



From: The Minister

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Our ref: AQW 27982/22-27

Date: 2 July 2025

**Padraig Delargy MLA
Northern Ireland Assembly
Parliament Buildings
Ballymiscaw
Stormont**

Dear Padraig

AQW 27982/22-27 – INFORMATION TO BE PLACED IN THE ASSEMBLY LIBRARY

Due to the volume of detail required to answer AQW 27320/22-27, the information attached at Annex A has been 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:

In the Foyle constituency:

- *There are currently 1178 social housing units under construction. The detail of these units is provided in Table 1 below.*
- *There are 1648 social housing units programmed to start as part of the Social Housing Development Programme (SHDP) 2025/26 – 2027/28. The detail of these units is provided in Table 2 below.*

Based on units commenced within the Foyle constituency in the past 2 years, the average allowances (TCI) for provision of new build social housing were £186k per unit, with an average grant of £121k per unit (Grant Rate of 65%).

These average costs are based on the current TCI Allowances (2023/24) and would not factor in any increases or reductions in allowances over the next 5 years.

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

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.

Signed: _____

Gordon Lyons MLA

Date: _____

Table 1: Social housing units under construction in the Foyle constituency.

Housing Association	Parliamentary Constituency	Scheme Name	Location	Type	Need Group	Strategic Group	Units	Onsite Year	Completion Year
Arbour Housing	Foyle	44-52 John Street	Londonderry	Competitive Land Design & Build	Active Elderly	Urban	40	2023/24	2025/26
Choice	Foyle	Bishop Street	Londonderry	Rehab	General Needs	Urban	24	2018/19	2025/26
Choice	Foyle	Bishop Street	Londonderry	New Build	General Needs	Urban	16	2018/19	2025/26
Choice	Foyle	Bishop Street	Londonderry	New Build	Active Elderly	Urban	21	2018/19	2025/26
Choice	Foyle	Bishop Street	Londonderry	New Build	Wheelchair Standard	Urban	3	2018/19	2025/26
Choice	Foyle	Branch Road	Londonderry	Competitive Land Design & Build	Active Elderly	Urban	16	2023/24	2025/26
Choice	Foyle	Branch Road	Londonderry	Competitive Land Design & Build	Wheelchair Standard	Urban	2	2023/24	2025/26
Clanmil	Foyle	50-54 Waterloo Street	Londonderry	Competitive Land Design & Build	Active Elderly	Urban	19	2020/21	2025/26
Radius	Foyle	Foyle Road (4 Letterkenny Road)	Londonderry	Competitive Land Design & Build	General Needs	Urban	24	2023/24	2025/26

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Housing Association	Parliamentary Constituency	Scheme Name	Location	Type	Need Group	Strategic Group	Units	Onsite Year	Completion Year
Radius	Foyle	Foyle Road (4 Letterkenny Road)	Londonderry	Competitive Land Design & Build	Active Elderly	Urban	12	2023/24	2025/26
Radius	Foyle	Foyle Road (4 Letterkenny Road)	Londonderry	Competitive Land Design & Build	Wheelchair Standard	Urban	4	2023/24	2025/26
Arbour Housing	Foyle	Beechwood Park	Strathfoyle	Competitive Land Design & Build	General Needs	Rural	4	2024/25	2026/27
Arbour Housing	Foyle	Beechwood Park	Strathfoyle	Competitive Land Design & Build	Wheelchair Standard	Rural	1	2024/25	2026/27
Arbour Housing	Foyle	Beechwood Park	Strathfoyle	Competitive Land Design & Build	Active Elderly	Rural	5	2024/25	2026/27
Ark	Foyle	Tillie & Henderson Factory Site	Londonderry	Competitive Land Design & Build	General Needs	Urban	64	2021/22	2026/27
Ark	Foyle	Tillie & Henderson Factory Site	Londonderry	Competitive Land Design & Build	Active Elderly	Urban	53	2021/22	2026/27
Ark	Foyle	Tillie & Henderson	Londonderry	Competitive Land	Wheelchair Standard	Urban	14	2021/22	2026/27

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Housing Association	Parliamentary Constituency	Scheme Name	Location	Type	Need Group	Strategic Group	Units	Onsite Year	Completion Year
		Factory Site		Design & Build					
Choice	Foyle	Ballyoan (Park Hill Ph1)	Londonderry	Competitive Land Design & Build	General Needs	Urban	109	2022/23	2026/27
Choice	Foyle	Ballyoan (Park Hill Ph1)	Londonderry	Competitive Land Design & Build	Active Elderly	Urban	8	2022/23	2026/27
Choice	Foyle	Ballyoan (Park Hill Ph1)	Londonderry	Competitive Land Design & Build	Wheelchair Standard	Urban	14	2022/23	2026/27
Woven	Foyle	Duke Street	Londonderry	Competitive Land Design & Build	General Needs	Urban	39	2021/22	2026/27
Woven	Foyle	Duke Street	Londonderry	Competitive Land Design & Build	Active Elderly	Urban	29	2021/22	2026/27
Woven	Foyle	Duke Street	Londonderry	Competitive Land Design & Build	Wheelchair Standard	Urban	5	2021/22	2026/27
Woven	Foyle	Windsor Terrace	Derry	Competitive Land Design & Build	General Needs	Urban	17	2024/25	2026/27

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Housing Association	Parliamentary Constituency	Scheme Name	Location	Type	Need Group	Strategic Group	Units	Onsite Year	Completion Year
Woven	Foyle	Windsor Terrace	Derry	Competitive Land Design & Build	Wheelchair Standard	Urban	3	2024/25	2026/27
Woven	Foyle	Windsor Terrace	Derry	Competitive Land Design & Build	Active Elderly	Urban	22	2024/25	2026/27
Choice	Foyle	Ballyoan (Park Hill Ph2)	Londonderry	Competitive Land Design & Build	General Needs	Urban	172	2024/25	2027/28
Choice	Foyle	Ballyoan (Park Hill Ph2)	Londonderry	Competitive Land Design & Build	Wheelchair Standard	Urban	17	2024/25	2027/28
Apex Housing	Foyle	H2 Lands, Buncrana Road, Phase 1	Londonderry	Competitive Land Design & Build	General Needs	Urban	378	2022/23	2029/30
Apex Housing	Foyle	H2 Lands, Buncrana Road, Phase 1	Londonderry	Competitive Land Design & Build	Wheelchair Standard	Urban	43	2022/23	2029/30

Table 2: Social housing units Programmed to Start in the Foyle constituency.

Housing Association	Parliamentary Constituency	Scheme Name	Location	Type	Need Group	Strategic Group	Units	Onsite Year	Completion Year
Apex Housing	Foyle	Meenan Square	Londonderry	New Build	General Needs	Urban	8	2025/26	2027/28
Apex Housing	Foyle	Springtown Road, Derry Phase 2	Londonderry	Competitive Land Design & Build	General Needs	Urban	258	2025/26	2029/30
Apex Housing	Foyle	Moores Land (H1B Lands), Derry Phase 1	Londonderry	New Build	General Needs	Urban	150	2025/26	2028/29
Ark	Foyle	Carlisle House, Carlisle Road	Londonderry	Competitive Land Design & Build	Active Elderly	Urban	23	2025/26	2028/29
Ark	Foyle	Carlisle House, Carlisle Road	Londonderry	Competitive Land Design & Build	Wheelchair Standard	Urban	3	2025/26	2028/29
Clanmil	Foyle	162-166 Foxhill	Londonderry	New Build	General Needs	Urban	5	2025/26	2028/29
Rural	Foyle	Moyglass Place/Clonmeen Drive (T)	Strathfoyle	New Build	General Needs	Rural	5	2025/26	2026/27
Apex Housing	Foyle	H2 Lands, Buncrana Road, Phase 2	Londonderry	Competitive Land Design & Build	General Needs	Urban	200	2026/27	2030/31
Apex Housing	Foyle	Moores Land (H1B Lands), Derry Phase 2	Londonderry	New Build	General Needs	Urban	150	2026/27	2030/31

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Housing Association	Parliamentary Constituency	Scheme Name	Location	Type	Need Group	Strategic Group	Units	Onsite Year	Completion Year
Arbour Housing	Foyle	Old Strabane Road	Derry	New Build	General Needs	Urban	37	2026/27	2027/28
Arbour Housing	Foyle	Old Strabane Road	Derry	New Build	Wheelchair Standard	Urban	5	2026/27	2027/28
Arbour Housing	Foyle	Queens Quay	Derry	New Build	General Needs	Urban	20	2026/27	2027/28
Arbour Housing	Foyle	Queens Quay	Derry	New Build	Wheelchair Standard	Urban	2	2026/27	2027/28
Choice	Foyle	Ballyoan, Park Hill, Derry Phase 3	Derry	Competitive Land Design & Build	General Needs	Urban	159	2026/27	2030/31
Choice	Foyle	Ballyoan, Park Hill, Derry Phase 3	Derry	Competitive Land Design & Build	Active Elderly	Urban	20	2026/27	2030/31
Choice	Foyle	Ballyoan, Park Hill, Derry Phase 3	Derry	Competitive Land Design & Build	Wheelchair Standard	Urban	21	2026/27	2030/31
Clanmil	Foyle	Ballygudden Road	Eglinton	New Build	General Needs	Rural	97	2026/27	2028/29
Clanmil	Foyle	1A Abercorn Road	Derry	New Build	General Needs	Urban	40	2026/27	2028/29
Clanmil	Foyle	1A Abercorn Road	Derry	New Build	Wheelchair Standard	Urban	3	2026/27	2028/29
Woven	Foyle	10-13 Waterloo Place	Derry	New Build	General Needs	Urban	32	2026/27	2027/28
Woven	Foyle	10-13 Waterloo Place	Derry	New Build	Wheelchair Standard	Urban	4	2026/27	2027/28

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Housing Association	Parliamentary Constituency	Scheme Name	Location	Type	Need Group	Strategic Group	Units	Onsite Year	Completion Year
Apex Housing	Foyle	H2 Lands, Buncrana Road, Phase 3	Londonderry	Competitive Land Design & Build	General Needs	Urban	180	2027/28	2030/31
Apex Housing	Foyle	Moore's Land (H1B Lands), Derry Phase 3	Londonderry	Competitive Land Design & Build	General Needs	Urban	150	2027/28	2030/31
Clanmil	Foyle	8-10 Victoria Road	Londonderry	New Build	General Needs	Urban	39	2027/28	2029/30
Clanmil	Foyle	Galliagh Linear Park (S)	Londonderry	New Build	Active Elderly	Urban	20	2027/28	2029/30
Clanmil	Foyle	21 Northland Road	Londonderry	New Build	General Needs	Urban	16	2027/28	2028/29
Clanmil	Foyle	21 Northland Road	Londonderry	New Build	Wheelchair Standard	Urban	1	2027/28	2028/29

BACKGROUND NOTE FOR AQW27982/22-27

1. **Padraig Delargy** MLA is an MLA for Foyle
2. This AQW is due for answer on 09/06/2025
3. Social housing in Northern Ireland is delivered through the Social Housing Development Programme (SHDP), a tri-partite arrangement between the Department for Communities, the Northern Ireland Housing Executive and Registered Housing Associations.

Reply prepared by

Gerry McAreavey

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