



**Level 9
Causeway Exchange
1-7 Bedford Street
Belfast
BT2 7EG**

e-mail: private.office@communities-ni.gov.uk
Our ref: AQW 12739/22-27
Date: 18 June 2024

Justin McNulty MLA
Parliament Buildings
Ballymiscaw
Stormont
Belfast
BT4 3XX

Dear Justin,

RE: AQW 12739/22-27 – To ask the Minister for Communities for an update on social and affordable housing development schemes in Newry and Armagh, in relation to (i) location and number of units; and (ii) programme.

Due to the volume of information provided in response to your AQW, we have had to arrange for the information requested to be placed in the Assembly Library.

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:

“Regarding the provision of social housing in the Newry and Armagh Area There are currently 428 social rented housing units under construction. The detail of these units is provided in Table 1 below.

A further 305 social housing units programmed to start as part of the Social Housing Development Programme (SHDP) 2024/25 & 2025/26 – 2026/27 in the Newry and Armagh area. The detail of these units is provided in Table 2 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 rented housing units under construction in the Newry and Armagh area.

| Housing Association | Local Government District | Scheme Name | Location | Type | Units | Onsite Year | Completion Year |
|----------------------------|----------------------------------|--------------------|-----------------|---------------------------------|--------------|--------------------|------------------------|
| Alpha | Newry Mourne & Down | Parkhead Crescent | Newry | Competitive Land Design & Build | 10 | 2022/23 | 2024/25 |

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|-----------------------|--------------------------------|-----------------------------------|-----------------|--------------------------------------------|------------|----------------|----------------|
| <i>Arbour Housing</i> | <i>Newry Mourne & Down</i> | <i>7 Newtown Road</i> | <i>Camlough</i> | <i>Competitive Land Design & Build</i> | <i>2</i> | <i>2022/23</i> | <i>2024/25</i> |
| <i>Arbour Housing</i> | <i>Newry Mourne & Down</i> | <i>7 Newtown Road</i> | <i>Camlough</i> | <i>Competitive Land Design & Build</i> | <i>7</i> | <i>2022/23</i> | <i>2024/25</i> |
| <i>Arbour Housing</i> | <i>Newry Mourne & Down</i> | <i>Ogle House, Canal Street</i> | <i>Newry</i> | <i>New Build</i> | <i>10</i> | <i>2022/23</i> | <i>2024/25</i> |
| <i>Ark</i> | <i>Newry Mourne & Down</i> | <i>35 & 39 Downshire Road</i> | <i>Newry</i> | <i>Competitive Land Design & Build</i> | <i>32</i> | <i>2022/23</i> | <i>2024/25</i> |
| <i>Clanmil</i> | <i>Newry Mourne & Down</i> | <i>Merchants Quay</i> | <i>Newry</i> | <i>Competitive Land Design & Build</i> | <i>29</i> | <i>2022/23</i> | <i>2024/25</i> |
| <i>Apex Housing</i> | <i>Newry Mourne & Down</i> | <i>Craigmore Way</i> | <i>Newry</i> | <i>Competitive Land Design & Build</i> | <i>230</i> | <i>2020/21</i> | <i>2025/26</i> |
| <i>Apex Housing</i> | <i>Newry Mourne & Down</i> | <i>Craigmore Way</i> | <i>Newry</i> | <i>Competitive Land Design & Build</i> | <i>25</i> | <i>2020/21</i> | <i>2025/26</i> |

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|---------------|-----------------------------------------------------|----------------------------------|--------------|---------------------------------------------------------|-----------|---------------------|----------------|
| <i>Ark</i> | <i>Armagh Banbridge & Craigavon</i> | <i>Granem ore Road</i> | <i>Keady</i> | <i>Competit ive Land Design & Build</i> | <i>12</i> | <i>2023/ 24</i> | <i>2025/26</i> |
| <i>Ark</i> | <i>Armagh Banbridge & Craigavon</i> | <i>Granem ore Road</i> | <i>Keady</i> | <i>Competit ive Land Design & Build</i> | <i>1</i> | <i>2023/ 24</i> | <i>2025/26</i> |
| <i>Choice</i> | <i>Newry Mourne & Down</i> | <i>St Clares Convent</i> | <i>Newry</i> | <i>Competit ive Land Design & Build</i> | <i>43</i> | <i>2022/ 23</i> | <i>2026/27</i> |
| <i>Choice</i> | <i>Newry Mourne & Down</i> | <i>St Clares Convent</i> | <i>Newry</i> | <i>Competit ive Land Design & Build</i> | <i>13</i> | <i>2022/ 23</i> | <i>2026/27</i> |
| <i>Choice</i> | <i>Newry Mourne & Down</i> | <i>St Clares Convent</i> | <i>Newry</i> | <i>Competit ive Land Design & Build</i> | <i>14</i> | <i>2022/ 23</i> | <i>2026/27</i> |

Table 2: Social rented housing units programmed to start through the SHDP 2024/25 & 2025/26 – 2026/27 in the Newry and Armagh area.

| Housing Association | Local Government District | Scheme Name | Location | Type | Units | Onsite Year | Completion Year |
|----------------------------|----------------------------------|---------------------------------|--------------------|--------------------------------------------|--------------|--------------------|------------------------|
| <i>Arbour Housing</i> | <i>Newry Mourne & Down</i> | <i>Bog Road, Forkhill</i> | <i>Newry</i> | <i>New Build</i> | <i>16</i> | <i>2024/25</i> | <i>2025/26</i> |
| <i>Ark</i> | <i>Newry Mourne & Down</i> | <i>The Mill Phase 1</i> | <i>Bessbrook</i> | <i>New Build</i> | <i>30</i> | <i>2024/25</i> | <i>2025/26</i> |
| <i>Rural</i> | <i>Newry Mourne & Down</i> | <i>Lismore Park (T)</i> | <i>Crossmaglen</i> | <i>New Build</i> | <i>1</i> | <i>2024/25</i> | <i>2025/26</i> |
| <i>Alpha</i> | <i>Newry Mourne & Down</i> | <i>Damolly/Ardmore</i> | <i>Newry</i> | <i>New Build</i> | <i>22</i> | <i>2024/25</i> | <i>2026/27</i> |
| <i>Arbour Housing</i> | <i>Newry Mourne & Down</i> | <i>Carran Road, Crossmaglen</i> | <i>Crossmaglen</i> | <i>New Build</i> | <i>32</i> | <i>2024/25</i> | <i>2026/27</i> |
| <i>Arbour Housing</i> | <i>Newry Mourne & Down</i> | <i>Carran Road, Crossmaglen</i> | <i>Crossmaglen</i> | <i>New Build</i> | <i>4</i> | <i>2024/25</i> | <i>2026/27</i> |
| <i>Arbour Housing</i> | <i>Newry Mourne & Down</i> | <i>Railway Avenue, Newry</i> | <i>Newry</i> | <i>Competitive Land Design & Build</i> | <i>18</i> | <i>2024/25</i> | <i>2026/27</i> |

| Housing Association | Local Government District | Scheme Name | Location | Type | Units | Onsite Year | Completion Year |
|----------------------------|----------------------------------|----------------------------------------------|------------------|------------------|--------------|--------------------|------------------------|
| <i>Clanmil</i> | <i>Newry Mourne & Down</i> | <i>Carnagat Road</i> | <i>Newry</i> | <i>New Build</i> | <i>48</i> | <i>2024/25</i> | <i>2026/27</i> |
| <i>Alpha</i> | <i>Newry Mourne & Down</i> | <i>McCrinks Lane</i> | <i>Camlough</i> | <i>New Build</i> | <i>11</i> | <i>2025/26</i> | <i>2026/27</i> |
| <i>Alpha</i> | <i>Newry Mourne & Down</i> | <i>McCrinks Lane</i> | <i>Camlough</i> | <i>New Build</i> | <i>1</i> | <i>2025/26</i> | <i>2026/27</i> |
| <i>Ark</i> | <i>Newry Mourne & Down</i> | <i>Main Street</i> | <i>Forkhill</i> | <i>New Build</i> | <i>6</i> | <i>2025/26</i> | <i>2026/27</i> |
| <i>Alpha</i> | <i>Newry Mourne & Down</i> | <i>Carnbane Way</i> | <i>Newry</i> | <i>New Build</i> | <i>40</i> | <i>2025/26</i> | <i>2027/28</i> |
| <i>Radius</i> | <i>Newry Mourne & Down</i> | <i>Replacement of Clare House (DfC Site)</i> | <i>Newry</i> | <i>New Build</i> | <i>24</i> | <i>2025/26</i> | <i>2027/28</i> |
| <i>Alpha</i> | <i>Newry Mourne & Down</i> | <i>Ashgrove</i> | <i>Newry</i> | <i>New Build</i> | <i>22</i> | <i>2026/27</i> | <i>2027/28</i> |
| <i>Ark</i> | <i>Newry Mourne & Down</i> | <i>The Mill Phase 2</i> | <i>Bessbrook</i> | <i>New Build</i> | <i>30</i> | <i>2026/27</i> | <i>2028/29"</i> |

The Department continues to direct the majority of its capital budget spend on the delivery of new social homes. The financial position for 2024/25 is challenging but now that the position has been finalised, there will be engagement with relevant stakeholders in order to maximise the delivery of new social housing within what is a very constrained budget.

In terms of affordable intermediate housing Co-Ownership is the Department's main partner for the delivery of intermediate/affordable housing, it operates on a "DIYSO" (Do It Yourself Shared Ownership) basis where customers select a property of their choice to purchase through shared ownership. As such, Co-Ownership does not build homes.