia Long'. The script is fluid and cursive, with the first name 'Grainia' written in a larger, more prominent hand than the surname 'Long'.

Grainia Long
Chief Executive

Introduction

Welcome to the second of two annual updates of the 'Housing Investment Plan 2023/2026'. The Housing Executive is statutorily required under the 1981 Housing Order to report to Councils on its past year's performance (2024/25) and proposals for the current business year (2025/26). As with the Parent Plan, this update is aligned to the [3-year Corporate Strategy](#) (2022/23 -2024/25) and its associated set of strategic priorities.

The Housing Investment Plan (HIP) 2023/26 and this annual update are also aligned to the outcomes of each Council's Community Plan to show how our work supports the delivery of the Community Plan's objectives. We look forward to continuing to contribute to shaping the future of housing in each Council area with our Community Planning partners.

This annual update should be read in conjunction with the parent plan [Derry City and Strabane Housing Investment Plan 2023-2026](#).

Part 1 below is the Strategic Context, focusing specifically on achievements during the 2024/25 business year in respect of the Housing Executive's suite of Strategies, Programmes and Action Plans as the Strategic Housing Authority for Northern Ireland and a landlord at scale. Please refer to last year's Parent Plan for further background and links to relevant documents and related additional reference material.

Part 2 sets out the local context and outcomes tables of locally specific Housing Executive performance over the last year against Council's Community Planning objectives.

Overview

Across Northern Ireland in 2024/25, the Housing Executive achieved a significant amount as summarised below.

Across Northern Ireland in 2024/25 we:



83,000

Managed just under **83,000 social homes**



6,060

Allocated almost **6,060 homes**

812

Approved **812 Disabled Facilities Grants**



£115.66m

Invested **£115.66m** in **Planned Maintenance and Stock Improvement**

1,504



Started **1,504 new social homes**



£464.70m

Paid out **£464.70m** in **Housing Benefit**

£306.53m

Invested **£306.53m** in **new build social homes**



19,000

Provided over **19,000 housing support places** to the most vulnerable through the **Supporting People Programme** and **invested £81.18m**



209

Sold **209 homes**



£75.07m

£75.07m was **invested** in our **Rural Communities**



Part 1 - Strategic Context

This annual update should be read in conjunction with the parent Housing Investment Plan 2023/26, which set out the range of interrelated strategies and programmes which impact on the daily lives of the Housing Executive's customers and tenants and underpin much of the work that the Housing Executive do.

Also in this section, aligning with the Corporate and Business Plan, we present our strategies and key programmes of work that have been progressed over the last year under the six strategic priorities. This work has impacted across the community and the environment and continues to inform the work of the Community Planning Partnerships.

Housing Executive Revitalisation

Following commitments in New Decade New Approach and in the Minister for Communities statement in November 2020, the Housing Executive continues to work with the Department for Communities (DfC) in progressing the Revitalisation Programme. This will consider and assess options to meet the investment challenge through a revitalised strategic housing authority and a sustainable social landlord that can maintain and provide good quality and affordable social homes for current tenants and future generations. The programme has been examining options that limit change, and which ensure that the Housing Executive remains dedicated to the essential public service of social housing and that its role as the Strategic Housing Authority is strengthened.

Work on Revitalisation is continuing between DfC, and the Housing Executive and the Minister for Communities Gordon Lyons MLA has been briefed on work to date. He has outlined his commitment to the programme, speaking in the Northern Ireland Assembly he said: "There are not many real game changers in this place, but one that we can have for Northern Ireland is the transformation of the Housing Executive's borrowing powers. That would be good for two reasons. The first is that it would be able to build more social homes. The second is that it would be able to renovate or refurbish social homes as well. At this point, we are in real danger of allowing some of our existing stock to simply become uninhabitable. I absolutely want to see that change."

New Corporate Strategy

In 2024/25 work was undertaken to develop a new Corporate Strategy covering the period 2025/26 – 2027/28. As part of this process, we engaged extensively with stakeholders and partners, internally and externally including through a 10-week consultation period.

Our draft strategy aligns with both the Programme for Government and the Housing Supply Strategy and outlines our aspirations as an organization across five objectives and the high-level work programmes we will undertake to achieve these.

The draft strategy is also supported by annual business plans that are developed each year. Once approved, both documents will be published on our website, and we will measure and publish progress against the objectives in our Annual Report which is also published on our website. [The Housing Executive Annual Reports](#)

You can find the link to our draft strategy that we consulted on [Draft Strategy](#).

Housing for All

Following the transfer of management of the 'Housing for All' Shared Housing Programme to the Housing Executive in February 2024, the 'Housing for All' team is now established and focused on delivery and further development of the programme. Areas of focus have included governance, raised awareness of the Programme and strengthened links with Community Planning partners, Advisory Groups and others across the shared housing community and beyond. Delivery is key and through investment and innovation the programme continues to support safe, confident, shared communities.

The 'Housing for All' Shared Housing Programme continues to develop with an additional eight developments (435 households) joining during 2024/25. This increases the overall total to 85 shared schemes (2,925 homes) with the benefits extending far beyond these 2,925 households as the 12 Housing Associations work with 37 Local Advisory Groups across the shared housing communities. The Advisory Groups support the development and delivery of Good Relations Plans which benefit many communities and individuals who live, work and socialise within a five-mile radius of the new developments.

The 2024/25 'Housing for All' Shared Housing Programme includes developments in Derry/Londonderry, Carryduff, Belfast, Portrush and Newtownards. Also, for the first time, 'Housing for All' schemes are included in Bangor and Enniskillen helping to bring the benefits of good relations support through the Programme to new communities. The Housing Executive continues to work with 12 Housing Associations and 37 local Advisory Groups across the shared housing communities. Additional Advisory Groups are currently being established for several of the 2024/25 schemes with others joining already established merged Advisory Groups.

We are delighted that a Good Relations 'Housing for All' Award has been included as a new category in this year's Community Relations Council Good Relations Awards presented in March 2025 to Portstewart Community Association. This provides an exciting opportunity to showcase and give recognition to the dedicated individuals, groups and projects building bridges in communities through the 'Housing for All' Shared Housing Programme. We will continue to develop key connections to help maximise opportunities and reach of the programme as we move into 2025/26.

Sustainable Development

The work of the Housing Executive has long been associated with sustainable practices and continues to endeavour to make a difference to help to sustain the environment for future generations. The key focus is on improving the lives of the people in its communities and making the planet a better place, which aligns with its Strategic Vision of Making a Difference. Housing Executive's work ranges from providing land for community allotments and gardens, planting of open spaces, to energy efficiency interventions for Housing Executive stock and reporting on home energy conservation across the residential sector.

During 2024, the Housing Executive completed work on six new build homes, the first in more than 24 years, using Modern Methods of Construction and ultra-low energy building techniques to certified Passive House standards.

The Housing Executive continues to deliver retrofitting of 400 social houses within its Low Carbon Programme. This is a whole house solution of improved energy efficiency, renewable generation, and storage with low carbon heating. This programme provides additionality with the provision of householder education from energy advisors and on-site data monitoring to optimise the systems, with an outcome of reduced energy bills, reduced carbon emissions and improved thermal comfort for householders.

In 2024, the Housing Executive achieved Platinum award status in the annual Business in the Community NI (BITC) Environmental Benchmarking Survey.

Emerging issues Impacting on Housing

Supply

In the year to March 2025, there were 6,580 new dwelling starts in Northern Ireland, as measured by building control. This is an increase from the previous year, when there were 5,995 new dwelling starts in 2023/24. However, this is still lower than the high of 2018/19 when 8,400 dwellings were started. In 2024/25, the majority of new starts were in the private sector (5,755; 87.5%), with the social sector accounting for 825 (12.5%) new dwelling starts.

In 2024/25, 6,126 dwellings were completed, an increase from the 5,411 completions recorded the previous year. Whilst the vast majority of new dwelling completions in 2024/25 were in the private sector (5,213; 85%), and 913 (15%) were in the social sector, when compared with 2023/24, the number and proportion of social sector completions had increased (from 600; 11%)

Rents

The Rent Index Report (H2 2024) reported that rents remain at historically high levels, with growth continuing in areas where demand remains strong, and supply constraints persist. The supply-demand imbalance remains a key challenge, and despite an increase in recorded transactions, rent levels remain elevated, particularly in high-demand commuter areas. The affordability challenge persists and remains significant, particularly in urban and high-demand markets such as Belfast, Lisburn and Castlereagh, and Ards and North Down, where rents have continued to rise sharply over the year. This is a considerable challenge, especially for lower-income renters, as rents continue to consume a growing share of household income.

Average rents across Northern Ireland saw an annual increase of 6.4% to £903 per month. The average monthly rent in Belfast City Council Area (BCCA) increased by 6.6% in annual terms to £1,011 per month. Outside of Belfast, the average rent across Local Government Districts (LGDs) rose to £827 per month, reflecting a 5.6% annual increase.

Cost of living

Households across the UK have felt the squeeze not only from increases in housing costs but also from the inflation fuelled price rises in food and fuel costs. High inflation has disproportionately impacted lower income households. Northern Ireland fares worse than other UK regions, with a higher proportion of low-paid jobs and the lowest discretionary disposable income. The Trussell Trust distributed 3.1 million food parcels across the UK during 2023/24, which was a 94% increase on five years ago. The trust recorded an 11% annual increase in the number of food parcels distributed across Northern Ireland (90,300 during 2023/24), the highest ever annual number of food parcels for the region.

Construction industry and Labour market

The results of the latest Construction Employers Federation survey (2024) reflect a period of increased challenge during the second half of 2024. Whilst just over one-third (35%) of respondents said their turnover had increased by at least 10% in 2024, 30% said their turnover was down at least 10% on 2023. Forty per cent said that their profit margins were worse in 2024 than 2023; while 25% said profit margins were better year-on-year. Coupled with a drop of 20% in the number of firms reporting full or almost full order books, there is evidence of a fragility in the market which many in the sector attribute to a declining pipeline of public sector works and the underfunding of enabling infrastructure such as water.

The employment rate in February 2025 in Northern Ireland was 71.3%, a decrease of 1.4 percentage points over the year, and lower than the February 2025 UK employment rate of 75.1%. The unemployment rate for the same time period was 1.5%, a slight decrease of 0.7 percentage points over the year. This is a historically low figure, in February 2010 the unemployment rate was 6.5%, and has followed a downward trajectory since then. Economic inactivity in Northern Ireland is relatively high, in February 2025 the economic inactivity rate was 27.5%, compared with 21.4% in the UK as a whole.

House Prices

The local housing market continues to remain stable. Quarter 1 2025 saw a relatively settled housing market, with agents reporting a more positive market sentiment. The average price of a property in Quarter 2 was £212,966, a 5.9% increase from Quarter 1 2024, and a marginal decrease from the previous quarter. With 60% of agents reporting an increase in transactions from Quarter 1, and 65% reporting an increase in listings, this certainly is reflective of a more positive housing market.

Inflation and Interest rates

Inflation has fallen significantly since hitting 11.1% in October 2022, which was the highest rate for 40 years. In March 2025 the UK annual inflation rate was 2.6%, and whilst this is significantly lower than the high of 11.1%, this does not mean that prices are falling – rather that they are rising less quickly. With this easing of inflation, the Bank of England cut interest rates to 5% in August 2024, then to 4.75% in November and again to 4.5% in February 2025, holding them in March 2025. When announcing that decision in March 2025, Bank of England governor Andrew Bailey warned about global economic uncertainty but said that he still believed interest rates were on a "gradually declining path".

Temporary Accommodation

2024/25 followed the pattern of previous years with a total of 11,887 placements in temporary accommodation which represents an increase of 4.6% from the 11,368 placements in 2023/24. The continued demand on temporary accommodation continues to impact upon the level of expenditure on temporary accommodation with a spend of £39.97 million required to meet our statutory duties for temporary accommodation in 2024/25.

The Housing Executive recognises the importance of evidence-led decisions, and during 2024/25 has been working with the Centre for Homelessness Impact to develop a Value for Money Report in relation to Temporary Accommodation which was published in May 2025, and the report can be found by accessing the following link: [CHI Value for Money in Homelessness](#). While the report highlights many well documented challenges facing the housing and homelessness systems in Northern Ireland, there are several recommendations within the report that will seek to assist the Housing Executive in meeting ongoing challenges around temporary accommodation. The Housing Executive is committed to a continued partnership with the Centre for Homelessness Impact in the development and implementation of actions that address these challenges. This work will include the development of an action plan, delivery of which will be monitored by the Housing Executive Board.

As with previous years, the Housing Executive continues to develop annual action plans to support the delivery of the Homelessness Strategy 2022-27 and Strategic Action Plan for Temporary Accommodation.

Strategic Priority 1

Taking the lead role as the Strategic Housing Authority, we will work with our partners to increase social housing supply to help meet identified need

Workstream	2024/25 update on progress
Affordable Housing	The Communities Minister announced on 5th March 2025 that Maple and May had, following an open competition, been appointed as the new Intermediate Rent Operator. As the Intermediate Rent Operator, Maple and May will deliver 300 new Intermediate Rent homes across Northern Ireland. DfC will provide Financial Transaction Capital loan funding to support delivery of the homes. Funding is intended to be in place by early 2026, and it is expected the first Intermediate Rent homes will be constructed and available to rent during 2026.
Asset Management Strategy	The temporary strategic investment approach agreed with the DfC remains in place pending work ongoing on developing a funding solution for The Housing Executive's stock investment requirements. While this approach prioritises optimising the availability of stock for letting in the face of ever-increasing housing need, The Housing Executive is also including retrofit decarbonisation works as its funding permits and will be completing its pilot 300 Low Carbon Heating Programme that will inform the development of a new no/low carbon Heating Policy for its stock.
Housing Supply Strategy	The Housing Executive Land Acquisition (HELA) Project Initiation Documents were approved in February 2025 by the Project Board and Project Executive. This means the project can move to implementation stages involving engagement with stakeholders, procurement and the identification and acquisition of sites in public ownership.
Land Asset Management Strategy (LAM)	Year 2 of the LAM Strategy Action Plan included 22 high-level priorities with 26 associated actions for implementation during 2024/25. Work was completed or is ongoing in respect of 19 high-level priorities and 21 associated actions. Work on the remaining three high-level priorities and five associated actions has yet to commence and these are currently under review for Year 3 of the Strategy.
Local Development Plans (LDP)	<p>Six Councils have adopted Plan Strategies, Antrim and Newtownabbey, Belfast, Derry and Strabane, Fermanagh and Omagh, Lisburn and Castlereagh, and Mid and East Antrim. This has allowed Councils to progress to Local Plan Policy (LPP) preparation including a call for sites and ongoing engagement with Belfast, Fermanagh and Omagh, Mid and East Antrim and Antrim and Newtownabbey. Belfast is expected to have a draft LPP published this calendar year. The Housing Executive has also helped, prepared and responded to Supplementary Planning Guidance for Belfast, Fermanagh and Omagh, Mid and East Antrim and Antrim and Newtownabbey.</p> <p>Ards and North Down, Newry Mourne and Down, Causeway Coast and Glens and Armagh, Banbridge and Craigavon are continuing to prepare draft Plan Strategies. Mid Ulster has a published draft Plan Strategy.</p>

Workstream	2024/25 update on progress
Social Housing Development Programme (SHDP)	<p>SHDP out-turn position was at the end of March 2025.</p> <p>The key SHDP targets for 2024/25 year were to deliver a minimum of 1,500 Social Housing Starts and 1,400 Completions. There was also a target of 10% General Needs New Build Social Housing Starts to be designed in line with Wheelchair Design Standards; and for 13.05% of all New Social Housing Starts to be in Rural locations.</p> <p>At the end of March 2025, the SHDP out turn position was confirmed as the follows:</p> <ul style="list-style-type: none">• 1,504 New Social Housing Starts• 1,410 New Social Housing Completions• 125 New Social Housing Wheelchair Starts (10.89% of General Needs New Build Starts)• 188 New Rural Social Housing Starts (12.5% of total Starts)

Strategic Priority 2

As NI's largest landlord, we will help NI meet its emissions targets, address the impact of climate change and help sustain and protect our environment for future generations

Workstream	2024/25 update on progress
Sustainable Development Strategy	<p>The long-term goal of the Sustainable Development Strategy is to achieve Net Zero carbon emissions by 2050 right across all of the Housing Executive's activities. The Strategy and Action Plan are structured around the Housing Executive's four corporate themes of People, Places, Property and Planet and five pillars that align with the Housing Executive's role as both a Landlord and the Strategic Housing Authority.</p> <p>Some of the highlights of progress against the Action Plan from 2024/25 includes:</p> <ul style="list-style-type: none"> • Education and Empowerment: The internal e-Learning Package is now mandatory for all staff with over 2,000 staff now completed this training. This is in addition to 182 staff completing formal Carbon Literacy Training, against a target of 800 per annum. • Health and Wellbeing: more than the annual target of 7,000 trees have been planted during 2022/23 and 2023/24, with circa 21,000 trees planted across both years. Earlier this year the Housing Executive celebrated planting its one millionth tree. • Sustainable Transport: Direct Labour Organisation (DLO) is undertaking a Pilot using Hydrotreated Vegetable Oil in some of its ground's machinery as well as reviewing the progress with its ten medium sized Electric Vehicles (EV) vans. • Sustainable Transport: Collaboration with local Councils on EV charging point locations has now reached tender evaluation stage with potential bidders for the install and management of 124 charge point sites, including five owned by Housing Executive, for general public access. • Built Environment: The low carbon retrofit programme commenced in Jan 2024, with over 160 units complete to date. • Built Environment: Pilot low carbon new build project for six award winning Passive homes completed in September 2024. • Sustainable Communities: The Housing Executive was successful as a full partner for an all-Ireland EU Peace Plus application with 15 partners for total investment of €20m for a geothermal demonstrator project. The Housing Executive key workstream is to deliver a geothermal pilot in Cloughfern with the intention to provide low carbon heating for two demonstrator houses within the Net Zero Centre of Excellence. • Reporting: The Housing Executive achieved the highest classification of Platinum in the annual Business in the Community Environmental Benchmarking survey during November 2024 for the fourth year in succession.

Workstream	2024/25 update on progress
Modern Methods of Construction / Low Energy Pilot (MMC/LE)	<p>The MMC/LE new build pilot at Ballysillan reached practical completion stage in September 2024 and were certified as attaining Passivhaus classification in January 2025. The tenants moved in shortly after completion and have been advised on how to best utilise the technology in the houses generally, but specifically the active systems installed for heating, ventilation, and hot water provision. Post-occupancy monitoring commenced shortly after the tenants moved in and will continue for a period of twelve months. This is being undertaken by a research and development team (Energy Expertise Ltd and Ulster University) that has been monitoring the properties both quantitatively in terms of indoor temperature, humidity, air quality and energy use and qualitatively in terms of comfort, ease of use and tenant satisfaction. The feedback to date from the tenants is generally positive overall, albeit additional refresher training for the tenants is required regarding the use of the heating and ventilation systems.</p> <p>The Housing Executive is currently working on a business case for a second MMC/LE pilot scheme for a site in Poleglass, West Belfast, with the intention that this will be submitted to the Department for approval in mid-2025/26. The Housing Executive intends to utilise a different form of MMC to that employed in the Ballysillan scheme but has taken account of lessons learnt from the latter. A new planning application has been lodged with Belfast City Council. The Housing Executive is also carrying out preliminary work on a third proposal for a rural site at Bellaghy. A pre-application discussion has been held with the council to inform the planning application which is currently being progressed.</p>
Cavity Wall Insulation (CWI)	<p>Last year The Housing Executive implemented a small pilot remedial programme of cavity wall insulation replacement for 300 dwellings across three regions, and this work had been completed by April 2025. Building on the lessons learned from this pilot programme The Housing Executive intends to deliver a three-year programme of 3,000 dwellings per annum beginning in 2025/26.</p> <p>Both programmes are based on a new CWI extraction/refill process that provides a quality assurance framework along with consumer protection, technical guidance, certification, installer monitoring and support. This is being carried out by the Insulation Assurance Authority (IAA) who, subject to their checks, provide a 25-year guarantee on completion of the works.</p>
NI Energy Advice Service and Oil Savings Network Service	<p>From April 2024 to March 2025, the Oil Savings Network facilitated a total of 17,233 tentative orders, amounting to over 4,241,100 litres of oil.</p>
Low Carbon Programme	<p>During 2024/25, the Housing Executive continued its Low Carbon Programme (LCP) to provide an evidence base and key learning points to ensure the Housing Executive will provide decarbonised retrofitted solutions for the Landlord and Private Sector Investment business areas. This will align with the Climate Change Act (Northern Ireland) 2022.</p> <p>The LCP follows a 'whole house approach' to achieve the desired outcome of reducing carbon emissions, reducing householder bills and providing healthier homes through the combination of the following interventions:</p>

Workstream	2024/25 update on progress
	<ul style="list-style-type: none"> • Improved energy efficiency measures through retrofitting • Low carbon heating options, principally air source heat pumps, with an option for hybrids • Improved 'time of use' electricity tariff options • Improved householder education to effect behaviour change • Renewable energy for power generation and electric storage <p>For many of Housing Executive's contractors this will be the first work of this type at scale. This programme offers the opportunity for contractors and their supply chain to skill up in readiness for similar work to be carried out to all suitable Housing Executive housing stock and the wider Northern Ireland housing stock.</p> <p>To date this scheme has delivered over 160 retrofits throughout Belfast, Newtownards, Coleraine, Antrim, Strabane, with further schemes planned for Belfast, Strabane area, Newtownards and Dungannon. These retrofits are reducing householder energy bills, improve the thermal comfort and reduce their carbon footprint.</p> <p>This evidence-based programme over two years will inform the proposed Landlord Decarbonised Heating Policy by 2026 in order to commence delivery of decarbonised retrofit at scale by the late 2020s (subject to funding) and evidence for Housing Executive's Private Grants Team who delivers the Affordable Warmth Grants for the DfC.</p>

Strategic Priority 3

As NI's largest landlord, we will invest around £1,700m (2022/23 - 2024/25) into our local economy, through our housing services, construction activity and employment opportunities, and through our support for the health, voluntary and community sectors. In the same period, we will process circa. £1,148m in Housing Benefit across public and private housing tenures

Workstream	2024/25 update on progress
Social Enterprise Strategy	<p>The spend since April 2024 for the Social Enterprise Plus programme was £149,974.48.</p> <p>The draft Social Investment Strategy 2025-30 is currently out for formal public consultation. The draft strategy has three core priorities.</p> <p>1. Community Wealth Building</p> <p>This strategy will seek to utilise a variety of resources to support Community Wealth Building to achieve sustainable outcomes within the Housing Executive's communities.</p> <p>It will focus on several key themes, Plural ownership, locally rooted finance, Fair employment, socially productive use of land and property and finally Progressive commissions, sourcing and procurement for goods and services.</p> <p>2. Social Value</p> <p>The Housing Executive's ambition is to ensure that the communities they represent are prepared and ready to avail of social value opportunities.</p> <p>The Housing Executive wants to raise awareness and capacity in communities to avail of opportunities available because of wider Government spend and that of the Housing Executive's annual spend and the social benefits that accompany that.</p> <p>3. Employability and Apprenticeships</p> <p>The Housing Executive wants to continue to invest in social enterprises where they require assistance for increased/new employability, training, reskilling and volunteering opportunities.</p> <p>The Housing Executive also wants to maximise other learning and skills development opportunities by engaging with academic and accrediting bodies and inter-agency partnerships, gathering knowledge, information, and contacts for the benefit of individuals and its communities.</p> <p>Once consultation has closed a review of all comment's submissions will be considered and incorporated into the strategy where relevant. It is envisaged once internal approval has been given for the new strategy, there will be an open call for applications later in 2025.</p> <p>A Social Return On Investment (SROI) report on the Social Enterprise plus programme 2020-2024 was commissioned. Rose Regeneration carried out a detailed</p>

Workstream	2024/25 update on progress
	<p>piece of work and found the programme delivered £5.03 for every £1.00 spent and £3.75 million total value of impact for the programme.</p> <p>Funding Support Key Highlights:</p> <ul style="list-style-type: none"> • 41 jobs created as a result of funding and support • 43 additional jobs supported • 21 new social enterprises created • 45 social enterprises helped to grow and be supported • 38 pieces of equipment purchased • 3,096 Housing Executive tenants benefited from the investment • 238 accredited training opportunities availed of • 527 non-accredited training opportunities availed of • 5,702 volunteer hours as a result of investment <p>The report concludes:</p> <p>These achievements and the conversations that were had with a number of organisations clearly reflects the significant impact that the Housing Executive Social Enterprise Strategy has had working with multiple communities and organisations. Delivering £5.03 of Social Value for every £1.00 spent is a highly credible achievement and illustrates the high value for money that Housing Executive delivers in terms of its funding.</p> <p>Given the ongoing budgetary challenges faced by the public sector and statutory agencies in Northern Ireland, this particular work and support demonstrates clear positive social impacts in:</p> <ul style="list-style-type: none"> • Improving employment opportunities • Increasing skills development for new employees and job-seekers • Encouraging local communities and organisations to contribute to the local economy • Helping social enterprises scale up and develop new products and services • Giving value to the roles of volunteers within the field • Creating partnerships between social enterprises and private companies
Supporting People Strategic Plan and COVID-19 Recovery Plan 2022-25	<p>The Supporting People Three Year Strategic Plan and COVID-19 Recovery Plan 2024/25 is now in its third and final year. In 2024/25, Supporting People distributed £81.18m as grant funding to service providers towards expenditure incurred by them in the provision of housing-related support services.</p> <p>Supporting People has progressed against Year One, Two and Three actions from the four Objectives of the Strategic Plan; COVID-19 recovery, working towards closing the 14% gap between need and supply, innovation and strengthening relationships and collaboration with Providers.</p>

Workstream	2024/25 update on progress
	<p>Whilst progress has been made in the delivery of the strategic objectives, the pace and scale has been impacted by the COVID-19 Pandemic and exacerbated by the uncertainty around resources and future funding. Instead, there has been a focus on reconfiguration and reorganisation of existing schemes rather than the creation of new schemes. The Supporting People Team has continued to seek innovative ways to meet the strategic objectives.</p> <p>Further reading: Supporting People Three Year Draft Strategic Plan and Covid 19 Recovery Plan 2022-2025 (nihe.gov.uk)</p>
Welfare Reform/ Financial Inclusion	<p>Since April 2024, the Housing Executive has:</p> <ul style="list-style-type: none"> Established a specialist Housing Executive team to manage the Move to UC process for tenants aiming to ensure all tenants can successfully transition to the new benefit with minimal interruption to their income. Supported around 5,000 tenants to Move to UC to date and expects to assist a further 17,000 tenants throughout the 2025/26 and 2026/27 financial years. Continued to communicate with staff and customers regarding relevant welfare changes via social media, publications such as Quid's in and Streets Ahead, letter, text messaging, and via our Housing Community Network links. Verified Universal Credit housing costs for over 9,000 Housing Executive tenants: nearly 4,000 more than the previous year. At the end of the 2024/25 financial year, over 32,500 tenants were receiving help with their housing costs from Universal Credit. Offered Making Your Money Work services to over 8,300 tenants in need of advice and assistance at key points in their tenancy journey to improve financial wellbeing. As a result, 67.2% of tenants who accepted help are better off due to receiving more help with their housing costs. Reported against the year one Financial Inclusion Strategy action plan to the Housing Executive board and to the Housing Community Network and embarked upon delivering actions developed for year two. Utilised the expanded Financial Inclusion team to provide proactive support for the most vulnerable tenants invited to Move to UC. The team helped over 1,500 tenants successfully transition to UC, troubleshoot their claim, and maximise their benefits in 2024/25. Maximised the income of over 3,600 tenants through our Financial Inclusion Managers who have established over £3.10 million in extra benefit entitlement. <p>Link to the Financial Inclusion Strategy: Financial Inclusion Strategy 2023-28</p>

Workstream	2024/25 update on progress
Tower Blocks Action Plan	<p>Five tower blocks, Latharna, Rathmoyne, Coolmoyne, Kilbroney and Clarawood Houses are fully cleared and tenders have been issued to the market for demolition schemes to commence on site in 2025/26. Clearance continues in Belvoir, Breda, Ross and Mount Vernon Houses and it is highly likely that the first three of these will be fully cleared in 2025/26 and work is underway on preparing demolition schemes for them. A business case recommending the demolition of Abbotscoole House has been submitted to the Department for approval. The review of improvement options for the Long-Term Blocks will form part of the five-Year Review of the Tower Blocks Action Plan; it is intended to complete this review by the end of 2025/26.</p>

Strategic Priority 4

As the Strategic Housing Authority, we will work with our partners to deliver innovative housing solutions for our customers to help reduce poverty and improve health & well being

Workstream	2024/25 update on progress
Community Cohesion Strategy	<p>We received a total of 31 consultation responses comprising qualitative and quantitative data that helped shape our analysis. There was strong support for the new combined draft strategy, the new Community Involvement and Cohesion Strategy 2024/29 (CICS) was approved by the Board and Executive Team and was launched at our Community Conference in Tullyglass Hotel, Ballymena in October 2024 by the Chief Executive, Grainia Long.</p> <p>The CICS was launched in October 2024, and a new annual plan has been designed and developed with the team, working with all relevant partners. We are working together with all partners to implement Year 1 Annual Plan.</p> <p>The key objectives of the Annual Plan for 2024/25 includes:</p> <ul style="list-style-type: none"> • Strengthening local engagement • Develop and maintain support to sustain community organisations • Strengthen strategic engagement • Engage and educate communities in terms of climate change and net zero ambitions and contribute to the delivery of the Housing Executive's Corporate Sustainable Development Strategy • Work in partnership with others to address the complex housing needs of a post-conflict society • Encourage improved Race Relations • Encourage cohesion to create more stable, safer neighbourhoods
Community Safety	<p>The Housing Executive officially launched its new Community Safety Strategy, Building Safer Communities Together 2025/30, in January 2025. Prior to this launch, an extensive pre consultation and consultation was carried out. Development of the new strategy included pre-consultation with Central Housing Forum and hard to reach forums including Disability Forum, Rural Forum and Youth Forum. Additionally, questionnaires were issued to the Central Housing Forum, fuller Housing Community Network and associated Forums (Disability, Rural Resident and Northern Ireland Youth Forums). We also worked closely with Housing Executive front-line staff during this phase. A bespoke Task and Finish Group was created to assist with the development. The online consultation process opened on the 8th July and ran until the 30th September 2024, and this was via our website and citizen space.</p> <p>The Housing Executive continues to collaborate with its statutory partners regarding the legislative review and all updates will be communicated to staff.</p>

Workstream	2024/25 update on progress
	<p>Antisocial Behaviour (ASB) online reporting: The Housing Executive launched a new and improved system for our customers to report ASB on our external website. The Area Office, where the alleged ASB has occurred, will receive a notification via email, advising that an incident has been reported.</p> <p>The Housing Executive's Community Safety Strategy can be read at the following link: Community Safety Strategy.</p>
Homelessness Strategy & Homelessness Services	<p>The Homelessness Strategy Year 2 Annual Progress Report has been published and is available on Homelessness Strategy 2022 27 Year 2 Action Plan.</p> <p>Delivery on the Homelessness Strategy during 2024/25 was guided by the Year 3 Action Plan which contained 46 actions. The Housing Executive has committed to publishing an annual progress report for 2024/25 which will be published during Quarter 2 of 2025/26 and will be available on the Housing Executive website. Key achievements during 2024/25 include:</p> <ul style="list-style-type: none"> • The publication of a Youth Homelessness Action Plan which contains 18 actions to support children and young people who are homeless or threatened with homelessness • The publication of a Domestic Abuse Action Plan which contains 16 actions and recognises the impact the Housing Executive can have as a landlord to over 80,000 tenants and as the organisation with the statutory responsibility to respond to homelessness in Northern Ireland • The completion of a Value for Money Report on temporary accommodation published in May 2025 • The commencement of delivery of homelessness awareness sessions to schools across Northern Ireland. These sessions aim to raise awareness of homelessness and the services available with a view to ensuring young people access homelessness prevention at the earliest possible opportunity <p>The Homelessness Strategy Year 4 Action Plan has been developed alongside our partners on the Central Homelessness Forum, is due to be published during Quarter 2 of 2025/26 and will be available on the Housing Executive website. The Action Plan has been developed with consideration to the Northern Ireland Audit Office Report on Homelessness, published in March 2025, with all actions including milestones to assist stakeholders with monitoring delivery of actions.</p>
Fundamental Review of Allocations (FRA)	<p>During the year, the Fundamental Review of Allocations Implementation Project successfully delivered the second group of changes and completed Stage 2. New and revised Housing Selection Scheme Rules took effect on 2nd September 2024 in relation to Proposals 12 and 14 (for difficult-to-let properties social landlords are now able to make multiple offers directly and to as many applicants as they think necessary) and Proposals 17 and 18 (social landlords may now withhold consent for policy successions and policy assignments to general needs and wheelchair/adapted accommodation where there is evidence an applicant needs it).</p> <p>The second group of changes also saw the implementation of Proposal 6 in relation to the greater use of the mutual exchange service. Promotional activities were delivered, including a social media campaign, a maildrop to over 11,000 Housing</p>

Workstream	2024/25 update on progress
	<p>Executive and Housing Association Tenants who have a Transfer Application and a mutual exchange consent refresh exercise.</p> <p>The 2024/25 year also saw the prioritisation and completion of work in relation to Proposal 7 (Intimidation points). This work was successfully completed ahead of schedule and resulted in the Minister's decision to remove Rule 23 (Intimidation points) from the Scheme. The independent research report, which had been commissioned under the Project to investigate the provision for victims of violence and those at risk/under threat of Intimidation/violence, including victims of domestic abuse within Scheme was finalised and published on the Housing Executive website: Investigating future provision for victims of violence and those at risk/under threat of violence including victims of domestic abuse.</p> <p>An options appraisal was completed by the Project team and considered by the Housing Executive Board and the preferred approach recommended to the Minister. The Minister announced his decision to remove Intimidation points in January 2025, and the revised Rules received ministerial approval and came into effect on 1st April 2025. The Minister asked that a review of the Primary Social Needs (PSNs) criteria is carried out to consider how the Scheme gives appropriate recognition to victims of violence, abuse and trauma. This work is underway by the FRA project team and the findings and recommendations of the review will be submitted to the Minister prior to implementation.</p> <p>The Project is currently in Stage 3 with work progressing on the remaining Proposals for Change. Implementation of Proposal 19 (aligning the Housing Selection Scheme Rules with Public Protection Arrangements for Northern Ireland (PPANI)) is scheduled for completion by the end of October 2025. The planned reassessment exercise for Full Duty Applicants (FDAs), which had been on hold, will not proceed following a decision by the Minister on the implementation approach on Proposal 8 (Points should reflect current circumstances and ending the 'No Detriment' policy for FDAs). The Minister requested that the Housing Executive consider reasonable mitigations in relation to the implementation approach to Proposal 8, particularly in terms of the impact on FDAs currently on the Waiting List with long-standing need and those in temporary accommodation. The Project team completed an appraisal of potential options, by way of reasonable mitigation/transitional arrangements, and identified that the preferred approach is to afford transitional protection to existing FDAs (legacy cases) when Proposal 8 is implemented at the end of Stage 4. This mitigation will not apply to new FDAs after the Go Live date and therefore their points can be removed following changes in circumstances.</p> <p>The remaining Proposals will be implemented in the final delivery Stage 4 of the Project, which is currently estimated to be September 2026. A Business Case Addendum to reflect the extended Project timeline, the changes to Project scope and associated costs have been prepared for DfC approval. Subject to approval of the Business Case Addendum, the Project Plan will be amended to reflect the escalation and prioritisation of work on Proposal 7 (the removal of Rule 23 and Intimidation Points by 31st March 2025); the Minister's decision on Proposal 8 and the planned reassessment exercise; as well as the inclusion of an additional work strand in relation to the review and implementation of changes to Primary Social Needs criteria.</p>

Workstream	2024/25 update on progress
	<p>Our Communication and Stakeholder Engagement Strategy remains in place, with the Project maintaining close collaboration with its Stakeholder Advisory Group (SAG), as well as Housing Associations to ensure the best possible results for customers and social housing landlords.</p> <p>The FRA Project team continues to work with our IT team and external IT supplier on the configuration, development and testing of a new Housing Allocations module which will deliver the FRA changes in relation to the housing needs assessment, waiting list management, matching, offers and allocations processes and will also provide a new online customer Portal and digital application process.</p> <p>Delivery of changes to the Scheme is a Strategic Housing Authority function and subject to grant funding. The Project has been required to work 'at risk,' in the absence of funding allocation for the 2024/25 financial year.</p> <p>While some milestones were not fully met at year end, work on these activities was substantially advanced and the overall High-level Strategic Objective (HSO 4.9.1) for 2024/25 was achieved. With 10 of the 20 Proposals for Change now implemented, the project is currently on target to deliver the remaining changes which will build on the strengths of the current allocations scheme, to enable it to work better for people in need.</p> <p>Further details on the FRA Proposals for Change and the Project Timeline can be found on the Housing Executive website: The Housing Executive - Fundamental Review of Allocations</p>
Strategic Action Plan for Temporary Accommodation	<p>Demand for temporary accommodation continued to grow significantly in 2024/25. Accordingly, increasing the supply of temporary accommodation has remained a key priority.</p> <p>Temporary accommodation supply has increased via additional single lets, the repurposing of void Housing Executive stock, the use of void Housing Association properties and the introduction of a new Houses of Multiple Occupation (HMO) model of temporary accommodation during the year.</p> <p>A proposal to allow the Housing Executive to purchase properties for use as temporary accommodation was approved and the aim is to acquire the first of these units in 2025/26.</p>
Accessible Housing Register (AHR)	<p>A task and finish group has been agreed with all relevant stakeholders represented; the group met in March 2025. Work to collate the necessary data is continuing and to date a total of 22,279 properties have been given an Accessible Housing Register (AHR) classification. There have been some delays from a Housing Association standpoint due to recruitment and staff changes with further training being considered for Housing Association staff in 2025. Housing Associations were provided with a report on Housing Association properties registered on Housing Management System and how many have received a classification. There have been no other issues presented to the group and work is expected to continue.</p>
Building Safety	<p>The 2023/24 update highlighted progress and proactiveness regarding key Building Safety service areas; these included:</p>

Workstream	2024/25 update on progress
	<ul style="list-style-type: none"> • A Façade Collaboration Exercise with Fire-SERT across all occupied HRRB's (Higher Risk Residential Buildings) • The pursuance of an FRAEW (Fire Risk Appraisal of External Walling) using the PAS 9980 Methodology • A desire to progress a Sprinkler Retrofit Programme to the Tower Blocks • The development of an Overarching Resident Engagement Strategy (a key element of future HRRB Building Safety Cases) • Engagement exercises across several HRRB's and the emergence of potential community champions <p>All the above issues have been further progressed and in the wider context of Building Safety.</p> <p>Fire-SERT Façade Exercise which was initiated on the back of Central Government Advice in January 2020, eventually commenced in June 2022 and concluded in December 2024. This saw all occupied HRRB external walling components and elements fully inspected, recorded and where samples removed subsequently fire-tested to determine the degree of combustibility. Focus was also placed on the four previously cladded HRRB's and how they would benchmark with current regulatory standards. Carnet, Cuchulainn and Eithne were highlighted as requiring remediation (and to varying degrees). These are currently being worked through. This exercise was capped off with a series of real fire tests in Coolmoyné (void at time of test) to supplement compartment fire spread and resultant flashover. The exercise confirmed that most of the non-cladded were non-combustible façade-wise and reflective of the walling from date of construction.</p> <p>The FRAEW for Carnet was available to the Housing Executive from February 2024. The recommendations and interim measures flowing from this were taken forwarded by the Building Safety Team. These included a series of Resident Communications and face to face discussions, internal flat inspections, weekly walk-throughs of the landlord common parts and importantly the addition of a temporary Cat L5 Fire Detection and Alarm system throughout (including flats) which had the effect of changing the evacuation strategy from staying put to one of phased evacuation. This was undertaken in accordance with National Fire Chiefs Guidance (NFCC) and in agreement with Northern Ireland Fire & Rescue Services. Persons unable to escape unaided were also identified and a PCFRA (Person Centred Fire Risk Assessment) undertaken in each case. Late 2024/early 2025, saw the move away from sole Caretaker presence to G4S security coverage on a 24/7 basis given the audible alarm and residents needing to evacuate the HRRB. A draft Executive Team Options Paper has been progressed as to the future of this HRRB as it is known from the FRAEW that remediation needs to take place.</p> <p>It was also deemed important to extend the FRAEW methodology to consider those HRRB's with a Rain-screen cladding system – Cuchulainn, Eithne and Whincroft. Whilst the Chartered Fire Engineering consultancy has been commissioned, the Housing Executive has been unable to secure facilitation from the original cladding install contractor. This involved opening of the systems at different locations and varying heights, readdressing a series of damaged cladding panels and undertaking fire damage remediation repairs to Whincroft given the balcony fire in May 2024. A</p>

Workstream	2024/25 update on progress
	<p>DAC (Direct Award Contract) was developed in early 2025 by Building Safety Team and uploaded to E-Tenders Northern Ireland. This was subsequently declined by a contractor. Building Safety Team are presently progressing a FRAEW for Whincroft with one of its Response Contractors. The Housing Executive remains committed to applying this due process across these three HRRB's as soon as practicably possible.</p> <p>Whilst there was Board Approval from late 2020 to bring forward a Retrofit Sprinkler Programme for 31 HRRB's, several attempts by the Housing Executive to advance this resulted in costs significantly higher than initial estimates and in one case during 2024/25, the E-Tender had to be stood down. Of interest, however, were the findings of the Fire-SERT Reports and the fact that most HRRB's had a non-combustible façade and hence would not contribute to external fire spread. This information together with a series of collaboration meetings with a Director of Fire Engineering at Savills UK resulted in a re-think of this earlier approved sprinkler approach. A subsequent Executive Team Paper brought forward in November 2024 sought approval to revise the earlier approach and move to delay the retrofitting programme, developing in the interim a more risk-based approach flowing from the outcomes and findings of a FRAEW and a Type 4 Fire Risk Assessment involving intrusive inspections. These will in turn better inform a future strategy for each HRRB in question. This approach was duly approved.</p> <p>Resident Engagement was progressed in 2024/25 and was a Corporate Key Performance Indicator. There was extensive face to face engagement and communications around Carnet (Cladding and mitigation measures) as well as Whincroft (post balcony fire). The Resident Engagement Manager was able to see engaged residents in these HRRB's as well as Divis Tower agree to become "community champions" and to assist the Building Safety process. These three HRRB's as well as Beechwood/Woodland saw draft bespoke resident engagement strategies developed. Extensive knowledge was also gleaned around occupancy and demographic characteristics for each HRRB, persons requiring assistance and even issues around hoarding within individual flats.</p> <p>2024/25 also saw the Building Safety Management Team fully resourced with Building Safety Managers, Building Safety Officers, Resident Engagement Officers and a Building Safety Co-ordinator. This has allowed a much more comprehensive, co-ordinated and collaborative Building Safety approach in the form of:</p> <ul style="list-style-type: none"> • Quarterly Fire Door Inspections and Annual Inspections emulating requirements from The Fire Safety (England) Regulations 2022 • Monthly arson-walkthroughs of common parts of each HRRB and with respect to combustible storage • Monthly Building Safety Collaboration Meetings with Local Housing Office colleagues • Raising of Job Tasks relative to actions arising from each HRRB Fire Risk Assessment undertaken by Fire Safety Team • Collating of key data and development of Asset Registers and Logs to reflect "Golden Thread of Information" and reflect better the occupation phase of these HRRB's and their life cycle

Workstream	2024/25 update on progress
	<ul style="list-style-type: none"> • Building Safety Noticeboards and Building Safety Information Packs to give assurance to residents around the safety of their HRRB • Working with our partners in the DfC Residential Building Team to assist with recording best practice and in the bringing forward of guidance and legislation that fully supports a Building Safety regime in Northern Ireland as soon as 2028.
Irish Traveller Accommodation	<p>To progress the review and implementation of the Irish Traveller Accommodation Management policy, the Housing Executive has committed an additional resource.</p> <p>We are working internally to develop a new system to record applications for Irish Traveller sites. Development of the new system will be informed by policy. Once the policy and system have been implemented, the new needs assessment can be progressed.</p> <p>Work on the redevelopment of two existing Irish Traveller sites at Legahory Close, Craigavon and Ballyarnett, Derry/Londonderry continues. The business case has been completed for Legahory Close and is being finalised for Ballyarnett. Planning approval will then be sought for both sites before tendering for a contractor to commence works on site.</p> <p>The Irish Traveller Policy Unit is working to identify land and commence work on two new sites in Belfast and Mid Ulster. Work will also begin to develop a new Strategy to replace the current Irish Traveller Accommodation Strategy 2021/26.</p>
Rural Strategy & Action Plan	<p>Year 4 of 'Reaching Rural' was completed during 2024/25, with progress made against 26 of the 27 actions in the Action Plan. Similarly to Years 2 and 3, there was also less opportunity to progress action 27 regarding collaborative investment and support. This was due to no new Village Catalyst projects being able to receive funding for capital works during 2024/25.</p> <p>We delivered a range of positive outcomes for our rural customers during Year 4 which include:</p> <ul style="list-style-type: none"> • 188 new social housing units were started in rural areas, providing increased provision of housing options in rural communities. This represented 12.5% of the overall Social Housing Development Programme (SHDP) which fell short of the strategic rural target of 13.05%. Although the continued shortfall underscores the enduring challenges associated with delivering new housing in rural communities, it is important to acknowledge that the 2024/25 period recorded an increase of 71 units compared to the previous year's provision. • We continued to lead the Rural Housing Steering Group, comprising representatives from DfC, Department for Agriculture, Environment and Rural Affairs (DAERA) and Land and Property Services (LPS), to examine the barriers to rural housing development and to advance a strategic plan aimed at addressing these challenges. A research paper was completed that examined the barriers and opportunities associated with delivering new social and affordable rural housing in Northern Ireland. The study highlighted several challenges in accurately assessing rural housing needs. Additionally, the report outlines six key recommendations, which are detailed within the document which can be found here: Delivering new social and affordable

Workstream	2024/25 update on progress
	<p data-bbox="518 427 1401 528">housing in rural areas: a review of barriers and opportunities. The recommendations from this report will be considered when writing the new Rural Strategy.</p> <ul data-bbox="470 546 1422 943" style="list-style-type: none"> <li data-bbox="470 546 1422 719">• Nine Housing Needs Assessments were completed, resulting in 174 people expressing their interest. Contact information for these people has been forwarded to the relevant local District Office for follow up to ensure those interested in social housing at the test locations are assessed and added to the waiting list. <li data-bbox="470 734 1422 943">• The Heritage in Housing Programme is part of a broader initiative aimed at preserving and enhancing historic buildings while addressing the need for housing. The Housing Executive provided funding (£56k) to supplement the National Lottery Heritage Fund for the restoration of four buildings on Upper English Street, Armagh and two buildings in 3-5 Market Street, Lurgan comprising of housing and commercial units. <p data-bbox="432 960 804 992">Plans for a new Rural Strategy:</p> <ul data-bbox="470 1010 1437 1386" style="list-style-type: none"> <li data-bbox="470 1010 1437 1218">• The Rural Unit has initiated consultations with members of the Rural Residents Forum to determine key priorities for the new strategy. A presentation was provided to the Forum in May 2025, accompanied by a questionnaire to help identify the priority areas of key members. Moving forward, the Rural Unit will maintain close engagement with relevant groups and interdepartmental divisions to guide the development of the strategy. <li data-bbox="470 1234 1437 1301">• We anticipate the draft strategy to be written by September 2025 and designs complete by October 2025. <li data-bbox="470 1317 1437 1386">• The draft strategy will be presented for approval in December 2025, followed by a 12-week consultation period.

Strategic Priority 5

As NI's largest landlord, we will engage with our customers to ensure they are at the heart of service improvements and our business delivery model

Workstream	2024/25 update on progress
Customer Charter	<p>The Housing Executive aims to provide excellent services for all our customers. Customer needs are at the centre of everything that we do, and our goal is to meet those needs to a high standard of quality and performance.</p> <p>Our Customer Charter and Service Standards help us to understand our customers' experiences and improve our services.</p> <p>Our Customer Charter sets out how we aim to treat our customers when they interact with us:</p> <ul style="list-style-type: none"> • in the office • by telephone • when they request information from us • when they make a complaint <p>We publish our results each year</p> <p>The Housing Executive - The Customer Charter</p>
Older People's Housing Strategy	<p>Our Older People's Housing Strategy 2021/22 – 2025/26 considers the changing demography of Northern Ireland, including our own tenant profile and aims to ensure the services and activities that the Housing Executive delivers, considers, and meets the needs of our ageing population.</p> <p>The Strategy is set out under the following four key themes:</p> <ul style="list-style-type: none"> • Planning for the future • Promoting and maintaining dignity • Providing housing advice for older people • Promoting participation <p>We are in year four of the plan and this is the final year for this program. We will provide regular updates against our objectives over the duration of the Strategy.</p> <p>We are confident that through our own expertise, and, working with a range of partners and stakeholders, we will achieve our objectives and improve housing related services for older people across Northern Ireland.</p>
Fundamental Review of the Private Rented Sector (PRS)	<p>The Department is working in line with last year's reporting with the Departmental Solicitor's Office to finalise instructions for a drafter in relation to Regulations on exceptions. Work on a robust Equality Impact Assessment (EQIA) is complete to inform the drafting of regulations with consultation on both the Equality Impact Assessment (EQIA) and Regulations planned for the coming months.</p>

Workstream	2024/25 update on progress
	<p>Regulations and associated guidance notes are in place for Section 8 (Alarms, enacted 30 May 2024) and for Section 10 (Electrical Safety, enacted 27th November 2024). From 1st December 2025 all landlords must be compliant with Smoke alarm Regulations. For electrical safety the regulations are operational from 1st April 2025 for all new tenancies on or after this date whereas landlords of existing tenancies have until 1st December 2025 to comply.</p> <p>Section 9 (Energy Efficiency) is a more complex piece of work and will take longer to implement. An initial policy scoping exercise is underway in advance of consultation. Although we do not have a firm timetable for bringing forward regulations, it is expected that it will potentially take up to two years for legislation to be drafted.</p> <p>A research report on Letting Agent regulation was published by the Chartered Institute of Housing in November 2024. However, given the pressing issues currently facing the PRS and the limited time remaining in the current mandate, Minister has decided not to progress letting agent regulation at this time. Ciara Ferguson MLA is currently consulting on her Private Members Bill re the Banning of Unfair Letting Fees. It is anticipated that the Department will engage with Ms Ferguson in due course to discuss these proposals.</p> <p>The transfer of the Landlord Registration System (LRS) to Lisburn and Castlereagh council, acting as the lead Council, completed as planned on 1st March 2025. We will continue to work with Councils to ensure that the LRS is as an effective tool as possible to improve the quality of the Private Rented Sector. This work includes reviewing the regulations underpinning the LRS to link registration more explicitly with standards, such as, electrical and fire safety requirements.</p>

Strategic Priority 6

Supporting our roles as both Strategic Housing Authority and NI's largest landlord, we will be an employer of choice and deliver high quality services for all in NI's increasingly diverse community

Workstream	2024/25 update on progress
Annual Research Programme	<p>Following completion of fieldwork in 2023, work on validation and quality assurance of House Condition Survey data progressed during 2024/25. Arising from issues relating to the recruitment and appointment of surveyors and resulting workload pressures at the fieldwork stage, several additional strands of validation and quality assurance work were required. This delayed the drafting of the preliminary report on dwelling stock and tenure, which is now planned for September 2025.</p> <p>Work also continued on house prices and rents research in association with Ulster University, and the ongoing Continuous Tenant Omnibus Survey (CTOS), which provides key insights on tenant satisfaction with Housing Executive services.</p> <p>The scope to commission new research was again limited by revenue funding restrictions, which impacted on plans for projects on homelessness, Supporting People and Irish Traveller housing need. However, research was undertaken to inform policy on affordable housing supply, and regulation of the private rented sector. Work also commenced on a refreshed Northern Ireland Housing Market Review report, which is due to be published by the end of 2025.</p> <p>The Housing Executive - Research</p> <p>Performance of the private rental market in Northern Ireland July-December 2023</p> <p>Annual rental report 2023</p> <p>Performance of the private rental market in Northern Ireland January-June 2024</p> <p>Northern Ireland House Price Index</p> <p>Intermediate Rent Report NI</p> <p>Regulation of letting agents and letting agent fees in Northern Ireland</p> <p>Delivering new social and affordable housing in rural areas: a review of barriers and opportunities</p> <p>Continuous Tenant Omnibus Survey</p>
Hate Crime Awareness Week, Hate Harassment Toolkit & Hate Incident Practical Action (HIPA) Scheme	<p>The Hate Crime Awareness Week took place from the 12th October -19th October 2024. During this period, the Housing Executive reinforced on social media outlets, how, as an organisation we are dedicated to combating hate crime in all formats. We published animated videos depicting what happens when a hate crime is reported to us, reiterating that we handle all reports with confidence and, with the complainant's permission, take the appropriate action.</p>

Workstream	2024/25 update on progress
	<p>We showcased our Hate Harassment Toolkit, which provides practical information and advice to staff and other practitioners to help them deliver support and signpost victims and witnesses of hate incidents.</p> <p>The Hate Harassment Toolkit is currently being remodelled, due to a change in the Housing Selection Scheme. This coincides with our new corporate branding and logo.</p> <p>We highlighted the Hate Incident Practical Action (HIPA) scheme, which assists victims who have been targeted by hate crime in their own homes.</p> <p>Hate Harassment Toolkit</p>

Part 2 - Local Context

This local update is focused on the Housing Executive's achievements and performance during 2024/25 in relation to the Derry City and Strabane District Council area. It looks forward to next year and the remaining Plan period to 2026, continuing to work in partnership with the Council to meet our business objectives and assist the implementation of Community Planning goals.

It should be read in conjunction with Part One - Strategic Context of this update report and the parent Housing Investment Plan for [Derry and Strabane 2023-2026](#).

Over the past year

Case Study 1: Housing Executive Invests Over £20k in bringing North West Communities Together



Pictured at Waterside Shared Village Summer Youth Programme are volunteers Molly McMorris and Carrie Bradley, with participants. The project received a Housing Executive community cohesion grant towards their good relations summer event.

Strategic Priority 3: As NI's largest landlord, we will invest around £1,700m (2022/23-2024/25) into our local economy, through our housing services, construction activity, and employment opportunities and through our support for the health, voluntary and community sectors. In the same period, we will process circa. £1,148m in Housing Benefit across public and private housing tenures.

Hundreds of families from different communities in Derry/Londonderry have bonded over friendship, mutual understanding, and fun this summer thanks to the Housing Executive, with over £20,000 in funding shared amongst a range of organisations to deliver positive events in the area.

The Waterside Shared Village Summer Youth Programme, the Ballymagroarty Hazelbank Community Partnership's 'Summer Craic in

Ballymac' project, the Galliagh Community Festival and Tullyally Community Partnership's 'Safety over the Summer' project each received a Housing Executive Community Cohesion grant.

Andrew Mullan, Housing Executive Good Relations Officer (West) said, "The Housing Executive is very happy to have supported such worthwhile projects. I have seen so many communities come together in friendship, respect and fun this summer."

Organisers and facilitators from each of these projects have expressed deep gratitude to The Housing Executive for their huge investment in their invaluable work. All projects ensured that families struggling with the cost of living did not experience hunger, boredom, marginalisation or social isolation this summer. Instead, fun, friendship and a sense of belonging was experienced by all.

Case Study 2: New Build Schemes at Melmount Road, Sion Mills



New build social housing provided by Rural Housing Association in Sion Mills

Strategic Priority 1: Taking the lead role as the Strategic Housing Authority, we will work with our partners to increase social housing supply to help meet identified need.

In the past year, two new build schemes, funded by the DfC grant through the Housing Executive, were completed in the village of Sion Mills.

Both schemes are located along the main Melmount Road and together have delivered 27 contemporary social homes.

The 15-unit scheme delivered by Rural Housing Association, as pictured, is aimed at a mix of household types, including families and single people, along with wheelchair users.

The second scheme was delivered by Woven and provided 12 high-quality homes.

These schemes underscore the Housing Executive's commitment to addressing demand for social housing in the District's rural areas.

In Derry City and Strabane District Council during 2024/25, the Housing Executive:



Managed
8,511
social homes



Allocated
718
homes



Started
247
new social homes



Completed
109
Disabled Facilities
Grants



Provided
1,944
housing support
places to the most
vulnerable through
the Supporting People
Programme



Paid out
£60.30m
in Housing
Benefit



Completed
98.58%
of repairs to
customer's
satisfaction



Community
Grants
£24.87k
funding awarded



Community
Cohesion
£166.85k
funding awarded



Community
Safety
£46.66k
funding awarded



Energy
Efficiency
£2.90m
spend



Affordable
Warmth
326
installations



Affordable
Warmth Spend
£0.94m
spend



Supporting
People
£9.61m
spend



Disabled Facilities
Grants
£2.80m
approval value



Adaptations
£2.50m
spend



New Build
£44.50m
spend



New Build
Completed
348
homes



Under Construction
1,348
homes



New Build Planned
1,853
homes



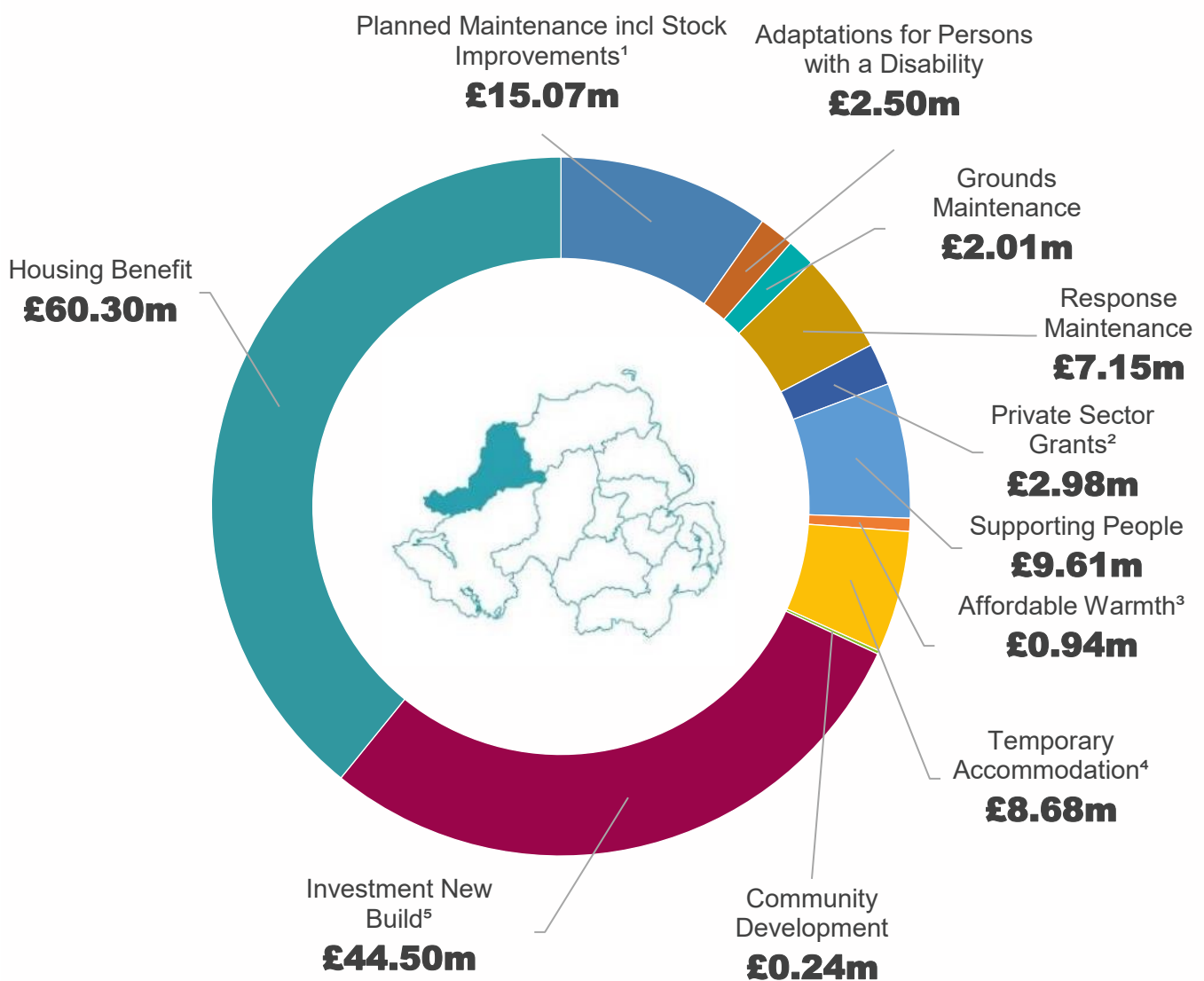
Waiting List
March 2025
6,388
applicants, **5,023** in
Housing Stress (79%)



NIHE House Sales
18
average selling price
£59.22k

The past year has delivered significant housing investment for a wide range of services, and the 2024/25 public sector housing investment totalled £153.98m for the Derry City and Strabane District Council area.

Derry City and Strabane District Council 2024/25 Public Sector Housing Spend (£m)



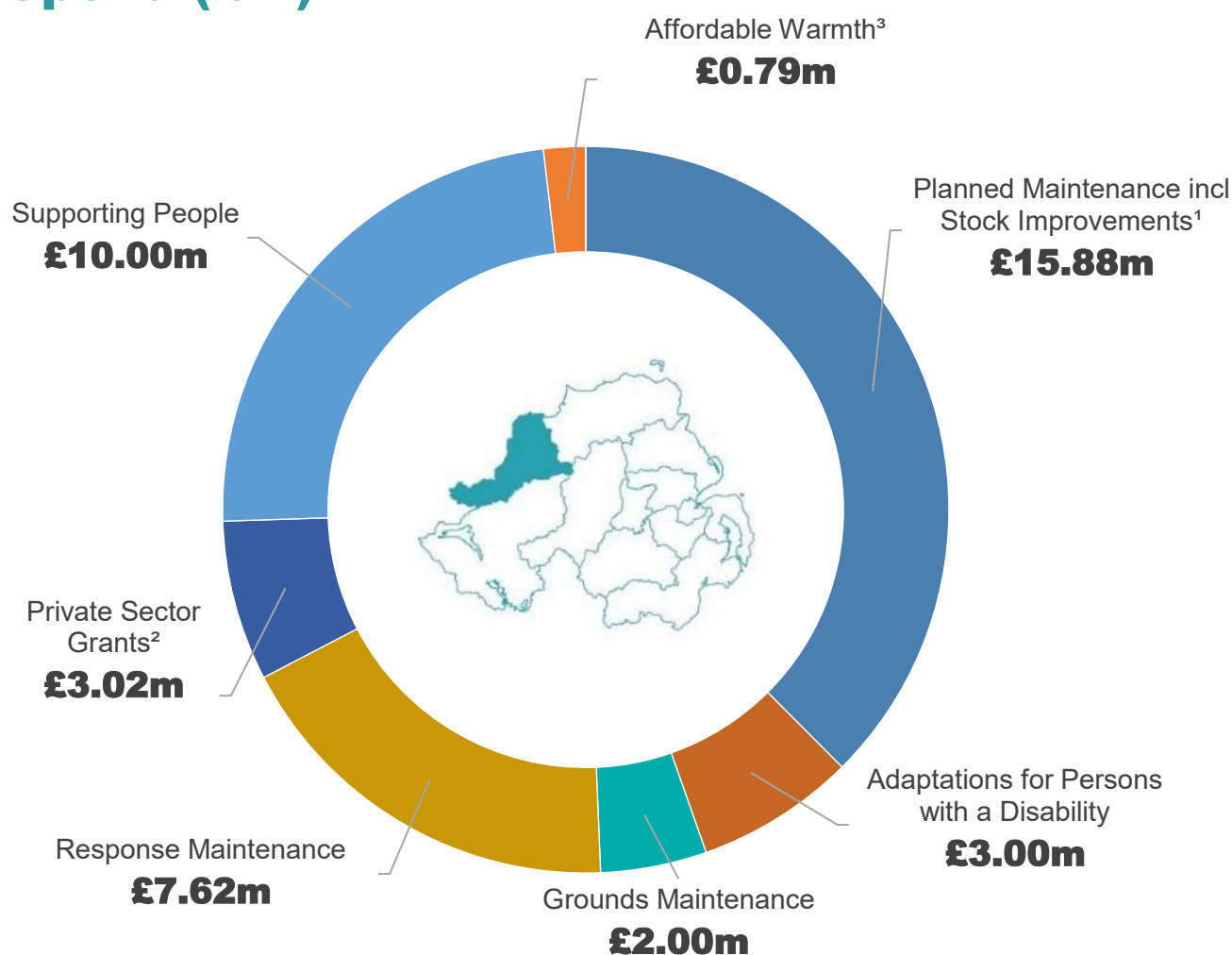
Source: Housing Executive

Notes:

1. Planned Maintenance work (Planned, Cyclical, and MS running costs) spend was £9.59m and Stock Improvement Spend was £5.48m.
2. Please note figure includes year end accrual adjustments.
3. Affordable Warmth spend was £0.94m. Please note figures include year-end accrual adjustments.
4. Temporary accommodation costs refer to the Local Council from which the applicant presented (originating Council area) rather than the Local Council area to which the placement was made. Figure includes the Council area's portion of block booked single lets (BBSL) costs. Figure excludes a miscellaneous category of spend, which relates to placements and costs where information relating to Council areas is not captured at source on Housing Executive systems, and it is therefore not possible to provide a Council area breakdown. This total amounted to £75k across Northern Ireland.
5. Investment in new build is the total cost of schemes starting in the programme year, but which may be spent over more than one year.

The Housing Executive will continue to deliver significant housing investment across a wide range of services, with the planned 2025/26 public sector housing spend in the Derry and Strabane District Council area totalling £42.31m.

Derry City and Strabane District Council 2025/26 Projected Public Sector Housing Spend (£m)



Source: Housing Executive

Notes:

1. Planned Maintenance work (Planned, Cyclical, and MS running costs) projected spend is £9.57m and Stock Improvement Spend is £6.31m.

2. Private Sector Grants are demand led, so actual spend may differ from projections.

3. As this is a budget allocation, application of budget to Councils is based on spend trends and this is not a final spend position (affordable warmth schemes are demand led, so actual spend may differ from projections).

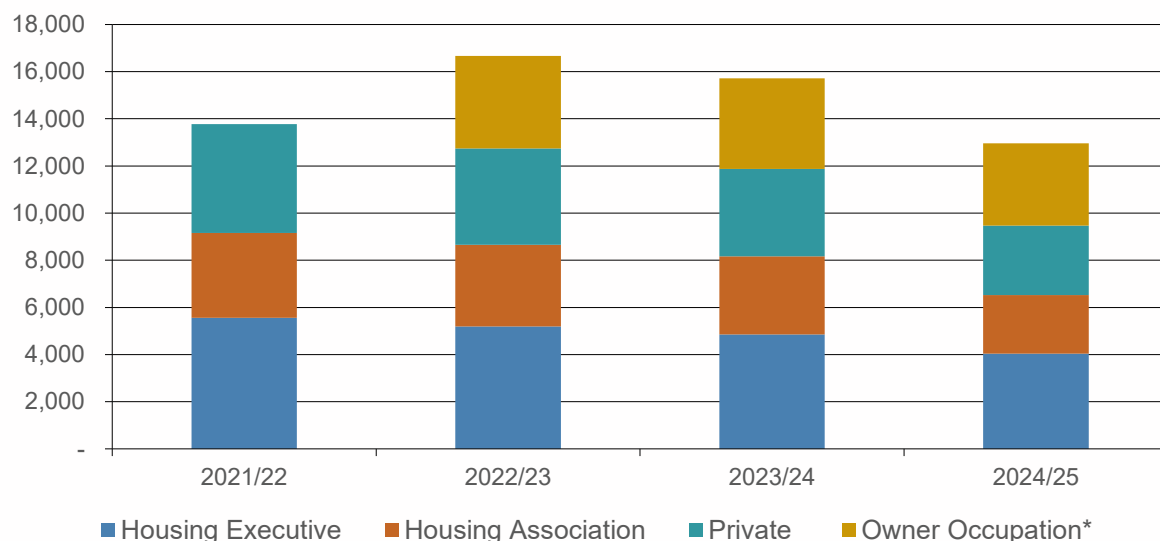
It is not possible to provide projections for 2025/26 community development budget by Council area - community development is made up of three funding streams: community grants, community safety and community cohesion, which are demand led. These funding streams vary across each Council area and there are a number of applications pending, or yet to be received.

Investment in new build projected spend is not available.

Due to the ongoing impacts of the Move to Universal Credit, it is not possible to accurately predict housing benefit spend at LGD level for 2025/26.

Tenancy Sustainment awards to successful applicants will be made from December 2025 onwards - therefore projected 2025/26 spend by Council area is not possible.

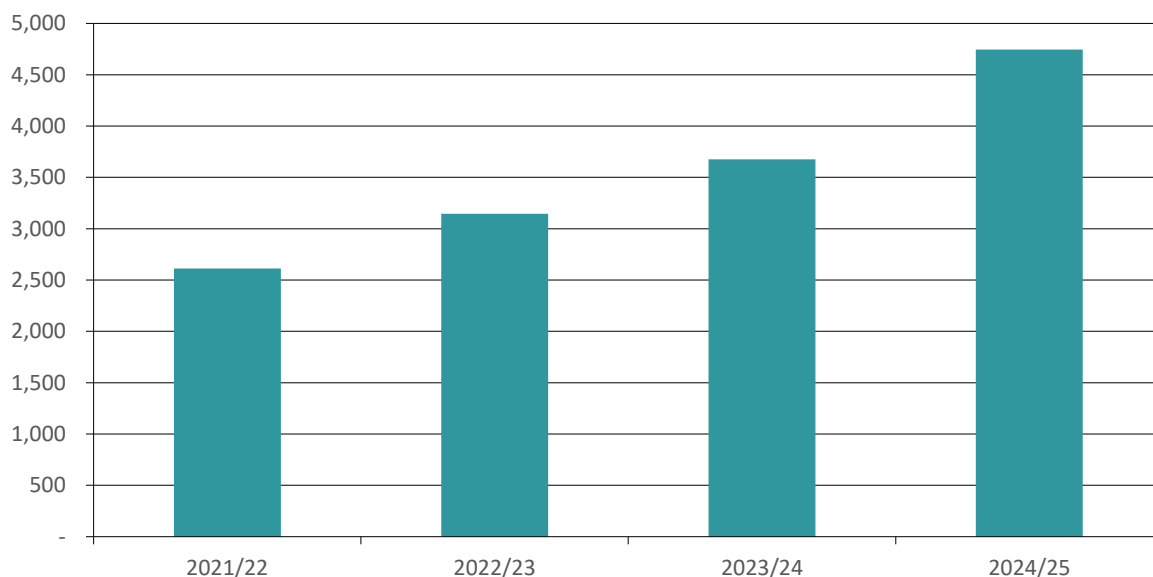
Housing Benefit



Source: Housing Executive and Department for Communities

* Data for owner occupiers is unavailable for the 2021/22 business year.

Universal Credit*



Source: Housing Executive and Department for Communities

*Universal Credit refers to Housing Executive tenants receiving the Housing Cost element of Universal Credit.

Out of a total £464.70m spend across Northern Ireland during 2024/25, £60.30m in housing benefit was administered by the Housing Executive for the Derry City and Strabane District Council area (13% of total spend).

There were **4,746 Housing Executive tenants** receiving the **Housing Cost element of Universal Credit** in Derry City and Strabane at the end of March 2025



The following sections will provide an update on owner occupied, private rented and social rented sectors.

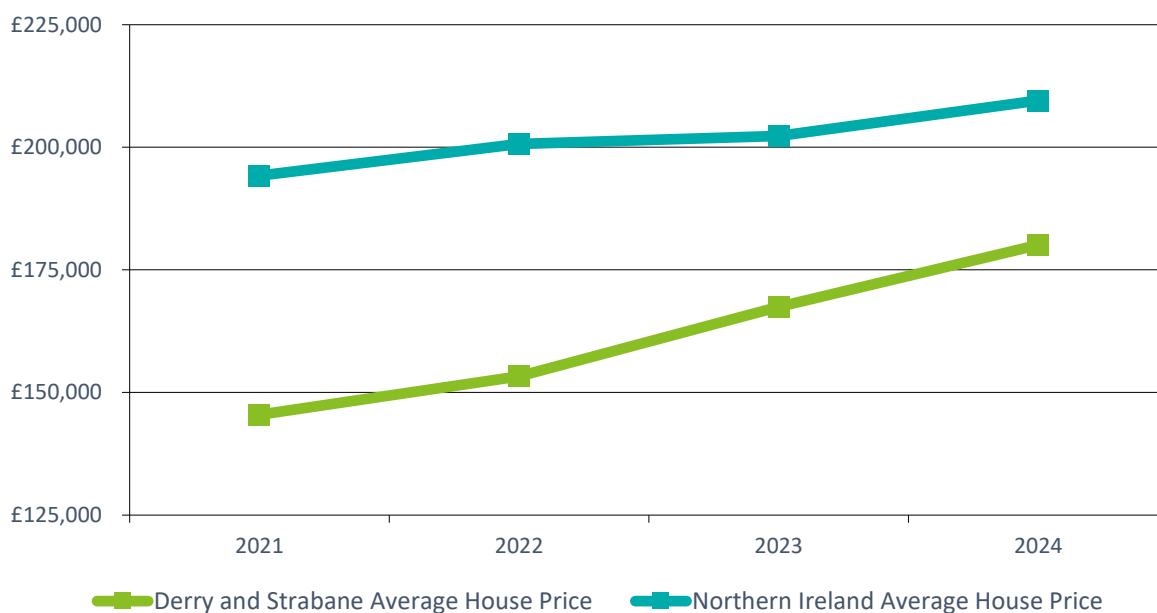
Owner Occupied Sector

Ulster University state that the **average house price** in Derry City and Strabane in 2024 was £180,088 which represents an increase of 7.54% on 2023 figures



£180,088
7.54%

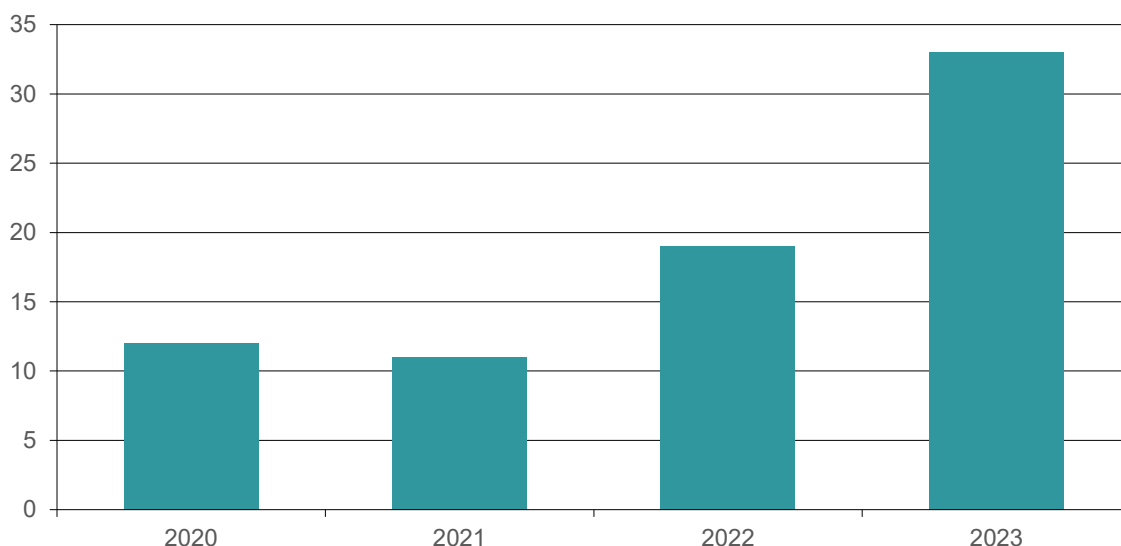
Average Annual House Prices



Source: Ulster University

During 2023, there were 33 repossessions in the Derry City and Strabane District Council area. This represents a 74% increase since 2022.

Repossessions



Source: Northern Ireland Courts and Tribunals Service

Demand for intermediate housing
aimed at low-income households in Derry City
and Strabane is estimated
at 680 units between 2020 and
2035 (50 units per annum)



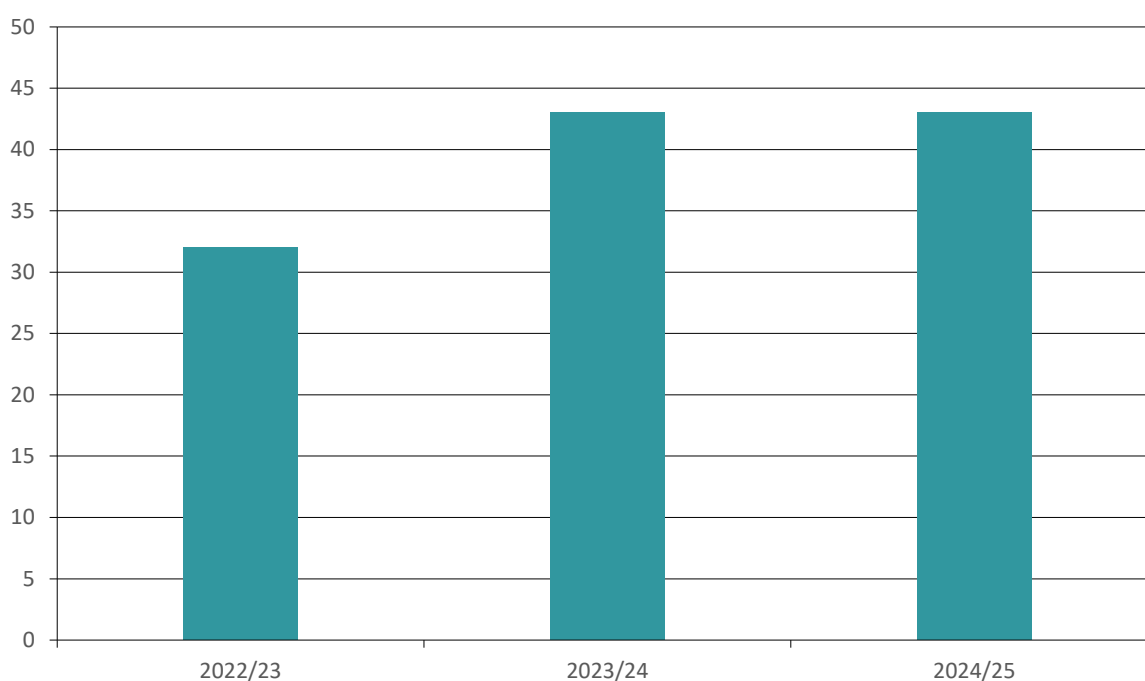
680
UNITS

Co-Ownership Housing Association had an active stock of 474 dwellings at March 2025, **43 of which were purchased during 2024/25**



43
PURCHASES

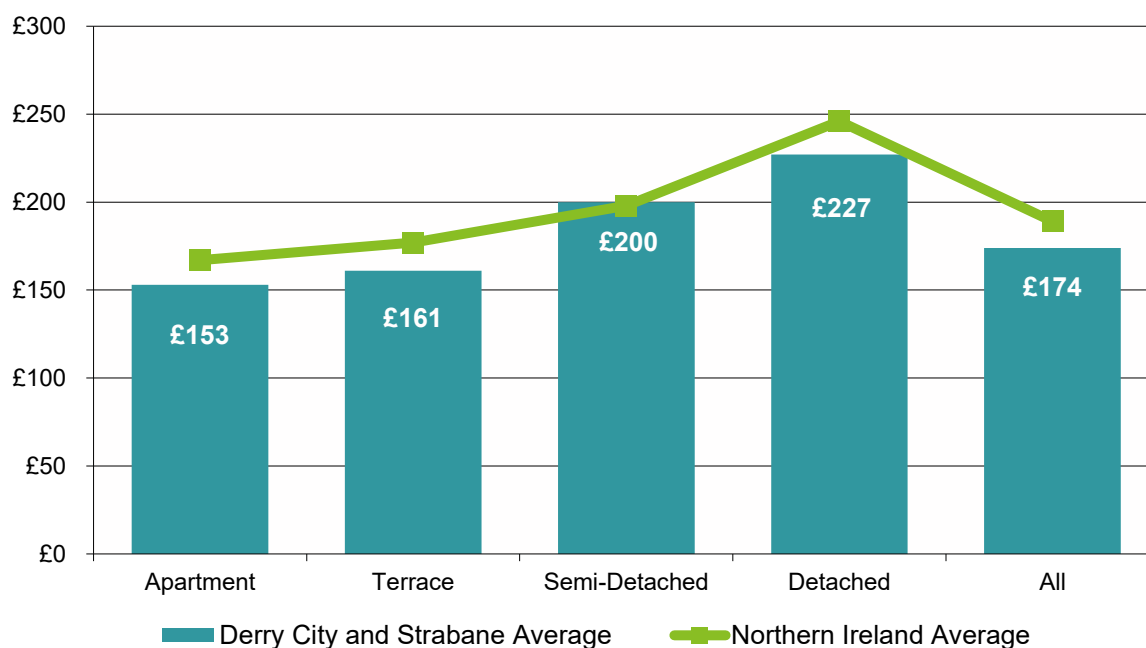
New Co-Ownership Purchases



Source: Co-Ownership Housing Association

Private Rented Sector (PRS)

Average Weekly Private Sector Rent by Dwelling Type



Source: Ulster University

The majority of the Derry City and Strabane District Council area falls within the North West Broad Rental Market Area (BRMA), while some rural areas in the south of the District, including the villages of Castlederg, Newtownstewart and Plumbridge fall within the South West BRMA.



The Local Housing Allowance, for 2024/25 for
2 BEDROOM DWELLINGS
 within the North West BRMA is
£118.20 per week
 within the South West BRMA is
£105.16 per week



The Local Housing Allowance, for 2024/25 for
3 BEDROOM DWELLINGS
 within the North West BRMA is
£133.34 per week
 within the South West BRMA is
£113.44 per week

For more information on local housing allowance for specific areas refer to [The Housing Executive - LHA rent levels](#).

DfC's **Landlord Registration scheme** identified 5,695 properties registered by 2,518 landlords in Derry and Strabane at February 2025*

5,695
PROPERTIES REGISTERED



*Due to Landlord Registration (LLR) transferring to Lisburn and Castlereagh City Council (LCCC) from 1st March 2025, DfC are unable to access information on the Landlord Registration system. The latest data for LLR by council area that DfC are able to provide is effective 1st February 2025.

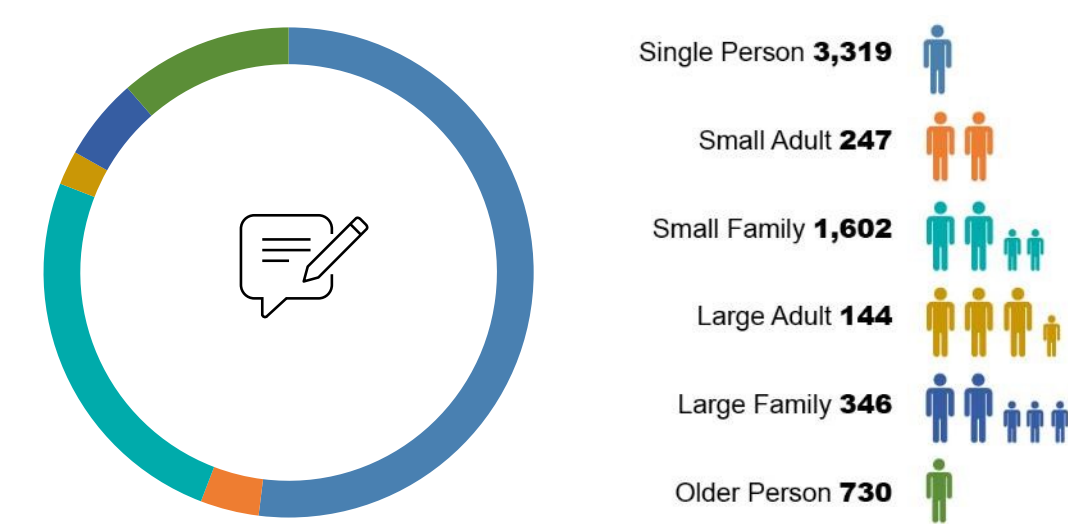
LCCC are currently unable to break down the number of landlords and properties by postcode but will look to introduce this as the new system is developed further.

Social Housing Sector

Eighteen Housing Executive properties were sold in the year to March 2025. Average selling price was £59,218 after discount.

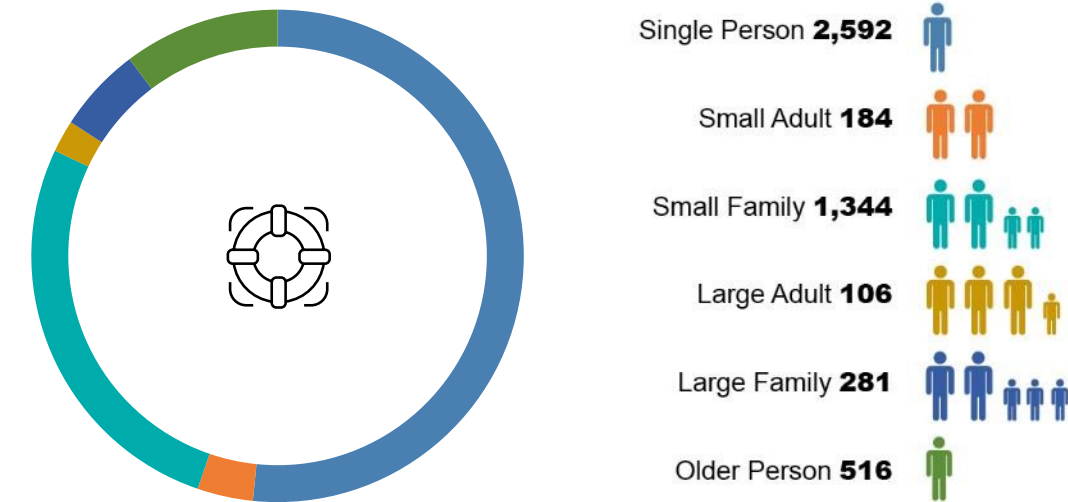
At March 2025, there were 6,388 applicants on the waiting list for the Derry City and Strabane District Council area with 5,023 in housing stress. There were 718 allocations over the year. See [Appendix 7](#) for area breakdown.

Waiting List Applicants



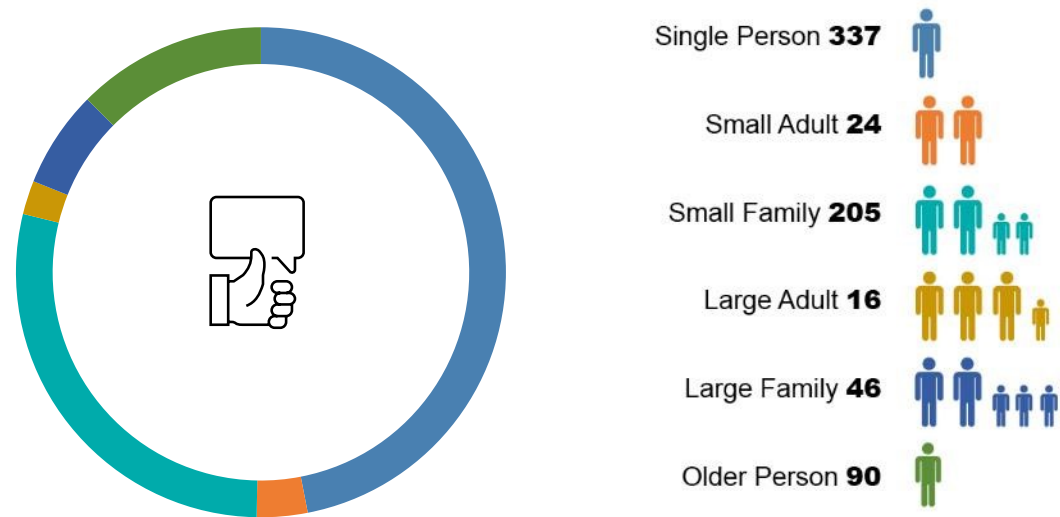
Source: Housing Executive, March 2025

Applicants in Housing Stress



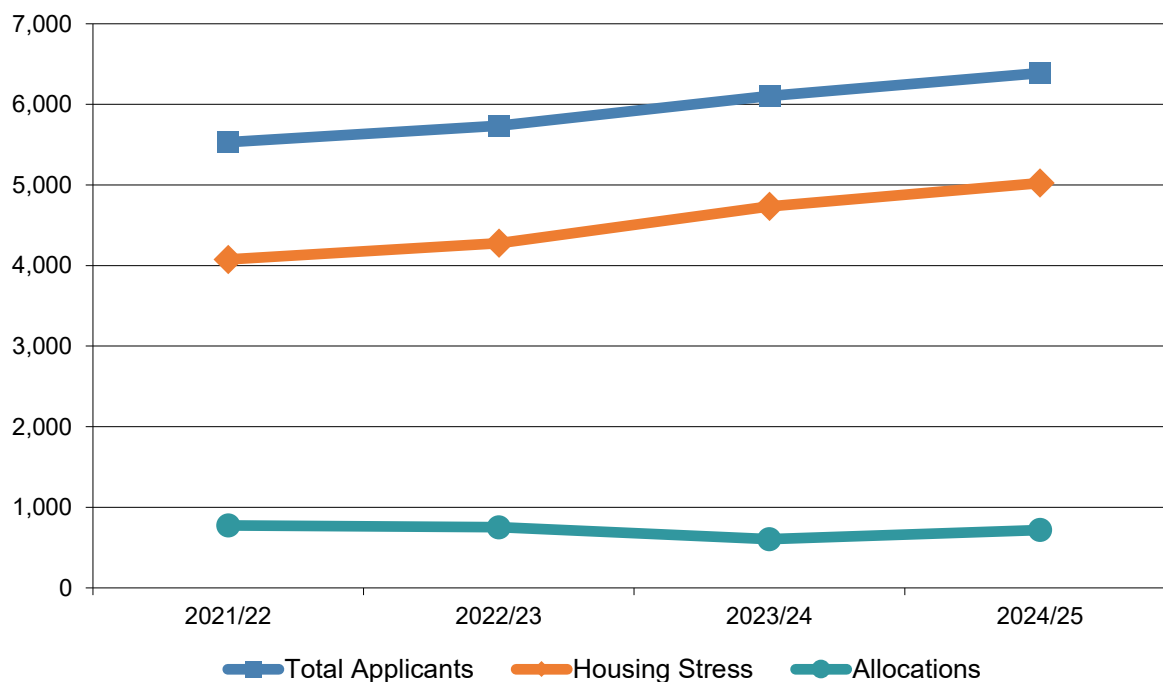
Source: Housing Executive, March 2025

Allocations to Applicants



Source: Housing Executive, March 2025

Social Housing Waiting List Trends



Source: Housing Executive

The requirement for new social housing in the Derry City and Strabane District Council area has increased between 2024 and 2025.

The **five-year assessment** for 2024-29 shows a need for 4,141 units in Derry City and Strabane. Appendix 2 shows that the projected housing need is concentrated in Derry City and Strabane Town



4,141
projected housing need

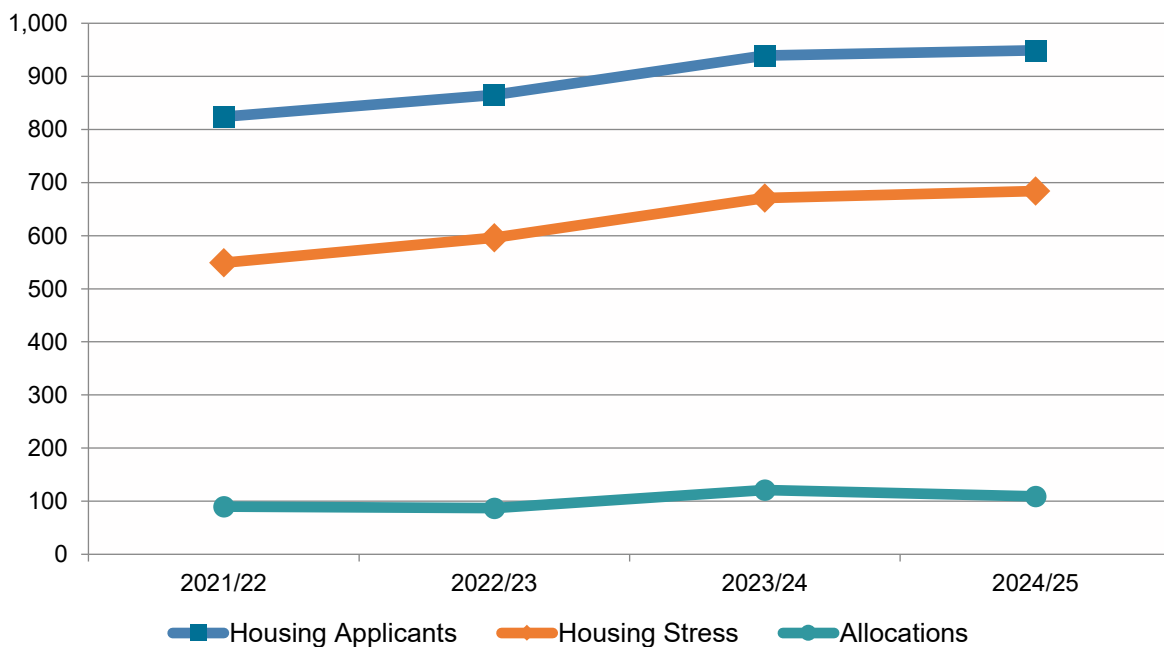
To address social need, the Housing Executive's three-year Social Housing Development Programme (SHDP) has 1,853 housing units planned for 2025/26 to 2027/28.

During 2024/25, 348 homes were completed across the Derry City and Strabane District Council area and 1,348 units were under construction at the end of March 2025. See [Appendix 3](#) for details of the programme, completions and on-site schemes. During 2024/25, a Site Investigation Study was completed within the Waterside 3 housing area (Derry/Londonderry).

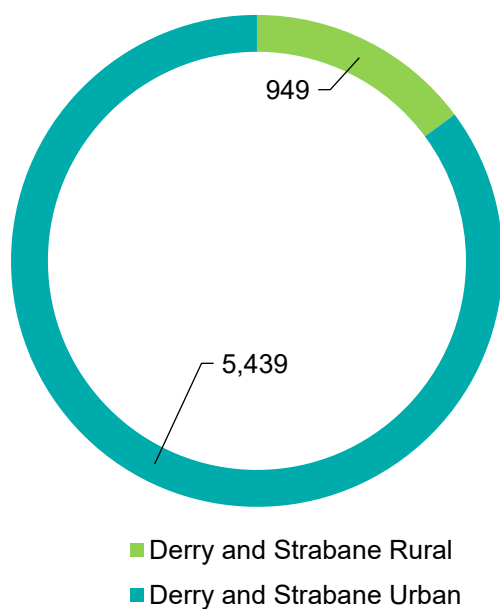
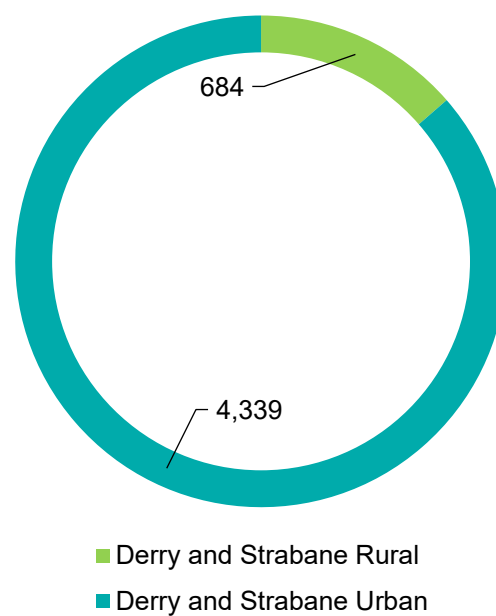
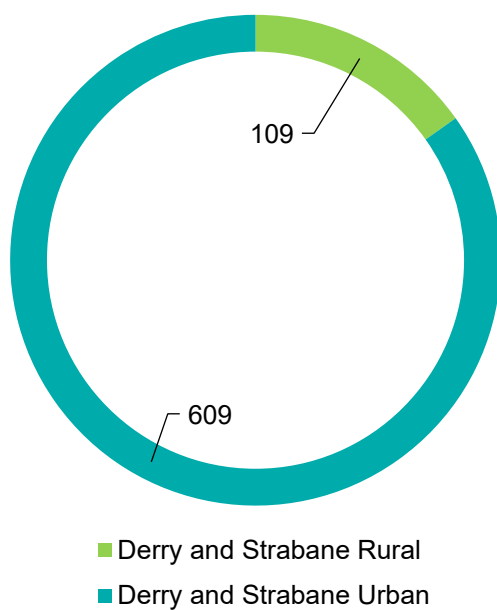
Rural Areas

The Housing Executive will continue to work with rural communities to identify hidden or 'latent' housing need through rural housing needs tests. These rural locations will be determined following the annual review of the Housing Need Assessment and consideration is also given to requests from community representatives. As a result of a Rural Needs Test in 2023/24, six General Needs units went on-site in Tamnaherin in 2024/25. A Rural Needs Test is planned for Clady in 2025/26.

Rural Housing Waiting List Trends



Source: Housing Executive

Waiting List Applicants 2025**Applicants in Housing Stress 2025****Allocation to Applicants 2025**

Housing for All

In the Derry City and Strabane District Council area, five Housing for All developments have been completed and celebrated as shared, with four potential schemes at pre-allocation stage.

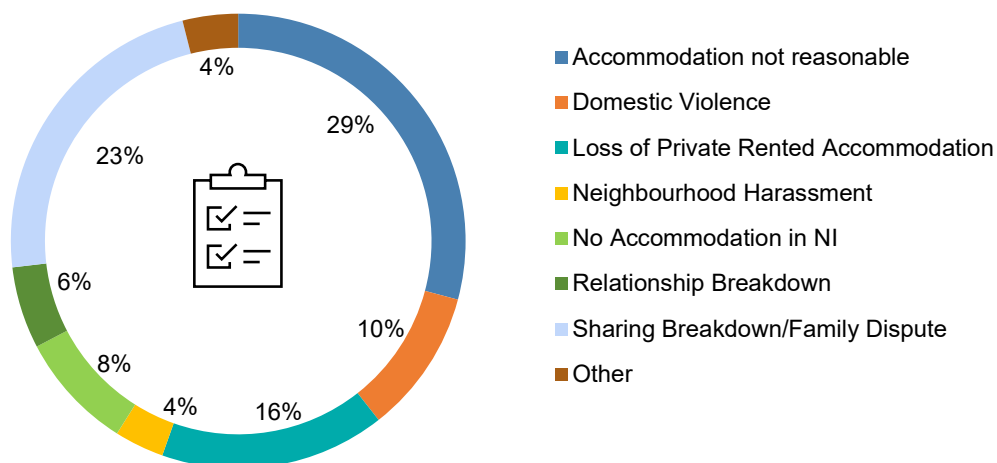
These developments are supported through an Advisory Group which draws membership from local political representatives, local Council and Housing Executive Good Relations Officers, Third Sector and local sporting organisations. The Advisory Group supports the development and delivery of Good Relations Plans which benefit many communities and individuals throughout the district. The Shared Housing Programme presents an opportunity to strengthen partnership working, particularly in the delivery of the Derry City and Strabane Community Planning Theme: **"Community Development - We live in a shared, equal and safe community."**

Homelessness

The number of households presenting as homeless in the Derry City and Strabane District decreased between March 2024 and March 2025 with 1,839 presenters by the end of March 2025 compared to 2,041 for the previous year. The number of those accepted as Full Duty Applicants decreased from 1,352 at March 2024 to 1,218 at the end of March 2025, see [Appendix 5](#).

There are a range of temporary accommodation options available in the Derry City and Strabane District Council area. During 2024/25, the Housing Executive made 1,421 placements, which included 110 placements into voluntary sector hostels, 1,061 placements to Hotels/Bed and Breakfasts, and 178 placements in single-let properties.

Reasons for Homelessness



Source: Housing Executive

Within the Derry City and Strabane District Council area, £8.68m was spent on Temporary Accommodation during 2024/25.

Specialised Housing and Housing Support Services

Accessible Housing

Within Derry City and Strabane area there is an **identified social housing need** at March 2024 for **82 wheelchair units**



Adaptations

During 2024/25, the Housing Executive spent **£2.50m on adaptations** to their properties in Derry City and Strabane, see Appendix 4



Disabled Facilities Grants

During 2024/25, the Housing Executive approved **140 Disabled Facilities Grants** for private sector dwellings and completed 109. The approval value in Derry City and Strabane in 2024/25 was £2.80m, see Appendix 4



Supporting People

The Housing Executive, through the Supporting People Grant, funds 80 Housing Support Services across the Derry City and Strabane District Council area at a cost of £9.61m, providing housing support to 1,944 clients per year.

Community Planning

In November 2017, the Council along with statutory partners and other key stakeholders launched the 'Inclusive Strategic Growth Plan', which is the Community Plan for the Derry City and Strabane District Council area. The plan sets out a number of shared outcomes to be achieved by 2032 and relate to the social, economic and environmental wellbeing of citizens within the District.

As a statutory partner in the Community Planning process, Housing Executive Place Shaping staff attend quarterly Strategic Growth Partnership meetings. We also lead on and participate in a number of key actions within the Outcome Delivery Plan. As part of the Community Planning delivery arrangements, we are leading on key actions to promote a sustainable and balanced mix of residential living within Derry/Londonderry City Centre and continue to collaborate closely with Council and other partners.

We have also jointly commissioned research with Council to assess the challenges, constraints, opportunities and benefits in respect of promoting a balanced and sustainable city centre living concept relative to the city centre. The commission will inform the design and delivery of housing as part of a multi-functional city centre that will support existing business and attract new investment and cultural activity. The research will contribute to the strategic outcomes set out in the Housing Investment Plan and will seek to align with the Housing Supply Strategy under development with the Department for Communities (DfC) and the emerging plans for the Historic Walled City of Derry and the Local Development Plan.

Our Place Shaping team has continued to participate in the World Health Organisation Healthy Cities Leadership Group in place to oversee the requirements of the District's designation as a Healthy City and to provide direction on implementation at a local level. The themes of Warm Homes, Clean air, Active Lives within the action plan are connected by a positive impact on people's health and it is hoped that much of the proposed activity within the action plan will also have benefits that cross areas of work within the Community Planning Partnership.

The HIP themes are aimed at being complementary to Community Planning themes. Therefore, within this document our housing actions are aligned against outcomes within the

Strategic Growth Plan (see [Appendix 1](#)). Further information on Community Planning in the Derry City and Strabane District Council area can be found at [Community Planning](#).

Local Development Plan

The [Derry City & Strabane Local Development Plan \(LDP\) 2032 – Plan Strategy](#) was adopted on 10th July 2025 and will replace the Derry Area Plan 2011 and the Strabane Area Plan 1986-2001. Derry City and Strabane District Council will now formally commence the preparation of the LDP Local Policies Plan (LPP).

As the statutory development plan, the LDP is the main policy vehicle to influence housing in the District for 15 years. It is therefore appropriate that the Community Plan and Housing Investment Plan (HIP) were considered in the preparation of the LDP. The LDP will address the amount of land needed for housing across the district, in addition to setting out housing policy and objectives. When ratified, the LDP will be the statutory document for assessing future planning applications for housing.

The required land for new housing will be assessed by:

- Housing Growth Indicators (HGIs).
- Allowance of existing commitments;
- Urban capacity studies;
- Housing Needs Assessment;
- Strategic Housing Market Analysis (SHMA);
- Allowance for windfall housing sites; and
- Residual housing need

The Housing Executive are the statutory consultee for Policy HOU 5 of the recently adopted LDP. Policy HOU 5 will increase the supply of social and affordable housing in the Derry City and Strabane District Council area by requiring private developers to include a minimum of 20% affordable (social and intermediate) units in schemes of 10 units or more (or on a site of 0.5ha or more).

Over the past year

Case Study 3: Strabane Ethnic Community Association (SECA) Project



The adults joining the children at SECA's summer project are (from left) Andrew Mullan, Housing Executive Good Relations Officer, West area, Jamie Dalzell, Kamini Rao, Richard Dalzell, Bobby Rao, Katie Guy, Darren Guy, Deputy Mayor of Derry City and Strabane District Council and David Guy.

Strategic Priority 3: As NI's largest landlord, we will invest around £1,700m (2022/23-2024/25) into our local economy, through our housing services, construction activity, and employment opportunities and through our support for the health, voluntary and community sectors. In the same period, we will process circa. £1,148m in Housing Benefit across public and private housing tenures.

An action-packed race relations summer project via SECA has broadened the horizons of many young people at risk of isolation in Strabane, which received Community Cohesion funding of £2,788. towards their cultural youth project.

Kamini Rao, Community Development Officer, SECA, said, "We are very grateful to the Housing Executive for their support. Our project brings together children and their families from many

different nationalities, cultures and religious backgrounds in a friendly neutral venue. We encourage social interaction among parents and children through creative, fun activities facilitated by qualified instructors and educational off-site visits.

"This year we visited the local police barracks, Strabane Health Improvement Project, Strabane Community Unemployed group and the last couple of days were spent with Newbuildings Cricket Club youth members in a cricket coaching session.

"SECA particularly targets those groups living in Housing Executive areas where financial hardship can keep children from experiencing different settings and cultures. Opening up new horizons to these vulnerable young people helps them learn to approach those from different backgrounds in a positive way, with confidence and a healthy curiosity to know more."

Case Study 4: New Build Scheme at Buncrana Road, Derry/Londonderry



Row of terraced houses situated within the Buncrana Road scheme provided by Arbour Housing Association.

Strategic Priority 1: Taking the lead role as the Strategic Housing Authority, we will work with our partners to increase social housing supply to help meet identified need.

This new build scheme, funded from the Department for Communities' (DfC) grant through the Housing Executive, was completed in November 2024 by Arbour Housing Association.

The scheme has a total of 98 modern social homes and contains a mix of General Needs, wheelchair/accessible and units designed for those aged over 55.

Delivering almost 100 new build social homes on the Buncrana Road will make a significant contribution to meeting demand for social housing in the Westbank housing area of Derry/Londonderry.

Local outcomes against Strategic Priorities and Community Planning objectives

Strategic Priority 1

Taking the lead role as the Strategic Housing Authority, we will work with our partners to increase social housing supply to help meet identified need

Objective(s) achieved ■ Partially achieved ■ Remains outstanding ■

Plans 2023/26	2024/2025 Progress	Community Plan Reference & Action Plan update (where relevant)
Oversee development of Strategic Guidelines Target for Derry City and Strabane District social homes		
2024/25 – 372 Strategic Guidelines target. 2025/26 – 400 Strategic Guidelines target. 2026/27 – 405 Strategic Guidelines target. 2027/28 – 433 Strategic Guidelines target. (urban and rural)	348 units were completed in the Derry City and Strabane District Council area, with a further 1,348 units on-site at March 2025.	4A
Wheelchair Standard Accommodation target of 10% for general needs new build		
Ensure the 10% Wheelchair target is met for all general needs new build.	27 wheelchair units were completed in Derry City and Strabane District Council area, with 117 further wheelchair units on-site at March 2025.	4A, 6A, 6B, 6D
The Housing Executive will carry out an annual five year projected social housing need assessment for the Council area		
Annual Housing Needs Assessment (HNA) will be carried out for the Derry City and Strabane District Council area to project need over the periods 2024/29, 2025/30 and 2026/31.	HNA completed for Derry City and Strabane District Council area - projected need of 4,141 units for 2024-29 (Please see Appendix 2).	4A
Monitor Intermediate housing demand (Strategic Housing Market Analysis)		
Continue to monitor Derry and Strabane SHMA and instigate review if necessary.	No further updates.	4A

Plans 2023/26	2024/2025 Progress	Community Plan Reference & Action Plan update (where relevant)
Intermediate demand is assessed as 680 units 2020/2035.	Intermediate demand for the Derry City and Strabane District Council area is 50 units annually.	
Deliver Co-Ownership		
<p>During 2024/25, Co-Ownership completed the programme of 4,000 Co-Ownership homes across Northern Ireland using the allocation of £145m.</p> <p>In March 2025, the Minister for Communities announced the allocation of £153m Financial Transactions Capital loan funding for the period 2025/26 to 2028/29 to deliver 4,000 Co-Ownership homes across Northern Ireland.</p>	In 2024/25, there were 43 properties purchased through Co-Ownership in the Derry City and Strabane District Council area, out of a total 891 across Northern Ireland.	4A
Carry out Site Identification Studies		
Further Site Identification Studies (SIS) will be completed as identified.	Within the Derry City and Strabane District Council area, a SIS was completed in the Waterside 3 housing area (Derry/Londonderry) in 2024/25.	2B, 4A, 4C, 4D, 6A, 6B, 6D, 7B, 7C

Strategic Priority 2

As NI's largest landlord, we will help NI meet its emissions targets, address the impact of climate change and help sustain and protect our environment for future generations

Objective(s) achieved ■ Partially achieved ■ Remains outstanding ■

Plans 2023/26	2024/2025 Progress	Community Plan Reference & Action Plan update (where relevant)
Implement the Energy Efficiency Programme		
<p>The Housing Executive's 2024/27 Energy Efficiency Programme planned 1,817 units at an estimated cost of £10.90m in the Derry City and Strabane District Council area.</p> <p>The Housing Executive's 2025/28 Energy Efficiency Programme has planned 2,259 units at an estimated cost of £13.60m in the Derry City and Strabane District Council area.</p>	<p>The Housing Executive's 2024/25 Energy Efficiency Programme provided 627 heating installations in the Derry City and Strabane District Council area at a cost of £2.90m.</p>	<p>4D, 5A, 5B, 6A, 6B, 6D, 8A, 8B</p>
Implement the Affordable Warmth Scheme		
<p>The Housing Executive will implement the Affordable Warmth scheme. Funding of £8.01m was available for 2024/25 across Northern Ireland.</p> <p>Funding of £7.50m is available for 2025/26 across NI. Please note this figure reflects opening 2025/26 budget allocations and could be subject to change following future monitoring round outcome.</p>	<p>In the Derry City and Strabane District Council area, 326 measures were carried out to 178 private properties under the Affordable Warmth Scheme in 2024/25, at a cost of £0.94m.</p>	<p>4D, 5A, 5B, 6A, 6B, 6D, 8A, 8B</p>
Implement Boiler Replacement Scheme		
<p>The Boiler Replacement scheme was closed to new applicants from 21st September 2023 following instruction from DfC and for this reason received no funding in 2024/25.</p>	<p>No further updates.</p>	<p>4D, 5A, 5B, 6A, 6B, 6D, 8A, 8B</p>

Plans 2023/26	2024/2025 Progress	Community Plan Reference & Action Plan update (where relevant)
Increase membership of Oil Savings Network		
Continue to increase membership of Oil Savings Network.	<p>Over 17,000 orders were completed in the 12 months up to March 2025, with more than four million litres of home heating oil delivered across Northern Ireland.</p> <p>Over 610k litres of home heating oil was delivered in the Derry City and Strabane District Council area through the membership.</p> <p>Oil buying clubs operate throughout the District. There are clubs located in Londonderry/Derry, Eglinton, Strathfoyle, Newbuildings, Strabane and Castlederg.</p>	4D, 5A, 5B, 6A, 6B, 6D, 8A, 8B
Deliver Heritage in Housing (HIH) Programme		
The Heritage in Housing Programme is part of a broader initiative aimed at preserving and enhancing historic buildings while addressing the need for housing.	The Housing Executive's HIH programme is tailored to support ongoing Heritage Lottery Funded Townscape Heritage Initiative projects of which there remain none in the Derry City and Strabane District Council area.	4A, 4C, 4D, 6A, 6B

Strategic Priority 3

As NI's largest landlord, we will invest around £1,700m (2022/23-2024/25) into our local economy, through our housing services, construction activity, and employment opportunities and through our support for the health, voluntary and community sectors. In the same period we will process circa. £1,148m in Housing Benefit across public and private housing tenures

Objective(s) achieved ■ Partially achieved ■ Remains outstanding ■

Plans 2023/26	2024/2025 Progress	Community Plan Reference & Action Plan update (where relevant)
Deliver the Supporting People Programme		
<p>£9.98m was approved to deliver the Supporting People Programme for 2024/25.</p> <p>£10m has been approved to deliver the Supporting People Programme for 2025/26, (Appendix 5).</p>	<p>£9.61m was spent delivering the Supporting People Programme for 2024/25.</p> <p>65 accommodation-based services for 1,351 service users.</p> <p>15 floating support schemes for 593 service users.</p>	4A, 6A, 6B, 6D
Deliver planned investment and maintenance to Housing Executive stock		
<p>Funding for Housing Executive planned maintenance schemes for the Derry City and Strabane District Council area in 2024/25 was estimated at £11.77m.</p> <p>Funding for Housing Executive planned maintenance schemes for the Council area in 2025/26 is estimated at £9.57m (details in Appendix 4).</p>	<p>In 2024/25, the Housing Executive spent £9.59m on planned maintenance schemes in the Derry City and Strabane District Council area (Appendix 4).</p>	4D, 5A, 6A, 6B, 6D
<p>Funding for Housing Executive stock improvement work for the Council area in 2024/25 was estimated at £5.21m.</p>	<p>In 2024/25, the Housing Executive spent £5.48m on stock improvement work.</p>	4D, 5A, 6A, 6B, 6D

Plans 2023/26	2024/2025 Progress	Community Plan Reference & Action Plan update (where relevant)
Funding for Housing Executive stock improvement work for the Council area in 2025/26 is estimated at £6.31m (details in Appendix 4).		
Deliver elemental / response improvements to Housing Executive stock		
Funding for Housing Executive response maintenance for the Council area in 2024/25 was estimated at £6.13m. Funding for Housing Executive response maintenance for the Council area in 2025/26 is estimated at £7.62m.	In 2024/25, the Housing Executive spent £7.15m on response maintenance work.	8A, 8B
The Housing Executive will complete response maintenance repairs within the required target time.	85.18% of the Housing Executive response maintenance repairs in NI were completed within the required target time.	
The Housing Executive will carry out response maintenance repairs to customers’ satisfaction.	98.58% of the Housing Executive response maintenance repairs were carried out to customers’ satisfaction across the Derry City and Strabane District Council area.	
Administer DfC Areas at Risk, SPOD and Neighbourhood Renewal funding		
DfC hopes to continue to fund Areas at Risk, SPOD and Neighbourhood Renewal programmes for 2024/25 and 2025/26.	£70.02k SPOD and £4.47m Neighbourhood Renewal funding was received by groups in the Derry City and Strabane District Council area during 2024/25. As part of a DfC Cost of living exercise, further funding of £69k was received for Fuel and Energy Costs.	6A, 7A, 7B, 7C, 7D

Plans 2023/26	2024/2025 Progress	Community Plan Reference & Action Plan update (where relevant)
Implement Social Enterprise Plus Strategy		
<p>The Social Enterprise Plus strategy 2020-2024 had 3 core priorities:</p> <ul style="list-style-type: none"> • Objective 1 - Strengthening Housing Executive Communities • Objective 2 - Improving the economic circumstances of our customers • Objective 3 -Working in partnership with others for the benefit of Housing Executive communities <p>As part of the mid-point review the following additional priorities were seen as areas where the programme should also focus on:</p> <ul style="list-style-type: none"> • Cost-of-Living Crisis, • Climate Change, • The Introduction of Social Value in Public Sector Procurement, and, • Post Covid-19 recovery 	<p>During the period 2024/25, a total of 18 awards were made to the value of £150,000 across Northern Ireland.</p> <p>Three social enterprise regional events were held in partnership with statutory partners.</p> <p>The Social Enterprise Team organised out a range of best practice visits, providing opportunities for social enterprises to view other enterprises operating throughout NI and see how these could be replicated elsewhere.</p> <p>Initiated an external evaluation of the Social Enterprise Strategy 2020-2024 and the associated funding programme (to be completed by Spring 2025).</p> <p>Developed a draft Social Investment Strategy 2025-2030 and following approval issued it for formal public consultation.</p> <p>In the Derry City and Strabane District Council area during 2024/2025, the following social enterprises received awards:</p> <ul style="list-style-type: none"> • Destined - £6,000 • Gasyard Centre - £10,000 • Seán Dolans GAC - £9,063 • Triax Social Economy Project - £10,000 	2A, 2B, 2C, 4A, 6B

Strategic Priority 4

As the Strategic Housing Authority, we will work with our partners to deliver innovative housing solutions for our customers to help reduce poverty and improve health & well being

Objective(s) achieved ■ Partially achieved ■ Remains outstanding ■

Plans 2023-26	2024/2025 Progress	Community Plan Reference & Action Plan update (where relevant)
Transform model of homelessness provision towards prevention		
<p>Homelessness Strategy 2022-27 – Year 4 Action Plan currently being developed, for publication July 2025.</p> <p>The Year 4 Action Plan will guide delivery of the strategy during 2025/26 and includes an action to commence development of the Homelessness Strategy 2027-32 ahead of the statutory duty to publish a new strategy by April 2027.</p> <p>The Year 4 Action Plan will be available on the Housing Executive website.</p>	<p>Year 2 Annual Progress Report has been published during 2024/25 and is available on the Housing Executive website Year 2 Annual Progress Report.</p> <p>The Homelessness Strategy 2022-27 Year 3 Annual Progress Report will be published during Q2 of 2025/26 and will be available on the Housing Executive website.</p>	4A, 6B, 6D
Monitor impact of Fundamental Review of Allocations on discharge of homelessness duty		
<p>It remains vital that the Housing Executive considers the impact of the Fundamental Review of Allocations as any decision to discharge our statutory homelessness duty to the private rented sector will significantly influence support available for those living in this sector.</p> <p>Tenure neutral discharge (Proposal 4) is a longer term proposal with a planned implementation early to mid-2025.</p>	<p>The FRA Project Team is continuing to work with DfC to scope the practicalities and safeguards to implement Tenure Neutral Discharge under Proposal 4.</p>	4A, 6B, 6D

Plans 2023-26	2024/2025 Progress	Community Plan Reference & Action Plan update (where relevant)
Develop the Housing Solutions and Support Approach		
<p>Review the Housing Solutions and Support approach/model.</p> <p>Explore the potential of accreditation of staff in respect of the delivery of housing options advice.</p> <p>Contribute to scoping and specification of IT system to support delivery of housing solutions service.</p>	<p>The Housing Solutions approach is utilised for all customers who contact the Housing Executive with a housing issue. The scope for a review of the Housing Advisor role has been agreed.</p> <p>Work remains ongoing with key partners to explore the implementation of a Housing Advice Quality Standard for frontline staff offering housing advice in Northern Ireland.</p> <p>Progress on the homeless module is in line with expectations, with configuration of the standard product close to completion. In order to fully address the business requirements that cannot be met through configuration, a list of enhancements has been requested. A schedule for development work to be delivered by end of September 2025 has been agreed for sign off by MRI and the Housing Executive.</p>	4A, 6B, 6D
Facilitate Community Safety projects through funding and continue to partner on Anti-Social Behaviour (ASB) Forum & Policing and Community Safety Partnership (PCSPs)		
<p>The Housing Executive will continue to implement our Community Safety Strategy "Building Safer Communities Together 2025-2030" supported by our annual action plans.</p> <p>The Housing Executive will continue to assess funding applications and fund appropriate initiatives that address community safety issues in Housing Executive estates, where budget is available.</p>	<p>The Housing Executive's Strategy supports working together with a range of partners across statutory, voluntary and community sectors.</p> <p>During 2024/25, two projects were awarded £46.66k in the Derry City and Strabane District Council area:</p> <ul style="list-style-type: none"> Derry and Strabane Wanders: £40,000 Leafair: £6,655 	7B

Plans 2023-26	2024/2025 Progress	Community Plan Reference & Action Plan update (where relevant)
The Housing Executive will continue to partner on the ASB Forum. Housing Executive Area Managers will continue to attend their respective PCSP meetings.	During 2024/25, the Housing Executive dealt with 139 cases of ASB within the Derry City and Strabane District Council area. Local office staff continue to work with statutory partners in addressing ASB issues and attend the ASB Forum with the Police Service of Northern Ireland, Council and Department of Justice to discuss cases of common concern.	
The Housing Executive will continue to implement the Hate Incident Practical Action scheme (HIPA).	During 2024/25, there were no HIPA incidents actioned in the Derry City and Strabane District Council area.	
Raise awareness and promote diversity and integration through Community Cohesion Strategy		
Community Cohesion Strategy under review with S3 Solutions and going out for consultation.	The Community Cohesion Strategy review was completed by S3 Solutions with the key recommendation of merging two strategies (Cohesion strategy and Community Involvement strategy) into one overarching strategy. There was strong support for the new Community Involvement and Cohesion strategy.	7B
Promote good relations and continue to fund Supporting Communities Northern Ireland (SCNI)		
The Housing Executive will continue to support a community led approach across the five cohesion themes of Communities in Transition, Segregation/ Integration, Interfaces, Race Relations, and Positive Expressions of Culture.	Community Cohesion funding of over £846.21k was spent on 204 projects across Northern Ireland. In addition, up to £30k was spent on community-based cohesion initiatives across Northern Ireland. In the Derry City and Strabane District Council area during 2024/25, funding of £166.85k was disseminated among 31 groups.	7A, 7B, 7C
We will continue to work with communities to develop groups in under-represented areas and develop capacity of existing groups.	Housing Executive staff continued to work with strategic partners to train and support community groups and members of the Housing Community Network (HCN).	

Plans 2023-26	2024/2025 Progress	Community Plan Reference & Action Plan update (where relevant)
Administer community grants and Housing Community Network funding (HCN)		
<p>The Community Involvement Grants 2025/26 budget agreed as £25k per Area Office. Funding of £3k per area for HCN is also available.</p> <p>We will review the effectiveness of the existing Community Grants Programme and ensure resources are targeted to most effective activities.</p> <p>We will seek potential new funding streams.</p>	<p>A total of £248.32k was spent on Community Involvement Grants in 2024/25 across Northern Ireland.</p> <p>Across the Derry City and Strabane District Council area, a total of £24.87k was spent on Community Involvement Grants in 2024/25. This included funding for:</p> <p>Cathedral Youth Club - 'Celebrating our Community' project</p> <p>Creggan Older Mens Social Club for paved access to garden beds</p> <p>Greater Glen Women's Group - 'Connecting the Community' summer trips</p> <p>Creggan Neighbourhood Partnership - 'Drive to Success' project</p> <p>Shantallow Community Residents Association - 'Safer Summer' project</p> <p>Citizens of Senior Years - 'Digital for Seniors' project</p> <p>Killeter Road Community Association for a summer BBQ and fun day</p> <p>Ballymagroarty Hazelbank Community Partnership for the BHCP Connect Hub</p> <p>Neighbours United - 'Community First' project</p> <p>Brighter Ballymagorry Development Group - 'Digital Access for Seniors' project</p> <p>Clady Cross Community Development Association - 'Getting Everyone Online' project</p> <p>Enagh Youth Forum - 'Reaching Out' project</p> <p>Destined Ltd. for digital conferencing</p> <p>Strathfoyle Community Association Ltd. for facility refresh</p>	7A, 7C

Plans 2023-26	2024/2025 Progress	Community Plan Reference & Action Plan update (where relevant)
	<p>With a push to involve more groups, particularly underrepresented groups, there has been an increase in the amount for Community Involvement Grants. In each area, an increase of £5k funding was implemented and this will be reviewed again and analysed in-year after the Grants have been closed.</p> <p>New funding streams available in some areas with the Housing for All programme, this is scheme dependant. Local area offices source other funding streams but these are generally area specific.</p>	
Continue to monitor implementation of Community Involvement Strategy Action Plan		
<p>Action plan will incorporate new ways of supporting and engaging our communities.</p> <p>Our focus will be on delivering on the three key aims of the strategy: Engage, Enable and Empower.</p>	<p>A new annual plan and action plan for the Community Involvement and Cohesion strategy have been developed and implementation of this has commenced. This will be monitored and reviewed on a regular basis.</p>	7A, 7C
Identify hidden rural housing need		
<p>The Housing Executive will continue to work with rural communities to identify hidden rural housing need.</p> <p>Three locations (Erganagh, Spamount and Clady) are included within the 2025/26 Programme for testing.</p>	<p>In the Derry City and Strabane District Council area during 2024/25, no Rural Needs Tests were carried out.</p>	4A, 6A, 6B, 6D, 8A, 8B

Plans 2023-26	2024/2025 Progress	Community Plan Reference & Action Plan update (where relevant)
Rural Community Awards		
<p>Develop and deliver Housing Executive Rural Community Awards Competition annually.</p>	<p>The Rural Community Network and The Housing Executive co-hosted Rural Community Awards in the Seamus Heaney Homeplace in March 2025. This celebrated the dedication of rural groups and individuals. This event gives the opportunity to celebrate the work of volunteers across Northern Ireland who are quite often the 'unsung heroes' within communities.</p> <p>There are three categories -</p> <p>Rural Community Spirit – This award is to focus on and reward those community groups who work together to make their village or small settlement a better place.</p> <p>Community Champion – This award is open to extraordinary individuals nominated by the rural community group they represent. This person will pass on skills and knowledge whilst dedicating free time to push their community forward.</p> <p>Cleaner and Greener – This award aims to encourage those rural communities who have come together to protect and enhance the natural and built environment and promote sustainability,</p> <p>This was posted on The Housing Executive social media and internal emails to highlight the good work of rural communities.</p> <p>Learmount Community Development Group, based in the Derry City and Strabane District Council area, was the Community Spirit North runner-up.</p>	<p>4A, 6A, 6B, 6D, 8A, 8B</p>

Strategic Priority 5

As NI's largest landlord, we will engage with our customers to ensure they are at the heart of service improvements and our business delivery model

Objective(s) achieved ■ Partially achieved ■ Remains outstanding ■

Plans 2023-26	2024/2025 Progress	Community Plan Reference & Action Plan update (where relevant)
Through Community Planning, promote housing-led regeneration		
Promote housing led regeneration through master planning proposals in urban and village centres.	The Housing Executive will continue to work with the Council through the Community Planning process.	2B, 4A, 4B, 4D, 5B, 6A, 6B, 6D, 7A, 7B, 7C, 8A, 8B
Development of Private Rented Sector Access Scheme (PRSAS)		
<p>No confirmed homeless budget for 2024/25, likely to be major budgetary pressures which will greatly impact upon existing services and commissioning of new services such as a PRSAS.</p> <p>However, the development of a scheme that will provide support for those seeking to access or maintain private rented accommodation will continue to be a priority for the Housing Executive.</p>	No meaningful progress has been achieved due to funding difficulties in commissioning the development of large scale PRSAS.	6B

Plans 2023-26	2024/2025 Progress	Community Plan Reference & Action Plan update (where relevant)
Administer Disabled Facilities Grants (DFGs) and Adaptations		
<p>The Housing Executive has funding of approximately £13.15m for DFGs for the private sector in 2024/25.</p> <p>The funding for the Derry City and Strabane District Council area is £2.06m in 2024/25.</p> <p>The funding is demand led. DFGs are made available to fulfil an Occupational Therapist recommendation, to ensure a person's home is safe and accessible.</p>	<p>The Housing Executive approved 140 DFGs for private sector dwellings and completed 109 in the Derry City and Strabane District Council area.</p> <p>The approval value in the Derry City and Strabane District Council area in 2024/25 was £2.80m.</p>	6A, 6B, 6D
Approval of Discretionary Grants		
<p>Funding of discretionary grants will continue over the period 2023/26.</p> <p>There has been a small allocation for discretionary grant aid (Home Repair Assistance, Renovation / Replacement) which has only allowed the Housing Executive to cover previously committed spend and new enquiries linked to a Disabled Facilities Grant.</p>	<p>There was no discretionary grant approval during 2024/25 in the Derry City and Strabane District Council area (Appendix 4).</p> <p>The Housing Executive administers grant aid on behalf of the DfC and the programme is wholly reliant on the availability of Government funding. In recent years the Housing Executive has only received an allocation for mandatory Disabled Facilities and Repair Grants together with Ministerial priorities to support those in fuel poverty, including the Affordable Warmth Scheme.</p>	4D, 5A, 5B, 6A, 6B, 6D, 8A, 8B
Approval of Repair Grants		
Funding of repair grants will continue over the period 2023/26.	Repair Grant approval in 2024/25 was £8.69k (Appendix 4).	4D, 5A, 5B, 6A, 6B, 6D, 8A, 8B

Strategic Priority 6

Supporting our roles as both Strategic Housing Authority and NI's largest landlord, we will be an employer of choice and deliver high quality services for all in NI's increasingly diverse community

Objective(s) achieved ■ Partially achieved ■ Remains outstanding ■

Plans 2023-26	2024/2025 Progress	Community Plan Reference & Action Plan update (where relevant)
Develop and implement a new Customer Support & Tenancy Sustainment Strategy		
<p>Implement Action Plan 2019/24 through a combination of internal projects and grant awards.</p> <p>Prioritisation of actions in the Plan is subject to the appointment of a dedicated team. To be undertaken Q1 of 2023/24.</p> <p>Development of plans beyond year 1 are subject to the appointment of a dedicated team. As above.</p> <p>Target 2023/24 – Award circa £1.56 million to Voluntary, Community and Social Enterprise (VCSE) sector – inclusive of award fund uplift to tackle cost of living.</p> <p>Target 2024/25 – Award circa £780k to VCSE sector.</p> <p>Target 2025/26 – Award circa £780K to VCSE sector.</p> <p>Conduct evaluation of the Sustaining Tenancies Funding Programme (STFP) 2021-24.</p> <p>Prepare case for new programme of funding.</p>	<p>Tenancies that Thrive, the new Landlord Tenancy Support and Sustainment Strategy 2025-2030 was approved by the Board in April and was officially launched in June 2025. It sets out how the objectives will be operationalised through two delivery channels: the Sustaining Tenancies Grant Funding Programme (STGFP) and Annual (internal) Tenancy Support and Sustainment (TS&S) Action Plans.</p> <p>1) STGFP</p> <p>Tranche 2 of the 2023-2025 Sustaining Tenancies Grant Funding Programme opened in July 2024 and £816k was awarded to 10 organisations in the VCSE sector (exceeding 2024/25 investment target of £780k).</p> <p>Within the Derry City and Strabane District Council area, £200k was awarded to Destined and The 4Rs Recycling Organisations to support the "Staying at Home" and "Pay It Forward" projects.</p> <p>The Tranche 3 open applications window will take place during Summer 2025. The planned award budget for this tranche is £800k.</p> <p>Work has commenced on the development of a business case for a renewed programme from 2026. This will involve evaluation of the outcomes of the funding programmes to date, and consideration of any lessons learned to improve the value for money and impact of the STGFP funding model.</p>	6D, 7C

Plans 2023-26	2024/2025 Progress	Community Plan Reference & Action Plan update (where relevant)
	<p>2) Annual TS&S Action Plan for 2025</p> <p>Priority areas of work continue to be; provision of a longer-term solution to Tenancy Starter Pack availability for Housing Executive tenants, implementation of a Hoarding Support Service alongside an internal policy for staff, and delivery of comprehensive Mental Health Awareness training for frontline Housing Services staff. A number of related contracts are currently in the procurement process and are due to commence in the first half of financial year 2025/26.</p> <p>In 2024/25, the level of investment in various projects and activities in relation to the annual internal TS&S Action Plan was £570k.</p> <p>In 2025/26, the planned level of investment to deliver the TS&S Action Plan will rise to £753k.</p>	
Tenancy Sustainment		
We will continue to report on the sustainment rate, that is, the number of tenancies lasting longer than one year against a baseline of 86%.	<p>The sustainment rate of tenancies beyond 12 months continues to exceed the baseline rate.</p> <p>In the 12 months preceding 31st March 2025, we have exceeded our target with a sustainment rate of 90% of tenancies beyond one year.</p>	
Continuous Tenant Omnibus Survey		
Continue to monitor tenants' satisfaction through the Continuous Tenant Omnibus Survey.	The 2024 survey found that 83% of tenants in the Derry City and Strabane District Council area were satisfied with the overall service provided by the Housing Executive.	

Plans 2023-26	2024/2025 Progress	Community Plan Reference & Action Plan update (where relevant)
Rent collection, arrears and reporting of fraud		
<p>Maximise rent collection to reinvest and improve services.</p> <p>Manage arrears as effectively as possible to maximise income.</p> <p>Continue to report Tenancy Fraud statistics to DfC.</p> <p>Monitor and reduce tenancy fraud.</p>	<p>In the Derry City and Strabane District Council area, the Housing Executive collected 99.81% of rent in the year to end of March 2025.</p> <p>Arrears increased by £45k during 2024/25.</p> <p>Statistics reported quarterly to DfC.</p>	
Continue to work with DfC on the move to Universal Credit (UC) and working to mitigate the impacts of Welfare Reform		
<p>The Housing Executive will:</p> <ul style="list-style-type: none"> communicate with staff, tenants and housing applicants to provide advice and assistance on the impacts of welfare reform assist DfC and Department for Works and Pensions (DWP) in delivering the processes necessary to implement welfare reform and associated mitigations continue to work with DfC as a trusted partner for the move to UC continue to promote and target financial inclusion services to those tenants who are financially impacted by welfare reform. 	<p>The Housing Executive has:</p> <ul style="list-style-type: none"> communicated with staff, tenants and housing applicants to provide advice and assistance on the impacts of welfare reform continued to carry out research to help the business plan how to deal with the impacts of welfare reform assisted DfC and DWP in delivering the processes necessary to implement welfare reform and associated mitigations continued to work with DfC as a trusted partner for the Move to UC continued to promote and target financial inclusion services to those tenants who are financially impacted by welfare reform. 	7A, 7C

Plans 2023-26	2024/2025 Progress	Community Plan Reference & Action Plan update (where relevant)
Finalise and implement Voids Reset Plan		
<p>Based on the completion of a satisfactory audit of voids undertaken in Q1 & Q2 of 2023/24, the Voids Reset Plan has been rescheduled to Q1/Q2 of 2024/25.</p>	<p>Last year, voids performance was reported to the Executive Team in November, then to the Board as part of the Chief Executive's update, and then to the Review and Performance Committee as part of the KPI paper.</p> <p>The Assistant Director took a decision that a voids action plan was not necessary, in light of void performance that has been meeting or exceeding corporate performance targets.</p>	

Appendices

Appendix 1

Community Plan themes and outcomes

The Derry City and Strabane District Council Community Plan is available for download on the council website by following the link below:

[Derry City and Strabane District Council Community Planning](#)

Theme	Indicators	Reference
Education and Skills 'We are better skilled and educated'	Our young people have improved attainment levels.	1A
	We have a better skilled educated workforce.	1B
	As a North West learning Region we have increased training and learning opportunities.	1C
Enterprise and the Economy 'We prosper through a strong, sustainable and competitive economy'	Meaningful and rewarding employment is available to everyone.	2A
	Our economy is better connected and more prosperous.	2B
	We are more entrepreneurial, creative and business ready and have grown the economic base.	2C
	We are specialised and innovative and have competitive advantage.	2D
Tourism, Arts and Culture 'We live in the cultural destination of choice'	We are the cultural destination of choice and offer world class experiences.	3A
Physical and Environmental Regeneration 'We live sustainably protecting and enhancing the environment'	Our Local Development Plan contributes to the development of sustainable communities and to meeting housing needs.	4A
	We benefit from well designed and managed green spaces.	4B
	We have stronger environmental stewardship.	4C
	We value and enhance our environment.	4D

Theme	Indicators	Reference
Infrastructure: Energy, Waste, Transport and Water 'We connect people and opportunities through our infrastructure'	We have secure and affordable energy supply.	5A
	We have moved towards a zero waste circular economy.	5B
	We have more integrated, sustainable and accessible transport.	5C
	Our water is cleaner and more effectively managed.	5D
Health and Wellbeing 'We live long, healthy and fulfilling lives'	We age actively and more independently.	6A
	Health inequalities are reduced.	6B
	We are more physically active.	6C
	We have improved physical and mental health.	6D
Community Development 'We live in a shared, equal and safe community'	We are more actively engaged and can influence decisions which affect us.	7A
	We have safer communities.	7B
	We have access to quality facilities and services.	7C
	The community and voluntary sector is more resilient and sustainable.	7D
Children and Young People 'Our children and young people have the best start in life'	Our children and young people are safer, healthier, more respected and included.	8A
	Our children and young people are better able to fully realise their potential and become active, responsible citizens	8B

Appendix 2

Housing Supply Requirements in Derry City and Strabane District

Cross Tenure 15 year requirement, 2020-2035

Local Government District	Market	Intermediate	Social	All Tenures
Derry City and Strabane	2,060	680	2,390	5,130
Northern Ireland Total	54,890	15,450	25,280	95,620

Further details at: [Northern Ireland Summary Report](#)

5 year social housing projection (HNA 2024-2029)

Settlement	Social Housing Need 2024-29
Derry City	
Coshquin	7
Derry 3/Collon Terrace Westbank	1,731
Derry 1/Waterloo Place Westbank	1,009
The Fountain	2
Waterside 1	177
Waterside 2	390
Waterside 3	176
Currynierin	11
Drumahoe	18
Tullyalley	6
Derry City Total	3,527
Towns	

Settlement	Social Housing Need 2024-29
Strabane Town	217
Villages	
Artigarvan	6
Ballymagorry	16
Castledearg	45
Clady	6
Claudy	42
Donemana	5
Eglinton	111
Lettershandoney	10
Maghermason	7
Newbuildings	22
Newtownstewart	18
Plumbridge	3
Sion Mills/Glebe	46
Spamount	1
Strathfoyle	36
Small settlements	
Ardmore	5
Douglas Bridge	10
Maydown	1
Nixons Corner	7
Total Social Newbuild Requirement Derry City and Strabane	4,141

Source: Housing Executive

There is currently no projected need for Ardstraw, Erganagh, Killen/Killeter and Park. These areas will be kept under annual review.

Explanatory text for the housing data

	Northern Ireland Housing Supply Requirement (cross tenure)	Housing Need Assessment (Social housing)
Purpose	Strategic – an evidence base for local development plan and key data for the housing development sector to plan new build.	Operational – waiting list analysis based on local choice to inform social housing delivery
Timescales	Projects new cross tenure supply requirement forward over a 15 year period	Projects social housing requirements forward over a 5 year period
Tenure	Looks across all housing tenures e.g. private (owner occupied and private-rented, intermediate, social)	Only looks at social housing
Data	Uses official statistics which include demographics, households, income, migration and affordability.	Data is derived from waiting list / completed housing application forms

Appendix 3

Social Housing Development Programme

For further details check the [Social Housing Development Programme](#) and the [Commissioning Prospectus](#).

Schemes completed April 2024-March 2025

Scheme Name	Units	Client Group	Housing Association	Theme
Westbank Rehabs*	3	General Needs	Apex	Urban
Buncrana Road	68	General Needs	Arbour	Urban
Buncrana Road	23	Active Elderly	Arbour	Urban
Buncrana Road	7	Wheelchair Standard	Arbour	Urban
16 Waterloo Place	14	General Needs	Ark	Urban
Ballyoan (Park Hill Phase 1)	53	General Needs	Choice	Urban
Ballyoan (Park Hill Phase 1)	6	Wheelchair Standard	Choice	Urban
65 Evish Road, Strabane	48	General Needs	Clanmil	Urban
65 Evish Road, Strabane	4	Wheelchair Standard	Clanmil	Urban
129-130 Melmount Road, Sion Mills	13	General Needs	Rural	Rural
129-130 Melmount Road, Sion Mills	2	Wheelchair Standard	Rural	Rural
Adria Factory Site, Strabane	70	General Needs	Woven	Urban
Adria Factory Site, Strabane	8	Wheelchair Standard	Woven	Urban
125 Spencer Road	17	General Needs	Woven	Urban
Melmount Road, Sion Mills	12	General Needs	Woven	Rural
Total	348			

Source: Housing Executive

*Rehabilitation of Existing Properties

Schemes on-site at March 2025

Scheme Name	Units	Client Group	Housing Association	Theme
Ervey Road, Tamnaherin	6	General Needs	Apex Housing	Rural
John Street	40	Active Elderly	Arbour	Urban
Bishop Street	24	General Needs	Choice	Urban
Bishop Street	16	General Needs	Choice	Urban
Bishop Street	21	Active Elderly	Choice	Urban
Bishop Street	3	Wheelchair Standard	Choice	Urban
Branch Road	16	Active Elderly	Choice	Urban
Branch Road	2	Wheelchair Standard	Choice	Urban
50-54 Waterloo Street	19	Active Elderly	Clanmil	Urban
65 Evish Road, Strabane	16	General Needs	Clanmil	Urban
65 Evish Road, Strabane	1	Wheelchair Standard	Clanmil	Urban
Foyle Road (4 Letterkenny Road)	24	General Needs	Radius	Urban
Foyle Road (4 Letterkenny Road)	12	Active Elderly	Radius	Urban
Foyle Road (4 Letterkenny Road)	4	Wheelchair Standard	Radius	Urban
Adria Factory Site, Strabane	42	General Needs	Woven	Urban
Adria Factory Site, Strabane	26	Active Elderly	Woven	Urban
Adria Factory Site, Strabane	4	Wheelchair Standard	Woven	Urban
Beechwood Park, Strathfoyle	4	General Needs	Arbour	Rural
Beechwood Park, Strathfoyle	1	Wheelchair Standard	Arbour	Rural

Scheme Name	Units	Client Group	Housing Association	Theme
Beechwood Park, Strathfoyle	5	Active Elderly	Arbour	Rural
Tillie & Henderson Factory Site	64	General Needs	Ark	Urban
Tillie & Henderson Factory Site	53	Active Elderly	Ark	Urban
Tillie & Henderson Factory Site	14	Wheelchair Standard	Ark	Urban
Ballyoan (Park Hill Phase 1)	109	General Needs	Choice	Urban
Ballyoan (Park Hill Phase 1)	8	Active Elderly	Choice	Urban
Ballyoan (Park Hill Phase 1)	14	Wheelchair Standard	Choice	Urban
Duke Street	39	General Needs	Woven	Urban
Duke Street	29	Active Elderly	Woven	Urban
Duke Street	5	Wheelchair Standard	Woven	Urban
Curly Hill Road, Strabane	69	General Needs	Woven	Urban
Curly Hill Road, Strabane	6	Wheelchair Standard	Woven	Urban
Windsor Terrace	17	General Needs	Woven	Urban
Windsor Terrace	3	Wheelchair Standard	Woven	Urban
Windsor Terrace	22	Active Elderly	Woven	Urban
Ballyoan (Park Hill Phase 2)	172	General Needs	Choice	Urban
Ballyoan (Park Hill Phase 2)	17	Wheelchair Standard	Choice	Urban
H2 Lands, Buncrana Road (Phase 1)	378	General Needs	Apex Housing	Urban
H2 Lands, Buncrana Road (Phase 1)	43	Wheelchair Standard	Apex Housing	Urban
Total	1,348			

Schemes programmed 2025/28

Scheme Name	Units	Client Group	Housing Association	Onsite Year	Theme
Meenan Square	8	General Needs	Apex Housing	2025/26	Urban
Springtown Road (Phase 2)	258	General Needs	Apex Housing	2025/26	Urban
Moore's Land (H1B Lands Phase 1)	150	General Needs	Apex Housing	2025/26	Urban
Carlisle House, Carlisle Road	23	Active Elderly	Ark	2025/26	Urban
Carlisle House, Carlisle Road	3	Wheelchair Standard	Ark	2025/26	Urban
Church Street, Claudy	8	General Needs	Ark	2025/26	Rural
Church Street, Claudy	1	Wheelchair Standard	Ark	2025/26	Rural
Castlefin Road, Castlederg	15	General Needs	Ark	2025/26	Rural
Castlefin Road, Castlederg	9	Active Elderly	Ark	2025/26	Rural
Castlefin Road, Castlederg	2	Wheelchair Standard	Ark	2025/26	Rural
162-166 Foxhill	5	General Needs	Clanmil	2025/26	Urban
Clonmeen Drive, Strathfoyle (T)*	5	General Needs	Rural	2025/26	Rural
H2 Lands, Buncrana Road (Phase 2)	200	General Needs	Apex Housing	2026/27	Urban
Moore's Land (H1B Lands Phase 2)	150	General Needs	Apex Housing	2026/27	Urban
Patrician Villas, Strabane	13	General Needs	Arbour Housing	2026/27	Urban
Patrician Villas, Strabane	1	Wheelchair Standard	Arbour Housing	2026/27	Urban
Old Strabane Road	37	General Needs	Arbour Housing	2026/27	Urban

Schemes programmed 2025/28

Scheme Name	Units	Client Group	Housing Association	Onsite Year	Theme
Old Strabane Road	5	Wheelchair Standard	Arbour Housing	2026/27	Urban
Queens Quay	20	General Needs	Arbour Housing	2026/27	Urban
Queens Quay	2	Wheelchair Standard	Arbour Housing	2026/27	Urban
Ballyoan, (Park Hill Phase 3)	159	General Needs	Choice	2026/27	Urban
Ballyoan, (Park Hill Phase 3)	20	Active Elderly	Choice	2026/27	Urban
Ballyoan, (Park Hill Phase 3)	21	Wheelchair Standard	Choice	2026/27	Urban
Ballygudden Road, Eglinton	97	General Needs	Clanmil	2026/27	Urban
Abercorn Road	40	General Needs	Clanmil	2026/27	Rural
Abercorn Road	3	Wheelchair Standard	Clanmil	2026/27	Urban
Liskey Road, Strabane (S)	40	General Needs	Clanmil	2026/27	Urban
Main Street, Claudy	24	General Needs	Woven	2026/27	Rural
Main Street, Claudy	6	Active Elderly	Woven	2026/27	Rural
Main Street, Claudy	3	Wheelchair Standard	Woven	2026/27	Rural
10-13 Waterloo Place	32	General Needs	Woven	2026/27	Urban
10-13 Waterloo Place	4	Wheelchair Standard	Woven	2026/27	Urban
H2 Lands, Buncrana Road (Phase 3)	180	General Needs	Apex Housing	2027/28	Urban
Moores Land (H1B Lands Phase 3)	150	General Needs	Apex Housing	2027/28	Urban

Schemes programmed 2025/28

Scheme Name	Units	Client Group	Housing Association	Onsite Year	Theme
John Wesley Street, Strabane	29	General Needs	Arbour Housing	2027/28	Urban
Gransha (S)	54	General Needs	Choice	2027/28	Urban
8-10 Victoria Road	39	General Needs	Clanmil	2027/28	Urban
Galliagh Linear Park (S)	20	Active Elderly	Clanmil	2027/28	Urban
21 Northland Road	16	General Needs	Clanmil	2027/28	Urban
21 Northland Road	1	Wheelchair Standard	Clanmil	2027/28	Urban
Total	1,853				

Appendix 4

Maintenance Programme, Grants and Adaptations information

Schemes completed April 2024 - March 2025

Work Category	Scheme	Units
External Cyclical Maintenance	Gobnascale/Fallowea/Emerson	220
	Glenbank/Glenside/Glenvale	146
	Glebe/Derg	155
	Waterside (Claudy/Lettershandoney)	104
	Waterloo (Foyle Road/Longtower)	82
Doors	Waterloo	20
	Waterside Phase 1 (Strathfoyle)	52
Revenue Replacement - Bathrooms	Waterside (Milltown/Newbuildings)	121
	Waterside Triangle	42
	Waterloo (Brandywell Phase 1)	75
	Waterside (Heron Way/Lapwing Way)	80
	Collon Terrace (Benview/Shantallow)	39
Bathroom Kitchen Rewire (BKR)	Waterside (Roulston/Strabane Old Road)	49
	Waterloo/Waterside (Abbots Walk/Lettershandoney)	100
	Collon Terrace (Fern Park/Cashelhill Park)	37
Heating Installation	Emergency One-Offs	24
	Collon Terrace Heating Phase 1	137
	Collon Terrace Heating 'Brandywell Phase 1'	78
	Strabane Heating 'Carlton'	94
	Waterside Heating	154

Schemes completed April 2024 - March 2025

Work Category	Scheme	Units
	'Brandywell Heating Phase 2'	87
	Collon Terrace Heating Phase 2	129
	Waterloo Place Heating (Bishop Street/Creggan)	65
	Collon Terrace Heating (Leafair/Liscloon/Marianus)	110
	Strabane Heating (Ballycolman/Newtownstewart)	151
	Waterside Heating (Strathfoyle/ Lisnagelvin)	170
	Collon Terrace Heating (Carnhill)	112
	Collon Terrace Heating (Ballymagroarty)	98
	Collon Terrace Heating (Galliagh)	17
	Waterloo Place Heating (Creggan/ Foyle/Orchard)	3
Special Scheme	West Aluminium Bungalows External Wall Insulation and Retrofit	14
Loft Insulation	West Loft Insulation	14
Low Carbon Improvements	Strabane Low Carbon Heating	37
Fence Painting	Drumrallagh/Blackstone	208
Double Glazing	Bishop Street/Bogside/Rossville (Waterloo)	143
	Brighter/Tullymore (Waterside)	308
	Altcar/Ardnamoyle (Collon Terrace DG 2021)	257
	Rosemount/Glens (Waterloo)	253
	Ardnabrocky/St. Canices (Waterside)	273
	Waterside/Strabane	102
	Ballymagroarty (Collon Terrace)	202
	Coshowen/ Glenfada (Waterloo)	2
Total		4,564

Source: Housing Executive

Note: Some schemes may start and complete in year.

Schemes activity and expected completions up to 31 March 2026

Work Category	Scheme	Units
External Cyclical Maintenance	Waterside (Claudy/Lettershandoney)	150
	Waterloo (Foyle Road/Longtower)	237
	Collon Terrace (Dundrean/Fergleen)	129
External Doors	Waterside Phase 2 (Claudy/Eglinton)	120
Bathroom Kitchen Rewire	Collon Terrace (Fern Park/ Cashelhill Park)	45
	Waterloo (The Fountain)	82
	Waterside (Kinsale Park)	100
	Strabane (Drumnabey)	60
Revenue replacement - Bathrooms	Collon Terrace (Benview/Shantallow)	87
	Strabane (Lisnafin Park Phase 1)	72
Heating Installation	Waterside	1
	Collon Terrace (Carnhill)	11
	Collon Terrace (Ballymagroarty)	10
	Collon Terrace (Galliagh)	74
	Waterloo (Creggan/Foyle/Orchard)	77
	Strabane (Castleberg/Newtownstewart)	114
	West Area Emergency Scheme	50
	Waterside (Caw/Strathfoyle/Eglinton)	113
	Collon Terrace (Carnhill/Belmont/Shantallow)	101
	Waterloo (Creggan/Brandywell/Rosemount)	106
	Waterside (Currynierin/Lettershandoney/Drumahoe)	104
	Collon Terrace (Ballymagroarty)	110
	Strabane (Ballycolman/Lisnafin/Fountain)	119
	Waterloo (Meenan Park/Bishop Street/Fountain)	154

Schemes activity and expected completions up to 31 March 2026

Work Category	Scheme	Units
Cavity Wall Insulation	Waterloo (Iniscarn/Circular/Creggan)	60
	Waterloo (Brandywell/Lecky/Quarry Street)	107
	Collon Terrace (Ballymagroarty)	123
Capital – Multi-Element Improvements	Strabane (330 to 330f Lisnafin Park)	6
	Waterloo (Creggan Heights)	5
Low Carbon Heating	Strabane (Sion Mills/Newtownstewart /Artigarvan)	13
Incremental Improvements - Roofs	Waterside (Foyle Crescent/ Primity)	20
Fence Painting	Waterloo (Rosemount Completion)	112
Double Glazing	Waterside (Broighter/Tullymore)	39
	Collon Terrace (Altcar/Ardnamoyle)	30
	Waterside (Ardnabrocky/St. Canices)	15
	Waterloo (Coshown/Glenfada)	198
	Collon Terrace (Shantallow/Galliagh)	100
Special Schemes	Waterloo (26 Pump Street Refurbishment of Four Flats)	4
	West Aluminium Bungalows EWI and Retrofit	25
Total		3,083

Source: Housing Executive

Definition of Work Categories	
BKR	Bathroom Kitchen Rewiring.
External Cyclical Maintenance	Work to the external fabric of a dwelling and its immediate surrounding area.
Heating Installation	Replacement of solid fuel or electric heating.
Revenue Repair/Replacement	Repair or replacement of obsolete internal elements, e.g. sanitary ware and kitchen units.
Double Glazing	Replacement of single glazed with double glazed units.
Doors	Replacement of external doors.
Fence Painting	Fence painting which traditionally was an element with the External Cyclical Maintenance (ECM) programme.
Capital Scheme	Improvement works.
Special Scheme	Improvement works to dwellings outside the Improvement to Purpose Built Stock programme.

Grants Performance 2024/25

Grant Type	Approved	Approval Value £k	Completed
Mandatory Grants			
Disabled Facilities Grant	140	2,798	109
Repairs Grant	<10	8.69	<10
Discretionary Grants*			
Replacement Grant	0	0	0
Renovation Grant	0	0	<10
Home Repair Assistance Grant	0	0	0
Total	-	2,806	115

Source: Housing Executive

There may be a discrepancy in calculation due to rounding.

* The Housing Executive administers grant aid on behalf of the Department for Communities and the programme is wholly reliant on the availability of Government funding. In recent years the Housing Executive has only received an allocation for mandatory Disabled Facilities and Repair Grants together with Ministerial priorities to support those in fuel poverty, including the Affordable Warmth Scheme. There has been a small allocation for discretionary grant aid – Home Repair Assistance, Renovation / Replacement – which has only allowed the Housing Executive to cover previously committed spend and new enquiries linked to a Disabled Facilities Grant.

Adaptations to Housing Executive stock in 2024/25

Type of Adaptation	Adaptations 2024/25	Actual spend 2024/25 £m
Adaptations for Persons with a Disability (APD's) Starts*	15	1.40
Adaptations for Persons with a Disability (APD's) Completions*	13	
Lifts**	24	0.16
Showers**	120	0.65
Minor APD repairs***	284	0.30
Total	456	2.50

Source: Housing Executive
*Some Adaptations for Persons with a Disability (APD's) may start and complete in year.
**Lifts & showers are also included in Planned Maintenance in Finance Chart in Local Context.
***Minor APD repairs are also included in Response Maintenance in Finance Chart in Local Context.
There may be a discrepancy in calculation due to rounding.

Disabled Facilities Grants (DFGs)

Year	2020/21	2021/22	2022/23	2023/24	2024/25
Approved	141	134	123	119	140
Funding (£m)	2.05	2.05	2.28	2.81	2.80

Source: Housing Executive

Appendix 5

Supporting People Information and Homelessness

Supporting People

Type of Service	Client Group	No. of providers	No. of schemes	Max. no of services users	Actual payments 2024/25 (£k)	***Budget 2025/26 (£k)
Floating Support Services	Disability	3	3	66	269	268
	Homeless	7	8	312	1,010	997
	Older People	2	2	137	441	435
	Young People	2	2	78	218	218
	Sub Total**	**	15	593	1,938	1,919
Non-Floating Support Services	Disability	6	14	207	2,086	2,092
	Homeless	6	16	312	3,928	4,388
	Older People	5	30	776	693	666
	Young People	3	5	56	963	931
	Sub Total**	**	65	1,351	7,671	8,077
Grand Total*		**	80	1,944	9,609	9,996

Source: Housing Executive

* There may be a discrepancy in calculation due to rounding.

** Some providers supply both accommodation based and floating support services. Where a service straddles more than one council area, the scheme was recorded for each area but apportioned in terms of units, spend and budget.

*** Special Needs Management Allowance Budget and expenditure has been excluded.

Homelessness

Year	No. of homeless presenters	No. of homeless acceptances	Households placed in temporary accommodation*
2020/21	2,084	1,146	1,250
2021/22	2,049	1,212	1,161
2022/23	2,073	1,305	1,335
2023/24	2,041	1,352	1,593
2024/25	1,839	1,218	1,421

Source: Housing Executive

* Applicants may have multiple placements over the period.

Appendix 6

Housing Executive Local Stock at March 2025

Common Landlord Area	Bung (i)	Cottage	Flat	House	Mais (ii)	Total	Void*
Ardmore	2	1	0	8	0	11	0
Ardstraw	11	0	0	10	0	21	0
Artigarvan	25	0	0	19	0	44	0
Ballycolman	52	0	2	225	0	279	1
Ballymagorry	14	0	4	23	0	41	0
Ballymagroarty/Hazelbank	102	2	111	329	0	544	5
Ballynagard	8	1	0	5	0	14	0
Belmont	3	0	23	24	0	50	0
Bishops Street	21	0	36	50	4	111	0
Brandywell	40	0	41	164	0	245	1
Brigade	78	0	9	12	0	99	2
Carlton Drive	37	0	0	80	0	117	3
Carnhill/Galliagh	258	0	235	704	0	1,197	4
Castleberg	95	1	4	105	0	205	3
Caw	147	0	77	166	0	390	2
Clady Strabane	5	1	0	13	0	19	0
Claudy	50	6	0	66	0	122	2
Clooney	0	0	45	88	0	133	1
Cloughglass (The Glen)	41	0	1	106	0	148	2
Coshquin	9	2	0	30	0	41	0

Common Landlord Area	Bung (i)	Cottage	Flat	House	Mais (ii)	Total	Void*
Creggan Derry	47	0	111	402	1	561	13
Cullion Donemana	47	0	0	65	0	112	0
Currynrierin	59	0	4	90	0	153	0
Douglas Bridge	8	1	0	13	0	22	0
Drumahoe	23	1	0	32	0	56	1
Eglinton	41	5	0	27	0	73	1
Elmwood	0	0	2	5	10	17	0
Erganagh	7	0	0	15	0	22	0
Fountain (Waterloo Place)	4	0	33	39	27	103	2
Fountain Hill	0	0	14	0	0	14	1
Fountain Strabane	11	0	0	151	0	162	0
Foyle Road/Orchard Row	5	0	37	25	0	67	2
Glebe	36	0	0	36	0	72	1
Gobnascale	16	0	40	174	0	230	1
Hollymount	36	0	0	26	0	62	1
Ivy Terrace	0	0	14	6	0	20	0
Kilfennan	18	0	0	80	0	98	0
Killen Strabane	5	0	0	16	0	21	0
Killeter	10	0	0	7	0	17	0
Knockdara	4	0	0	4	0	8	0
Lettershandoney	4	0	0	40	0	44	0
Lisnafin/Bridge St/Urney	72	0	60	115	0	247	9
Lisnagelvin	18	1	0	78	0	97	1
Lower Creggan	48	0	25	187	16	276	4

Common Landlord Area	Bung (i)	Cottage	Flat	House	Mais (ii)	Total	Void*
Magheramason	24	0	0	12	0	36	0
Maydown	0	0	0	3	0	3	0
Meenan Park	0	0	64	41	6	111	1
Melvin Court	0	0	12	0	0	12	0
Newbuildings	31	1	8	75	0	115	0
Newtownstewart	57	1	0	129	0	187	1
Nixons Corner	3	0	0	8	0	11	0
Northland Road	13	0	8	20	3	44	0
Park	9	0	0	7	0	16	0
Plumbridge	19	0	0	14	0	33	1
Rosemount	16	0	5	88	4	113	0
Rosstowney	0	0	0	16	0	16	0
Rossville	19	0	115	84	26	244	1
Shantallow	49	0	28	299	0	376	14
Sion Mills	69	2	0	77	0	148	0
Spamount	3	1	0	27	0	31	0
Springhill Newtown	42	0	15	113	0	170	2
Strathfoyle	9	0	21	218	0	248	1
Tullyally	21	0	0	100	0	121	0
Waterside Triangle	2	0	38	20	31	91	8
Derry City and Strabane Total	1,903	27	1,242	5,211	128	8,511	92

Source: Housing Executive

*Of the total stock these properties are void and do not include properties for sale or demolition.

(i) Bungalow (ii) Maisonette.

Appendix 7

Applicants and Allocations at March 2025

	Applicants (Total)	Applicants (HS)	Allocations*
Westbank			
Ballyarnett	5	2	0
Ballymagroarty/Hazelbank	360	296	17
Belmont	56	44	<10
Bishops Street	198	153	14
Brandywell	67	56	<10
Carnhill/Galliagh	1,042	907	139
Cloughglass (The Glen)	87	69	18
Coshquin	16	11	0
Creggan	438	357	20
Elmwood	5	2	0
Foyle Road/Orchard Row	48	39	0
Ivy Terrace	5	4	0
Lower Creggan	279	193	15
Meenan Park	28	26	12
Northland Road	240	195	29
Rosemount	144	121	<10
Rossville	166	135	21
Shantallow	293	238	15
Ballynagard	94	81	0

	Applicants (Total)	Applicants (HS)	Allocations*
Fountain	17	13	<10
Waterside			
Ballyoan	200	167	61
Brigade	67	49	<10
Caw	159	132	10
Clooney	61	43	<10
Ebrington	35	33	<10
Fountain Hill	23	16	18
Gobnascale	236	197	<10
Hollymount	34	27	0
Kilfennan	102	79	<10
Knockdara	16	11	0
Lisnagelvin	175	126	17
Melvin Court	36	23	<10
Rosstowney	8	7	<10
Waterside Triangle	96	87	<10
Strabane Town			
Ballycolman	315	200	72
Carlton Drive	36	27	<10
Fountain Strabane	31	21	<10
Lisnafin/Bridge St/Urney	134	101	18
Springhill Newtown	96	71	53
Other Areas			
Ardmore	15	15	0

	Applicants (Total)	Applicants (HS)	Allocations*
Ardstraw	4	1	0
Artigarvan	30	18	<10
Ballymagorry	28	21	<10
Castleberg	122	77	15
Clady Strabane	19	9	0
Claudy	75	56	<10
Currynierin	25	19	<10
Donemana	18	9	<10
Douglas Bridge	21	13	<10
Drumahoe	42	27	<10
Eglinton	152	120	<10
Erganagh	1	1	<10
Glebe	15	11	<10
Killen	6	6	<10
Killeter	5	3	0
Lettershandoney	17	11	0
Magheramason	16	12	<10
Maydown	3	2	0
Newbuildings	37	26	<10
Newtownstewart	63	38	15
Nixons Corner	9	9	0
Park	4	2	0
Plumbridge	7	5	<10
Sion Mills	113	80	33

	Applicants (Total)	Applicants (HS)	Allocations*
Spamount	3	2	0
Strathfoyle	72	56	<10
Tullyally	18	15	<10
Derry City and Strabane Total	6,388	5,023	718

Source: Housing Executive

NB: Household Composition is recorded on our systems at the point of application and may not reflect the current composition of the household.

*Urban and Rural allocation figures have been amalgamated due to GDPR requirements.

Please note that where there are less than 10 allocations, they have been listed as <10 in compliance with Data Protection requirements.

Appendix 8

Management Team contact details

Landlord Services		
All enquiries 03448 920 900		
After Hours Homelessness 03448 920 908 (Mon-Fri after 5pm and weekends)		
Office	Contact	Contact Information
Collon Terrace Office 14 Collon Terrace Londonderry, BT48 7QP		collonterrace@nihe.gov.uk
Collon Terrace Office Ulster Bank Buildings Waterloo Place Londonderry, BT48 4BS		waterlooplace@nihe.gov.uk
Waterside Office 2 Glendermott Road Waterside Londonderry, BT47 1AU		waterside@nihe.gov.uk
Strabane Office 40-46 Railway Street Strabane, BT82 8EH		strabane@nihe.gov.uk
North Region Manager	Frank O'Connor	frank.oconnor@nihe.gov.uk
Area Manager	Eddie Doherty	edward.doherty@nihe.gov.uk
Assistant Area Manager	Mary O'Neill Caroline Quigley	mary.oneill@nihe.gov.uk caroline.quigley@nihe.gov.uk
Area Housing Benefit Manager (West and Omagh)	Jacqui Leitch	jacqui.leitch@nihe.gov.uk
Housing Solutions Manager	Aisling Kelly Christine Doherty Theresa Ferguson	Aisling.kelly@nihe.gov.uk Christine.doherty@nihe.gov.uk Theresa.ferguson@nihe.gov.uk
Local Office Manager Waterloo Place	Clare Cooke	clare.cooke@nihe.gov.uk

Landlord Services		
Local Office Manager Waterside	Jennifer Gault	jennifer.gault@nihe.gov.uk
Local Office Manager Collon Terrace	Martina Forrest	martina.forrest@nihe.gov.uk
Local Office Manager Strabane	Aisling Ferguson	aisling1.ferguson@nihe.gov.uk
Area Maintenance Manager	Philip Meenan	philip.meenan@nihe.gov.uk

Regional Services		
All enquiries 03448 920 900		
Office	Contact	Contact Information
Land and Regeneration Services, 2 Adelaide Street, Belfast, BT2 8PB	Ailbhe Hickey Assistant Director (A)	ailbhe.hickey@nihe.gov.uk
Central Grants, 2 Adelaide Street, Belfast, BT2 8PB	Emma Stubbs Assistant Director Private Sector Investment & Sustainable Development	emma1.stubbs@nihe.gov.uk
Place Shaping North, Richmond Chambers, The Diamond, Londonderry, BT48 6QP	Carita Coulter Head of Place Shaping North (A)	Carita.coulter@nihe.gov.uk
Development Programme Group 2 Adelaide Street Belfast, BT2 8PB	Lynsay Magill Head of Development Programme Group	lynsay2.magill@nihe.gov.uk
Supporting People 2 Adelaide Street Belfast, BT2 8PB	Alistair Mawhinney Assistant Director	alistair.mawhinney@nihe.gov.uk

Appendix 9

Glossary

Term	Definition
Affordable Housing	Affordable housing is: a) Social rented housing; or b) Intermediate housing for sale; or c) Intermediate housing for rent, that is provided outside of the general market, for those whose needs are not met by the market. Affordable housing which is funded by Government must remain affordable or alternatively there must be provision for the public subsidy to be repaid or recycled in the provision of new affordable housing.
Affordable Housing Fund	Administered by DfC, this finances an interest-free loan to housing associations, to fund the provision of new affordable homes and the refurbishment of empty homes.
Areas at Risk	This programme aims to intervene, by working with residents, in areas at risk of slipping into social or environmental decline.
Building Successful Communities (BSC)	Carried out in six pilot areas; this uses housing intervention to regenerate areas and reverse community decline.
Community Asset Transfer (CAT)	CAT provides for a change in management and/or ownership of land or buildings, from public bodies to communities.
Community Cohesion	Cohesive communities are communities where there is a sense of belonging, and there are positive relationships within the community, regardless of background.
Continuous Tenant Omnibus Survey (CTOS)	CTOS is an assessment of the attitudes of Housing Executive tenants.
Department for Communities (DfC)	A government department in Northern Ireland, which came into effect in May 2016 and replaced the Department for Social Development (DSD).
Disabled Facilities Grant (DFG)	A grant to help improve the home of a person with a disability who lives in the private sector to enable them to continue to live in their own home.

Term	Definition
Discretionary Grants	Renovation, Replacement or Home Repair Assistance grants are grants that the Housing Executive may approve applications for assistance.
Equity Sharing	Equity sharing allows social housing tenants to buy part of their dwelling (starting at 25%). The remaining portion is rented from the Housing Executive or a registered housing association.
Floating Support	This support enables users to maintain or regain independence in their own homes. Floating support is not tied to the accommodation but is delivered to the individual users.
Fuel Poverty	A household is in fuel poverty if, in order to maintain an acceptable temperature throughout the home, they would have to spend more than 10% of their income on all household fuel.
Full Duty Applicant (FDA)	A Full Duty Applicant is a person to whom the Housing Executive owes a duty under Article 10 (2) of the Housing (NI) Order, 1988, to 'ensure that accommodation becomes available for his/her occupation'.
The Hate Incident Practical Action Scheme (HIPA)	The Housing Executive is responsible for the administration of the Hate Incident Practical Action (HIPA) Scheme. This is available across Northern Ireland to support victims of hate incidents in their home and can provide personal and home protection measures if the home has been damaged.
Home Energy Conservation Authority (HECA)	The Housing Executive is the HECA for Northern Ireland.
House in Multiple Occupation (HMO)	HMO is a house occupied by more than two qualifying persons, being persons who are not members of the same family.
House Sales Scheme	The House Sales Scheme gives eligible tenants of the Housing Executive the right to buy their property at a discount.
Household Types	<p>Single person - 1 person 16-59 years old</p> <p>Older person - 1 or 2 persons aged 16 or over, at least 1 over 60</p> <p>Small adult - 2 persons 16-59 years old</p> <p>Small family - 1 or 2 persons aged 16 or over, with 1 or 2 children</p> <p>Large family - 1 or 2 persons aged 16 or over, and 3 or more children 0-15, or 3 or more persons 16 or over and 2 or more children aged 0-15</p> <p>Large adult - 3 or more persons aged 16 or over with or without 1 child aged 0-15</p>

Term	Definition
Housing for All	Having met the Together Building a United Community (TBUC) commitment of delivering 10 shared schemes, commitment will be continued through the Programme for Government to support the delivery of 200 units annually, through the Shared New Build Programme, re-branded as 'Housing for All'.
Housing Growth Indicators (HGI)	Figures contained in the Regional Development Strategy, to estimate the new dwelling requirement for council areas and the Belfast Metropolitan Urban Area for 2016-2030.
Housing Market Area	A housing market area is the geographic area within which the majority of households move, work and live.
Housing Market Assessment (HMA)	This is an evidence base for housing and planning policies, which examines the operation of housing market areas, including the characteristics of the housing market, how key factors work together and the potential housing need and demand on a cross tenure basis.
Housing Needs Assessment (HNA)	This is an assessment of local housing needs, primarily in relation to general needs social housing and wheelchair accessible accommodation.
Housing Stress	Applicants, on the waiting list, who have 30 points or above are considered to be in housing stress.
Intermediate Housing	Intermediate Housing currently consists of shared ownership housing provided through a registered housing association (e.g. Co-Ownership Housing Association) and helps eligible households who can afford a small mortgage but cannot afford to buy a property outright. The property is split between part ownership by the householder and part social renting from the registered housing association. The new definition of affordable housing includes both intermediate housing for sale and intermediate housing for rent.
Landlord Registration scheme	Under the Landlord Registration Scheme Regulations (NI) 2014 all private landlords must provide accurate and up to date information about themselves and their properties to the Registrar.
Rural Housing Needs Test	Rural Housing Needs Test is a housing needs survey carried out in a rural area to assess any potential hidden need.
Mandatory Grants	Disabled Facilities Grants and Repair Grants are grants where the Housing Executive shall approve applications for assistance.
Neighbourhood Renewal	Government departments and agencies working in partnership to tackle disadvantage and deprivation.
NIFHA	Northern Ireland Federation of Housing Associations.
NISRA	Northern Ireland Statistics and Research Agency.

Term	Definition
Oil Saving Network Scheme	Oil Saving Networks are designed to help consumers reduce their costs by purchasing oil orders in bulk, as part of a group.
PCSPs	Policing and Community Safety Partnerships.
PPS	Planning Policy Statement.
PRSAS	Development of Private Rented Sector Access Scheme is a scheme which has direct contact with both a prospective tenant who is homeless or insecurely housed and a private sector landlord, and which assists both parties in establishing a tenancy.
Repossession	Repossession is where a court order has been granted ordering a debtor to hand back a property to a creditor where the property was either used as collateral (for a mortgage, loan or an unsecured debt or loan which has been secured by an order charging land) or rented or leased in a previous contract between the creditor and the debtor.
Supporting Communities Northern Ireland (SCNI)	Supporting Communities Northern Ireland provides training and funding for community groups.
Shared Housing	These are communities where people choose to live with others, regardless of their religion or race, in a neighbourhood that is safe and welcoming to all.
Site Identification Study (SIS)	A Site Identification Study is a report which examines all undeveloped lands within a settlement which has consistent unmet housing need. The study, which is prepared by the Housing Executive's Regional Place Shaping Teams, seeks to identify potential sites for the future development of social and intermediate housing.
Social Housing Development Programme (SHDP)	The SHDP provides grant funding to housing associations to build social housing. The programme is managed by the Housing Executive on a three-year rolling basis.
Social Enterprise	Social enterprises are businesses with primarily social objectives whose profits are reinvested to achieve these objectives in a community.
Social Rented Housing	Social Rented Housing is housing provided at an affordable rent by the Housing Executive and registered housing associations; that is, housing associations, which are registered and regulated by DfC as a social housing provider. Social rented accommodation is offered in accordance with the Common Selection Scheme, administered by the Housing Executive, prioritising households who are living in insecure or unsuitable accommodation.
Small Pockets of Deprivation (SPOD)	SPOD is a delivery vehicle for neighbourhood renewal.

Term	Definition
Supported Housing	A term used to describe a range of both long and short-term accommodation provided for people who need an additional level of housing related support, to help them lead an independent life.
Supporting People Programme	The Supporting People Programme is designed to provide housing related support, to prevent difficulties that can typically lead to hospitalisation, homelessness or institutional care, and can aid a smooth transition to independent living, for those leaving an institutionalised environment.
Temporary Accommodation	The Housing Executive provides temporary accommodation in the form of Housing Executive hostels, voluntary sector hostels, leased premises (Dispersed Intensively Managed Emergency accommodation – DIME), single lets and non-standard accommodation (B&B/hotel) as and when required. B&Bs and hotels are used, when no other options are available, for a short duration.
Tenancy Deposit Scheme	When a tenant rents a property from a private landlord, they will usually pay a deposit. The private landlord must protect the deposit under the Tenancy Deposit Scheme. This scheme makes sure a tenant gets their deposit back when they move out if they have looked after the property and paid their rent.
Universal Credit	Universal Credit is a payment for people over 18, but under State Pension age that are on a low income or out of work. It includes support for the cost of housing (rent), children and childcare, as well as financial support for people with disabilities, carers and people too ill to work.
Welfare Reform	The term Welfare Reform is used to cover a wide range of changes to the social security (benefits) system. The main reforms that the Housing Executive have been involved with have included changes to Local Housing Allowance for Housing Benefit claimants living in the private rented sector, Universal Credit, Social Sector Size Criteria (Bedroom Tax), and the Benefit Cap.

