

From: The Minister

**Gerry Kelly MLA
Northern Ireland Assembly
Parliament Buildings
Ballymiscaw
Stormont**

Dear Gerry

AQW 30906 22/27 – INFORMATION TO BE PLACED IN THE ASSEMBLY LIBRARY

Due to the volume of detail required to answer AQW 30906/22-27, 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:

The Regional Place Shaping teams carry out a wide range of activities to identify potential sites and support Housing Associations in delivering new social housing in North Belfast:

- **Local Development Planning:** *As a statutory consultee, we work closely with Council planners to identify land for affordable housing within the emerging Local Policies Plan.*
- **Development Management:** *We ensure the implementation of affordable housing policy on all planning applications that meet the required threshold, in our role as a statutory consultee.*
- **Housing Need Assessments:** *These are conducted annually to provide Place Shaping teams with the most current data on social housing need.*
- **Commissioning Guidance:** *Areas of unmet need, such as North Belfast, are highlighted in the annual NIHE New Build Commissioning Guide (formerly the Commissioning Prospectus), encouraging developers and Housing Associations to bring forward suitable sites.*
- **Housing Executive Land Assessment:** *We evaluate Housing Executive-owned land for its suitability for social housing and prepare development briefs where appropriate.*
- **Site Investigation Studies:** *These are undertaken to identify potential development sites and assess opportunities for new housing supply.*

- **Public Sector Collaboration:** *We are actively working with Community Planning Partners and engaging with other public sector bodies to identify any available sites within Belfast.*

Registered Housing Associations work collaboratively with developers and the Housing Executive to identify and bring forward sites for social housing. Place Shaping teams maintain regular contact with the Housing Associations to guide them towards priority areas and sites, provide support, and agree on a suitable housing mix based on identified housing need.

Unmet housing need in North Belfast remains a challenge. In North Belfast there are 940 social homes programmed to start as part of the Social Housing Development Programme (SHDP) 2025/26 – 2027/28. The detail of these schemes are provided in Table 1 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 programmed to start 2025/26 – 2027/28.

Housing Association	Parliamentary Constituency	Scheme Name	Location	Type	Need Group	Strategic Group	Units	Onsite Year	Completion Year
Choice	North Belfast	2-28 Shore Road	Newtownabbey	New Build	General Needs	Urban	36	2025/26	2027/28
Choice	North Belfast	2-28 Shore Road	Newtownabbey	New Build	Wheelchair Standard	Urban	2	2025/26	2027/28
Choice	North Belfast	233 - 263 Shore Road	Belfast	New Build	General Needs	Urban	29	2025/26	2027/28
Choice	North Belfast	Dumbarton House	Belfast	Reimprovement	Mental Health	Supported	14	2025/26	2026/27
Choice	North Belfast	Skegoneill Avenue	Belfast	Reimprovement	Mental Health	Supported	4	2025/26	2026/27
Clanmil	North Belfast	Abbey Caravan Site, Shore Road	Newtownabbey	Competitive Land Design & Build	General Needs	Urban	10	2025/26	2027/28
Clanmil	North Belfast	Abbey Caravan Site, Shore Road	Newtownabbey	Competitive Land Design & Build	Active Elderly	Urban	20	2025/26	2027/28
Clanmil	North Belfast	Abbey Caravan Site, Shore Road	Newtownabbey	Competitive Land Design & Build	Wheelchair Standard	Urban	3	2025/26	2027/28
Grove	North Belfast	Former Grove PS Site, North Queen Street (S)	Belfast	New Build	General Needs	Urban	23	2025/26	2027/28
Grove	North Belfast	Former Grove PS Site, North Queen Street (S)	Belfast	New Build	Wheelchair Standard	Urban	4	2025/26	2027/28
Grove	North Belfast	Former Grove PS Site, North Queen Street (S)	Belfast	New Build	Active Elderly	Urban	4	2025/26	2027/28
NB Housing	North Belfast	22-30 Hopefield Avenue	Belfast	New Build	Wheelchair Standard	Urban	15	2025/26	2027/28
NB Housing	North Belfast	22-30 Hopefield Avenue	Belfast	New Build	Active Elderly	Urban	3	2025/26	2027/28
Newington/ Apex Housing	North Belfast	7 Weavers Hill Mews	Belfast	Rehab	General Needs	Urban	1	2025/26	2027/28
Newington/ Apex Housing	North Belfast	13 Mountainhill Walk	Belfast	Rehab	General Needs	Urban	1	2025/26	2027/28
Newington/ Apex Housing	North Belfast	1 Hardinge Place	Belfast	Rehab	General Needs	Urban	1	2025/26	2027/28
Newington/ Apex Housing	North Belfast	6 Lothair Avenue	Belfast	Rehab	General Needs	Urban	1	2025/26	2027/28
Newington/ Apex Housing	North Belfast	8 Pacific Avenue	Belfast	Rehab	General Needs	Urban	1	2025/26	2027/28
Newington/ Apex Housing	North Belfast	14 Lothair Avenue	Belfast	Rehab	General Needs	Urban	1	2025/26	2027/28
Newington/ Apex Housing	North Belfast	24 Ligoniel Road	Belfast	Rehab	General Needs	Urban	1	2025/26	2027/28

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Housing Association	Parliamentary Constituency	Scheme Name	Location	Type	Need Group	Strategic Group	Units	Onsite Year	Completion Year
Newington/ Apex Housing	North Belfast	32 Oceanic Avenue	Belfast	Rehab	General Needs	Urban	1	2025/ 26	2027/28
Radius	North Belfast	733-735 Antrim Road	Belfast	New Build	Active Elderly	Urban	30	2025/ 26	2026/27
Radius	North Belfast	733-735 Antrim Road	Belfast	New Build	Wheelchair Standard	Urban	4	2025/ 26	2026/27
Woven	North Belfast	Marlborough House	Belfast	Competitive Land Design & Build	General Needs	Urban	82	2025/ 26	2029/30
Alpha	North Belfast	Serpentine Ph 1	Belfast	New Build	Active Elderly	Urban	32	2026/ 27	2027/28
Apex Housing	North Belfast	Mount Vernon Walk (T)	Belfast	New Build	General Needs	Urban	41	2026/ 27	2029/30
Apex Housing	North Belfast	Adam Street (S)	Belfast	New Build	General Needs	Urban	12	2026/ 27	2027/28
Choice	North Belfast	19A Glengormley Park	Newtownabbey	New Build	General Needs	Urban	20	2026/ 27	2028/29
Choice	North Belfast	Princes Avenue	Newtownabbey	Competitive Land Design & Build	General Needs	Urban	14	2026/ 27	2027/28
Choice	North Belfast	Princes Avenue	Newtownabbey	Competitive Land Design & Build	Wheelchair Standard	Urban	2	2026/ 27	2027/28
Choice	North Belfast	Monkstown Avenue/ Glenville Road	Newtownabbey	Competitive Land Design & Build	General Needs	urban	28	2026/ 27	2027/28
Choice	North Belfast	Monkstown Avenue/ Glenville Road	Newtownabbey	Competitive Land Design & Build	Wheelchair Standard	Urban	5	2026/ 27	2027/28
Clanmil	North Belfast	18-20 Alliance Avenue	Belfast	New Build	General Needs	Urban	2	2026/ 27	2026/27
Clanmil	North Belfast	Cliftonpark Avenue (T)	Belfast	New Build	General Needs	Urban	11	2026/ 27	2027/28
Clanmil	North Belfast	Glenbryn Phase 3 (Surplus)	Belfast	New Build	General Needs	Urban	25	2026/ 27	2027/28
NB Housing	North Belfast	Mill Avenue, Ligoniel	Belfast	New Build	General Needs	Urban	10	2026/ 27	2027/28
Newington/ Apex Housing	North Belfast	148 Ligoniel Road (Lands to the west of Wolfhill Centre)	Belfast	New Build	General Needs	Urban	25	2026/ 27	2028/29
Newington/ Apex Housing	North Belfast	148 Ligoniel Road (Lands to the west of Wolfhill Centre)	Belfast	New Build	Wheelchair Standard	Urban	2	2026/ 27	2028/29
Newington/ Apex Housing	North Belfast	Lands adjacent to Hillview Retail Park	Belfast	New Build	General Needs	Urban	18	2026/ 27	2027/28
Radius	North Belfast	Cliftonville GC, Westland Road	Belfast	New Build	General Needs	Urban	80	2026/ 27	2028/29
Radius	North Belfast	Church of Resurrection Site, Cavehill Road	Belfast	New Build	General Needs	Urban	11	2026/ 27	2027/28
Radius	North Belfast	Church of Resurrection Site, Cavehill Road	Belfast	New Build	Active Elderly	Urban	16	2026/ 27	2027/28

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<i>Housing Association</i>	<i>Parliamentary Constituency</i>	<i>Scheme Name</i>	<i>Location</i>	<i>Type</i>	<i>Need Group</i>	<i>Strategic Group</i>	<i>Units</i>	<i>Onsite Year</i>	<i>Completion Year</i>
<i>Radius</i>	<i>North Belfast</i>	<i>Church of Resurrection Site, Cavehill Road</i>	<i>Belfast</i>	<i>New Build</i>	<i>Wheelchair Standard</i>	<i>Urban</i>	<i>3</i>	<i>2026/27</i>	<i>2027/28</i>
<i>TBC</i>	<i>North Belfast</i>	<i>Pilot Street, Belfast</i>	<i>Belfast</i>	<i>New Build</i>	<i>General Needs</i>	<i>Urban</i>	<i>69</i>	<i>2026/27</i>	<i>2028/29</i>
<i>Woven</i>	<i>North Belfast</i>	<i>Wolf Hill, Ligoniel</i>	<i>Belfast</i>	<i>New Build</i>	<i>General Needs</i>	<i>Urban</i>	<i>20</i>	<i>2026/27</i>	<i>2027/28</i>
<i>Alpha</i>	<i>North Belfast</i>	<i>Serpentine Ph 2</i>	<i>Belfast</i>	<i>New Build</i>	<i>Active Elderly</i>	<i>Urban</i>	<i>32</i>	<i>2027/28</i>	<i>2028/29</i>
<i>Arbour Housing</i>	<i>North Belfast</i>	<i>Eia Street</i>	<i>Belfast</i>	<i>New Build</i>	<i>General Needs</i>	<i>Urban</i>	<i>5</i>	<i>2027/28</i>	<i>2028/29</i>
<i>NB Housing</i>	<i>North Belfast</i>	<i>935 Crumlin Road</i>	<i>Belfast</i>	<i>New Build</i>	<i>General Needs</i>	<i>Urban</i>	<i>8</i>	<i>2027/28</i>	<i>2028/29</i>
<i>NB Housing</i>	<i>North Belfast</i>	<i>Langley Street, Belfast Phase 2</i>	<i>Belfast</i>	<i>Competitive Land Design & Build</i>	<i>General Needs</i>	<i>Urban</i>	<i>5</i>	<i>2027/28</i>	<i>2029/30</i>
<i>NB Housing</i>	<i>North Belfast</i>	<i>372-382 Oldpark Road</i>	<i>Belfast</i>	<i>New Build</i>	<i>General Needs</i>	<i>Urban</i>	<i>15</i>	<i>2027/28</i>	<i>2028/29</i>
<i>NB Housing</i>	<i>North Belfast</i>	<i>Keswick Street</i>	<i>Belfast</i>	<i>New Build</i>	<i>General Needs</i>	<i>Urban</i>	<i>15</i>	<i>2027/28</i>	<i>2028/29</i>
<i>Newington/ Apex Housing</i>	<i>North Belfast</i>	<i>Upper Long Streets, Belfast (T)</i>	<i>Belfast</i>	<i>New Build</i>	<i>General Needs</i>	<i>Urban</i>	<i>123</i>	<i>2027/28</i>	<i>2031/32</i>