

From: The Minister

**Kate Nicholl MLA
Northern Ireland Assembly
Parliament Buildings
Ballymiscaw
Stormont**

Dear Kate,

AQW43645/22-27– INFORMATION TO BE PLACED IN THE ASSEMBLY LIBRARY

Due to the volume of detail required to answer AQW43645/22-27, the information attached at Annex A has been placed in the Assembly Library.

Yours sincerely,



**Gordon Lyons MLA
Minister for Communities**

AQW 43645 22-27 Annex A

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 Greater Belfast area:

- *There are currently 371 units under construction which are 3 bed properties. The detail of these units is provided in Table 1 and 2 below.*
- *There are 793 social housing units programmed to start as part of the Social Housing Development Programme (SHDP) in 2026. Detail of these units is provided in Table 3 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.

We do not currently hold detailed housing mix information for units that are programmed to start. As a result, we cannot provide a breakdown of these units by property type, including identifying the number of 3-bed properties.

Table 1: Number of 3 Bed properties under construction broken down by PC in the Great Belfast Area”.

Parliamentary Constituency	3-Bed Flat	3-Bed House	3-Bed Bung	Total
East Belfast	1	43	0	44
North Belfast	3	19	0	22
South Belfast	17	24	0	41
West Belfast	5	246	13	264
Total	26	332	13	371

Table 2: Three bed units under construction in the Great Belfast Area.

Housing Association	Parliamentary Constituency	Scheme Name	Location	Type	Need Group	Strategic Group	Units	Onsite Year	Completion Year	3-Bed Flat	3-Bed House	3-Bed Bung
Clanmil	East Belfast	Mountpottinger Road	Belfast	New Build	General Needs	Urban	1	2023/24	2026/27	1		
Woven	East Belfast	Woodstock/Beersbridge Road	Belfast	Competitive Land Design & Build	General Needs	Urban	9	2022/23	2026/27		9	
Arbour Housing	East Belfast	The Mount	Belfast	Competitive Land Design & Build	General Needs	Urban	16	2025/26	2027/28		16	
Choice	East Belfast	Park Avenue, Belfast	Belfast	Competitive Land Design & Build	General Needs	Urban	18	2021/22	2027/28		18	
Clanmil	North Belfast	Flax Centre	Belfast	Competitive Land Design & Build	Wheelchair Standard	Urban	1	2024/25	2027/28		1	
Clanmil	North Belfast	Flax Centre	Belfast	Competitive Land Design & Build	General Needs	Urban	11	2024/25	2027/28		11	
Newington/Apex Housing	North Belfast	7 Weavers Hill Mews	Belfast	Rehab	General Needs	Urban	1	2025/26	2027/28		1	
Newington/Apex Housing	North Belfast	13 Mountainhill Walk	Belfast	Rehab	General Needs	Urban	1	2025/26	2027/28		1	

Housing Association	Parliamentary Constituency	Scheme Name	Location	Type	Need Group	Strategic Group	Units	Onsite Year	Completion Year	3-Bed Flat	3-Bed House	3-Bed Bung
Newington/Apex Housing	North Belfast	1 Hardinge Place	Belfast	Rehab	General Needs	Urban	1	2025/26	2027/28		1	
Newington/Apex Housing	North Belfast	6 Lothair Avenue	Belfast	Rehab	General Needs	Urban	1	2025/26	2027/28		1	
Newington/Apex Housing	North Belfast	8 Pacific Avenue	Belfast	Rehab	General Needs	Urban	1	2025/26	2027/28		1	
Newington/Apex Housing	North Belfast	14 Lothair Avenue	Belfast	Rehab	General Needs	Urban	1	2025/26	2027/28		1	
Newington/Apex Housing	North Belfast	24 Ligoniel Road	Belfast	Rehab	General Needs	Urban	1	2025/26	2027/28		1	
Woven	North Belfast	Marlborough House	Belfast	Competitive Land Design & Build	General Needs	Urban	3	2025/26	2029/30	3		
Radius	South Belfast	Gasworks Site (S)	Belfast	New Build	General Needs	Urban	22	2022/23	2026/27		22	
Radius	South Belfast	Gasworks Site (S)	Belfast	New Build	Wheelchair Standard	Urban	2	2022/23	2026/27		2	
Clanmil	South Belfast	Madison Lofts, 3-19 Rydalmer Street	Belfast	Competitive Land Design & Build	General Needs	Urban	17	2024/25	2027/28	17		
Ark	West Belfast	Third Street	Belfast	Competitive Land Design & Build	General Needs	Urban	21	2023/24	2026/27		21	
Choice	West Belfast	Corrib Flats Regeneration (T)	Belfast	New Build	General Needs	Urban	6	2022/23	2026/27		6	

Housing Association	Parliamentary Constituency	Scheme Name	Location	Type	Need Group	Strategic Group	Units	Onsite Year	Completion Year	3-Bed Flat	3-Bed House	3-Bed Bung
Clanmil	West Belfast	Gort Na Mona	Belfast	Competitive Land Design & Build	General Needs	Urban	32	2023/24	2026/27		32	
Clanmil	West Belfast	Gort Na Mona	Belfast	Competitive Land Design & Build	Wheelchair Standard	Urban	4	2023/24	2026/27		4	
Clanmil	West Belfast	150 - 158 Kingsway, Dunmurry	Belfast	Competitive Land Design & Build	General Needs	Urban	3	2023/24	2026/27	3		
NB Housing	West Belfast	Lower Clonard	Belfast	New Build	General Needs	Urban	2	2024/25	2026/27		2	
Oaklee/Trinity	West Belfast	Hannahstown Phase 1A (S)	Belfast	New Build	Wheelchair Standard	Urban	6	2014/15	2026/27		6	
Radius	West Belfast	Visteon, Blacks Road	Belfast	New Build	General Needs	Urban	85	2017/18	2026/27		85	
Radius	West Belfast	Visteon, Blacks Road	Belfast	New Build	Wheelchair Standard	Urban	5	2017/18	2026/27		1	4
Radius	West Belfast	Hopewell Square Phase 2	Belfast	New Build	General Needs	Urban	6	2024/25	2026/27		6	
Apex Housing	West Belfast	Glenmona	Belfast	Competitive Land Design & Build	Wheelchair Standard	Urban	13	2020/21	2027/28		5	8
Clanmil	West Belfast	St Thomas, Whiterock Road Phase 1	Belfast	Competitive Land Design & Build	General Needs	Urban	7	2024/25	2027/28		7	

Housing Association	Parliamentary Constituency	Scheme Name	Location	Type	Need Group	Strategic Group	Units	Onsite Year	Completion Year	3-Bed Flat	3-Bed House	3-Bed Bung
Radius	West Belfast	Newhill/Whiterock Road	Belfast	New Build	General Needs	Urban	15	2025/26	2027/28		15	
Clanmil	West Belfast	St Thomas, Whiterock Road Phase 2	Belfast	Competitive Land Design & Build	General Needs	Urban	5	2025/26	2028/29	2	3	
Radius	West Belfast	Hannahstown Phase 2A	Belfast	New Build	General Needs	Urban	49	2025/26	2028/29		49	
Radius	West Belfast	Hannahstown Phase 2A	Belfast	New Build	Wheelchair Standard	Urban	1	2025/26	2028/29			1
Woven	West Belfast	Bell Steel Road, Poleglass	Belfast	Competitive Land Design & Build	General Needs	Urban	4	2025/26	2028/29		4	

Table 3: Social housing units programmed to start in 2026/27 in the Great Belfast Area.

Housing Association	Parliamentary Constituency	Scheme Name	Location	Type	Need Group	Strategic Group	Units	Onsite Year	Completion Year
Arbour Housing	East Belfast	The Arches Centre, Newtownards Road	Belfast	New Build	General Needs	Urban	64	2026/27	2028/29
Arbour Housing	East Belfast	Clonaver Drive	Belfast	New Build	General Needs	Urban	44	2026/27	2028/29
Choice	East Belfast	Tower Street	Belfast	New Build	General Needs	Urban	20	2026/27	2028/29
Choice	East Belfast	Upper Knockbreda Road	Belfast	New Build	Active Elderly	Urban	12	2026/27	2027/28
Clanmil	East Belfast	Mullan Mews	Belfast	Reimprovement	Learning Disabilities	Supported	10	2026/27	2027/28
Radius	East Belfast	Ladas Drive	Belfast	Competitive Land Design & Build	Active Elderly	Urban	32	2026/27	2027/28
Radius	East Belfast	215-225 Castlereagh Road	Belfast	New Build	General Needs	Urban	15	2026/27	2027/28
St Matthews	East Belfast	62 Mountpottinger Road	Belfast	New Build	General Needs	Urban	3	2026/27	2027/28
Woven	East Belfast	Utility Street	Belfast	Reimprovement	General Needs	Urban	3	2026/27	2027/28

Housing Association	Parliamentary Constituency	Scheme Name	Location	Type	Need Group	Strategic Group	Units	Onsite Year	Completion Year
Woven	East Belfast	Duke Street	Belfast	Reimprovement	General Needs	Urban	1	2026/27	2026/27
Alpha	North Belfast	Serpentine Ph 1	Belfast	New Build	Active Elderly	Urban	40	2026/27	2029/30
Alpha	North Belfast	Fortwilliam Park	Belfast	New Build	Active Elderly	Urban	20	2026/27	2028/29
Apex Housing	North Belfast	Mount Vernon Walk (T)	Belfast	New Build	General Needs	Urban	41	2026/27	2029/30
Apex Housing	North Belfast	Old Irish Highway,Rathcoole	Newtownabbey	New Build	General Needs	Urban	4	2026/27	2028/29
Apex Housing	North Belfast	Old Irish Highway,Rathcoole	Newtownabbey	New Build	General Needs	Urban	1	2026/27	2028/29
Choice	North Belfast	2-28 Shore Road	Newtownabbey	New Build	General Needs	Urban	34	2026/27	2028/29
Choice	North Belfast	2-28 Shore Road	Newtownabbey	New Build	Wheelchair Standard	Urban	2	2026/27	2028/29
Choice	North Belfast	19A Glengormley Park	Newtownabbey	New Build	General Needs	Urban	20	2026/27	2028/29
Choice	North Belfast	233 - 263 Shore Road	Belfast	Competitive Land Design & Build	General Needs	Urban	29	2026/27	2028/29
Choice	North Belfast	Dumbarton House	Belfast	Reimprovement	Mental Health	Supported	14	2026/27	2027/28
Choice	North Belfast	Skegoneill Avenue	Belfast	Reimprovement	Mental Health	Supported	4	2026/27	2027/28
Clanmil	North Belfast	18-20 Alliance Avenue	Belfast	New Build	General Needs	Urban	2	2026/27	2026/27
Grove/Choice	North Belfast	Former Grove PS Site,North Queen Street (S)	Belfast	New Build	General Needs	Urban	23	2026/27	2028/29

Housing Association	Parliamentary Constituency	Scheme Name	Location	Type	Need Group	Strategic Group	Units	Onsite Year	Completion Year
Grove/Choice	North Belfast	Former Grove PS Site,North Queen Street (S)	Belfast	New Build	Wheelchair Standard	Urban	4	2026/27	2028/29
Grove/Choice	North Belfast	Former Grove PS Site,North Queen Street (S)	Belfast	New Build	Active Elderly	Urban	4	2026/27	2028/29
NB Housing	North Belfast	22-30 Hopefield Avenue	Belfast	New Build	Wheelchair Standard	Urban	15	2026/27	2028/29
NB Housing	North Belfast	22-30 Hopefield Avenue	Belfast	New Build	Active Elderly	Urban	3	2026/27	2028/29
NB Housing	North Belfast	Princes Avenue	Newtownabbey	Competitive Land Design & Build	General Needs	Urban	13	2026/27	2027/28
NB Housing	North Belfast	Princes Avenue	Newtownabbey	Competitive Land Design & Build	Wheelchair Standard	Urban	2	2026/27	2027/28
Newington/Apex Housing	North Belfast	Ligoneil	Belfast	Competitive Land Design & Build	General Needs	Urban	18	2026/27	2028/29
TBC	North Belfast	Pilot Street, Belfast	Belfast	New Build	General Needs	Urban	69	2026/27	2028/29
Alpha	South Belfast	16-18 Baronsgrange, Comber Road	Carryduff	New Build	Active Elderly	Urban	12	2026/27	2028/29
Clanmil	South Belfast	Posnett Street (T)	Belfast	New Build	General Needs	Urban	24	2026/27	2028/29
Clanmil	South Belfast	Havelock House, Ormeau Road	Belfast	Competitive Land Design & Build	General Needs	Urban	83	2026/27	2029/30
NB Housing	South Belfast	25-27 University Road	Belfast	New Build	General Needs	Urban	12	2026/27	2028/29
Arbour Housing	West Belfast	195 Kingsway	Dunmurry	New Build	General Needs	Urban	17	2026/27	2027/28

Housing Association	Parliamentary Constituency	Scheme Name	Location	Type	Need Group	Strategic Group	Units	Onsite Year	Completion Year
Arbour Housing	West Belfast	195 Kingsway	Dunmurry	New Build	Wheelchair Standard	Urban	2	2026/27	2027/28
Ark	West Belfast	Norglen Gardens / Mountain View Centre	Belfast	New Build	Active Elderly	Urban	16	2026/27	2028/29
Ark	West Belfast	Norglen Gardens / Mountain View Centre	Belfast	New Build	Wheelchair Standard	Urban	2	2026/27	2028/29
Choice	West Belfast	Cairnmartin, Phase 3 (T)	Belfast	New Build	General Needs	Urban	31	2026/27	2028/29
Choice	West Belfast	193-204 Kingsway	Dunmurry	New Build	Active Elderly	Urban	14	2026/27	2027/28
NB Housing	West Belfast	Springfield Road / Highcairn Road	Belfast	Competitive Land Design & Build	General Needs	Urban	12	2026/27	2027/28
Woven	West Belfast	Ardnacloyney Drive	Belfast	Reimprovement	General Needs	Urban	1	2026/27	2026/27
Woven	West Belfast	Brianswell	Belfast	Reimprovement	General Needs	Urban	1	2026/27	2026/27