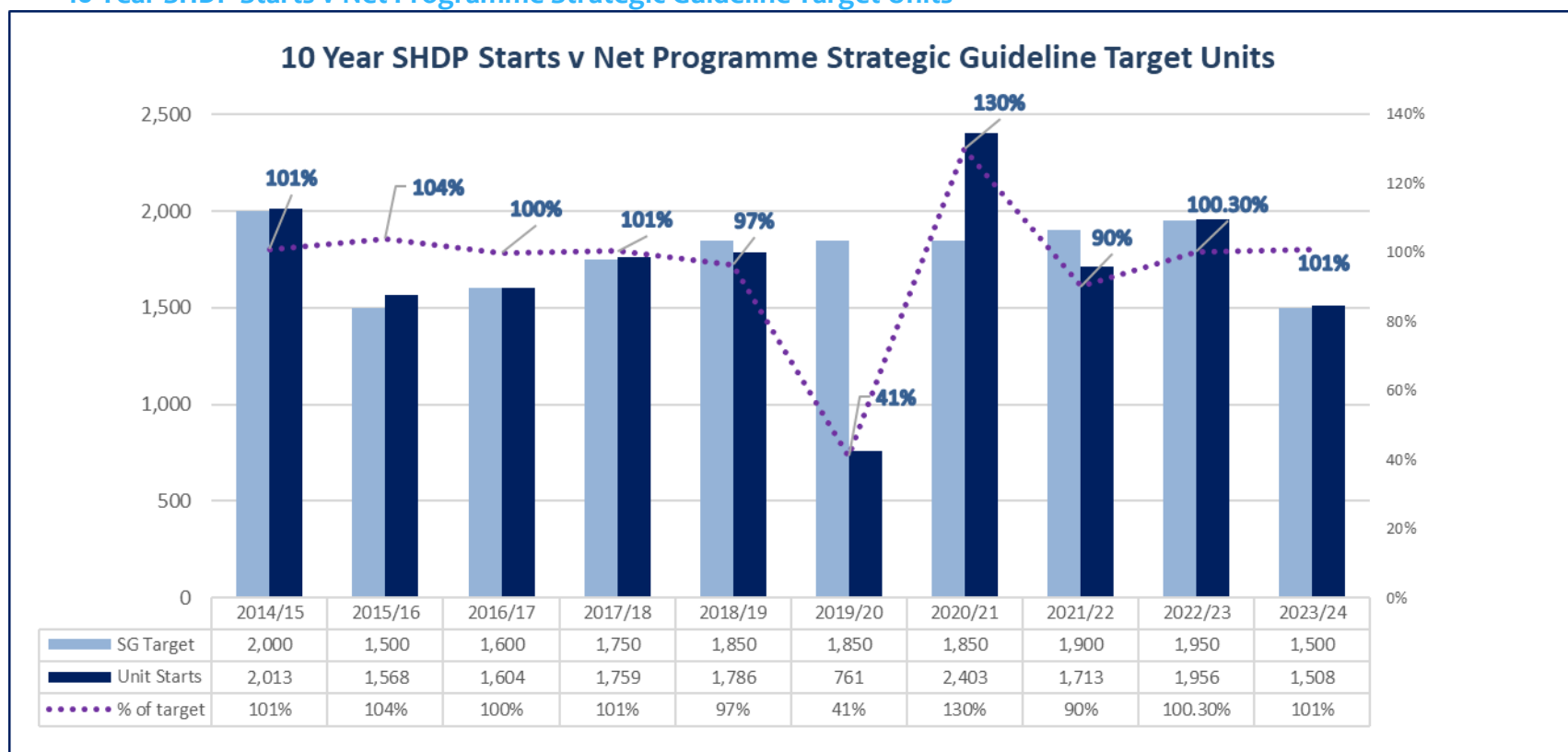


**Social Housing Development Programme delivery against
Strategic Guidelines Report
(2021/22 to 2023/24)**

NI Strategic Context

The Housing Executive took over responsibility for the management of the Social Housing Development Programme (SHDP) from the DSD in 2007/08. The Department for Communities (DfC) encompassed the functions of the former Department for Social Development (DSD) in May 2016. Table 1 below shows historic social housing units started annually against Programme for Government targets established annually by Development Procurement Group.

10 Year SHDP Starts v Net Programme Strategic Guideline Target Units



Three Year Analysis (2021/22 – 2023/24)

- 2.1 Table 2 below summarises the SHDP outturn against Strategic Guidelines and the 4 current strategic categories of need (Urban, Rural and Supported / Travellers) for the past 3 years. This is set out for Northern Ireland and the Housing Executive regional geographies. Details for individual years are at Annex 1.
- 2.2 At the Northern Ireland level 97% (5,177 units) of starts were achieved against the 3 year target of 5,350 units. Urban Need was exceeded by 4% (190 units), while the Rural Need category was 53% under the target (-363 units). Regional performance has varied over the last three years, with North and South region exceeding urban targets (+496 units and +2 units respectively), while Belfast region did not. All regions have underperformed in respect of rural targets.

Table 1: (2021/22– 2023/24 SHDP) Total 3 Year Cumulative Delivery v Strategic Guidelines Targets NI

Need Category	3yr NIHE Regional Targets / Starts						3yr NI Totals		3yr % Starts Against Target
	Belfast		North		South		Target	Starts	
	Target	Starts	Target	Starts	Target	Starts	Target	Starts	Starts
Urban Need	1,938	1,630	1,751	2,247	955	957	4,644	4,834	104%
Rural Need	37	30	241	183	401	103	679	316	47%
Supported Housing	13	13	14	14	0	0	27	27	100%
Travellers	0	0	0	0	0	0	0	0	0%
Total No	1,988	1,673	2,006	2,444	1,356	1,060	5,350	5,177	97%
% of Target	84%		122%		78%		97%		

Last Year's (2023/24) delivery against Strategic Guidelines targets

- 3.1 Strategic Guidelines targets for 2023/24 were issued in July 2022, based on an anticipated budget for SHDP NI starts of 1,500 units. The overall target of 1,500 was exceeded with 1,508 units started. Urban starts were 1,386 against target of 1,303. Rural starts however were 117 units against a target of 192.
- 3.2 Table 3 summarises the SHDP outturn against the Strategic Guidelines targets for 2023/24 at NI and Regional levels.

2023/24 SHDP Outturn against Strategic Guidelines

Need Category	NIHE Regional Targets / Starts						2023/24 NI Totals		2023/24 % Starts Against Target
	Belfast		North		South				
	Target	Starts	Target	Starts	Target	Starts	Target	Starts	Starts
Urban Need	564	640	471	334	268	412	1303	1386	106%
Rural Need	12	0	65	73	115	44	192	117	61%
Supported Housing	5	5	0	0	0	0	5	5	100%
Travellers	0	0	0	0	0	0	0	0	0%
Totals Nos	581	645	536	407	383	456	1500	1508	101%
% of Target	111%		76%		119%		101%		

- 3.3 In 2023/24, the **urban targets** at NIHE Regional level were exceeded in South Region (by 54% or 144 units above the target of 268) and in Belfast Region (by 13% or 76 units above the target of 564). North region underperformed by 29% (137 units below the target of 471). The **rural targets** were exceeded in North Region by eight units. In the South Region, only 44 units were delivered against a rural target of 115 units and in Belfast Region, no units were delivered against a rural target of 12.

3.4 In 2023/24:

- Seven of the 11 Council areas achieved/exceeded the overall targets set.
 - **Armagh, Banbridge and Craigavon** exceeded targets by 101 units (174.1% Over).
Delivery in this Council area was below target in the previous two programme years. In 2023/24 the target was exceeded primarily due to two schemes (which had previously slipped) reaching start on-site stage – Commercial Road, Banbridge (59 units) and North Street, Lurgan (42 units).
 - **Ards and North Down** exceeded targets by 62 units (88.6% Over).
Delivery in this Council area was below target in the previous three programme years. In 2023/24 the target was exceeded primarily due to a new developer-led proposal for 95 units at Castlebawn Drive (The Bawn Wall), Newtownards reaching start on-site stage.
 - **Fermanagh and Omagh** exceeded targets by 59 units (122.9% Over).
Delivery in this Council area was below target in the previous programme year and has historically been relatively low compared to other Council areas. In 2023/24 the target was exceeded primarily due to two schemes (which had previously slipped) reaching start on-site stage – Mountjoy, Omagh (31 units) and Sligo Road, Enniskillen (40 units).
 - **Causeway Coast and Glens** exceeded targets by 55 units (61.8% Over).
Delivery in this Council area was below target in the previous programme year. In 2023/24 the target was exceeded primarily due to seven developer-led proposals ranging from 5 units to 28 units, in addition to 34 previously-slipped units at Kilnadore Bray, Cushendall, reaching start on-site stage.
 - **Belfast** exceeded targets by 34 units (7.4% Over).
Delivery in this Council area was below target in the previous two programme years. Key schemes for 2023/24 were Gort Na Mona (122 units) and The Loft Lines, Titanic Quarter (81 units).
 - **Lisburn and Castlereagh** exceeded targets by 30 units (25.0% Over).
Low delivery in this Council area in 2021/22 was balanced by a high delivery year in 2022/23. The target was mainly exceeded in 2023/24 due to a new developer-led proposal at Moira Road, Lisburn (47 units).
 - **Mid Ulster** exceeded targets by 3 units (5.6% Over).

Delivery in this Council area was below target in two of the three previous programme years. Delivery was slightly above target in 2023/24 as two developer-led schemes reached start on-site stage – Gortview Park, Coalisland (22 units) and Old Eglish Road, Dungannon (27 units).

- The remaining Councils did not meet the target:

- **Newry, Mourne and Down**, 152 units (99.3%) below target.

There was a low number of deliverable development opportunities in 2023/24, attributed to the ongoing difficulty in identifying and securing sites in areas of acute housing need across the Council area. The majority of recent HA delivery has been focused in Newry City but there has been limited activity in other urban areas including Newcastle and Warrenpoint where there is also high demand for private housing, seasonal accommodation and second homes on remaining development sites. Newry, Mourne & Down LGD also experiences the highest proportion of rural housing need across NI and in 2023/24 no units were started against the rural target of 70 units for this Council area. However, further new build opportunities may come forward in future programme years, including 48 units at Carnagat Road, 36 units at Carran Road, Crossmaglen and potentially up to 60 units as part of the wider redevelopment of Bessbrook Mill.

- **Derry and Strabane**, 131 units (40.6%) below target.

Delivery in this Council area was significantly above target in 2022/23. High numbers are also included in the programme over the forthcoming three years, due to planned second/third phases of development on H2 Lands (Buncrana Road, Derry) and Ballyoan (Park Hill, Derry), as well as new development opportunities.

- **Antrim and Newtownabbey**, 48 units (69.6%) below target.

Delivery in this Council area exceeded targets in two of the three previous programme years. Delivery was below target in 2023/24 due to slippage of schemes such as Castle Mall, Antrim (45 units) and Antrim Road, Glengormley (63 units).

- **Mid and East Antrim**, 5 units (9.1%) below target.

Delivery in this Council area exceeded targets in each of the three previous programme years and was only marginally below target in 2023/24.

3.5 It is accepted that delivery strictly in line with the Strategic Guidelines targets may not be possible, particularly at a local area office level, due to outside influences e.g. development opportunity locations, planning issues, site acquisition, Nimbyism etc.

3.6 In 2023/24, Strategic Guidelines targets were exceeded in Belfast and South Region but not achieved for North Region, however overall Strategic Guidelines targets at NI level (1,500 units) were achieved (exceeded by 8 units).

3.7 NIHE Place Shaping teams, Development Programme Group (DPG), Rural Unit and Land & Housing Analytics are committed to working in partnership with Housing Associations to ensure that under-provision in specific Council areas is addressed through the implementation of the following measures:

- The annual publication of a Commissioning Prospectus – a wide-ranging, strategic document that details the full spectrum of social housing needs across each Council and the urban and rural settlements within it. The Commissioning Prospectus allows Regional Place Shaping teams to detail local housing requirements and direct Housing Association site-search activity to help address under-provision in specific locations;
- Place Shaping teams will also endeavour to address any identified imbalances as part of the 2024 Bidding Round and formulation process for the new 3-Year SHDP (2025/26 - 2027/28), by prioritising support for development proposals in locations where under-provision has been identified;
- DPG and Place Shaping teams, in conjunction with DfC, will continue to encourage Housing Associations to progress competitive Design & Build opportunities in areas of social housing need where it is proving difficult to secure sites on a traditional basis;
- DPG will continue to support Housing Associations to secure land in advance of the planned development year, to ensure a regular pipeline of supply;
- The Rural Strategy and Action Plan sets out the Housing Executive's commitment to tailor programmes and services to ensure the needs of people living in rural areas are met in an equitable way. This includes the identification and assessment of housing need in rural areas, the identification of land which is suitable for rural housing development and working in partnership with Housing Associations to support and facilitate the delivery of homes included in the Social Housing Development Programme (SHDP);
- As detailed in the 2021-25 Rural Strategy 'Reaching Rural', the Rural & Regeneration Unit will continue to implement an annual programme of Rural Housing Need Tests to build the evidence of need to support the provision of new homes in rural communities. 9 Housing Need Tests were carried out during 2023/24 and the impact on local waiting lists is currently being assessed;
- The NIHE's Central Planning & Policy Unit and Place Shaping teams will continue to work closely with the Council Planning Departments in the Local Development Planning process. This partnership will facilitate the provision of new social housing in areas of un-met need and the development of new affordable housing policies, which should assist in increasing delivery of new homes and also facilitate access to land by Housing Associations in areas where this has traditionally been difficult;

- An annual programme of Site Identification Studies (SISs) is also undertaken, to support Housing Associations in the delivery of new build housing schemes in areas of identified need. SISs involve the appraisal of land at a settlement level (or smaller geographical area) where there is a housing need and for those areas where it is more difficult for Housing Associations to source suitable, readily available sites. Barriers can include inflated land prices, existing planning commitments or restrictive Area Plan zonings. The SISs provide an important evidence base in respect of potential development sites in these areas, and for the allocation of land within Local Development Plans, should a planning intervention be necessary to provide access to land;
- The SIS programme can also help to facilitate development within rural settlements where a relatively marginal housing need may discourage Housing Association site identification activity due to the perceived costs of development and the management of small, rural housing schemes; and
- Work is continuing to bring forward serviced sites for Irish Travellers in three council areas in response to identified housing need.

Key Findings

4.1 The key points arising out of the review are as follows:

a) In 2023/24, a total of 1,508 units were started against the Strategic Guidelines target for the SHDP of 1,500 units (0.5% above starts target).

b) Performance against the NI wide Strategic Guidelines targets was:

- Urban targets were exceeded by 83 units (6% over starts target);
- There was a shortfall of 75 units against the Rural need target (39% under starts target);
- There were 5 units of new build required in 2023/24 for Supported Housing - based on Supporting People's currently assessed needs;
- NIHE Irish Travellers Unit confirmed no SHDP new build was delivered in 2023/24.

4.2 Several factors outside Housing Executive control can influence the delivery of schemes, but the principles set out in the original Strategic Guidelines EQIA (2008), and the more recent EQIA introduced in 2011 should continue to be applied when considering formulation of the SHDP and particularly in relation to programming of any in year Housing Association proposals.

- 4.3 If the Strategic Guidelines are not adhered to, there is a significant risk of variance between what is delivered and what was originally programmed to address need. Over time, this can become an issue and may leave the Housing Executive open to challenge. The mitigating factors and response to this, including the initiatives outlined at 3.7 above, will help minimise this as an issue.

ANNEX 1 Annual SHDP Outturn versus Strategic Guidelines by NIHE Region 2021/22 -2023/24

2021/22 SHDP outturn against Strategic Guidelines

Need Category	Area Targets / Starts												Regional (NI) Totals			
	Belfast				North				South							
	Target	% of total target	Starts	% of total starts	Target	% of total target	Starts	% of total starts	Target	% of total target	Starts	% of total starts	Target	% of total target	Starts	% of total starts
Urban Need	700	98%	429	96%	597	88%	880	91%	361	72%	268	91%	1658	87%	1577	92%
Rural Need	9	1%	10	2%	84	12%	92	9%	141	28%	26	9%	234	12.5%	128	7.5%
Supported Housing	8	1%	8	2%	0	0%	0	0%	0	0%	0	0%	8	0.5%	8	0.5%
Travellers	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Total No	717	100%	447	100%	681	100%	972	100%	502	100%	294	100%	1900	100%	1713	100%
Starts as a % of SG Target	62%				143%				59%				90%			

2022/23 SHDP outturn against Strategic Guidelines

Need Category	Area Targets / Starts												Regional (NI) Totals			
	Belfast				North				South							
	Target	% of total target	Starts	% of total starts	Target	% of total target	Starts	% of total starts	Target	% of total target	Starts	% of total starts	Target	% of total target	Starts	% of total starts
Urban Need	674	98%	561	97%	683	86.5%	1033	97%	326	69%	277	89%	1683	86%	1871	95.5%
Rural Need	16	2%	20	3%	92	11.5%	18	2%	145	31%	33	11%	253	13%	71	3.5%
Supported Housing	0	0%	0	0%	14	2%	14	1%	0	0%	0	0%	14	1%	14	1%
Travellers	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0.0%
Total No	690	100%	581	100%	789	100%	1065	100%	471	100%	310	100%	1950	100%	1956	100%
Starts as a % of SG Target	84%				135%				66%				100.3%			

2023/24 SHDP outturn against Strategic Guidelines

Need Category	Area Targets / Starts												Regional (NI) Totals			
	Belfast				North				South							
	Target	% of total target	Starts	% of total starts	Target	% of total target	Starts	% of total starts	Target	% of total target	Starts	% of total starts	Target	% of total target	Starts	% of total starts
Urban Need	564	97%	640	99%	471	87.87%	334	82%	268	70%	412	90%	1303	87%	1386	92%
Rural Need	12	2%	0	0%	65	12.13%	73	18%	115	30%	44	10%	192	13%	117	8%
Supported Housing	5	1%	5	1%	0	0.00%	0	0%	0	0%	0	0%	5	0%	5	0%
Travellers	0	0%	0	0%	0	0.00%	0	0%	0	0%	0	0%	0	0%	0	0%
Total No	581	100%	645	100%	536	100%	407	100%	383	100%	456	100%	1500	100%	1508	100.00%
Starts as a % of SG Target	111%				76%				119%				100.53%			

ANNEX 2 3 Year Historic LGD Council v SG Target

2021/22 SHDP outturn against Strategic Guidelines by Local Government District

Strategic Group																			Actual v Net Target (No) - Over/ Under Programming	Actual v Net Target (%) - Over/ Under Programming
2021/22	Urban				Rural				Supported				Travellers		Total					
Council	Target (No)	Target (%)	Actual (No)	Actual (%)	Target (No)	Target (%)	Actual (No)	Actual (%)	Target (No)	Target (%)	Actual (No)	Actual (%)	Target	Actual	Target (No)	Target (%)	Actual (No)	Actual (%)		
Belfast	583	35%	425	27%	0	0%	0	0%	8	100%	8	100%	0	0	591	31%	433	25%	-158	-27%
Lisburn & Castlereagh	117	7%	4	0%	9	4%	10	8%	0	0%	0	0%	0	0	126	7%	14	1%	-112	-89%
Antrim & Newtownabbey	111	7%	207	13%	6	3%	0	0%	0	0%	0	0%	0	0	117	6%	207	12%	90	77%
Causeway Coast & Glens	53	3%	80	5%	38	16%	10	8%	0	0%	0	0%	0	0	91	5%	90	5%	-1	-1%
Derry & Strabane	385	23%	342	22%	23	10%	56	44%	0	0%	0	0%	0	0	408	21%	398	23%	-10	-2%
Mid & East Antrim	48	3%	251	16%	17	7%	26	20%	0	0%	0	0%	0	0	65	3%	277	16%	212	326%
Ards & North Down	76	5%	53	3%	9	4%	16	13%	0	0%	0	0%	0	0	85	4%	69	4%	-16	-19%
Armagh, Banbridge & Craigavon	41	2%	38	2%	5	2%	4	3%	0	0%	0	0%	0	0	46	2%	42	2%	-4	-9%
Fermanagh & Omagh	29	2%	40	3%	1	0%	4	3%	0	0%	0	0%	0	0	30	2%	44	3%	14	47%
Mid Ulster	65	4%	105	7%	15	6%	2	2%	0	0%	0	0%	0	0	80	4%	107	6%	27	34%
Newry, Mourne & Down	150	9%	32	2%	111	47%	0	0%	0	0%	0	0%	0	0	261	14%	32	2%	-229	-88%
Total	1,658	100%	1,577	100%	234	100%	128	100%	8	100%	8	100%	0	0	1,900	100%	1,713	100%	-187	-10%

2022/23 SHDP outturn against Strategic Guidelines by Local Government District

Strategic Group																			Actual v Net Target (No) - Over/ Under Programming	Actual v Net Target (%) - Over/ Under Programming
2022/23	Urban				Rural				Supported				Travellers		Total					
Council	Target (No)	Target (%)	Actual (No)	Actual (%)	Target (No)	Target (%)	Actual (No)	Actual (%)	Target (No)	Target (%)	Actual (No)	Actual (%)	Target	Actual	Target (No)	Target (%)	Actual (No)	Actual (%)		
Belfast	531	32%	302	16%	0	0%	0	0%	0	0%	0	0%	0	0%	531	27%	302	15%	-229	-43.1%
Lisburn & Castlereagh	143	8%	259	14%	16	6%	20	28%	0	0%	0	0%	0	0%	159	8%	279	14%	120	75.5%
Antrim & Newtownabbey	111	7%	92	5%	7	3%	0	0%	0	0%	0	0%	0	0%	118	6%	92	5%	-26	-22.0%
Causeway Coast & Glens	57	3%	65	3%	32	13%	0	0%	14	100%	14	100%	0	0%	103	5%	79	4%	-24	-23.3%
Derry & Strabane	435	26%	714	38%	32	13%	18	25%	0	0%	0	0%	0	0%	467	24%	732	37%	265	56.7%
Mid & East Antrim	80	5%	162	9%	21	8%	0	0%	0	0%	0	0%	0	0%	101	5%	162	8%	61	60.4%
Ards & North Down	83	5%	60	3%	11	4%	10	14%	0	0%	0	0%	0	0%	94	5%	70	4%	-24	-25.5%
Armagh, Banbridge & Craigavon	55	3%	5	0%	5	2%	5	7%	0	0%	0	0%	0	0%	60	3%	10	1%	-50	-83.3%
Fermanagh & Omagh	35	2%	0	0%	10	4%	9	13%	0	0%	0	0%	0	0%	45	2%	9	0%	-36	-80.0%
Mid Ulster	46	3%	33	2%	25	10%	0	0%	0	0%	0	0%	0	0%	71	4%	33	2%	-38	-53.5%
Newry, Mourne & Down	107	6%	179	10%	94	37%	9	13%	0	0%	0	0%	0	0%	201	10%	188	10%	-13	-6.5%
Total	1683	100%	1871	100%	253	100%	71	100%	14	100%	14	100%	0	0%	1950	100%	1956	100%	6	0.3%

2023/24 SHDP outturn against Strategic Guidelines by Local Government District

Strategic Group																			Actual v Net Target (No)	Actual v Net Target (%)
2023/24	Urban				Rural				Supported				Travellers		Total				Over/Under Programming	Over/Under Programming
Council	Target (No)	Target (%)	Actual (No)	Actual (%)	Target (No)	Target (%)	Actual (No)	Actual (%)	Target (No)	Target (%)	Actual (No)	Actual (%)	Target	Actual	Target (No)	Target (%)	Actual (No)	Actual (%)		
Belfast	456	35%	490	35%	0	0%	0	0%	5	100%	5	100%	0	0%	461	31%	495	33%	34	7.4%
Lisburn & Castlereagh	108	8%	150	11%	12	6%	0	0%	0	0%	0	0%	0	0%	120	8%	150	10%	30	25.0%
Antrim & Newtownabbey	65	5%	21	2%	4	2%	0	0%	0	0%	0	0%	0	0%	69	5%	21	1%	-48	-69.6%
Causeway Coast & Glens	66	5%	110	8%	23	12%	34	29%	0	0%	0	0%	0	0%	89	6%	144	10%	55	61.8%
Derry & Strabane	300	23%	177	13%	23	12%	15	13%	0	0%	0	0%	0	0%	323	22%	192	13%	-131	-40.6%
Mid & East Antrim	40	3%	26	2%	15	8%	24	21%	0	0%	0	0%	0	0%	55	4%	50	3%	-5	-9.1%
Ards & North Down	64	5%	119	9%	6	3%	13	11%	0	0%	0	0%	0	0%	70	5%	132	9%	62	88.6%
Armagh, Banbridge & Craigavon	50	4%	138	10%	8	4%	21	18%	0	0%	0	0%	0	0%	58	4%	159	11%	101	174.1%
Fermanagh & Omagh	36	3%	97	7%	12	6%	10	9%	0	0%	0	0%	0	0%	48	3%	107	7%	59	122.9%
Mid Ulster	35	3%	57	4%	19	10%	0	0%	0	0%	0	0%	0	0%	54	4%	57	4%	3	5.6%
Newry, Mourne & Down	83	6%	1	0%	70	36%	0	0%	0	0%	0	0%	0	0%	153	10%	1	0%	-152	-99.3%
Total	1303	100%	1386	100%	192	100%	117	100%	5	100%	5	100%	0	0%	1500	100%	1508	100%	8	0.53%