

Asset Management Strategy and Energy Efficiency

1) NIHE strategy and policy documents pertaining to maintenance of housing stock.

Please refer to our Asset Management Strategy located at our website at:
<https://www.nihe.gov.uk/Documents/Asset-Commission/Asset-Management-Strategy>

2) Regarding energy efficiency, what is the policy regarding this in your housing stock management and how does this fit in with current Government policies? This particularly concerns insulation.

At present the Housing Executive addresses energy efficiency in its stock through its heating, loft insulation and double glazing programmes. These measures, involving the installation of efficient heating systems and improvements to parts of our properties' fabric, are aimed at reducing tenants' - and, where applicable, leaseholders' - energy use and costs. However, we recognise that the average thermal performance of our stock is poor compared to other housing organisations and other tenures in Northern Ireland, this is a legacy of insufficient funding to deliver the necessary additional energy efficiency measures while also meeting our other landlord obligations and investment priorities. While it would be our long term intention to improve our stock's thermal performance in order to further contribute to government's aims to address fuel poverty and the decarbonisation of housing stock, our pilot retrofitting projects have demonstrated that this will be extremely costly. Consequently, the required energy efficiency programme for our stock will not be possible until we have the necessary funding to deliver it. The Housing Executive's significant shortfall in the funding required for investment in its stock to achieve and maintain modern standards is well known and the Minister for Communities has initiated the Housing Executive Revitalisation Programme to develop a sustainable solution to this dilemma.