

From: The Minister

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Our ref: AQW 39105 /22-27
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Peter Martin MLA
Northern Ireland Assembly
Parliament Buildings
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Stormont

Dear Peter

AQW 39105/22-27 – INFORMATION TO BE PLACED IN THE ASSEMBLY LIBRARY

Due to the volume of detail required to answer AQW 39105/ 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 Housing Executive.

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

“The Housing Executive currently maintains 118 hectares of land on the Housing Executive’s Undeveloped Land Schedule (ULS) which has been assessed as having independent development potential.

0.09 hectares of ULS land are located within the North Down Parliamentary Constituency. Details of the ULS lands are provided in Table 1 below.

These lands are classified by the categories detailed below:

Retain for Future Use – *These are sites are either retained pending further investigation into their development potential for social housing, suitability for any other function carried out by the Housing Executive or pending completion of an Economic Appraisal.*

Programmed for Transfer to Housing Association – *These are sites which are included in the Social Housing Development Programme and will be transferred to a Housing Association for development to meet social housing need.*

Surplus for Disposal - *These are sites which following the completion of an economic appraisal have been declared surplus to requirements as they are no longer required for the purpose for which they were acquired or for any other function carried out by the Housing Executive.*

Table 1 – ULS Sites within North Down Parliamentary Constituency

Reference	District	Location	Site Area (HA)	ULS Classification
401/402	Bangor	23 Seahill Road, Helens Bay	0.03	Retain for Future Use
401/403	Bangor	33 & 37 Seahill Road, Helens Bay	0.03	Retain for Future Use
401/404	Bangor	63 & 69 Seahill Road, Helens Bay	0.03	Retain for Future Use

The Housing Executive also maintains land in its ownership, classified as existing open space, which is generally lands which is integral to the design of housing estates and used for amenity purposes.

The Housing Executive has assessed that some existing open space lands as having independent development potential subject to planning restrictions being overcome e.g. Planning Policy Statement 8 (PPS8) or outside current development limits. These lands are recorded as such in the Land Asset Management Registers.

3.74 hectares of existing open space lands in the North Down Parliamentary Constituency has been assessed as having independent development potential subject to planning restrictions being overcome and are included in the Existing Open Space ‘Yes’ Register. A list of these lands is provided in Table 2 below.

Table 2 – EOS Yes Sites within North Down Parliamentary Constituency

Reference	District	Location	Site Area (HA)
401/125	Bangor	Willowbrook Road	0.28
401/133	Bangor	Breezemount Close, Conlig	0.09
401/20	Bangor	Ballywalter Gardens	0.61
401/25	Bangor	Breezemount Close & Grove	1.71
401/34	Bangor	Owenroe Drive Drumhirk Drive	0.72
401/35	Bangor	Old Hollywood Road	0.035
401/5	Bangor	Grays Park Site 1	0.29

All other lands in Housing Executive ownership in the North Down Parliamentary Constituency have been assessed as amenity lands with no independent development potential.”