

Public Document Pack

**Democratic Services Section
Legal and Civic Services Department
Belfast City Council
City Hall
Belfast
BT1 5GS**



1st March 2021

SPECIAL MEETING OF PEOPLE AND COMMUNITIES COMMITTEE – HOUSING ISSUES

Dear Alderman/Councillor,

The above-named Committee will meet remotely via Microsoft Teams on Tuesday, 2nd March, 2021 at 5.15 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

SUZANNE WYLIE

Chief Executive

AGENDA:

1. **Routine Matters**
 - (a) Apologies
 - (b) Declarations of Interest
2. **Dealing with Homelessness during the Pandemic Presentation (Brian O'Kane)**
(Pages 1 - 12)
3. **City Centre Waiting list and New Build Update (Fiona McGrath)**
(Pages 13 - 22)



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Homelessness Response to COVID-19

Brian O'Kane

Belfast Housing Solutions

Housing
Executive

Agenda Item 2

Homelessness in NI – Pre COVID-19

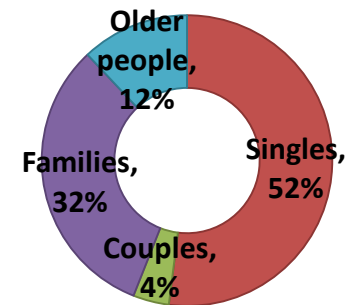
16,802 households presented as homeless last year
(11,323 accepted)

36 rough sleepers identified in 2019/20
street count

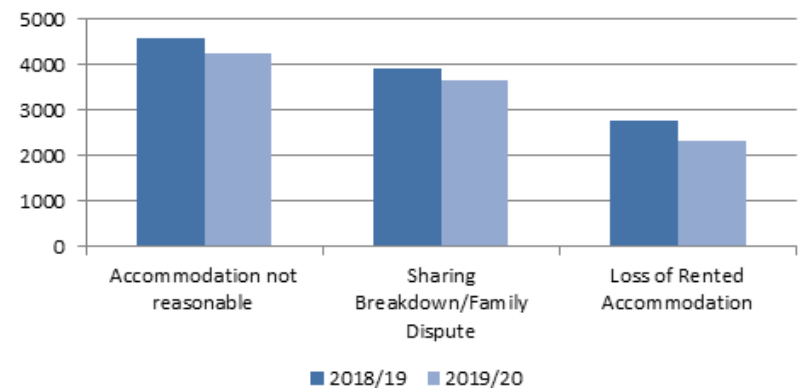
4,527 temporary accommodation placements in 2019/20

21,955 households registered on waiting list for social housing as homeless

£21 million funding this year



Top 3 Reasons - Presentations



Aim of COVID-19 Response

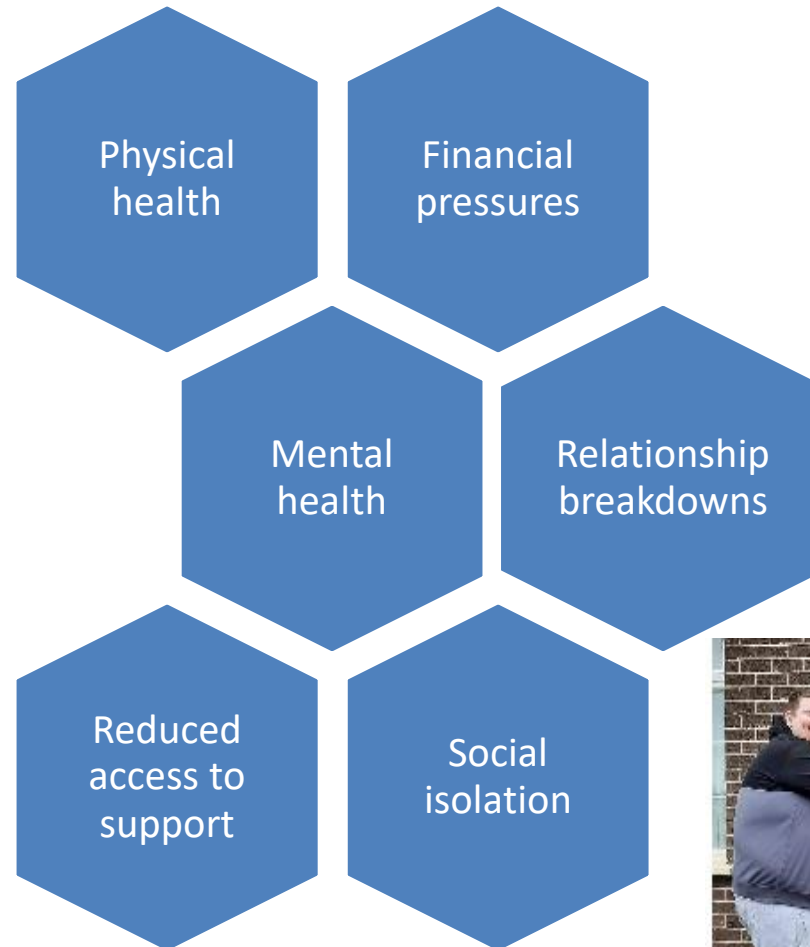
- To **safeguard** as many homeless people as we can against COVID-19 ensuring they have the same chance as other vulnerable people to **self-isolate and receive care, protection and treatment** where necessary
- To enable homeless services to **work effectively** and **respond safely**



Impacts of COVID-19 on our customers



Page 4



Impacts of COVID-19 on homelessness trends

Homeless presentations ↓

Temporary accommodation demand ↑

Page 5
Social housing relets reduced so throughput from temp accommodation limited

Young people have been disproportionately impacted

‘Everyone in’ approach adopted to accommodate rough sleepers

Availability and throughput in standard temporary accommodation have reduced, necessitating an increase in the use of hotel/B&B accommodation.

Change in homeless reasons during pandemic



- **Sharing breakdown/family dispute**
- **Neighbourhood harassment**
- **Relationship breakdown**
- **Domestic violence**

- **Accommodation not reasonable**
- **Loss of private rental**
- **No accommodation in NI**
- **Intimidation**
- **Mortgage default**

Covid-19 responses to date

Increased supply of temporary accommodation

Lockdown of Night Shelters and Day Centres

Provision of additional support and shift from in-reach to assertive outreach

Publication of 'The Way Home', Reset Plan

Appointment of a Co-ordinator and an Emergency Relief Panel

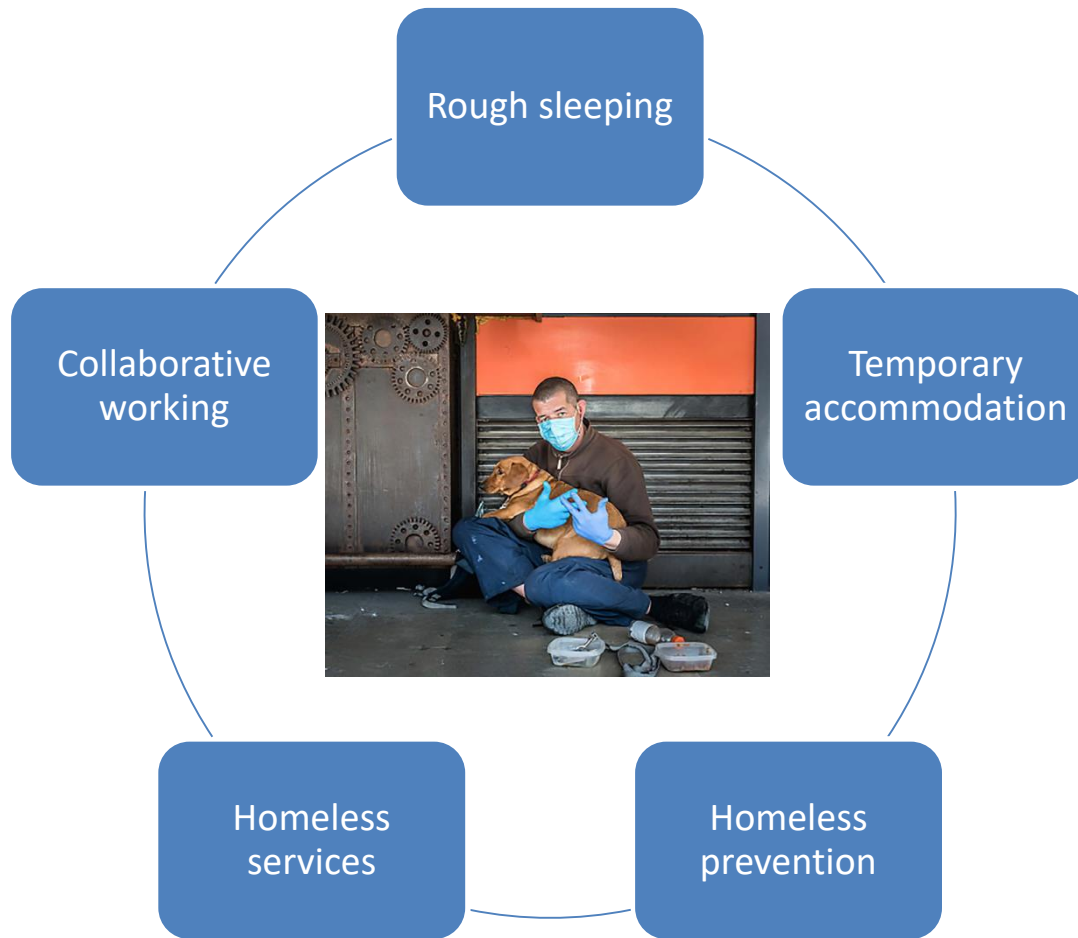
'Everyone In' approach



New arrangements for multi-agency consultation and collaboration



What next? – Our ambitions in the Reset Plan



Theme 2 – Temporary Accommodation

Provide customers with accommodation which meets both their accommodation and support needs

Priority Actions

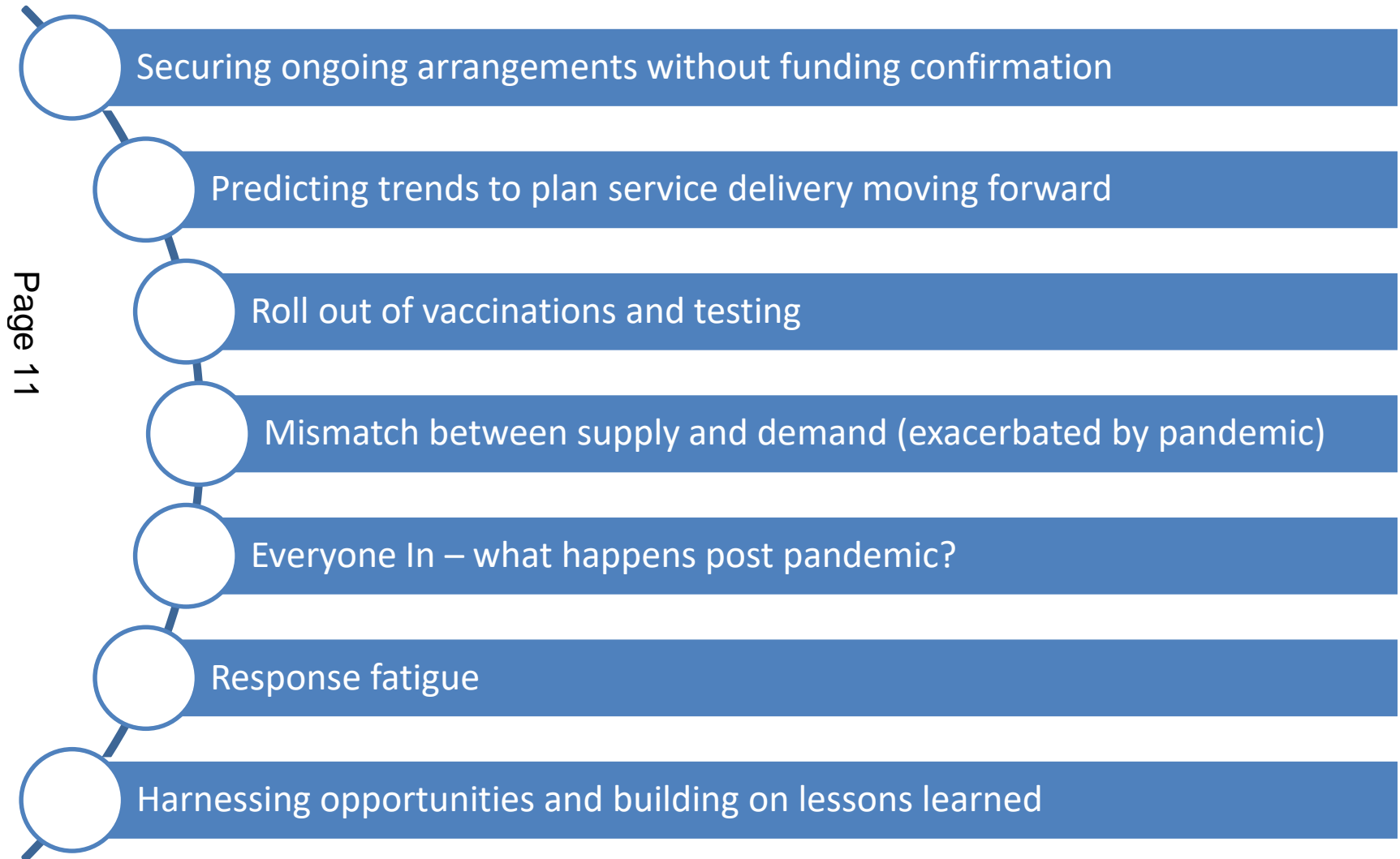
- Work with accommodation providers to sustain placements and reduce exclusions
- Acquire additional temporary accommodation units
- Block booked/retained units to be held as contingency option in order to respond to an emergency scenario
- Support homeless sector to review COVID-19 contingency arrangements



Considerations for Strategic Review of Temporary Accommodation

- Reviewing **long term suitability** of accommodation which has had to restrict services during the pandemic (e.g. shared rooms).
- **Remodel/reconfigure** services
- Consider commissioning priorities for **new services**
- Continue to **test new models**
- Review current use of **social housing stock** for homeless households (Housing First/Led)
- Private sector **leasing** arrangements
- Reduce reliance on non-standard accommodation

Challenges Moving Forward



THANK
YOU

ending homelessness **TOGETHER/**

Housing
Executive

Belfast City Council

Social Housing Development Programme March 2021

Units Completed 20/21	255
Units Under Construction 20/21	907
Units Programmed to Start	1636

Figures as at 25th February 2021

Housing Completions 25 February 2021

Housing Association	Parliamentary Constituency	Scheme Name	Type	Need Group	Units	Completion Year
Connswater	East Belfast	15 Connswater Grove	Existing Satisfactory Purchase	General Needs	1	2020/21
Choice	East Belfast	179, 181, 187, 197, 199-203 Beersbridge Road	New Build	General Needs	18	2020/21
St Matthews	East Belfast	22 Beechfield Street	Rehab	General Needs	1	2020/21
Ark	East Belfast	5 Hornby Crescent	Existing Satisfactory Purchase	General Needs	1	2020/21
Choice	East Belfast	55 Belle Bashford Court	Existing Satisfactory Purchase	General Needs	1	2020/21
Clanmil	East Belfast	5-7 Connsbrook Avenue	New Build	General Needs	21	2020/21
St Matthews	East Belfast	71 Beechfield Street	Rehab	General Needs	1	2020/21
Choice	East Belfast	71 Inverary Avenue	Existing Satisfactory Purchase	General Needs	1	2020/21
South Ulster	East Belfast	Redcar Street	New Build	General Needs	12	2020/21
North Belfast HA	North Belfast	1 Hopefield Avenue	New Build	General Needs	9	2020/21
North Belfast HA	North Belfast	28 Ardilea Court	Rehab	General Needs	1	2020/21
Clanmil	North Belfast	430 Antrim Road	Rehab	General Needs	6	2020/21
Apex Housing	North Belfast	Grays Lane, 792 Shore Road (T)	New Build	General Needs	5	2020/21
Apex Housing	North Belfast	Hogarth Street, Tigers Bay (T)	New Build	General Needs	20	2020/21
Choice	North Belfast	Mountainhill Road, Ligoniel	New Build	General Needs	8	2020/21
Choice	South Belfast	163 Ormeau Road (H & J Martin site)	New Build	General Needs	39	2020/21
Choice	South Belfast	163 Ormeau Road (H & J Martin site)	New Build	Wheelchair	3	2020/21
Clanmil	South Belfast	23 Shaftesbury Avenue	Existing Satisfactory Purchase	General Needs	1	2020/21

Housing Association	Parliamentary Constituency	Scheme Name	Type	General Needs	Units	Completion Year
Choice	South Belfast	Apts 1,2,3; 155 Ormeau Road	Existing Satisfactory Purchase	General Needs	3	2020/21
North Belfast HA	West Belfast	119 Forthriver Road	New Build	General Needs	18	2020/21
North Belfast HA	West Belfast	119a Forthriver Road	New Build	General Needs	6	2020/21
North Belfast HA	West Belfast	13 Gortnamona Heights	Rehab	General Needs	1	2020/21
Ark	West Belfast	22 Mount Eagles Square	Existing Satisfactory Purchase	General Needs	1	2020/21
Choice	West Belfast	Gardenmore Road (Former St Mark's PS)	New Build	General Needs	48	2020/21
Radius	West Belfast	Lands north of 159 Mount Eagles Avenue, Belfast (Lagmore Avenue)	New Build	General Needs	29	2020/21

Housing Under Construction 25 February 2021

Housing Association	Parliamentary Constituency	Scheme Name	Type	Need Group	Units	Onsite Year	Completion Year
Alpha	East Belfast	123 Barnetts Road	New Build	Active Elderly	14	2019/20	2020/21
Ark	East Belfast	Ravensdale Street	New Build	General Needs	6	2020/21	2021/22
Choice	East Belfast	Lewis Square	New Build	General Needs	27	2020/21	2022/23
Choice	East Belfast	Lewis Square	New Build	Wheelchair	2	2020/21	2022/23
Choice	East Belfast	8 Whincroft Road	Existing Satisfactory Purchase	General Needs	1	2020/21	2020/21
Connswater	East Belfast	Lands adjacent to 91 Gilnahirk Road	New Build	Active Elderly	6	2019/20	2021/22
Connswater	East Belfast	15 Ballygowan Road	Rehab	General Needs	1	2020/21	2020/21
Radius	East Belfast	288 Beersbridge Road	New Build	Wheelchair	2	2018/19	2021/22
Radius	East Belfast	288 Beersbridge Road	New Build	General Needs	20	2018/19	2021/22
St Matthews	East Belfast	50 Harper Street	Rehab	General Needs	1	2018/19	2020/21
Triangle	East Belfast	98 Holywood Road (formerly East Belfast Competitive Design & Build)	New Build	Active Elderly	25	2018/19	2020/21
Triangle	East Belfast	98 Holywood Road (formerly East Belfast Competitive Design & Build)	New Build	Wheelchair	2	2018/19	2020/21
Choice	North Belfast	Stanhope Street Phase 3 (T)	New Build	General Needs	10	2018/19	2021/22
Choice	North Belfast	Cairnmartin, Phase 2 (NIHE Transfer)	New Build	General Needs	16	2020/21	2022/23
Choice	North Belfast	Cairnmartin, Phase 2 (NIHE Transfer)	New Build	Wheelchair	10	2020/21	2022/23
Choice	North Belfast	10B Oldpark Terrace	New Build	General Needs	16	2020/21	2021/22
Clanmil	North Belfast	Apartments 1 & 2, 9 Eia Street	Rehab	General Needs	2	2017/18	2020/21
Clanmil	North Belfast	Apartments 1-8, 434 Antrim Road	Rehab	General Needs	7	2017/18	2020/21

Housing Association	Parliamentary Constituency	Scheme Name	Type	Need Group	Units	Onsite Year	Completion Year
Clanmil	North Belfast	19 Jamaica Road	Rehab	General Needs	1	2017/18	2020/21
Clanmil	North Belfast	58 Newington Avenue	Rehab	General Needs	1	2017/18	2020/21
Clanmil	North Belfast	44 Newington Avenue	Rehab	General Needs	1	2017/18	2020/21
Clanmil	North Belfast	12 Newington Street	Rehab	General Needs	1	2017/18	2020/21
Clanmil	North Belfast	15 Pineview Gardens	Rehab	General Needs	1	2017/18	2020/21
Clanmil	North Belfast	239 Alliance Avenue	Rehab	General Needs	1	2017/18	2020/21
Clanmil	North Belfast	37 Torrens Avenue	Rehab	General Needs	1	2017/18	2020/21
Clanmil	North Belfast	St Gemma's High School Site	New Build	General Needs	50	2019/20	2021/22
Clanmil	North Belfast	St Gemma's High School Site	New Build	Wheelchair	3	2019/20	2021/22
Clanmil	North Belfast	Brookfield Mill	New Build	General Needs	77	2019/20	2021/22
Clanmil	North Belfast	Glenbryn Phase 3 (Surplus Public Sector site)	New Build	General Needs	11	2020/21	2022/23
Clanmil	North Belfast	Glenbryn Phase 3 (Surplus Public Sector site)	New Build	Wheelchair	1	2020/21	2022/23
Newington/Apex Housing	North Belfast	48 Brucevale Park	Rehab	General Needs	1	2019/20	2020/21
Newington/Apex Housing	North Belfast	40 Clifton Crescent	Rehab	General Needs	1	2019/20	2020/21
Newington/Apex Housing	North Belfast	2A Victoria Parade	Rehab	General Needs	1	2019/20	2020/21
North Belfast HA	North Belfast	7 Cranbrook Court	Rehab	General Needs	1	2020/21	2020/21
North Belfast HA	North Belfast	147 Ligoniel Road	Rehab	General Needs	1	2020/21	2020/21
Ark	South Belfast	454-458 Donegall Road	Off-the-Shelf	Active Elderly	10	2020/21	2021/22
Ark	South Belfast	136-138 University Avenue	New Build	General Needs	13	2020/21	2021/22

Housing Association	Parliamentary Constituency	Scheme Name	Type	Need Group	Units	Onsite Year	Completion Year
Choice	South Belfast	PSNI Site, 277 Woodstock Road (Surplus Public Site)	New Build	Active Elderly	17	2018/19	2021/22
Choice	South Belfast	PSNI Site, 277 Woodstock Road (Surplus Public Site)	New Build	Wheelchair	2	2018/19	2021/22
Choice	South Belfast	Lisburn Road/Ashley Avenue	New Build	Active Elderly	21	2020/21	2022/23
Choice	South Belfast	Lisburn Road/Ashley Avenue	New Build	Wheelchair	2	2020/21	2022/23
Clanmil	South Belfast	136 University Street	Rehab	General Needs	2	2018/19	2020/21
Clanmil	South Belfast	62 University Street	Rehab	General Needs	3	2018/19	2021/22
Apex Housing	West Belfast	Areema Drive (T)	New Build	General Needs	16	2019/20	2021/22
Apex Housing	West Belfast	Areema Drive (T)	New Build	Wheelchair	4	2019/20	2021/22
Apex Housing	West Belfast	Areema Drive (T)	New Build	Active Elderly	2	2019/20	2021/22
Choice	West Belfast	Belvedere, Upper Dunmurry Lane	New Build	General Needs	43	2018/19	2022/23
Choice	West Belfast	Belvedere, Upper Dunmurry Lane	New Build	Active Elderly	8	2018/19	2022/23
Choice	West Belfast	Belvedere, Upper Dunmurry Lane	New Build	Wheelchair	2	2018/19	2022/23
Choice	West Belfast	Altigarron Court	New Build	Mental Health	14	2018/19	2021/22
Choice	West Belfast	Kilwee, Upper Dunmurry Lane	New Build	General Needs	73	2019/20	2021/22
Choice	West Belfast	Kilwee, Upper Dunmurry Lane	New Build	Active Elderly	12	2019/20	2021/22
Choice	West Belfast	Kilwee, Upper Dunmurry Lane	New Build	Wheelchair	5	2019/20	2021/22
Choice	West Belfast	Moyard Playpark (T)	New Build	General Needs	14	2020/21	2021/22
Clanmil	West Belfast	Apt 10 Springfield Mill	Existing Satisfactory Purchase	General Needs	1	2019/20	2020/21
North Belfast HA	West Belfast	35 Colinbrook Crescent	Rehab	General Needs	1	2020/21	2020/21

Housing Association	Parliamentary Constituency	Scheme Name	Type	Need Group	Units	Onsite Year	Completion Year
Choice	West Belfast	Hannahstown Phase 1A	New Build	General Needs	89	2014/15	2021/22
Choice	West Belfast	Hannahstown Phase 1A	New Build	Wheelchair	3	2014/15	2021/22
Radius	West Belfast	Visteon, Blacks Road	New Build	General Needs	186	2017/18	2021/22
Radius	West Belfast	Visteon, Blacks Road	New Build	Wheelchair	10	2017/18	2021/22
Radius	West Belfast	Gardenmore Road/Summerhill Road (T)	New Build	General Needs	13	2020/21	2021/22
Radius	West Belfast	Gardenmore Road/Summerhill Road (T)	New Build	Wheelchair	1	2020/21	2021/22
Radius	West Belfast	Hopewell Street (T)	New Build	General Needs	16	2020/21	2022/23
Radius	West Belfast	Hopewell Street (T)	New Build	Wheelchair	2	2020/21	2022/23

Programmed to Start

Housing Association	Parliamentary Constituency	Scheme Name	Type	Need Group	Units	Onsite Year
Ark	East Belfast	1-3 Evelyn Avenue	New Build	General Needs	6	2020/21
Choice	East Belfast	Park Avenue, Belfast	New Build	General Needs	21	2020/21
Connswater	East Belfast	2 Knocknagoney Avenue	Existing Satisfactory Purchase	General Needs	1	2020/21
Connswater	East Belfast	2A Knocknagoney Avenue	Existing Satisfactory Purchase	General Needs	1	2020/21
Radius	East Belfast	22 Abbey Court	Existing Satisfactory Purchase	General Needs	1	2020/21
Radius	East Belfast	3 Abbey Court	Existing Satisfactory Purchase	General Needs	1	2020/21
St Matthews	East Belfast	85 Madrid Street	Rehab	General Needs	1	2020/21
Apex Housing	East Belfast	Bryson Street, Phase 2	New Build	Active Elderly	8	2021/22
Apex Housing	East Belfast	10-12a & 14-16 Parkgate Avenue	New Build	Active Elderly	14	2021/22
Choice	East Belfast	Lands to the rear of 85 Channing Street	New Build	General Needs	20	2021/22
Choice	East Belfast	Sirocco Works Site (Waterside)	New Build	General Needs	69	2021/22
Choice	East Belfast	Sirocco Works Site (Waterside)	New Build	Wheelchair	7	2021/22
South Ulster	East Belfast	Stormont Inn	New Build	General Needs	28	2021/22
Newington/Apex Housing	North Belfast	2 Maralin Place	Rehab	General Needs	1	2020/21
Newington/Apex Housing	North Belfast	8 Lothair Avenue	Rehab	General Needs	1	2020/21
Newington/Apex Housing	North Belfast	38 Eia Street	Rehab	General Needs	1	2020/21
Newington/Apex Housing	North Belfast	36 Thorndale Avenue	Rehab	General Needs	1	2020/21
North Belfast HA	North Belfast	Emerson's Mill	Off-the-Shelf	General Needs	5	2020/21

Housing Association	Parliamentary Constituency	Scheme Name	Type	Need Group	Units	Onsite Year
North Belfast HA	North Belfast	14 Ardoyne Place	Rehab	General Needs	1	2020/21
Clanmil	North Belfast	Lower Oldpark (Manor Street/Alloa Street) (T)	New Build	General Needs	10	2021/22
Clanmil	North Belfast	Lower Oldpark (Manor Street/Alloa Street) (T)	New Build	Wheelchair	2	2021/22
Grove	North Belfast	Former Grove PS Site,North Queen Street	New Build	General Needs	24	2021/22
Newington/Apex Housing	North Belfast	148 Ligoniel Road (Lands to the west of Wolfhill Centre)	New Build	General Needs	26	2021/22
Newington/Apex Housing	North Belfast	148 Ligoniel Road (Lands to the west of Wolfhill Centre)	New Build	Wheelchair	2	2021/22
North Belfast HA	North Belfast	197-203 Crumlin Road	New Build	General Needs	14	2021/22
Habinteg	South Belfast	Ormeau Centre (Verner Street)	New Build	General Needs	15	2020/21
Apex Housing	South Belfast	McClure Street	New Build	General Needs	22	2021/22
Choice	South Belfast	163 Ormeau Road, Phase 2	New Build	General Needs	13	2021/22
Choice	South Belfast	163 Ormeau Road, Phase 2	New Build	Wheelchair	2	2021/22
Choice	South Belfast	41-49 Bates Avenue	New Build	General Needs	57	2021/22
Clanmil	South Belfast	Posnett Street (NIHE Transfer)	New Build	General Needs	16	2021/22
Habinteg	South Belfast	134 Finaghy Road South	New Build	General Needs	11	2021/22
Radius	South Belfast	Gasworks Site (Surplus Public Site)	New Build	General Needs	90	2021/22
Radius	South Belfast	Broadway Village (NIHE Transfer)	New Build	General Needs	4	2021/22
Choice/Abbeyfield & Wesley	South Belfast	Knightsbridge Manor	New Build	Active Elderly	30	2022/23
Radius	South Belfast	Hope Street (NIHE Transfer)	New Build	General Needs	40	2022/23
Apex Housing	West Belfast	Glenmona	New Build	General Needs	443	2020/21

Housing Association	Parliamentary Constituency	Scheme Name	Type	Need Group	Units	Onsite Year
Apex Housing	West Belfast	Glenmona	New Build	Active Elderly	40	2020/21
Apex Housing	West Belfast	Glenmona	New Build	Wheelchair	38	2020/21
Clanmil	West Belfast	64 Andersonstown Road	New Build	Active Elderly	12	2020/21
Habinteg	West Belfast	6 Suffolk Road	New Build	General Needs	15	2020/21
North Belfast HA	West Belfast	35 Glasvey Close	Rehab	General Needs	1	2020/21
Choice	West Belfast	Glen Road (O'Hares Land/Hannahstown)	New Build	General Needs	155	2021/22
Radius	West Belfast	Durham House	New Build	General Needs	34	2021/22
Radius	West Belfast	Roumania Rise (T)	New Build	General Needs	2	2021/22
Choice	West Belfast	Corrib Flats Regeneration (T)	New Build	General Needs	22	2022/23
Choice	West Belfast	Corrib Flats Regeneration (T)	New Build	Wheelchair	1	2022/23
Clanmil	West Belfast	Old Cross & Passion Site, Glen Road	New Build	General Needs	85	2022/23
Clanmil	West Belfast	St Thomas, Whiterock Road	New Build	General Needs	50	2022/23
Radius	West Belfast	Hannahstown (NIHE Transfer)	New Build	General Needs	150	2022/23
Radius	West Belfast	Ross Street (NIHE Transfer)	New Build	General Needs	22	2022/23