



From: The Minister

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Our ref: AQW 5051/22-27
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Maolíosa McHugh MLA
Northern Ireland Assembly
Parliament Buildings
Ballymiscaw
Stormont

Via email: Maoliosia.McHugh@MLAniassembly.org.uk

Dear Maolíosa,

AQW 5051/22-27 – The Minister for Communities (i) to outline what steps her Department and the Northern Ireland Housing Executive are taking to increase the social and affordable housing provision in the (a) Sperrin; and (b) Derg District Electoral Areas; and (ii) to provide details of what meetings and discussions her Department has had with independent housing providers in relation to this.

The relevant information in answer to AQW 5051/22-27 has been placed in the Assembly library due to the volume of information.

Yours sincerely,

**Gordon Lyons MLA
Minister for Communities**

This issue is an operational matter for the Northern Ireland Housing Executive.

I have sought the requested information from the Chief Executive, who has advised me as follows:

“The Housing Executive does not report at DEA level, as it is not conterminous with our normal reporting geographies. However, in the West Tyrone Area:

- *There have been 30 new social rent housing completions in 2023/24. The detail of these units is provided in Table 1 below.*
- *There are currently 420 social rented housing units under construction. The detail of these units is provided in Table 2 below.*
- *There are 124 social rented housing units programmed to start as part of the Social Housing Development Programme (SHDP) 2024/24 & 2025/26 – 2026/27 in the West Tyrone Area – subject to funding availability. The detail of these units is provided in Table 3 below.*

Please note that programmed schemes can be lost or slip to future programme years for a variety of reasons e.g. relating to delays in acquiring sites and/or failure to secure Planning Approval. Additional schemes can also be added to the SHDP ‘in-year’ through Competitive Land, Design & Build procurement route and/or the purchase of Existing Satisfactory / Off-the-Shelf properties.

Table 1: Social housing units completed in 2023/24 in the West Tyrone Area.

Housing Association	Local Government District	Scheme Name	Location	Type	Need Group	Strategic Group	Units	Completion Year
Ark	Derry & Strabane	Main Street	Strabane	Competitive Land Design & Build	General Needs	Urban	12	2023/24
Radius	Fermanagh & Omagh	Woodbrook	Omagh	Competitive Land Design & Build	Active Elderly	Urban	12	2023/24
Triangle	Derry & Strabane	Units 1-7 Hely Burn	Douglas Bridge	Off The Shelf	General Needs	Rural	6	2023/24

Table 2: Social housing units under construction in the West Tyrone Area.

Housing Association	Local Government District	Scheme Name	Location	Type	Need Group	Strategic Group	Units	Completion Year
Habinteg	Derry & Strabane	Adria Factory Site	Strabane	New Build	General Needs	Urban	112	2024/25
Habinteg	Derry & Strabane	Adria Factory Site	Strabane	New Build	Active Elderly	Urban	27	2024/25
Habinteg	Derry & Strabane	Adria Factory Site	Strabane	New Build	Wheelchair Standard	Urban	11	2024/25
Arbour Housing	Fermanagh & Omagh	Woodside Avenue	Omagh	Competitive Land Design & Build	General Needs	Urban	33	2024/25
Arbour Housing	Fermanagh & Omagh	Woodside Avenue	Omagh	Competitive Land Design & Build	Wheelchair Standard	Urban	7	2024/25
Clanmil	Derry & Strabane	65 Evish Road	Strabane	Competitive Land Design & Build	General Needs	Urban	64	2024/25
Clanmil	Derry & Strabane	65 Evish Road	Strabane	Competitive Land Design & Build	Wheelchair Standard	Urban	5	2024/25
Habinteg	Derry & Strabane	Melmount Road	Sion Mills	Competitive Land Design & Build	General Needs	Rural	12	2024/25
Choice	Fermanagh & Omagh	Coolnagard, Omagh	Omagh	Competitive Land Design & Build	General Needs	Urban	24	2024/25
Choice	Fermanagh & Omagh	Coolnagard, Omagh	Omagh	Competitive Land Design & Build	Wheelchair Standard	Urban	2	2024/25
Rural	Derry & Strabane	129-130 Melmount Road, Sion Mills	Sion Mills	Competitive Land Design & Build	General Needs	Rural	13	2024/25
Rural	Derry & Strabane	129-130 Melmount Road, Sion Mills	Sion Mills	Competitive Land Design & Build	Wheelchair Standard	Rural	2	2024/25
Rural	Fermanagh & Omagh	1 & 2 McGartland Terrace	Dromore	Existing Satisfactory Purchase	General Needs	Rural	2	2024/25
Arbour Housing	Fermanagh & Omagh	35 Mountjoy Road	Omagh	Competitive Land Design & Build	General Needs	Urban	30	2025/26
Arbour Housing	Fermanagh & Omagh	35 Mountjoy Road	Omagh	Competitive Land Design & Build	Wheelchair Standard	Urban	1	2025/26

Annex A

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Habinteg	Derry & Strabane	Curly Hill Road	Strabane	Competitive Land Design & Build	General Needs	Urban	69	2026/27
Habinteg	Derry & Strabane	Curly Hill Road	Strabane	Competitive Land Design & Build	Wheelchair Standard	Urban	6	2026/27

Table 3: Social housing units programmed to start through the SHDP 2024/25 & 2025/26 – 2026/27 in the West Tyrone area.

Housing Association	Local Government District	Scheme Name	Location	Type	Need Group	Strategic Group	Units	Completion Year
Alpha	Fermanagh & Omagh	Derry Road	Omagh	Competitive Land Design & Build	Active Elderly	Urban	6	2026/27
Alpha	Fermanagh & Omagh	Derry Road	Omagh	Competitive Land Design & Build	Wheelchair Standard	Urban	4	2026/27
Rural	Fermanagh & Omagh	2 Main Street	Dromore	New Build	General Needs	Rural	7	2026/27
Arbour Housing	Derry & Strabane	Patrician Villas	Strabane	New Build	General Needs	Urban	14	2026/27
Arbour Housing	Fermanagh & Omagh	Lammy Road	Omagh	Competitive Land Design & Build	General Needs	Urban	26	2027/28
Arbour Housing	Fermanagh & Omagh	Lammy Road	Omagh	Competitive Land Design & Build	Wheelchair Standard	Urban	2	2027/28
Rural	Derry & Strabane	Park Road/ Victoria Road	Ballymagorry	New Build	General Needs	Rural	17	2027/28
Alpha	Fermanagh & Omagh	Farmhill Road	Omagh	New Build	General Needs	Urban	18	2027/28
Choice	Fermanagh & Omagh	Coolnagard, Omagh Phase 2	Omagh	New Build	General Needs	Urban	28	2027/28
Choice	Fermanagh & Omagh	Coolnagard, Omagh Phase 2	Omagh	New Build	Wheelchair Standard	Urban	2	2027/28"

The construction of new social homes will be dependent on the available budget. Funding for the Social Housing Development Programme (SHDP) for 2024/25 has yet to be finalised.

Planning teams within each local Council are responsible for assessing the future housing requirements for their Council areas. These assessments include affordable housing requirements and are reflected in each Local Development Plans (LDPs) which are at various stages of development and implementation.

The Northern Ireland Housing Executive is responsible for preparing a Housing Need Assessment for each of the Local Development Plans.

Co-Ownership is the Department's main delivery partner for affordable /intermediate housing. It aims to assist lower income households through funding for shared ownership housing.

Currently £158 million of funding has been provided to Co-Ownership to support over 4000 households into homeownership by 2025.

Co-Ownership operates on a "DIYSO" (Do It Yourself Shared Ownership) basis where customers select a property of their choice to purchase through shared ownership. Therefore, the areas in which shared ownership homes are delivered is primarily driven by customer demand.

My Department has not held any discussions with independent housing providers in relation to this. The NIHE has operational responsibility for the SHDP. During April to June, a SHDP commissioning bidding round takes place which involves NIHE meeting and confirming with Housing Associations their development programme for the year, although further bids can come in from HAs after that date.

For any future queries relating to operational matters, you may wish to contact the Northern Ireland Housing Executive directly at

Public.Affairsunit@nihe.gov.uk

Making direct contact with the ALB will ensure that you receive the information in the shortest possible timeframe and make best use of public resources.