

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

Telephone: (028) 9051 2692
e-mail: private.office@communities-ni.gov.uk
Our ref: AQW 30320/22-27
Date: 18th September 2025

From: The Minister

**Patsy McGlone MLA
Northern Ireland Assembly
Parliament Buildings
Ballymiscaw
Stormont**

Dear Patsy

AQW 30320/22-27 – INFORMATION TO BE PLACED IN THE ASSEMBLY LIBRARY

Due to the volume of detail required to answer AQW 30320/22-27, the information attached at Annex A has been placed in the Assembly Library.

Yours sincerely,



**Gordon Lyons MLA
Minister for Communities**

Answer:

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 publishes a Commissioning Prospectus on an annual basis, which is used to direct housing association activity to areas of unmet need where there are a shortage of proposals on the Social Housing Development Programme.

Annual Housing Need Assessments are also used to inform engagement with Council Planners on the preparation of the new Local Development Plans and continuing engagement with Council Planning departments on social housing applications. This ensures consistency between SHDP delivery, the implementation of wider Planning policy and the preparation of Local Development Plans and ensures that housing need is afforded the necessary priority.

In Mid Ulster:

- There are currently 247 social housing units under construction. The detail of these units is provided in Table 1 below.*
- There are 149 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.*

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: Total social housing units under construction in Mid Ulster.

Housing Association	Local Government District	Scheme Name	Location	Type	Need Group	Strategic Group	Units	Onsite Year	Completion Year
Apex Housing	Mid Ulster	Killymeal Road, Phase 2	Dungannon	Competitive Land Design & Build	Active Elderly	Urban	3	2021/22	2025/26
Apex Housing	Mid Ulster	10 Shanoch Close	Coalisland	Rehab	General Needs	Urban	1	2025/26	2025/26
Apex Housing	Mid Ulster	11 The Shanoch	Coalisland	Rehab	General Needs	Urban	1	2025/26	2025/26
Apex Housing	Mid Ulster	16 Lisnaree	Dungannon	Rehab	General Needs	Urban	1	2025/26	2025/26
Apex Housing	Mid Ulster	17 Lisnaree	Dungannon	Rehab	General Needs	Urban	1	2025/26	2025/26
Apex Housing	Mid Ulster	18 Lisnaree	Dungannon	Rehab	General Needs	Urban	1	2025/26	2025/26
Choice	Mid Ulster	Old Eglish Road Phase 2	Dungannon	Competitive Land Design & Build	General Needs	Urban	23	2023/24	2025/26
Choice	Mid Ulster	Old Eglish Road Phase 2	Dungannon	Competitive Land Design & Build	Wheelchair Standard	Urban	4	2023/24	2025/26
Clanmil	Mid Ulster	6 Garden Terrace	Magherafelt	Existing Satisfactorily Purchase	General Needs	Urban	1	2023/24	2025/26
Clanmil	Mid Ulster	32-38 Molesworth Street	Cookstown	Off The Shelf	General Needs	Urban	2	2024/25	2025/26
Clanmil	Mid Ulster	32-38 Molesworth Street	Cookstown	Off The Shelf	Wheelchair Standard	Urban	1	2024/25	2025/26
Rural	Mid Ulster	Hammond Street	Moneymore	Competitive Land Design & Build	General Needs	Rural	7	2024/25	2025/26
Rural	Mid Ulster	34 Keeran Braye	Pomeroy	Existing Satisfactorily Purchase	General Needs	Rural	1	2024/25	2025/26
Apex Housing	Mid Ulster	Gortview Park	Coalisland	Competitive Land Design & Build	General Needs	Urban	22	2023/24	2026/27

Housing Association	Local Government District	Scheme Name	Location	Type	Need Group	Strategic Group	Units	Onsite Year	Completion Year
Apex Housing	Mid Ulster	Upperlands Road	Swatragh	Competitive Land Design & Build	General Needs	Rural	10	2024/25	2026/27
Arbour Housing	Mid Ulster	Ballyronan Road	Magherafelt	Competitive Land Design & Build	General Needs	Urban	3	2024/25	2026/27
Arbour Housing	Mid Ulster	Ballyronan Road	Magherafelt	Competitive Land Design & Build	Active Elderly	Urban	10	2024/25	2026/27
Arbour Housing	Mid Ulster	Ballyronan Road	Magherafelt	Competitive Land Design & Build	Wheelchair Standard	Urban	2	2024/25	2026/27
Choice	Mid Ulster	Castle Manor	Cookstown	Competitive Land Design & Build	General Needs	Urban	24	2024/25	2026/27
Choice	Mid Ulster	Castle Manor	Cookstown	Competitive Land Design & Build	Wheelchair Standard	Urban	3	2024/25	2026/27
Clanmil	Mid Ulster	38-42 Garden Street	Magherafelt	New Build	General Needs	Urban	16	2024/25	2026/27
Clanmil	Mid Ulster	38-42 Garden Street	Magherafelt	New Build	Wheelchair Standard	Urban	2	2024/25	2026/27
Connswater	Mid Ulster	85-101 Church Street	Cookstown	Competitive Land Design & Build	General Needs	Urban	14	2024/25	2026/27
Connswater	Mid Ulster	85-101 Church Street	Cookstown	Competitive Land Design & Build	Wheelchair Standard	Urban	1	2024/25	2026/27
Rural	Mid Ulster	High Street	Draperstown	Competitive Land Design & Build	General Needs	Rural	6	2024/25	2026/27
Apex Housing	Mid Ulster	Orritor Road	Cookstown	Competitive Land Design & Build	General Needs	Urban	18	2024/25	2027/28
Apex Housing	Mid Ulster	Orritor Road	Cookstown	Competitive Land Design & Build	Wheelchair Standard	Urban	2	2024/25	2027/28

Housing Association	Local Government District	Scheme Name	Location	Type	Need Group	Strategic Group	Units	Onsite Year	Completion Year
Ark	Mid Ulster	Ballygawley Road	Dungannon	Competitive Land Design & Build	General Needs	Urban	42	2024/25	2027/28
Ark	Mid Ulster	Ballygawley Road	Dungannon	Competitive Land Design & Build	Wheelchair Standard	Urban	3	2024/25	2027/28
Triangle	Mid Ulster	Mullagh Lane	Maghera	Competitive Land Design & Build	General Needs	Rural	22	2024/25	2027/28

Table 2: Total social housing units programmed to start 2025/26 – 2027/28 in Mid Ulster.

Housing Association	Local Government District	Scheme Name	Location	Type	Need Group	Strategic Group	Units	Onsite Year	Completion Year
Choice	Mid Ulster	29 Errigal Road	Dungannon	Rehab	General Needs	Urban	1	2025/26	2025/26
Choice	Mid Ulster	Bradley Park	Draperstown	New Build	General Needs	Rural	10	2025/26	2026/27
Clanmil	Mid Ulster	Ballynakill Road	Coalisland	Competitive Land Design & Build	General Needs	Urban	60	2025/26	2027/28
Clanmil	Mid Ulster	Ballynakill Road	Coalisland	Competitive Land Design & Build	Wheelchair Standard	Urban	5	2025/26	2027/28
Arbour Housing	Mid Ulster	Union Place	Dungannon	New Build	General Needs	Urban	8	2026/27	2027/28
Clanmil	Mid Ulster	Derryvale	Coalisland	New Build	General Needs	Urban	24	2026/27	2027/28
TBC	Mid Ulster	Leckagh Cottages (T)	Magherafelt	New Build	General Needs	Urban	9	2026/27	2028/29
TBC	Mid Ulster	Killowen Drive (T)	Magherafelt	New Build	General Needs	Urban	15	2026/27	2027/28
TBC	Mid Ulster	Killowen Drive (T)	Magherafelt	New Build	Wheelchair Standard	Urban	3	2026/27	2027/28
Arbour Housing	Mid Ulster	26 Coalisland Road	Dungannon	New Build	General Needs	Urban	14	2027/28	2028/29