



20 October 2025

Dear Applicant

**Our Ref: FOI 944**

Your request for information received on 29 September 2025 has been handled under the Freedom of Information Act 2000 (FOIA).

**Request**

*I also want to know the number of vacant 4 bedroom properties/ 3 bedroom with a separate dining/ reception room as it could be used for dual purpose.*

*I also wanted to know under FOI what number of points the last 4 bedroom/ 3 bedroom properties were allocated at in my areas of choice.*

*I also wanted to advise that the new social housing in the areas I had mentioned are Millbrook, Millrace that's extended back on to the Ballynakelly road (May be Pinebank). Any social housing being built in the area.*

**Our response**

***I also want to know the number of vacant 4 bedroom properties/ 3 bedroom with a separate dining/ reception room as it could be used for dual purpose.***

As of 8th October 2025, the Housing Executive had 1 four-bedroom and no three-bedroom void properties of the stated design in the requested CLAs.

***I also wanted to know under FOI what number of points the last 4 bedroom/ 3 bedroom properties were allocated at in my areas of choice.***

The table below provides data on the number of housing allocations to applicants on the Social Housing Waiting List (narrowed down to 3-bedroom and 4-bedroom properties only) in Coalisland, Mountjoy Dungannon and Stewartstown Common Landlord Areas (CLAs), by Mean & Median Points at the point of allocation for a 5-year period from 01/07/2020 to 30/06/2025. The table should be viewed in conjunction with the accompanying notes.

No. of allocations from the Social Housing Waiting List (narrowed down to 3-bedroom and 4-bedroom properties only) for a 5-year period from 01/07/2020 to 30/06/2025 in Coalisland, Mountjoy Dungannon & Stewartstown Common Landlord Areas (CLAs), by Mean & Median Points at the point of allocation			
CLA / Geography	No. of allocations (narrowed down to 3-bedroom and 4-bedroom properties)	Mean Points at the point of allocation	Median Points at the point of allocation
Coalisland CLA	45	145.4	152.0
Mountjoy Dungannon CLA	<10	138.0	138.0
Stewartstown CLA	<10	x	x
<b>N. Ireland Total</b>	<b>6,416</b>	<b>163.5</b>	<b>162.0</b>

## Notes:

- This response is based on the most recently published data (allocations up to 30/06/2025)
- Allocations are aggregated over a 5-year period from 01/07/2020 to 30/06/2025 and include allocations to both Housing Executive and housing association properties.
- When a question of “average waiting times” or “average points” is asked, MEAN and MEDIAN averages are provided.

Reasons for this include:

The MEAN (arithmetic average) is useful for understanding overall trends but can be heavily skewed by outliers (unusually high or low values) – for example, applicants who have been on the waiting list for a number of years or who have just joined the waiting list.

The MEDIAN (middle value, a measure of central tendency) is less affected by outliers and represents a “typical” case better when the data is skewed.

By presenting both, we ensure that the analysis captures both central tendency and the potential impact of unusually high or low values.

We also note that when the number of applicants is small, statistical indicators become less reliable and have a much lower predictive value regarding the “typical” experience. In such cases, the figures may be more indicative of the specific circumstances of the individual applicant households rather than a broader trend. Caution must be exercised when interpreting the results.

- Where the number of applicants/allocations is less than 10, the figure has been shown as <10 in accordance with Data Protection and UK GDPR requirements.
- Further in the interest of Data Protection we have had to remove the points for some categories where there was only one allocation or less than 10 allocations and where the points were substantially different (we used a deviation of 20%) from the overall N. Ireland mean average points.

Section 13(1) of the Statistics and Registration Services Act 2007 states that ‘the person producing any official statistics which are designated under section 12 as National

Statistics must ensure that the Code of Practice for Statistics under section 10 continues to be complied with in relation to those statistics.’ Provision of the requested figures before publication of the DfC Housing Bulletin in which the dataset from which they would be drawn is published would be a failure to comply with the Code in respect of parts T3.3 and T3.4. The figures beyond the period already covered by the latest Housing Bulletin (after 30/06/2025) are therefore currently exempt from disclosure under Section 44 of the Freedom of Information Act – disclosure prohibited by other legislation, pending publication of the next Housing Bulletin which is anticipated to be published by the end of November 2025.

***I also wanted to advise that the new social housing in the areas I had mentioned are Millbrook, Millrace that's extended back on to the Ballynakelly road (May be Pinebank). Any social housing being built in the area.***

In Coalisland, Dungannon and Stewartstown:

- There are currently 102 social housing units under construction. The detail of these units is provided in Table 1 below.
- There are currently 103 social housing units programmed to start. 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 Coalisland, Dungannon and Stewartstown.*

Housing Association	Local Government District	Parliamentary Constituency	Scheme Name	Location	Type	Need Group	Strategic Group	Units	Onsite Year	Completion Year
Apex Housing	Mid Ulster	Mid Ulster	Gortview Park	Coalisland	Competitive Land Design & Build	General Needs	Urban	22	2023/24	2026/27
Apex Housing	Mid Ulster	Mid Ulster	10 Shanoch Close	Coalisland	Rehab	General Needs	Urban	1	2025/26	2025/26
Apex Housing	Mid Ulster	Mid Ulster	11 The Shanoch	Coalisland	Rehab	General Needs	Urban	1	2025/26	2025/26
Apex Housing	Mid Ulster	Fermanagh & South Tyrone	Killymeal Road, Phase 2	Dungannon	Competitive Land Design & Build	Active Elderly	Urban	3	2021/22	2025/26
Apex Housing	Mid Ulster	Fermanagh & South Tyrone	16 Lisnaree	Dungannon	Rehab	General Needs	Urban	1	2025/26	2025/26
Apex Housing	Mid Ulster	Fermanagh & South Tyrone	17 Lisnaree	Dungannon	Rehab	General Needs	Urban	1	2025/26	2025/26
Apex Housing	Mid Ulster	Fermanagh & South Tyrone	18 Lisnaree	Dungannon	Rehab	General Needs	Urban	1	2025/26	2025/26
Ark	Mid Ulster	Fermanagh & South Tyrone	Ballygawley Road	Dungannon	Competitive Land Design & Build	General Needs	Urban	42	2024/25	2027/28
Ark	Mid Ulster	Fermanagh & South Tyrone	Ballygawley Road	Dungannon	Competitive Land Design & Build	Wheelchair Standard	Urban	3	2024/25	2027/28

Housing Association	Local Government District	Parliamentary Constituency	Scheme Name	Location	Type	Need Group	Strategic Group	Units	Onsite Year	Completion Year
Choice	Mid Ulster	Fermanagh & South Tyrone	Old Eglish Road Phase 2	Dungannon	Competitive Land Design & Build	General Needs	Urban	23	2023/24	2025/26
Choice	Mid Ulster	Fermanagh & South Tyrone	Old Eglish Road Phase 2	Dungannon	Competitive Land Design & Build	Wheelchair Standard	Urban	4	2023/24	2025/26

*Table 2: Total social housing units programmed to start in Coalisland, Dungannon and Stewartstown.*

Housing Association	Local Government District	Parliamentary Constituency	Scheme Name	Location	Type	Need Group	Strategic Group	Units	Onsite Year	Completion Year
Clanmil	Mid Ulster	Mid Ulster	Ballynakilly Road	Coalisland	Competitive Land Design & Build	General Needs	Urban	60	2025/26	2027/28
Clanmil	Mid Ulster	Mid Ulster	Ballynakilly Road	Coalisland	Competitive Land Design & Build	Wheelchair Standard	Urban	5	2025/26	2027/28
Clanmil	Mid Ulster	Mid Ulster	Derryvale	Coalisland	New Build	General Needs	Urban	24	2026/27	2027/28
Arbour Housing	Mid Ulster	Mid Ulster	26 Coalisland Road	Dungannon	New Build	General Needs	Urban	14	2027/28	2028/29

This concludes our response.