

# Public Document Pack

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

21st November, 2022

## **MEETING OF SPECIAL PEOPLE AND COMMUNITIES COMMITTEE**

Dear Alderman/Councillor,

Please note that the following report will be considered at the meeting to be held at 5.15 pm on Tuesday, 22nd November, 2022.

Yours faithfully,

John Walsh

Chief Executive

### **AGENDA:**

2. **Update from NIHE on New Build Programme** (Pages 1 - 12)

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**Belfast City Council**

**Social Housing Development Programme November 2022**

Units Completed 2022/23	180
Units Under Construction 2022/23	1619
Units Programmed to Start	1409

Figures as at 17<sup>th</sup> November 2022

## Housing Completions 17 November 2022 (180 units)

Housing Association	Parliamentary Constituency	Scheme Name	Type	Need Group	Units	Completion Date
Ark	East Belfast	1-3 Evelyn Avenue	New Build	General Needs	6	31/08/2022
Choice	East Belfast	Lewis Square (Blocks B & C)	Competitive Design & Build	General Needs	27	16/08/2022
Choice	East Belfast	Lewis Square (Blocks B & C)	Competitive Design & Build	Wheelchair Accessible	2	16/08/2022
Choice	East Belfast	Lewis Square (Block A)	Competitive Design & Build	Active Elderly	14	12/09/2022
Choice	East Belfast	Lewis Square (Block A)	Competitive Design & Build	Wheelchair Accessible	1	12/09/2022
Habinteg	East Belfast	20 Cregagh Road	Off The Shelf	General Needs	9	07/11/2022
Radius	East Belfast	30 Abbey Court	Existing Satisfactory Purchase	Elderly Sheltered	1	12/10/2022
Clanmil	North Belfast	St Gemma's High School Site	Competitive Design & Build	General Needs	50	31/10/2022
Clanmil	North Belfast	St Gemma's High School Site	Competitive Design & Build	Wheelchair Accessible	3	31/10/2022
Clanmil	North Belfast	Glenbryn Phase 3 (Surplus Public Sector site)	New Build	General Needs	11	06/09/2022
Clanmil	North Belfast	Glenbryn Phase 3 (Surplus Public Sector site)	New Build	Wheelchair Accessible	1	06/09/2022
Newington/Apex Housing	North Belfast	48 Brucevale Park	Rehab	General Needs	1	08/09/2022
Newington/Apex Housing	North Belfast	40 Clifton Crescent	Rehab	General Needs	1	08/09/2022
Newington/Apex Housing	North Belfast	2A Victoria Parade	Rehab	General Needs	1	08/09/2022
Newington/Apex Housing	North Belfast	2 Maralin Place	Rehab	General Needs	1	28/10/2022
Newington/Apex Housing	North Belfast	8 Lothair Avenue	Rehab	General Needs	1	28/10/2022

Housing Association	Parliamentary Constituency	Scheme Name	Type	Need Group	Units	Completion Date
Newington/Apex Housing	North Belfast	38 Eia Street	Rehab	General Needs	1	28/10/2022
Newington/Apex Housing	North Belfast	36 Thorndale Avenue	Rehab	General Needs	1	28/10/2022
Ark	South Belfast	136-138 University Avenue	Competitive Design & Build	General Needs	13	14/10/2022
Clanmil	South Belfast	62 University Street	Rehab	General Needs	3	31/10/2022
Apex Housing	West Belfast	Areema Drive (T)	New Build	General Needs	16	23/06/2022
Apex Housing	West Belfast	Areema Drive (T)	New Build	Wheelchair Accessible	4	23/06/2022
Apex Housing	West Belfast	Areema Drive (T)	New Build	Active Elderly	2	23/06/2022
Ark	West Belfast	454-458 Donegall Road	Off The Shelf	Active Elderly	10	08/11/2022

## Housing Under Construction 17 November 2022 (1619 units)

Housing Association	Parliamentary Constituency	Scheme Name	Type	Need Group	Units	Onsite Year	Completion Year
Apex Housing	East Belfast	10-12a & 14-16 Parkgate Avenue (S)	New Build	Active Elderly	12	2021/22	2022/23
Apex Housing	East Belfast	10-12a & 14-16 Parkgate Avenue (S)	New Build	Wheelchair Accessible	2	2021/22	2022/23
Arbour Housing	East Belfast	68 Channing Street	Rehab	General Needs	1	2022/23	2022/23
Arbour Housing	East Belfast	70 Channing Street	Rehab	General Needs	1	2022/23	2022/23
Arbour Housing	East Belfast	72 Channing Street	Rehab	General Needs	1	2022/23	2022/23
Arbour Housing	East Belfast	74 Channing Street	Rehab	General Needs	1	2022/23	2022/23
Ark	East Belfast	Ravensdale Street	Competitive Design & Build	General Needs	6	2020/21	2022/23
Choice	East Belfast	53 & 54 Belle Bashford Court, Belfast	Existing Satisfactory Purchase	Active Elderly	2	2021/22	2022/23
Connswater	East Belfast	Lands adjacent to 91 Gilnahirk Road	Competitive Design & Build	Active Elderly	6	2019/20	2022/23
St Matthews	East Belfast	13 Harper Street	Rehab	General Needs	1	2022/23	2022/23
St Matthews	East Belfast	14 Strand Walk	Rehab	General Needs	1	2022/23	2022/23
Choice	East Belfast	Park Avenue, Belfast	Competitive Design & Build	General Needs	21	2021/22	2023/24
Radius	East Belfast	150 Knock Road	Competitive Design & Build	Active Elderly	47	2021/22	2023/24
Radius	East Belfast	150 Knock Road	Competitive Design & Build	Wheelchair Accessible	5	2021/22	2023/24
Choice	East Belfast	Park Avenue Hotel	Competitive Design & Build	General Needs	60	2021/22	2024/25
Choice	East Belfast	Park Avenue Hotel	Competitive Design & Build	Wheelchair Accessible	3	2021/22	2024/25
Clanmil	East Belfast	Stormont Inn	Competitive Design & Build	Active Elderly	22	2021/22	2024/25
Clanmil	East Belfast	Stormont Inn	Competitive Design & Build	Wheelchair Accessible	1	2021/22	2024/25

Housing Association	Parliamentary Constituency	Scheme Name	Type	Need Group	Units	Onsite Year	Completion Year
Clanmil	North Belfast	Apartments 1 & 2, 9 Eia Street	Rehab	General Needs	2	2017/18	2022/23
Clanmil	North Belfast	Apartments 1-8, 434 Antrim Road	Rehab	General Needs	7	2017/18	2022/23
Clanmil	North Belfast	Apartments 1-8, 434 Antrim Road	Rehab	General Needs	1	2017/18	2022/23
Clanmil	North Belfast	58 Newington Avenue	Rehab	General Needs	1	2017/18	2022/23
Clanmil	North Belfast	44 Newington Avenue	Rehab	General Needs	1	2017/18	2022/23
Clanmil	North Belfast	12 Newington Street	Rehab	General Needs	1	2017/18	2022/23
Clanmil	North Belfast	15 Pineview Gardens	Rehab	General Needs	1	2017/18	2022/23
Clanmil	North Belfast	239 Alliance Avenue	Rehab	General Needs	1	2017/18	2022/23
Clanmil	North Belfast	37 Torrens Avenue	Rehab	General Needs	1	2017/18	2022/23
Clanmil	North Belfast	Brookfield Mill	Competitive Design & Build	General Needs	77	2019/20	2022/23
North Belfast HA	North Belfast	14 Ardoyne Place	Rehab	General Needs	1	2020/21	2022/23
North Belfast HA	North Belfast	14 Wolfhill Manor	Rehab	General Needs	1	2022/23	2022/23
North Belfast HA	North Belfast	197-203 Crumlin Road	New Build	General Needs	14	2021/22	2023/24
North Belfast HA	North Belfast	35 Langley Street	Competitive Design & Build	General Needs	6	2022/23	2023/24
Ark	South Belfast	Malone Mews	Rehab	General Needs	14	2021/22	2022/23
Choice	South Belfast	163 Ormeau Road, Phase 2	Competitive Design & Build	General Needs	10	2020/21	2022/23
Choice	South Belfast	163 Ormeau Road, Phase 2	Competitive Design & Build	Wheelchair Accessible	1	2020/21	2022/23
Choice	South Belfast	The Bank, 381-385 Woodstock Road (S)	Existing Satisfactory Purchase	Mental Health	8	2021/22	2022/23
Radius	South Belfast	Apt 23 Kerrington Court	Existing Satisfactory Purchase	Elderly Sheltered	1	2022/23	2022/23

Housing Association	Parliamentary Constituency	Scheme Name	Type	Need Group	Units	Onsite Year	Completion Year
Apex Housing	South Belfast	McClure Street (S)	New Build	General Needs	21	2021/22	2023/24
Apex Housing	South Belfast	McClure Street (S)	New Build	Wheelchair Accessible	1	2021/22	2023/24
Choice	South Belfast	Lisburn Road/Ashley Avenue	Competitive Design & Build	Active Elderly	21	2020/21	2023/24
Choice	South Belfast	Lisburn Road/Ashley Avenue	Competitive Design & Build	Wheelchair Accessible	2	2020/21	2023/24
Choice	South Belfast	Kings Hall, Lisburn Road	Competitive Design & Build	Active Elderly	40	2021/22	2023/24
Choice	South Belfast	Kings Hall, Lisburn Road	Competitive Design & Build	Wheelchair Accessible	5	2021/22	2023/24
Triangle	South Belfast	College Square North	Competitive Design & Build	General Needs	38	2021/22	2024/25
Triangle	South Belfast	College Square North	Competitive Design & Build	Active Elderly	7	2021/22	2024/25
Triangle	South Belfast	College Square North	Competitive Design & Build	Wheelchair Accessible	3	2021/22	2024/25
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 Accessible	2	2018/19	2022/23
Choice	West Belfast	Kilwee, Upper Dunmurry Lane	New Build	General Needs	73	2019/20	2022/23
Choice	West Belfast	Kilwee, Upper Dunmurry Lane	New Build	Active Elderly	12	2019/20	2022/23
Choice	West Belfast	Kilwee, Upper Dunmurry Lane	New Build	Wheelchair Accessible	5	2019/20	2022/23
Choice	West Belfast	Moyard Playpark (T)	New Build	General Needs	14	2020/21	2022/23
Choice	West Belfast	Cairnartin, Phase 2 (NIHE Transfer)	New Build	General Needs	16	2020/21	2022/23
Choice	West Belfast	Cairnartin, Phase 2 (NIHE Transfer)	New Build	Wheelchair Accessible	10	2020/21	2022/23
Clanmil	West Belfast	6 Maple Villa	Existing Satisfactory Purchase	General Needs	1	2021/22	2022/23



Housing Association	Parliamentary Constituency	Scheme Name	Type	Need Group	Units	Onsite Year	Completion Year
Habinteg	West Belfast	Summerhill Drive	Competitive Design & Build	General Needs	15	2021/22	2022/23
Habinteg	West Belfast	Good Shepherd Road	Competitive Design & Build	General Needs	12	2021/22	2022/23
North Belfast HA	West Belfast	35 Glasvey Close	Rehab	General Needs	1	2020/21	2022/23
Oaklee/Trinity	West Belfast	Hannahstown Phase 1A (S)	New Build	General Needs	89	2014/15	2022/23
Oaklee/Trinity	West Belfast	Hannahstown Phase 1A (S)	New Build	Wheelchair Accessible	3	2014/15	2022/23
Radius	West Belfast	Hopewell Street (T)	New Build	General Needs	16	2020/21	2022/23
Radius	West Belfast	Hopewell Street (T)	New Build	Wheelchair Accessible	2	2020/21	2022/23
Clanmil	West Belfast	64 Andersonstown Road	New Build	Active Elderly	12	2020/21	2023/24
Habinteg	West Belfast	6 Suffolk Road	Competitive Design & Build	General Needs	15	2021/22	2023/24
Radius	West Belfast	Visteon, Blacks Road	New Build	General Needs	186	2017/18	2023/24
Radius	West Belfast	Visteon, Blacks Road	New Build	Wheelchair Accessible	10	2017/18	2023/24
Radius	West Belfast	Hazel Close	Competitive Design & Build	General Needs	41	2020/21	2023/24
Radius	West Belfast	Hazel Close	Competitive Design & Build	Wheelchair Accessible	4	2020/21	2023/24
Apex Housing	West Belfast	Glenmona	Competitive Design & Build	General Needs	443	2020/21	2027/28
Apex Housing	West Belfast	Glenmona	Competitive Design & Build	Active Elderly	40	2020/21	2027/28
Apex Housing	West Belfast	Glenmona	Competitive Design & Build	Wheelchair Accessible	38	2020/21	2027/28
Apex Housing	West Belfast	Glenmona, Phase 1A	Competitive Design & Build	General Needs	28	2021/22	2027/28

## Programmed to Start (1408 units)

Housing Association	Parliamentary Constituency	Scheme Name	Type	Need Group	Units	Onsite Year	Completion Year
Apex Housing	East Belfast	Bryson Street, Phase 2	New Build	Active Elderly	8	2022/23	2023/24
Habinteg	East Belfast	Woodstock/Beersbridge Road	New Build	General Needs	31	2022/23	2024/25
TBC	East Belfast	Bloomfield Avenue	New Build	General Needs	20	2022/23	2024/25
Arbour Housing	East Belfast	Inverary Avenue	New Build	General Needs	12	2023/24	2024/25
Ark	East Belfast	Park Avenue	Competitive Design & Build	General Needs	8	2023/24	2024/25
Ark	East Belfast	Park Avenue	Competitive Design & Build	Active Elderly	22	2023/24	2024/25
Ark	East Belfast	Park Avenue	Competitive Design & Build	Wheelchair Accessible	2	2023/24	2024/25
Choice	East Belfast	Clonaver Drive	New Build	General Needs	28	2023/24	2025/26
Clanmil	East Belfast	City Quay 4	New Build	General Needs	50	2023/24	2025/26
TBC	East Belfast	Sirocco Works Site (Waterside)	Competitive Design & Build	General Needs	69	2023/24	2026/27
TBC	East Belfast	Sirocco Works Site (Waterside)	Competitive Design & Build	Wheelchair Accessible	7	2023/24	2026/27
Ark	East Belfast	Parkgate Avenue	New Build	General Needs	41	2024/25	2026/27
Choice	East Belfast	Lands to the rear of 85 Channing Street	New Build	General Needs	20	2024/25	2026/27
Apex Housing	North Belfast	Shore Road (Grays Lane, Phase 2)	Competitive Design & Build	General Needs	12	2022/23	2023/24
Apex Housing	North Belfast	Shore Road (Grays Lane, Phase 2)	Competitive Design & Build	Wheelchair Accessible	1	2022/23	2023/24
Clanmil	North Belfast	Lower Oldpark (Manor Street/Alloa Street) (T)	New Build	General Needs	10	2022/23	2023/24

Housing Association	Parliamentary Constituency	Scheme Name	Type	Need Group	Units	Onsite Year	Completion Year
Clanmil	North Belfast	Lower Oldpark (Manor Street/Alloa Street) (T)	New Build	Wheelchair Accessible	2	2022/23	2023/24
Clanmil	North Belfast	Flax Centre	Competitive Design & Build	General Needs	45	2022/23	2024/25
Newington/Apex Housing	North Belfast	40 Clifton Drive	Rehab	General Needs	1	2022/23	2023/24
Newington/Apex Housing	North Belfast	25 Wolfhill Manor	Rehab	General Needs	1	2022/23	2023/24
Newington/Apex Housing	North Belfast	6 Greenhill Grove	Rehab	General Needs	1	2022/23	2023/24
Newington/Apex Housing	North Belfast	26 Kansas Avenue	Rehab	General Needs	1	2022/23	2023/24
North Belfast HA	North Belfast	26 Conneywarren Lane	Rehab	General Needs	1	2022/23	2022/23
North Belfast HA	North Belfast	43 Danube Street	Rehab	General Needs	1	2022/23	2022/23
North Belfast HA	North Belfast	12 Lincoln Square	Rehab	General Needs	1	2022/23	2022/23
North Belfast HA	North Belfast	13 Conneywarren Lane	Rehab	General Needs	1	2022/23	2022/23
North Belfast HA	North Belfast	22-30 Hopefield Avenue	New Build	Active Elderly	18	2022/23	2023/24
Apex Housing	North Belfast	Balygolan PS Site, 41-83 Serpentine Road (S)	New Build	General Needs	30	2023/24	2025/26
Clanmil	North Belfast	100 Whitewell Road	Competitive Design & Build	General Needs	12	2023/24	2024/25
Grove	North Belfast	Former Grove PS Site, North Queen Street (S)	New Build	General Needs	24	2023/24	2025/26
Grove	North Belfast	Former Grove PS Site, North Queen Street (S)	New Build	Wheelchair Accessible	6	2023/24	2025/26
Newington/Apex Housing	North Belfast	137 Cavehill Road	New Build	General Needs	10	2024/25	2026/27
Newington/Apex Housing	North Belfast	148 Ligoniel Road (Lands to the west of Wolfhill Centre)	New Build	General Needs	25	2024/25	2026/27

Housing Association	Parliamentary Constituency	Scheme Name	Type	Need Group	Units	Onsite Year	Completion Year
Newington/Apex Housing	North Belfast	148 Ligoniel Road (Lands to the west of Wolfhill Centre)	New Build	Wheelchair Accessible	2	2024/25	2026/27
TBC	North Belfast	Hopewell Street, Phase 2 (T)	New Build	General Needs	14	2024/25	2025/26
Radius	South Belfast	Gasworks Site (S)	New Build	General Needs	86	2022/23	2025/26
Radius	South Belfast	Gasworks Site (S)	New Build	Wheelchair Accessible	8	2022/23	2025/26
Clanmil	South Belfast	Donegall Pass PSNI (S)	New Build	General Needs	19	2023/24	2024/25
Clanmil	South Belfast	Posnett Street (T)	New Build	General Needs	16	2023/24	2024/25
Habinteg	South Belfast	Ormeau Centre (Verner Street)	New Build	Active Elderly	14	2023/24	2024/25
Habinteg	South Belfast	Ormeau Centre (Verner Street)	New Build	Active Elderly	1	2023/24	2024/25
Radius	South Belfast	Belvoir Park	New Build	Active Elderly	10	2023/24	2024/25
Radius	South Belfast	Broadway Village (T)	New Build	General Needs	4	2023/24	2024/25
TBC	South Belfast	Hope Street (T)	New Build	General Needs	32	2023/24	2025/26
Triangle	South Belfast	Belvoir Bedsits (T)	New Build	General Needs	4	2023/24	2024/25
Triangle	South Belfast	Belvoir Bedsits (T)	New Build	Wheelchair Accessible	3	2023/24	2024/25
Choice	West Belfast	Corrib Flats Regeneration (T)	New Build	General Needs	22	2022/23	2024/25
Choice	West Belfast	Corrib Flats Regeneration (T)	New Build	Wheelchair Accessible	1	2022/23	2024/25
Radius	West Belfast	Lagmore, Phase 1B (29 Hazel View)	Competitive Design & Build	General Needs	12	2022/23	2023/24
Radius	West Belfast	Lagmore, Phase 1B (29 Hazel View)	Competitive Design & Build	Wheelchair Accessible	1	2022/23	2023/24

Housing Association	Parliamentary Constituency	Scheme Name	Type	Need Group	Units	Onsite Year	Completion Year
Radius	West Belfast	Roumania Rise (T)	New Build	General Needs	2	2022/23	2023/24
Radius	West Belfast	Ross Street (T)	New Build	General Needs	22	2022/23	2024/25
Choice	West Belfast	Lagmore	New Build	General Needs	39	2023/24	2025/26
Choice	West Belfast	218-226 Falls Road	New Build	Active Elderly	14	2023/24	2024/25
Choice	West Belfast	218-226 Falls Road	New Build	Wheelchair Accessible	1	2023/24	2024/25
Choice/Radius	West Belfast	Glen Road/Hannahstown, Belfast (Combined private and NIHE)	New Build	General Needs	224	2023/24	2026/27
Choice/Radius	West Belfast	Glen Road/Hannahstown, Belfast (Combined private and NIHE)	New Build	Wheelchair Accessible	19	2023/24	2026/27
Choice/Radius	West Belfast	Glen Road/Hannahstown, Belfast (Combined private and NIHE)	New Build	Active Elderly	17	2023/24	2026/27
Clanmil	West Belfast	St Thomas, Whiterock Road	New Build	General Needs	62	2023/24	2025/26
Clanmil	West Belfast	Gort Na Mona	New Build	General Needs	122	2023/24	2026/27
North Belfast HA	West Belfast	Springfield Road / Highcairn Road	New Build	General Needs	12	2023/24	2024/25
North Belfast HA	West Belfast	Lower Clonard	New Build	General Needs	2	2023/24	2024/25
Radius	West Belfast	Durham House	New Build	General Needs	22	2023/24	2025/26
Clanmil	West Belfast	Old Cross & Passion Site, Glen Road	New Build	General Needs	80	2024/25	2027/28

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