

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



**Belfast
City Council**

15th March, 2022

SPECIAL MEETING OF PEOPLE AND COMMUNITIES COMMITTEE

Dear Alderman/Councillor,

The above-named Committee will meet as a Hybrid Meeting (both remote and in person) in the Council Chamber on Tuesday, 22nd March, 2022 at 5.15 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

RONAN CREGAN

Depty Chief Executive

AGENDA:

1. **Routine Matters**
 - (a) Apologies
 - (b) Declarations of Interest
2. **Update on Homelessness**
3. **Update on the New Build Programme (Pages 1 - 10)**
4. **Update on BCC's Peace IV Programme Being Delivered by NIHE**

Units completed to date in 2021/22	Units under construction	Programmed to start
94	1171	1956

There are 1956 homes programmed to start, 357 are still programmed to start this financial year,

There are a further 90 units, not on the published programme, with a potential for 2021/22 start.

Details

Units Completed

Housing Association	Scheme Name	Type	Need Group	Units	Onsite Year	Completion Date	Parliamentary Constituency
Radius	288 Beersbridge Road	New Build	Physically Disabled	2	2018/19	28/06/2021	East Belfast
Radius	288 Beersbridge Road	New Build	General Needs	20	2018/19	28/06/2021	East Belfast
Radius	3 Abbey Court	Existing Satisfactory Purchase	Elderly Sheltered	1	2020/21	30/06/2021	East Belfast
Radius	22 Abbey Court	Existing Satisfactory Purchase	Elderly Sheltered	1	2020/21	27/04/2021	East Belfast
Choice	Stanhope Street Phase 3 (T)	New Build	General Needs	10	2018/19	16/12/2021	North Belfast
Choice	10B Oldpark Terrace	Competitive Design & Build	General Needs	16	2020/21	15/09/2021	North Belfast
North Belfast HA	7 Cranbrook Court	Rehab	General Needs	1	2020/21	04/08/2021	North Belfast
North Belfast HA	147 Ligoniel Road	Rehab	General Needs	1	2020/21	20/09/2021	North Belfast
North Belfast HA	Emerson's Mill, Phase 2	Off The Shelf	General Needs	5	2021/22	12/11/2021	North Belfast
Choice	PSNI Site, 277 Woodstock Road (Surplus Public Site)	New Build	Active Elderly	17	2018/19	15/09/2021	South Belfast
Choice	PSNI Site, 277 Woodstock Road (Surplus Public Site)	New Build	Physically Disabled	2	2018/19	15/09/2021	South Belfast
Clanmil	136 University Street	Rehab	General Needs	2	2018/19	01/07/2021	South Belfast
Choice	Altigarron Court	New Build	Mental Health	14	2018/19	31/08/2021	West Belfast

Belfast Social Housing Development Programme Update 21 March 2022

Housing Association	Scheme Name	Type	Need Group	Units	Onsite Year	Completion Date	Parliamentary Constituency
Clanmil	Apt 10 Springfield Mill	Existing Satisfactory Purchase	General Needs	1	2019/20	24/06/2021	West Belfast
Choice	4 Creeslough Court	Existing Satisfactory Purchase	General Needs	1	2021/22	16/12/2021	West Belfast

94

Units Under constructions

Housing Association	Scheme Name	Type	Units	Onsite Year	Completion Year	Parliamentary Constituency
St Matthews	50 Harper Street	Rehab	1	2018/19	2021/22	East Belfast
Ark	1-3 Evelyn Avenue	New Build	6	2020/21	2021/22	East Belfast
Ark	Ravensdale Street	Competitive Design & Build	6	2020/21	2021/22	East Belfast
Choice	Lewis Square	Competitive Design & Build	27	2020/21	2022/23	East Belfast
Choice	Lewis Square	Competitive Design & Build	2	2020/21	2022/23	East Belfast
Choice	Lewis Square (Block A)	Competitive Design & Build	14	2021/22	2022/23	East Belfast
Choice	Lewis Square (Block A)	Competitive Design & Build	1	2021/22	2022/23	East Belfast
St Matthews	85 Madrid Street	Rehab	1	2021/22	2021/22	East Belfast
Clanmil	Apartments 1 & 2, 9 Eia Street	Rehab	2	2017/18	2021/22	North Belfast
Clanmil	Apartments 1-8, 434 Antrim Road	Rehab	7	2017/18	2021/22	North Belfast
Clanmil	Apartments 1-8, 434 Antrim Road	Rehab	1	2017/18	2021/22	North Belfast
Clanmil	58 Newington Avenue	Rehab	1	2017/18	2021/22	North Belfast
Clanmil	44 Newington Avenue	Rehab	1	2017/18	2021/22	North Belfast
Clanmil	12 Newington Street	Rehab	1	2017/18	2021/22	North Belfast
Clanmil	15 Pineview Gardens	Rehab	1	2017/18	2021/22	North Belfast
Clanmil	239 Alliance Avenue	Rehab	1	2017/18	2021/22	North Belfast
Clanmil	37 Torrens Avenue	Rehab	1	2017/18	2021/22	North Belfast
Clanmil	St Gemma's High School Site	Competitive Design & Build	50	2019/20	2021/22	North Belfast

Belfast Social Housing Development Programme Update 21 March 2022

Housing Association	Scheme Name	Type	Units	Onsite Year	Completion Year	Parliamentary Constituency
Clanmil	St Gemma's High School Site	Competitive Design & Build	3	2019/20	2021/22	North Belfast
Clanmil	Brookfield Mill	Competitive Design & Build	77	2019/20	2022/23	North Belfast
Newington/Apex Housing	48 Brucevale Park	Rehab	1	2019/20	2021/22	North Belfast
Newington/Apex Housing	40 Clifton Crescent	Rehab	1	2019/20	2021/22	North Belfast
Newington/Apex Housing	2A Victoria Parade	Rehab	1	2019/20	2021/22	North Belfast
Clanmil	Glenbryn Phase 3 (Surplus Public Sector site)	New Build	11	2020/21	2022/23	North Belfast
Clanmil	Glenbryn Phase 3 (Surplus Public Sector site)	New Build	1	2020/21	2022/23	North Belfast
North Belfast HA	14 Ardoyne Place	Rehab	1	2020/21	2021/22	North Belfast
Newington/Apex Housing	2 Maralin Place	Rehab	1	2021/22	2022/23	North Belfast
Newington/Apex Housing	8 Lothair Avenue	Rehab	1	2021/22	2022/23	North Belfast
Newington/Apex Housing	38 Eia Street	Rehab	1	2021/22	2022/23	North Belfast
Newington/Apex Housing	36 Thorndale Avenue	Rehab	1	2021/22	2022/23	North Belfast
Clanmil	62 University Street	Rehab	3	2018/19	2022/23	South Belfast
Ark	136-138 University Avenue	Competitive Design & Build	13	2020/21	2021/22	South Belfast
Choice	Lisburn Road/Ashley Avenue	Competitive Design & Build	21	2020/21	2023/24	South Belfast
Choice	Lisburn Road/Ashley Avenue	Competitive Design & Build	2	2020/21	2023/24	South Belfast
Choice	163 Ormeau Road, Phase 2	Competitive Design & Build	10	2020/21	2022/23	South Belfast
Choice	163 Ormeau Road, Phase 2	Competitive Design & Build	1	2020/21	2022/23	South Belfast
Choice	The Bank, 381-385 Woodstock Road	Existing Satisfactory Purchase	8	2021/22	2022/23	South Belfast
Oaklee/Trinity	Hannahstown Phase 1A	New Build	89	2014/15	2022/23	West Belfast

Belfast Social Housing Development Programme Update 21 March 2022

Housing Association	Scheme Name	Type	Units	Onsite Year	Completion Year	Parliamentary Constituency
Oaklee/Trinity	Hannahstown Phase 1A	New Build	3	2014/15	2022/23	West Belfast
Radius	Visteon, Blacks Road	New Build	186	2017/18	2022/23	West Belfast
Radius	Visteon, Blacks Road	New Build	10	2017/18	2022/23	West Belfast
Apex Housing	Glenmona	Competitive Design & Build	443	2020/21	2027/28	West Belfast
Apex Housing	Glenmona	Competitive Design & Build	40	2020/21	2027/28	West Belfast
Apex Housing	Glenmona	Competitive Design & Build	38	2020/21	2027/28	West Belfast
Ark	454-458 Donegall Road	Off The Shelf	10	2020/21	2021/22	West Belfast
Choice	Moyard Playpark (T)	New Build	14	2020/21	2022/23	West Belfast
Choice	Cairnmartin, Phase 2 (NIHE Transfer)	New Build	16	2020/21	2022/23	West Belfast
Choice	Cairnmartin, Phase 2 (NIHE Transfer)	New Build	10	2020/21	2022/23	West Belfast
Clanmil	64 Andersonstown Road	New Build	12	2020/21	2022/23	West Belfast
Radius	Hopewell Street (T)	New Build	16	2020/21	2022/23	West Belfast
Radius	Hopewell Street (T)	New Build	2	2020/21	2022/23	West Belfast

1171

Programmed to Start

Housing Association	Scheme Name	Type	Need Group	Units	Onsite Year	Parliamentary Constituency
Apex Housing	10-12a & 14-16 Parkgate Avenue	New Build	Active Elderly	12	2021/22	East Belfast
Apex Housing	10-12a & 14-16 Parkgate Avenue	New Build	Physically Disabled	2	2021/22	East Belfast
Arbour Housing	68 Channing Street	Rehab	General Needs	1	2021/22	East Belfast
Arbour Housing	70 Channing Street	Rehab	General Needs	1	2021/22	East Belfast
Arbour Housing	72 Channing Street	Rehab	General Needs	1	2021/22	East Belfast
Arbour Housing	74 Channing Street	Rehab	General Needs	1	2021/22	East Belfast
Choice	Park Avenue, Belfast	Competitive Design & Build	General Needs	21	2021/22	East Belfast
Choice	53 & 54 Belle Bashford Court, Belfast	Existing Satisfactory Purchase	Active Elderly	2	2021/22	East Belfast
Choice	Park Avenue Hotel	Competitive Design & Build	General Needs	60	2021/22	East Belfast
Choice	Park Avenue Hotel	Competitive Design & Build	Physically Disabled	3	2021/22	East Belfast
Habinteg	20 Cregagh Road	Off The Shelf	General Needs	9	2021/22	East Belfast
Radius	150 Knock Road	Competitive Design & Build	Active Elderly	47	2021/22	East Belfast
Radius	150 Knock Road	Competitive Design & Build	Physically Disabled	5	2021/22	East Belfast
Apex Housing	Bryson Street, Phase 2	New Build	Active Elderly	8	2022/23	East Belfast
Arbour Housing	Bloomfield Avenue	New Build	General Needs	20	2022/23	East Belfast
Ark	Park Avenue	Competitive Design & Build	General Needs	30	2022/23	East Belfast
Clanmil	933 Upper Newtownards Road	New Build	General Needs	26	2022/23	East Belfast
Clanmil	Stormont Inn	New Build	General Needs	23	2022/23	East Belfast

Belfast Social Housing Development Programme Update 21 March 2022

Housing Association	Scheme Name	Type	Need Group	Units	Onsite Year	Parliamentary Constituency
Habinteg	Woodstock/Beersbridge Road	New Build	General Needs	31	2022/23	East Belfast
St Matthews	13 Harper Street	Rehab	General Needs	1	2022/23	East Belfast
Arbour Housing	Inverary Avenue	New Build	General Needs	12	2023/24	East Belfast
Choice	Clonaver Drive	New Build	General Needs	28	2023/24	East Belfast
Choice	Sirocco Works Site (Waterside)	Competitive Design & Build	General Needs	69	2023/24	East Belfast
Choice	Sirocco Works Site (Waterside)	Competitive Design & Build	Physically Disabled	7	2023/24	East Belfast
Clanmil	City Quay 4	New Build	General Needs	50	2023/24	East Belfast
Alpha	The Oval, Parkgate Drive	New Build	General Needs	24	2024/25	East Belfast
Ark	Parkgate Avenue	New Build	General Needs	41	2024/25	East Belfast
Choice	Lands to the rear of 85 Channing Street	New Build	General Needs	20	2024/25	East Belfast
Clanmil	Lower Oldpark (Manor Street/Alloa Street) (T)	New Build	General Needs	10	2021/22	North Belfast
Clanmil	Lower Oldpark (Manor Street/Alloa Street) (T)	New Build	Physically Disabled	2	2021/22	North Belfast
Newington/Apex Housing	40 Clifton Drive	Rehab	General Needs	1	2021/22	North Belfast
Newington/Apex Housing	25 Wolfhill Manor	Rehab	General Needs	1	2021/22	North Belfast
Newington/Apex Housing	6 Greenhill Grove	Rehab	General Needs	1	2021/22	North Belfast
Newington/Apex Housing	26 Kansas Avenue	Rehab	General Needs	1	2021/22	North Belfast
North Belfast HA	14 Wolfhill Manor	Rehab	General Needs	1	2021/22	North Belfast
North Belfast HA	197-203 Crumlin Road	New Build	General Needs	14	2021/22	North Belfast
Clanmil	Flax Centre	Competitive Design & Build	General Needs	45	2022/23	North Belfast
Clanmil	100 Whitewell Road	Competitive Design & Build	General Needs	12	2022/23	North Belfast

Belfast Social Housing Development Programme Update 21 March 2022

Housing Association	Scheme Name	Type	Need Group	Units	Onsite Year	Parliamentary Constituency
Habinteg	409/11 Antrim Road	New Build	General Needs	6	2022/23	North Belfast
Newington/Apex Housing	137 Cavehill Road	New Build	General Needs	10	2022/23	North Belfast
North Belfast HA	26 Conneywarren Lane	Rehab	General Needs	1	2022/23	North Belfast
North Belfast HA	43 Danube Street	Rehab	General Needs	1	2022/23	North Belfast
North Belfast HA	12 Lincoln Square	Rehab	General Needs	1	2022/23	North Belfast
North Belfast HA	22-30 Hopefield Avenue	New Build	Active Elderly	18	2022/23	North Belfast
Alpha	409 Antrim Road	New Build	Active Elderly	35	2023/24	North Belfast
Clanmil	Frederick Street	New Build	General Needs	64	2023/24	North Belfast
Grove	Former Grove PS Site, North Queen Street	New Build	General Needs	24	2023/24	North Belfast
Newington/Apex Housing	148 Ligoniel Road (Lands to the west of Wolfhill Centre)	New Build	General Needs	26	2023/24	North Belfast
Newington/Apex Housing	148 Ligoniel Road (Lands to the west of Wolfhill Centre)	New Build	Physically Disabled	2	2023/24	North Belfast
North Belfast HA	Serpentine Road / 781 Antrim Road	New Build	General Needs	30	2023/24	North Belfast
Alpha	68 Fortwilliam Park	New Build	Active Elderly	35	2024/25	North Belfast
TBC	Hopewell Street, Phase 2 (T)	New Build	General Needs	14	2024/25	North Belfast
Apex Housing	McClure Street	New Build	General Needs	22	2021/22	South Belfast
Choice	Kings Hall, Lisburn Road	Competitive Design & Build	Active Elderly	40	2021/22	South Belfast
Choice	Kings Hall, Lisburn Road	Competitive Design & Build	Physically Disabled	5	2021/22	South Belfast
Triangle	College Square North	Competitive Design & Build	General Needs	38	2021/22	South Belfast
Triangle	College Square North	Competitive Design & Build	Active Elderly	7	2021/22	South Belfast
Triangle	College Square North	Competitive Design & Build	Physically Disabled	3	2021/22	South Belfast

Belfast Social Housing Development Programme Update 21 March 2022

Housing Association	Scheme Name	Type	Need Group	Units	Onsite Year	Parliamentary Constituency
Clanmil	Donegall Pass PSNI	New Build	General Needs	19	2022/23	South Belfast
Clanmil	Posnett Street (NIHE Transfer)	New Build	General Needs	16	2022/23	South Belfast
Habinteg	Ormeau Centre (Verner Street)	New Build	Active Elderly	14	2022/23	South Belfast
Habinteg	Ormeau Centre (Verner Street)	New Build	Active Elderly	1	2022/23	South Belfast
Radius	Broadway Village (NIHE Transfer)	New Build	General Needs	4	2022/23	South Belfast
Radius	Gasworks Site (Surplus Public Site)	New Build	General Needs	86	2022/23	South Belfast
Radius	Gasworks Site (Surplus Public Site)	New Build	Physically Disabled	8	2022/23	South Belfast
Radius	25-29 University Road	New Build	General Needs	16	2022/23	South Belfast
TBC	Hope Street (NIHE Transfer)	New Build	General Needs	32	2022/23	South Belfast
Triangle	Belvoir Bedsits (T)	New Build	General Needs	4	2022/23	South Belfast
Triangle	Belvoir Bedsits (T)	New Build	Physically Disabled	3	2022/23	South Belfast
Radius	Belvoir Park	New Build	Active Elderly	10	2023/24	South Belfast
Apex Housing	Glenmona, Belfast Phase 1A	Competitive Design & Build	General Needs	28	2021/22	West Belfast
Clanmil	6 Maple Villa	Existing Satisfactory Purchase	General Needs	1	2021/22	West Belfast
Habinteg	6 Suffolk Road	Competitive Design & Build	General Needs	15	2021/22	West Belfast
North Belfast HA	Lower Clonard	New Build	General Needs	2	2021/22	West Belfast
Choice	Corrib Flats Regeneration (T)	New Build	General Needs	22	2022/23	West Belfast
Choice	Corrib Flats Regeneration (T)	New Build	Physically Disabled	1	2022/23	West Belfast
Choice	218-226 Falls Road	New Build	Active Elderly	14	2022/23	West Belfast
Choice	218-226 Falls Road	New Build	Physically Disabled	1	2022/23	West Belfast

Belfast Social Housing Development Programme Update 21 March 2022

Housing Association	Scheme Name	Type	Need Group	Units	Onsite Year	Parliamentary Constituency
Choice/Radius	Glen Road/Hannahstown, Belfast (Combined private and NIHE)	New Build	General Needs	252	2022/23	West Belfast
Choice/Radius	Glen Road/Hannahstown, Belfast (Combined private and NIHE)	New Build	Physically Disabled	16	2022/23	West Belfast
North Belfast HA	Springfield Road / Highcairn Road	New Build	General Needs	12	2022/23	West Belfast
Radius	Roumania Rise (T)	New Build	General Needs	2	2022/23	West Belfast
Radius	Ross Street (NIHE Transfer)	New Build	General Needs	22	2022/23	West Belfast
Radius	Durham House	New Build	General Needs	22	2022/23	West Belfast
Choice	Lagmore	New Build	General Needs	39	2023/24	West Belfast
Clanmil	St Thomas, Whiterock Road	New Build	General Needs	24	2023/24	West Belfast
Clanmil	Gort Na Mona	New Build	General Needs	140	2023/24	West Belfast
North Belfast HA	Keswick Street/Sydney Street West	New Build	Active Elderly	15	2023/24	West Belfast
Alpha	St Kevins Hall, North Queen Street, Belfast	New Build	General Needs	10	2024/25	West Belfast
Clanmil	Old Cross & Passion Site, Glen Road	New Build	General Needs	80	2024/25	West Belfast

1956

Schemes not on programme but potential for 21/22 start

Housing Association	Scheme Name	Type	Units
Radius	Tates Avenue	CD&B	47
Ark	Malone Mews	Rehab	14
Radius	Hazel View	CD&B	13
NBHA	Malone Ave	OTS	3
Apex	Grays Lane Ph 2	CD&B	13