



23 June 2025

Dear Applicant

Our Ref: FOI 797

Your request for information received on 03 June 2025 has been handled under the Freedom of Information Act 2000 (FOIA).

Request

1. *In total, how many social homes have been sold to date under the House Sales Scheme since its' introduction in 1979?*
 - 1a. *Can you also provide a breakdown of the number of homes sold per year over the past decade? (i.e. from 2014/15 to 2024/25).*
2. *How many Housing Associations offer a voluntary House Sales Scheme for their tenants?*
 - 2a. *How many social homes have been sold per year by Housing Associations since the statutory scheme ended for their tenants in August 2022?*
3. *What is the current estimated cost for building a social home in Northern Ireland? (Can you please provide the cost for whatever is considered to be the most typical house type constructed under the Social Home Development Programme)*
4. *How long on average does it take to construct a social home under the Social Home Development Programme?*
5. *Can you outline the total number of properties managed by the Housing Executive per year for the past decade (i.e. from 2014/5 to 2024/25)?*

Our response

1. ***In total, how many social homes have been sold to date under the House Sales Scheme since its' introduction in 1979?***
 - a. ***Can you also provide a breakdown of the number of homes sold per year over the past decade? (i.e. from 2014/15 to 2024/25).***

The House Sales Scheme was initially operated by the Housing Executive on a voluntary basis before becoming a statutory Scheme under the Housing (Northern Ireland) Order 1983. Since the Housing Executive's House Sales Scheme was introduced in 1979 the Housing Executive has sold 122,946 homes to 31st May 2025.

The breakdown of the number of homes sold per year from 2014/15 to 2024/25 is provided in the table below:

Year	Units
2014/15	471
2015/16	387
2016/17	402
2017/18	436
2018/19	449
2019/20	448
2020/21	239
2021/22	444
2022/23	554
2023/24	356
2024/25	208

2. *How many Housing Associations offer a voluntary House Sales Scheme for their tenants?*

a. *How many social homes have been sold per year by Housing Associations since the statutory scheme ended for their tenants in August 2022?*

The Housing Executive does not hold the information meeting the nature of your request. You may wish to consider contacting the Department for Communities who have responsibility for housing associations.

3. *What is the current estimated cost for building a social home in Northern Ireland? (Can you please provide the cost for whatever is considered to be the most typical house type constructed under the Social Home Development Programme)*

Based on the current Total Cost Indicator (TCI) Allowances ('all-in' benchmark costs for developing new social housing i.e. inclusive of land acquisition, construction works costs and on-costs/professional fees) from the Department

for Communities, the average TCI Allowances for the typical unit type 3-Person/2-Bedroom house is £183,617.

4. *How long on average does it take to construct a social home under the Social Home Development Programme?*

Due to range of scheme sizes and house types delivered via the Social Housing Development Programme, and the range of site-specific delivery issues, the Housing Executive does not hold information on the average time taken to construct a social home.

5. *Can you outline the total number of properties managed by the Housing Executive per year for the past decade (i.e. from 2014/5 to 2024/25)?*

The table below provides Housing Executive domestic stock totals, at financial year end, for the past 10 years.

Year	Total Stock
2024/25	82623
2023/24	82818
2022/23	83252
2021/22	83834
2020/21	84354
2019/20	84707
2018/19	85162
2017/18	85534
2016/17	86069
2015/16	86632

This concludes our response.