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**Communities**

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**Pobal**

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# Draft Housing Supply Strategy

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Consultation



## Housing Supply Strategy

- Draft Strategy Launched by Minister on 8<sup>th</sup> December – closes 9<sup>th</sup> February
  - 15 year timeframe (2022-2037)
  - Support delivery of 100,000 plus homes
  - Cross Tenure
  - Quality, Type and Location
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## **What we will cover:**

1. Why we need a Housing Supply Strategy
  2. Strategy Development process (how did we get here?)
  3. Call for Evidence (what you said and how we responded)
  4. What is different
  5. Next Steps
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# Why do we need a Housing Supply Strategy?

Whole System Approach





# Draft Strategy - How did we get here?



## What you said

- Broad agreement for vision and objectives
  - Joined up response/Executive Endorsement
  - Need for Action Planning
  - All tenures and Both Existing and New homes (importance of retrofitting)
  - Climate response /decarbonisation
  - Work with public (local and central government), private and third sectors.
  - Importance of Data/Evidence
  - Places and people not just bricks and mortar (sustainable communities/futures)
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## What you said:

- Importance of a range of options including appropriate housing options at a range of life transitions e.g for older people as well as younger people entering the market
  - Importance of supported living options and wrap-around support to a range of needs (disability/care leavers etc) in providing appropriate accommodation that can be sustained
  - Focus on mechanisms to prevent homelessness
  - Importance of ensuring that consideration is given as to how marginalised communities and groups can be included and considered in consultation and planning.
  - Impact of lack of choice and affordability in the PRS for those who can not access social housing, detriment caused by poor living conditions, expense and insecurity of tenure.
  - Need to improve quality and fitness standards
  - Opportunity to mainstream mixed-tenure developments
  - Importance of housing-led regeneration and opportunities around community-led housing/regeneration.
  - Housing and infrastructure need to be better aligned
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## What we did:

- Analysed and Synthesized Evidence
  - Challenged status quo and created linkages across government through bilateral conversations
  - Extended scope to new and existing homes
  - Created a strategic framework spanning public (both central and local government), private and third sectors
  - Began the process of Action Planning (*draft Strategy already includes some early actions*)
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## Strategic Framework

### **Vision:**

*“Everybody has access to a good quality, affordable and sustainable home that is appropriate for their needs and is located within a thriving and inclusive community.”*

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## Long Term Policies and Interventions

### **Objective 1 - Increase housing supply and affordable options across all tenures to meet housing need and demand.**

1. Work collaboratively and innovatively with the private, public and third sectors to address issues around land availability and considering issues such as: local services, infrastructure constraints, sustainable drainage, digital connectivity and transport.
2. Enhance our open data platforms to improve access to housing, land, property and planning data, creating better transparency and unlocking opportunities to transform supply.
3. Ensure our housing policy and legislative framework enables us to deliver the housing supply to meet our current and future needs and demand patterns.
4. Support upskilling, reskilling, delivery of apprentices and training for both existing workers and new workers in order to underpin a modern integrated housing system. This will include ensuring that public procurement spend contributes to the Executive's objectives, including creating jobs in deprived areas and ensuring security of our wider supply chain.
5. Work innovatively to optimise access to alternative forms of public and private finance such as Financial Transactions Capital (FTC) and institutional funding to develop and deliver new and affordable housing products.

### **Objective 2 - Prevent homelessness, reduce housing stress and improve and prioritise housing solutions for those most in need.**

6. Deliver housing solutions for citizens who are most in need, recognising the inequalities identified through the Equality Impact Assessment developed to support this Housing Supply Strategy.
7. Develop and implement new policies that will support the delivery of a more diverse range of housing types/alternative models of housing to meet all housing needs.
8. Improve our response to homelessness with a focus on prevention and learning the lessons from what worked so well during the pandemic as well as innovations from elsewhere.

### **Objective 3 - Improve housing quality**

9. Update existing policies and develop new policies that will ensure our housing standards support the delivery of higher quality homes across all tenures

10. Work collaboratively to ensure the design of our homes support those with care needs to live independently if they wish to do so

### **Objective 4 - Ensure the provision of housing options that contribute to the building and maintenance of thriving, inclusive communities and places**

11. Putting place-shaping at the heart of our actions by developing policies that will support delivery of housing led regeneration, encourage mixed tenure and promote shared housing

12. Ensure the planning system, including Local Development Plans, help support the delivery of the appropriate supply of housing, reflecting changing nature of need and demand and with consideration to wider policy influences including adaptive reuse and climate change.

13. Work in new and different ways with local Councils and Community Planning Partnerships to realise opportunities to increase and maintain housing supply and help create sustainable and inclusive urban and rural places.

### **Objective 5 - Reduce whole-life carbon emissions from both new homes and existing homes and support a 'just transition' to carbon neutrality.**

14. Protect and optimise existing supply, across all tenures, with consideration to retrofit, adaptive reuse and climate resilience.

15. Support the vision and objectives of the Green Growth and Energy Strategies, with an emphasis on improving the energy efficiency of homes and ensuring a just transition to decarbonised solutions.

## **Develop and implement new policies that will support the delivery of a more diverse range of housing types/alternative models of housing to meet all housing needs.**

- Support the Housing Executive in the delivery of its Ending Homelessness Together 2022- 2027 strategy.
  - Progress the delivery of the Interdepartmental Homelessness Action Plan to provide a cohesive and co-ordinated response to the provision of non-accommodation services to those who are homeless or are at most risk of homelessness.
  - Assist the Housing Executive in the delivery of its Older People’s Housing Strategy 2021/22-2026/27.
  - Support the development and implementation of a 3-year Strategy for the Supporting People Programme, in partnership with delivery agents and users.
  - Progress work to better understand the housing experiences of Section 75 groups, with reference to multiple identities and intersections between different equality categories.
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## **Putting place-shaping at the heart of our actions by developing policies that will support delivery of housing led regeneration, encourage mixed tenure and promote shared housing**

- Work with the Housing Executive, local government and housing delivery partners to mainstream mixed tenure in both social and private housing developments. This will involve the development of a mixed tenure policy.
  - Explore the potential for Community Wealth Building approaches, including Community Asset Transfers to assist in the delivery of affordable housing which responds to local housing needs.
  - Research and investigate how best to work with multiple agencies and other stakeholders to develop innovative demonstration projects to address the housing needs of those most in need.
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## **Work collaboratively to ensure the design of our homes support those with care needs to live independently if they wish to do so**

- Undertake a comprehensive review of fitness standards applicable for all tenures.
  - Put the needs of tenants at the heart of ensuring that the PRS is suitable for a wider range of households. Specifically we will deliver new legislation that will improve the safety, security and quality of the Private Rented sector.
  - Regularly review the Housing Association guide to examine if and how we can enhance the design of our social housing to better meet the diversity of housing needs.
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## Why is this strategy different from what has gone before

- Cross cutting
  - Leverages skills and resources
  - Unlocks collaboration and provides framework for co-ordination (across public, private and third sectors)
  - Creates opportunity to think and do differently
  - Transparent monitoring/reporting of progress
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## Questions

- 1) Do you agree with the Strategic Framework?
  - 2) Do you consider we have fully reflected key issues in the 15 long term policies and initiatives?
  - 3) How can we work together to develop and deliver the action plan(s) ?
  - 4) Do you think we need to do anything more to get key messages across?
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**Key dates:** 9 week consultation – closing date 9<sup>th</sup> February.

**Reply methods:** via Citizenspace

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