



**Housing
Executive**

Causeway Coast and Glens Borough Council

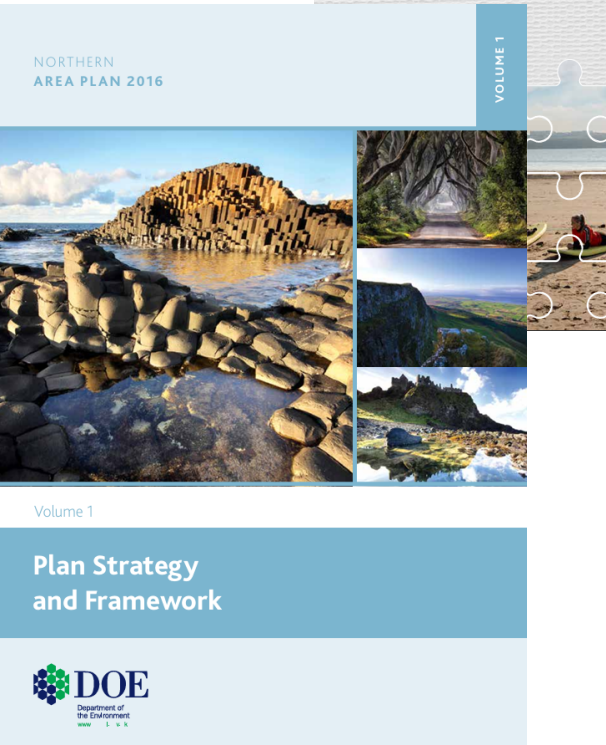
Housing Investment Plan 2026

6th October 2026



Causeway Coast and Glens

Working in Partnership with Causeway Coast and Glens Borough Council



A BETTER FUTURE TOGETHER

A Community Plan for
Causeway Coast and Glens
2017 - 2030



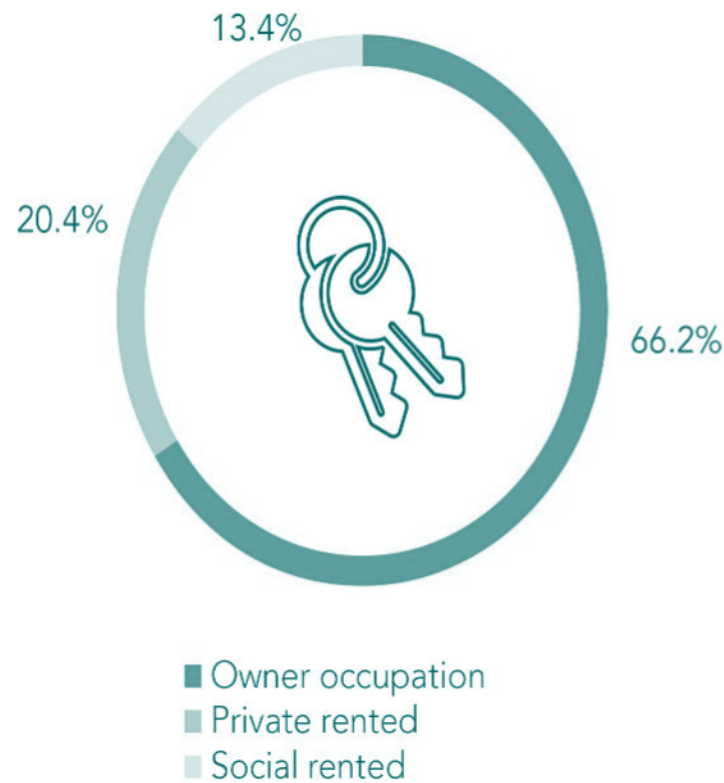
A Strategic Framework

- The Housing Executive is a statutory partner and our Place Shaping staff attend quarterly Community Planning meetings. We lead on and contribute to a number of key actions within the Delivery Plan.
- Since last year's Housing Investment Plan (HIP) update, Place Shaping North has met with the Community Planning Partnership and after consultation, Rural Housing Needs Tests are to be carried out in identified rural areas in-year.
- As a statutory consultee in the Local Development Plan process, the Housing Executive continues to work closely with the Council in developing the draft Plan Strategy. This is expected to expand the provision of affordable housing within mixed tenure developments in both urban and rural areas, as now accomplished under Policy HOU 2 in the Northern Area Plan 2016.

Overview

- Local Housing Context
- Key Housing Challenges
- Housing Executive Investment 2025/26
- Key Housing Opportunities

Housing Tenure Breakdown: Causeway Coast and Glens



57,578
households

6,422



We managed a stock of approximately **6,422 homes**. 15 house sales were completed

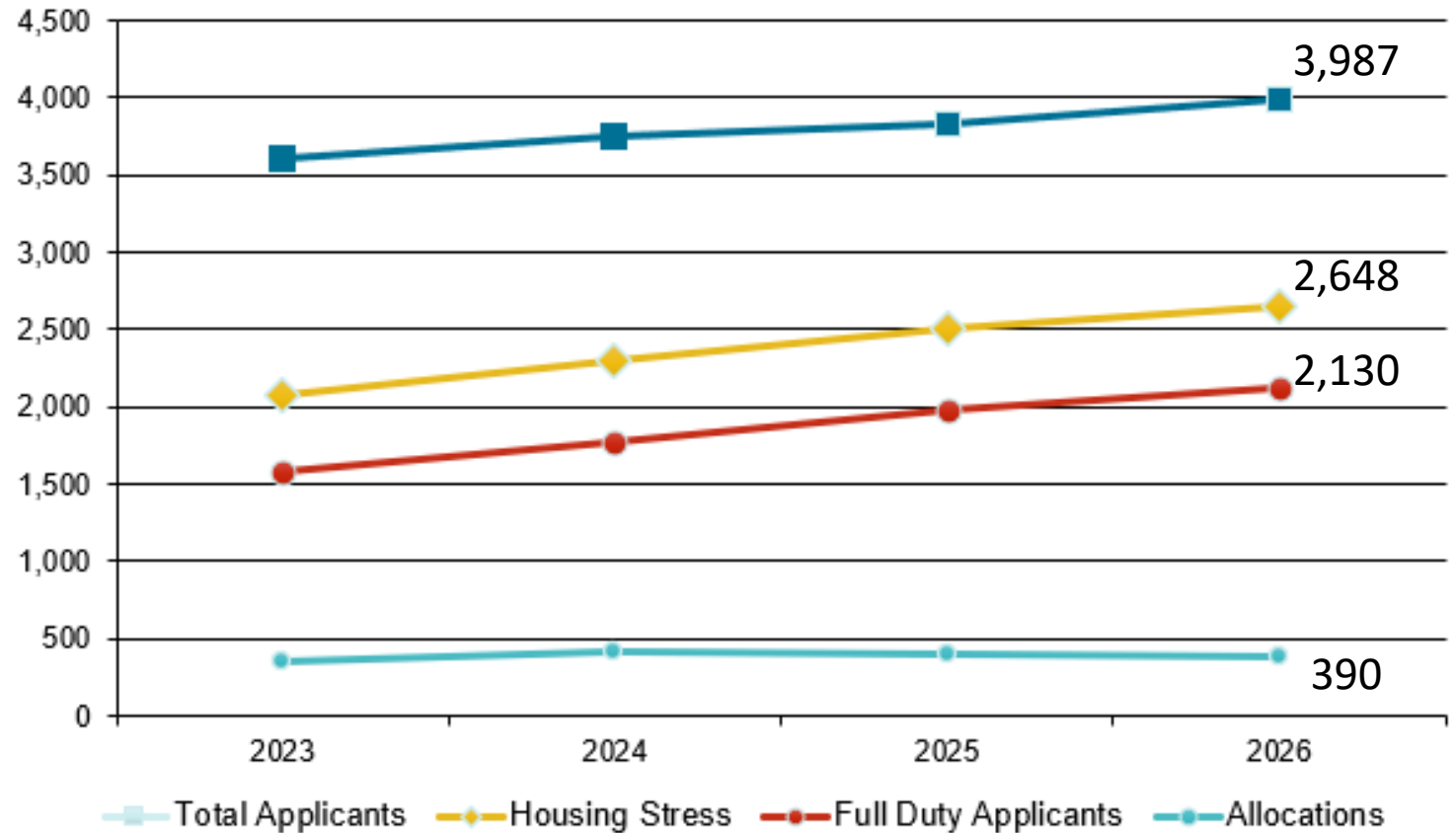
What the 15-Year Housing Market Assessment means for Causeway Coast and Glens?

- The Housing Supply Strategy 2024-2039 recognises that meeting housing need is not just about social housing but increasing the supply of homes **across all tenures** through a coordinated, system-wide approach.
- Over **5,900 additional homes** will be needed in Causeway Coast and Glens by **2035**.
- This includes: **3,630 market**, **930 intermediate** and **1,390 social** homes.
- Housing will be needed across both urban and rural communities.
- Meeting this need requires a joined-up approach between planning, infrastructure, housing providers and local government.
- The Housing Executive uses this evidence to inform housing investment, land requirements and future housing supply.

Social Housing Waiting List Trends 2023-2026

High demand for social housing continues across the Borough, reflected in sustained waiting list, housing stress and homelessness levels.

Current annual social housing allocation rates equate to approximately 15% of households in housing stress.



Affordable Housing Supply

Social

- **2026/29 SHDP:** 604 (gross) new social housing units programmed,
- Includes 484 urban units and 120 rural units.

5-Year SHDP Performance (2021/22 – 2025/26)

- Strategic Guidelines target for Causeway Coast and Glens during this period = **487 starts** (342 urban and 145 rural).
- **713 starts** (599 urban and 114 rural) were achieved against the target.
- Resulting in **226 additional starts** (+257 urban and -31 rural).

Intermediate

Co-ownership Housing Association had an active stock of 633 dwellings at March 2026, 72 of which were purchased during 2025/26.

Rural Housing Need: Causeway Coast and Glens

At March 2026:

- **1,102** applicants on social housing waiting list for rural areas, with **721** deemed to be in housing stress.
- **543** Full Duty (Homeless) Applicants.
- **74** allocations of social homes in rural areas in-year (April 2025 – March 2026).
- Five-year projected social housing need (2025-30) of **318 units** for rural areas, 24% of total need for the Borough.
- At March 2026, eight schemes were on-site (Castlerock, Dungiven, Rathlin, Balnamore, Drumsurn, Cushendall, Ballykelly and Dunloy - **114 units**).
- 14 rural schemes on SHDP 2026/29 (**120 units**).

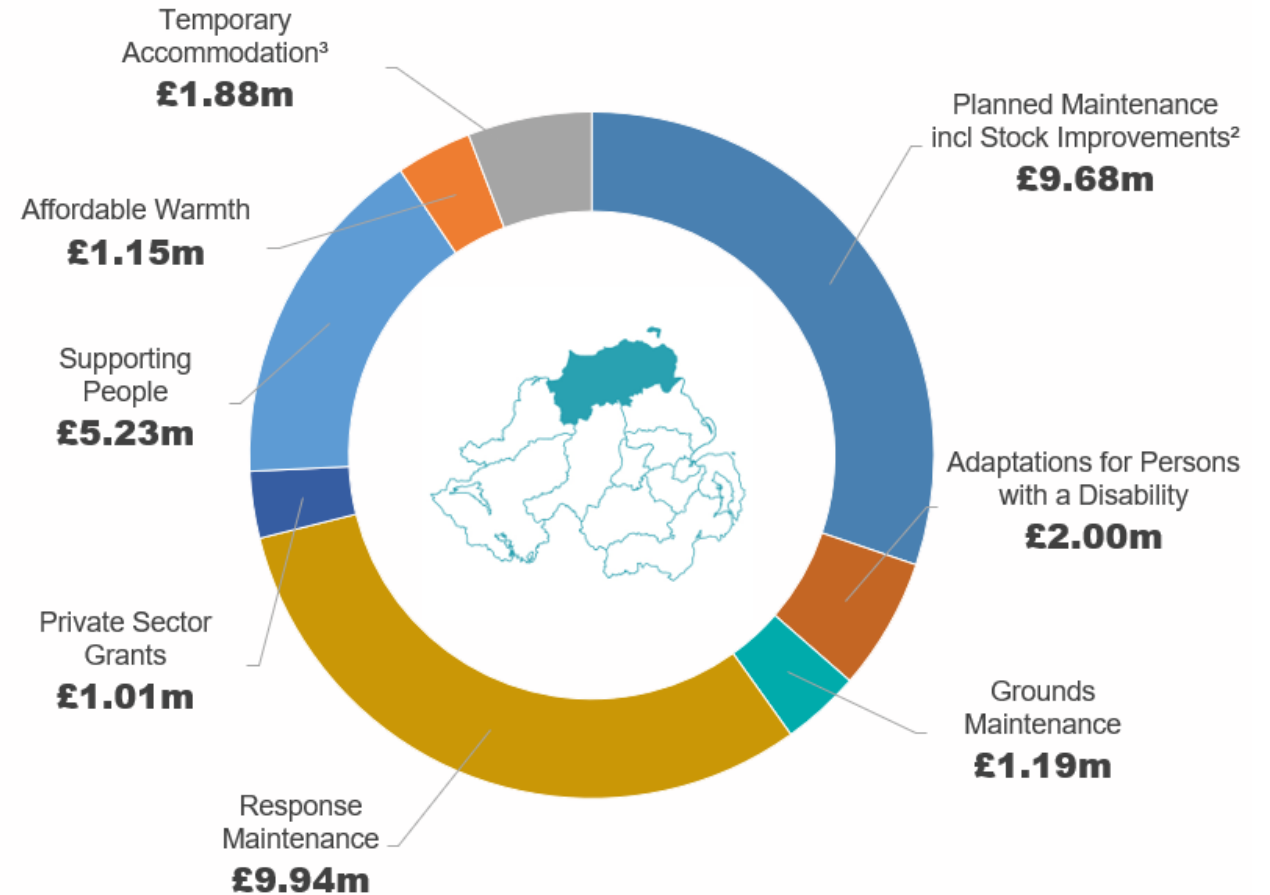
Key Housing Challenges for Causeway Coast and Glens

- Budget expenditure requirements and funding shortfalls.
- Uncertainty around long-term funding for Housing Executive stock maintenance and modernisation.
- Consistent level of social waiting list applicants and housing stress.
- Levels of homelessness remain high and ongoing demand for temporary and emergency accommodation.
- Wastewater infrastructure constraints and the impact on new housing development.
- Impact of housing challenges on health and wellbeing of households.

Housing Executive Expenditure 2025/26: Causeway Coast and Glens

£32.08m

Causeway Coast and Glens Borough Council area 2025/26 Housing Executive Expenditure¹ (£m)



New homes on site in the last year...

In 2025/26:

£34.86m invested in new build social housing (public and Housing Association investment)

149 new social homes completed.

472 new social homes under construction at end of March 2026.

604 units included on SHDP 2026-29.



Planned Maintenance

In 2025/26:

£9.68m was invested in the maintenance and improvement of **3,061** of our homes across Causeway Coast and Glens.

1,267 units included in 23 planned maintenance schemes in 2026/27 (20% of Housing Executive stock in Causeway Coast and Glens).

Planned Maintenance Schemes completed April 2025 – March 2026

Scheme	Units
External Cyclical Maintenance	815
Double Glazing	909
Heating Installation	608
Bathroom Kitchen Rewire	197
Bathroom Replacement	332
Doors	175
Special Schemes – Low Carbon	25
	3,061

Key Housing Opportunities



- Initial SHDP budget of £208m secured for 2026/27.
- Public consultation on five proposed amendments to statutory House Sales Scheme.
- Launch of Housing Executive Rural Strategy 2026 – 2031 with an emphasis on the provision of affordable housing.
- Survey of Housing Executive stock to set the investment requirement going forward.
- Funding secured for the New Foundations Programme, aimed at helping young people leaving care to avoid homelessness.
- Public consultation on a draft Homelessness Strategy 2027-32 in Autumn 2026.
- Low Carbon retrofit pilot underway to improve energy efficiency and reduce carbon emissions in homes across Northern Ireland.
- Warm Healthy Homes Strategy 2026-2036 with a new Warm Healthy Homes Fund to reduce fuel poverty.



Thank you



Q&A