



**STRATEGIC HOUSING AUTHORITY
INTERIM DIRECTOR**

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David Jackson
Chief Executive
Causeway Coast & Glens Borough Council

Via Email: david.jackson@causewaycoastandglens.gov.uk

13th March 2026

Dear David,

Review of New Build Grant Support

In October 2025, Minister Lyons announced separate reviews of grant support and design standards. Increasing levels of housing need, budgetary pressures, and the requirement for greater efficiency across public programmes have made this work both timely and essential. The Department for Communities (DfC), supported by the Northern Ireland Housing Executive (NIHE), is undertaking a review of grant support for new build social housing. This work will help ensure the Social Housing Development Programme (SHDP) can be delivered effectively and sustainably in the years ahead.

Engagement to date has highlighted several recurrent issues. These include volatility in Total Cost Indicators (TCIs), ongoing uncertainty that affects programme planning, and inconsistencies between land-led and housing association-led schemes. Stakeholders have also emphasised the need for a more transparent and modernised grant system, one that better supports borrowing capacity and enables long-term delivery.

The Review aims to address these challenges by maximising the value of capital funding for social housing, supporting long-term financial sustainability, and improving overall value for money. It also seeks to strengthen alignment with the Housing Supply Strategy while creating a more stable and predictable funding environment for housing associations and other delivery partners.

We therefore invite written submissions on several key areas. These include the reform of the current grant support framework, consideration of alternative or comparative funding approaches, and financial and economic factors influencing delivery. We also welcome views on the role of public land as a

delivery lever, the assumptions underpinning grant support (such as TCIs and Housing Association Grant levels), and the interactions between grant support, rent setting and affordability.

Submissions may take a range of forms, including data or analytical evidence, case studies, modelling or scenario analysis, narrative reflections on operational experience, or specific proposals and recommendations.

Please send your written submission by 3rd April 2026 to: [REDACTED]
Subject: SHDP Grant Support Review

The Review aims to conclude in early autumn, with recommendations submitted to the Minister by September 2026.

We welcome any evidence, perspectives or insights you wish to share to inform this work, and we appreciate your engagement in the Review process.

Yours sincerely,

[REDACTED]

Interim Director, Strategic Housing Authority

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Date: 2nd April 2026

Caroline.connor@nihe.gov.uk

Dear Caroline,

Re: Review of New Build Grant Support

Thank you for your letter, received on 13th March 2026, regarding the above matter. I wish to respond on behalf of the Council.

The Council welcomes that the Department, supported by the Northern Ireland Housing Executive (NIHE), is undertaking this review and hopes that any potential reform of the current grant support framework results in improvements to securing new build social housing delivery - a critical enabler of our Community Planning and Local Development Plan outcomes.

The Council believes that a change to multi-year budgeting would provide more certainty in meeting housing needs and would greatly assist in strengthening alignment with the Department's Housing Supply Strategy.

Evidence suggests that Causeway Coast and Glens has some distinctive housing issues due to the prevalence of second homes and short term lets in the Borough, particularly within its coastal settlements. This reflects market demand and supply which affects access (due to affordability issues) by lower-income, single, younger, and older households in the Borough. The Council would therefore wish to highlight the importance of a flexible and realistic grant framework that is capable of supporting affordable delivery in high-cost and land-constrained areas.

The Council wishes to highlight that the review presents an opportunity to strengthen the conditions for sustainable housing delivery across Northern Ireland, which will improve predictability, flexibility, and transparency.

While the Council acknowledges that any review should ensure affordability and value for money, it must also, however, reflect the financial and economic realities across the different council areas in Northern Ireland.

Yours sincerely,



Ms Sharon Mulhern
Principal Planning Officer

Telephone: 02870347100

Email: planning@causewaycoastandglens.gov.uk
www.causewaycoastandglens.gov.uk

RE: NIHE Review of Grant Support Framework

From Hanna, Julie <julie1.hanna@nihe.gov.uk>
on behalf of
Connor, Caroline (NIHE) <Caroline.Connor@NIHE.GOV.UK>
Date Fri 4/3/2026 10:30 AM
To Sharon Mulhern <Sharon.Mulhern@causewaycoastandglens.gov.uk>
Cc Moira Quinn <Moira.Quinn@causewaycoastandglens.gov.uk>; Elizabeth Beattie
<Elizabeth.Beattie@causewaycoastandglens.gov.uk>

Dear Sharon,

Thank you for the Council's response dated 2 April 2026 to the Review of the New Build Grant Support Scheme.

I would like to acknowledge receipt of the response and convey my thanks to you and your colleagues for taking the time to engage with the review and for setting out the Council's views so clearly.

The points raised will be carefully considered as part of the wider review process.

Kind regards,

Caroline

Caroline Connor
Interim Director
Strategic Housing Authority
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