

Public Document Pack

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



**Belfast
City Council**

MEETING OF THE PEOPLE AND COMMUNITIES COMMITTEE

Dear Alderman/Councillor,

The above-named Committee will meet in the Lavery Room - City Hall on Tuesday, 18th February, 2025 at 5.15 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

John Walsh

Chief Executive

AGENDA:

1. **Routine Matters**
 - (a) Apologies
 - (b) Declarations of Interest
2. **Housing Investment Plan 2024/25 - Update (Pages 1 - 26)**

Social Housing Waiting List and Development Programme (SHDP)
18th February 2025

Table 1 Belfast City Waiting List by Household Group September 2024

	Elderly	Families	Singles	Total
Total Applicants	1,296	4,879	6,885	13,060
Stress Applicants	905	4,095	5,712	10,712
Allocations	255	606	743	1,604

Social Housing Development Programme

- There have been **297** social housing Completions to-date in 2024/25. The detail of these units is provided in Table 2 below.
- There are currently **1,503** social housing units under construction. The detail of these units is provided in Table 3 below.
- There are **1,738** social housing units programmed to start as part of the SHDP 2024/25 – 2026/27. The detail of these units is provided in Table 4 below.

The programme formulation process for the SHDP 2025/26 – 2027/28 is currently underway, and further schemes may be added in the Belfast City Council area in due course, subject to Departmental/Ministerial Approval.

Table 1: Social housing Completions to-date in 2024/25 in the Belfast City Council area

Appendix 1 highlights the Breakdown of Waiting lists by CLA September 2024 for

- Housing Applicants
- Housing Stress
- Allocations

Table 2: Social housing units completed 2024/25 to date in the Belfast City Council area

Onsite Year	Housing Association	Scheme Name	Type	Need Group	Units
2021/22	Apex Housing	10-12a & 14-16 Parkgate Avenue (S)	New Build	Active Elderly	12
2021/22	Apex Housing	10-12a & 14-16 Parkgate Avenue (S)	New Build	Wheelchair Standard	2
2021/22	Clanmil	Stormont Inn	Competitive Land Design & Build	Active Elderly	22
2021/22	Clanmil	Stormont Inn	Competitive Land Design & Build	Wheelchair Standard	1
2019/20	Connswater	Lands adjacent to 91 Gilnahirk Road	Competitive Land Design & Build	Active Elderly	6
2024/25	Radius	12 Abbey Court	Existing Satisfactory Purchase	Active Elderly	1
2023/24	St Matthews	18 Arran Street	Rehab	General Needs	1
2023/24	St Matthews	28 Beechfield Street	Rehab	General Needs	1
2022/23	Apex Housing	Shore Road (Grays Lane, Phase 2)	Competitive Land Design & Build	General Needs	12
2022/23	Apex Housing	Shore Road (Grays Lane, Phase 2)	Competitive Land Design & Build	Wheelchair Standard	1
2022/23	Clanmil	Lower Oldpark (Manor Street/Alloa Street) (T)	New Build	General Needs	10
2022/23	Clanmil	Lower Oldpark (Manor Street/Alloa Street) (T)	New Build	Wheelchair Standard	2
2023/24	Newington/Apex Housing	40 Clifton Drive	Rehab	General Needs	1
2023/24	Newington/Apex Housing	25 Wolfhill Manor	Rehab	General Needs	1
2023/24	Newington/Apex Housing	6 Greenhill Grove	Rehab	General Needs	1
2023/24	Newington/Apex Housing	26 Kansas Avenue	Rehab	General Needs	1
2021/22	North Belfast HA	197-203 Crumlin Road	New Build	General Needs	14
2021/22	Apex Housing	McClure Street (S)	New Build	General Needs	21
2021/22	Apex Housing	McClure Street (S)	New Build	Wheelchair Standard	1
2021/22	Choice	Kings Hall, Lisburn Road	Competitive Land Design & Build	Active Elderly	40
2021/22	Choice	Kings Hall, Lisburn Road	Competitive Land Design & Build	Wheelchair Standard	5
2021/22	Triangle	College Square North	Competitive Land Design & Build	General Needs	38
2021/22	Triangle	College Square North	Competitive Land Design & Build	Active Elderly	7

2021/22	Triangle	College Square North	Competitive Land Design & Build	Wheelchair Standard	3
2023/24	Apex Housing	52 Colinmill	Rehab	General Needs	1
2023/24	Apex Housing	111 Old Colin	Rehab	General Needs	1
2020/21	Clanmil	64 Andersonstown Road	New Build	Active Elderly	12
2022/23	Radius	Lagmore, Phase 1B (29 Hazel View)	Competitive Land Design & Build	General Needs	12
2022/23	Radius	Lagmore, Phase 1B (29 Hazel View)	Competitive Land Design & Build	Wheelchair Standard	1
2022/23	Radius	Roumania Rise/Ross Street (T)	New Build	General Needs	21
2022/23	Radius	Roumania Rise/Ross Street (T)	New Build	Wheelchair Standard	3
2021/22	Woven	Summerhill Drive	Competitive Land Design & Build	General Needs	15
2021/22	Woven	Good Shepherd Road	Competitive Land Design & Build	General Needs	12
2021/22	Woven	6 Suffolk Road	Competitive Land Design & Build	General Needs	15

Table 3: Social housing units under construction in the Belfast City Council area

Onsite Year	Completion Year	Housing Association	Scheme Name	Type	Need Group	Units
2021/22	2025/26	Choice	Park Avenue, Belfast	Competitive Land Design & Build	General Needs	21
2023/24	2025/26	Clanmil	Loft Lines	Competitive Land Design & Build	General Needs	51
2023/24	2025/26	Clanmil	Loft Lines	Competitive Land Design & Build	Active Elderly	22
2023/24	2025/26	Clanmil	Loft Lines	Competitive Land Design & Build	Wheelchair Standard	8
2023/24	2025/26	Clanmil	Mountpottinger Road	New Build	General Needs	12
2023/24	2025/26	Clanmil	Mountpottinger Road	New Build	Wheelchair Standard	1
2023/24	2025/26	Connswater	197-199 Castlereagh Road	Competitive Land Design & Build	General Needs	10
2023/24	2025/26	Connswater	197-199 Castlereagh Road	Competitive Land Design & Build	Wheelchair Standard	1
2023/24	2025/26	Connswater	146 Parkgate Avenue	Competitive Land Design & Build	General Needs	43
2023/24	2025/26	Connswater	146 Parkgate Avenue	Competitive Land Design & Build	Wheelchair Standard	3
2023/24	2025/26	North Belfast HA	72-78 Connsbrook Avenue	Competitive Land Design & Build	Active Elderly	11
2023/24	2025/26	North Belfast HA	72-78 Connsbrook Avenue	Competitive Land Design & Build	Wheelchair Standard	1
2022/23	2024/25	Radius	6-20 Bloomfield Avenue	Competitive Land Design & Build	General Needs	15
2022/23	2024/25	Radius	6-20 Bloomfield Avenue	Competitive Land Design & Build	Wheelchair Standard	1
2023/24	2024/25	St Matthews/Apex Housing	Bryson Street, Phase 2	Rehab	Active Elderly	6
2023/24	2024/25	St Matthews/Apex Housing	Bryson Street, Phase 2	New Build	Active Elderly	2
2022/23	2025/26	Woven	Woodstock/Beersbridge Road	Competitive Land Design & Build	General Needs	27
2022/23	2025/26	Woven	Woodstock/Beersbridge Road	Competitive Land Design & Build	Wheelchair Standard	4
2023/24	2025/26	Alpha	Parkside Gardens	Competitive Land Design & Build	General Needs	9
2023/24	2025/26	Alpha	Parkside Gardens	Competitive Land Design & Build	Wheelchair Standard	2
2021/22	2025/26	Ark	Malone Mews	Rehab	General Needs	14
2023/24	2025/26	Choice	153 Ormeau Road	Existing Satisfactory Purchase	General Needs	3
2022/23	2025/26	Radius	Gasworks Site (S)	New Build	General Needs	86

2022/23	2025/26	Radius	Gasworks Site (S)	New Build	Wheelchair Standard	8
2023/24	2025/26	Radius	41-47 Tates Avenue	Competitive Land Design & Build	General Needs	15
2023/24	2025/26	Radius	41-47 Tates Avenue	Competitive Land Design & Build	Active Elderly	28
2023/24	2025/26	Radius	41-47 Tates Avenue	Competitive Land Design & Build	Wheelchair Standard	4
2022/23	2025/26	Woven	Lorne Street	Off The Shelf	General Needs	29
2022/23	2025/26	Woven	Lorne Street	Off The Shelf	Wheelchair Standard	2
2020/21	2027/28	Apex Housing	Glenmona	Competitive Land Design & Build	General Needs	443
2020/21	2027/28	Apex Housing	Glenmona	Competitive Land Design & Build	Active Elderly	40
2020/21	2027/28	Apex Housing	Glenmona	Competitive Land Design & Build	Wheelchair Standard	38
2021/22	2027/28	Apex Housing	Glenmona, Phase 1A	Competitive Land Design & Build	General Needs	28
2023/24	2025/26	Ark	Third Street	Competitive Land Design & Build	General Needs	27
2022/23	2025/26	Choice	Corrib Flats Regeneration (T)	New Build	General Needs	22
2022/23	2025/26	Choice	Corrib Flats Regeneration (T)	New Build	Wheelchair Standard	1
2024/25	2026/27	Choice	Lagmore	Competitive Land Design & Build	General Needs	20
2024/25	2026/27	Choice	Lagmore	Competitive Land Design & Build	Wheelchair Standard	5
2024/25	2026/27	Choice	Lagmore	Competitive Land Design & Build	Active Elderly	18
2023/24	2024/25	Choice	Lanthorn Mews, 157 - 159 Falls Road	Reimprovement	Learning Disabilities	5
2021/22	2024/25	Clanmil	6 Maple Villa	Existing Satisfactory Purchase	General Needs	1
2023/24	2026/27	Clanmil	Gort Na Mona	Competitive Land Design & Build	General Needs	102
2023/24	2026/27	Clanmil	Gort Na Mona	Competitive Land Design & Build	Active Elderly	8
2023/24	2026/27	Clanmil	Gort Na Mona	Competitive Land Design & Build	Wheelchair Standard	12
2023/24	2026/27	Clanmil	150 - 158 Kingsway, Dunmurry	Competitive Land Design & Build	General Needs	38
2023/24	2026/27	Clanmil	150 - 158 Kingsway, Dunmurry	Competitive Land Design & Build	Wheelchair Standard	1
2023/24	2026/27	Clanmil	150 - 158 Kingsway, Dunmurry	Competitive Land Design & Build	Active Elderly	4
2014/15	2025/26	Oaklee/Trinity	Hannahstown Phase 1A (S)	New Build	Wheelchair Standard	12

2017/18	2026/27	Radius	Visteon, Blacks Road	New Build	General Needs	186
2017/18	2026/27	Radius	Visteon, Blacks Road	New Build	Wheelchair Standard	10
2023/24	2026/27	Radius	Lagmore Ph 1C & 1D	Competitive Land Design & Build	General Needs	39
2023/24	2026/27	Radius	Lagmore Ph 1C & 1D	Competitive Land Design & Build	Wheelchair Standard	4

Table 4: Social housing units programmed to start through the SHDP 2024/25 – 2026/27 in the Belfast City Council area

Onsite Year	Housing Association	Scheme Name	Type	Need Group	Units
2024/25	Radius	2 Abbey Court	Existing Satisfactory Purchase	Active Elderly	1
2024/25	Choice	Clonaver Drive	New Build	Active Elderly	18
2024/25	Choice	Clonaver Drive	New Build	Wheelchair Standard	2
2025/26	Connswater	Severn Street	Rehab	General Needs	2
2025/26	TBC	Inverary Avenue	Competitive Land Design & Build	General Needs	10
2025/26	Alpha	Park Avenue Heights	New Build	Active Elderly	31
2025/26	Alpha	Park Avenue Heights	New Build	Wheelchair Standard	3
2025/26	Choice	Clonaver Drive	New Build	Active Elderly	10
2025/26	Choice	Tower Street	New Build	General Needs	16
2025/26	Choice	The Mount	New Build	General Needs	25
2025/26	TBC	Clarawood House (T)	New Build	General Needs	25
2025/26	TBC	Kilbroney House (T)	New Build	General Needs	25
2026/27	Arbour Housing	The Arches Centre, Newtownards Road	New Build	General Needs	46
2026/27	TBC	Sirocco Works Site (Waterside)	Competitive Land Design & Build	General Needs	73
2026/27	TBC	Sirocco Works Site (Waterside)	Competitive Land Design & Build	Wheelchair Standard	7
2024/25	Ark	167-177 Oldpark Road	New Build	General Needs	12
2025/26	Apex Housing	Adam Street (S)	New Build	General Needs	12
2025/26	Arbour Housing	Eia Street	New Build	General Needs	5
2024/25	Choice	205 - 211 Crumlin Road	New Build	Active Elderly	14
2024/25	North Belfast HA	22-30 Hopefield Avenue	New Build	Wheelchair Standard	15
2024/25	North Belfast HA	22-30 Hopefield Avenue	New Build	Active Elderly	3
2025/26	Choice	233 - 263 Shore Road	New Build	General Needs	24
2024/25	Clanmil	Flax Centre	Competitive Land Design & Build	Wheelchair Standard	8

2024/25	Clanmil	Flax Centre	Competitive Land Design & Build	Active Elderly	37
2025/26	Clanmil	Pilot Street, Belfast	New Build	General Needs	69
2025/26	Grove	Former Grove PS Site, North Queen Street (S)	New Build	General Needs	23
2025/26	Grove	Former Grove PS Site, North Queen Street (S)	New Build	Wheelchair Standard	4
2025/26	Grove	Former Grove PS Site, North Queen Street (S)	New Build	Active Elderly	4
2025/26	North Belfast HA	935 Crumlin Road	New Build	General Needs	8
2025/26	Radius	Cliftonville GC, Westland Road	New Build	General Needs	88
2026/27	TBC	Cliftonpark Avenue (T)	New Build	General Needs	12
2025/26	Apex Housing	Mount Vernon Walk (T)	New Build	General Needs	30
2026/27	Newington/Apex Housing	148 Ligoniel Road (Lands to the west of Wolfhill Centre)	New Build	General Needs	25
2026/27	Newington/Apex Housing	148 Ligoniel Road (Lands to the west of Wolfhill Centre)	New Build	Wheelchair Standard	2
2026/27	North Belfast HA	Langley Street, Belfast Phase 2	Competitive Land Design & Build	General Needs	5
2025/26	Woven	Marlborough House	Competitive Land Design & Build	General Needs	93
2025/26	Woven	Marlborough House	Competitive Land Design & Build	Wheelchair Standard	5
2026/27	Newington/Apex Housing	Upper Long Streets, Belfast (T)	New Build	General Needs	123
2024/25	Clanmil	Madison Lofts, 3-19 Rydalmere Street	Competitive Land Design & Build	General Needs	56
2025/26	Clanmil	Donegall Pass PSNI (S)	New Build	General Needs	9
2025/26	Clanmil	Donegall Pass PSNI (S)	New Build	Active Elderly	10
2025/26	Radius	Belvoir Park	New Build	Active Elderly	4
2025/26	TBC	Broadway Village (T)	New Build	General Needs	4
2025/26	Arbour Housing	London Road	New Build	General Needs	92
2025/26	Clanmil	Posnett Street (T)	New Build	General Needs	24
2025/26	TBC	Hope Street (T)	New Build	General Needs	32
2025/26	Clanmil	Havelock House, Ormeau Road	New Build	General Needs	50
2027/28	Woven	Ormeau Centre (Verner Street)	New Build	Active Elderly	14

2027/28	Woven	Ormeau Centre (Verner Street)	New Build	Wheelchair Standard	1
2024/25	North Belfast HA	Springfield Road / Highcairn Road	Competitive Land Design & Build	General Needs	12
2024/25	Clanmil	St Thomas, Whiterock Road	New Build	General Needs	62
2024/25	Connswater	141-147 Upper Dunmurry Lane	Competitive Land Design & Build	Active Elderly	19
2024/25	Connswater	141-147 Upper Dunmurry Lane	Competitive Land Design & Build	Wheelchair Standard	2
2024/25	North Belfast HA	Lower Clonard	New Build	General Needs	2
2025/26	Radius	Brown Square (NIHE)	New Build	General Needs	12
2025/26	Choice	Cairnmartin, Phase 3 (T)	New Build	General Needs	31
2024/25	Choice/Radius	Glen Road/Hannahstown, Belfast (Combined private and NIHE)	New Build	General Needs	172
2024/25	Choice/Radius	Glen Road/Hannahstown, Belfast (Combined private and NIHE)	New Build	Wheelchair Standard	19
2024/25	Choice/Radius	Glen Road/Hannahstown, Belfast (Combined private and NIHE)	New Build	Active Elderly	17
2025/26	TBC	Hopewell Street, Phase 2 (T)	New Build	General Needs	14
2025/26	Woven	Bellsteel Road, Poleglass	Competitive Land Design & Build	General Needs	48
2025/26	Clanmil	Blackstaff Road, Kennedy Centre)	Competitive Land Design & Build	General Needs	111
2026/27	North Belfast HA	Commedagh Drive (T)	New Build	General Needs	5
2026/27	North Belfast HA	7 Upper Suffolk Road (T)	New Build	General Needs	1

Appendix 1 Breakdown of Waiting lists by CLA September 2024

HMS Waiting List-September 2024-Belfast North Parliamentary Constituency Areas-Applicant Table (AP)

Parl Const Area	CLA	Elderly	Families	Singles	Grand Total
Belfast North	Abbeyville	8	38	28	74
	Alliance	3	13	16	32
	Ardavon	18	3	1	22
	Ardoyne	21	127	218	366
	Ballysillan	12	51	88	151
	Bawnmore-Old Mill	7	27	33	67
	Cambrai-Woodvale	26	23	41	90
	Carlisle-Multis	3	8	68	79
	Carlisle-New Lodge	15	121	181	317
	Cavehill	32	109	168	309
	Cliftondene	2	4	6	12
	Cliftonville	32	136	221	389
	Duncairn Gardens	5	19	31	55
	Fairhill-Waverley	3	13	26	42
	Felden	4	43	13	60
	Gainsborough-Mountcollyer	3	17	17	37
	Glandore	3	10	14	27
	Glengormley Central	10	76	63	149
	Glenvarna-Glengormley	39	82	80	201
	Graymount-Shore Cres.	6	23	51	80
	Grove	2	14	14	30
	Hightown	7	28	23	58
	Ligoniel-Glenbank	2	7	15	24
	Longlands	6	32	20	58
	Lower Oldpark	6	12	33	51
	Mid-Shankill	16	33	58	107
	Mount Vernon	5	3	9	17
	Mount Vernon-Multis			2	2
	Newington-Limestone	22	48	45	115
	Oldpark	11	66	73	150
	Queens Park & Avenue	16	12	20	48
	Rathcoole	60	164	223	447
	Rathfern	6	37	35	78
Rosewood-Crumlin Rd	1	7	7	15	
Rushpark	46	21	35	102	
Skegoneill-Fortwilliam	21	30	48	99	
Sunningdale		11	12	23	
Torrens		16	8	24	
Tudor	1	2	10	13	
Upper Ligoniel	9	76	50	135	
Upr. & Lwr.Duncairn-Tigers Bay	6	21	75	102	
Westland	4	5	11	20	
Wheatfield		13	12	25	
White City	3	6	5	14	
Whitewell-Fairyknowe	19	128	95	242	
Belfast North Total		521	1735	2302	4558
Belfast West/North	Ainsworth	7	20	40	67
	Carrick Hill	5	25	26	56
	Twaddell-Upr.Woodvale	6	14	20	40
Belfast West/North Total		18	59	86	163
Grand Total		539	1794	2388	4721

HMS Waiting List-September 2024-Belfast South Parliamentary Constituency Areas-Applicant Table (AP)

Parl Const Area	CLA	Elderly	Families	Singles	Grand Total
Belfast East/South	Bridge End-Rotterdam Court	1		7	8
	Cregagh	38	90	117	245
	Willowfield-Upr.Castlereagh Rd.	43	46	108	197
Belfast East/South Total		82	136	232	450
Belfast South	Annadale	11	22	66	99
	Belvoir	20	54	49	123
	Bests Hill		5	3	8
	Cromac	13	56	120	189
	Donegall Pass	11	25	59	95
	Donegall Road	14	44	108	166
	Finaghy	27	112	108	247
	Flush Park	11	17	16	44
	Lisburn Road	43	170	491	704
	Lower Ormeau	16	136	393	545
	Milltown-Grays Park	2	1		3
	Milltown-Shaws Bridge	5		3	8
	Newtownbreda	18	46	15	79
	Sandy Row	6	16	52	74
	Stranmillis	4	20	66	90
	Taughmonagh	7	16	47	70
	Upper Ormeau	48	102	209	359
Woodstock-Ravenhill	25	138	213	376	
Belfast South Total		281	980	2018	3279
Belfast South/Strangford	Carryduff	7	59	57	123
Belfast South/Strangford Total		7	59	57	123
Belfast West/South	Hamill St-John St	2	8	16	26
Belfast West/South Total		2	8	16	26
Grand Total		372	1183	2323	3878

HMS Waiting List-September 2024-Belfast East Parliamentary Constituency Areas-Applicant Table (AP)

Parl Const Area	CLA	Elderly	Families	Singles	Grand Total
Belfast East	Albertbridge Rd.	11	46	95	152
	Ardcarn	6	25	21	52
	Ashmount	5	20	9	34
	Ballybeen	35	80	89	204
	Ballyhackamore	48	36	55	139
	Bloomfield-Ravenscroft	10	44	57	111
	Braniel	13	49	51	113
	Brooklands	13	25	15	53
	Castlereagh	21	68	93	182
	Cherryvalley	1	3	6	10
	Clarawood	3	13	9	25
	Coronation Park	1	3	4	8
	Downshire Park		11	5	16
	Dundela	5	27	12	44
	Edenvale	2	5	7	14
	Galway Drive-Mews	1	3	1	5
	Garnerville	4	8	5	17
	Geary Road		1		1
	Inverary	3	12	13	28
	Knocknagoney	3	12	14	29
	Lwr Beersbridge-The Mount	7	37	65	109
	Moatview Park		2	7	9
	Newtownards Road	15	70	197	282
	Short Strand	6	44	62	112
	Summerhill	4	10	3	17
	Sunderland	4	1	3	8
Sydenham-Lisavon	34	83	99	216	
Tullycarnet	6	27	29	62	
Vionville		4	1	5	
Wandsworth	10	7	9	26	
Belfast East Total		271	776	1036	2083
Belfast East/South	Bridge End-Rotterdam Court	1		7	8
	Cregagh	38	90	117	245
	Willowfield-Upr.Castlereagh Rd.	43	46	108	197
Belfast East/South Total		82	136	232	450
Grand Total		353	912	1268	2533

HMS Waiting List-September 2024-Belfast West Parliamentary Constituency Areas-Applicant Table (AP)

Parl Const Area	CLA	Elderly	Families	Singles	Grand Total
Belfast West	Agnes-Crumlin RDA	2	2	3	7
	Andersonstown	196	690	623	1509
	Ardmoulin	9	30	89	128
	Ballygomartin	14	19	24	57
	Ballymurphy	7	46	52	105
	Beattie Park	5	6	5	16
	Beechmount	14	108	75	197
	Brown Square		4	9	13
	Cavendish Street	2	22	9	33
	Cluan Mor	1	6	6	13
	Dermotthill	1	6	2	9
	Divis Complex	5	8	28	41
	Dover	1		3	4
	Falls Court-Clonard Cres	24	61	61	146
	Glencairn	5	18	34	57
	Gransha-Downfine	2	11	7	20
	Hannahstown	1	65	22	88
	Highfield	2	5	17	24
	Huss Row-Agnes Street			1	1
	Lawnbrook	3	1	4	8
	Lower Falls	13	72	155	240
	Lower Suffolk	1	6	14	21
	Lwr.Shankill-Hopewell	4	17	44	65
	Lwr.Springfield Road	9	53	79	141
	Moyard		11	8	19
	New Barnsley		16	10	26
	Rockmount	1	3	4	8
	Roden Street	2	8	5	15
	Springfield Park	1	10	18	29
	Springhill	1	13	7	21
	Springmartin		11	3	14
	St James	16	53	20	89
	Turf Lodge-Gortnamona	9	50	36	95
Twinbrook-Poleglass	28	332	276	636	
Upper Shankill	4	9	35	48	
Upr.Dunmurry Lane-Areema	10	98	81	189	
Westrock	1	11	11	23	
Whiterock	4	28	22	54	
Belfast West Total		398	1909	1902	4209
Belfast West/North	Ainsworth	7	20	40	67
	Carrick Hill	5	25	26	56
	Twaddell-Upr.Woodvale	6	14	20	40
Belfast West/North Total		18	59	86	163
Belfast West/South	Hamill St-John St	2	8	16	26
Belfast West/South Total		2	8	16	26
Grand Total		418	1976	2004	4398

HMS Waiting List-September 2024-Belfast North Parliamentary Constituency Areas-Applicants In Housing Stress (>30Points)

Parl Const Area	CLA	Elderly	Families	Singles	Grand Total
Belfast North	Abbeyville	6	36	21	63
	Alliance	3	11	12	26
	Ardavon	13	1		14
	Ardoyne	16	102	188	306
	Ballysillan	10	40	60	110
	Bawnmore-Old Mill	5	25	25	55
	Cambrai-Woodvale	18	11	33	62
	Carlisle-Multis	2	8	58	68
	Carlisle-New Lodge	10	104	155	269
	Cavehill	19	92	146	257
	Cliftondene	2	3	6	11
	Cliftonville	20	126	190	336
	Duncairn Gardens	4	16	27	47
	Fairhill-Waverley	1	11	20	32
	Felden	2	40	12	54
	Gainsborough-Mountcollyer	2	11	12	25
	Glandore	1	9	11	21
	Glengormley Central	6	60	45	111
	Glenvarna-Glengormley	31	73	68	172
	Graymount-Shore Cres.	4	14	42	60
	Grove	1	10	11	22
	Hightown	4	24	15	43
	Ligoniel-Glenbank	1	6	12	19
	Longlands	5	31	15	51
	Lower Oldpark	4	9	26	39
	Mid-Shankill	11	23	49	83
	Mount Vernon	3	1	8	12
	Mount Vernon-Multis			2	2
	Newington-Limestone	16	44	36	96
	Oldpark	6	59	65	130
	Queens Park & Avenue	14	11	12	37
	Rathcoole	49	136	154	339
	Rathfern	6	31	24	61
	Rosewood-Crumlin Rd	1	5	5	11
	Rushpark	33	18	28	79
	Skegoneill-Fortwilliam	14	19	39	72
	Sunningdale		10	11	21
	Torrens		14	7	21
	Tudor	1	1	8	10
	Upper Ligoniel	6	68	46	120
	Upr.& Lwr.Duncairn-Tigers Bay	3	12	66	81
	Westland	3	4	10	17
Wheatfield		11	12	23	
White City	1	3	4	8	
Whitewell-Fairyknowe	12	112	79	203	
Belfast North Total		369	1455	1875	3699
Belfast West/North	Ainsworth	6	10	26	42
	Carrick Hill	3	25	21	49
	Twaddell-Upr.Woodvale	4	8	17	29
Belfast West/North Total		13	43	64	120

Grand Total		382	1498	1939	3819
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HMS Waiting List-September 2024-Belfast South Parliamentary Constituency Areas-Applicants In Housing Stress (>30Points)

Parl Const Area	CLA	Elderly	Families	Singles	Grand Total
Belfast East/South	Bridge End-Rotterdam Court	1		7	8
	Cregagh	25	72	91	188
	Willowfield-Upr.Castlereagh Rd.	28	34	71	133
Belfast East/South Total		54	106	169	329
Belfast South	Annadale	7	20	58	85
	Belvoir	13	41	34	88
	Bests Hill		5	3	8
	Cromac	10	48	102	160
	Donegall Pass	9	21	47	77
	Donegall Road	12	30	88	130
	Finaghy	18	86	89	193
	Flush Park	8	10	12	30
	Lisburn Road	30	154	434	618
	Lower Ormeau	12	122	350	484
	Milltown-Grays Park	2	1		3
	Milltown-Shaws Bridge	4		2	6
	Newtownbreda	11	33	11	55
	Sandy Row	5	13	38	56
	Stranmillis	2	13	55	70
	Taughmonagh	4	13	30	47
Upper Ormeau	33	82	182	297	
Woodstock-Ravenhill	16	103	176	295	
Belfast South Total		196	795	1711	2702
Belfast South/Strangford	Carryduff	6	49	45	100
Belfast South/Strangford Total		6	49	45	100
Belfast West/South	Hamill St-John St	1	8	16	25
Belfast West/South Total		1	8	16	25
Grand Total		257	958	1941	3156

HMS Waiting List-September 2024-Belfast East Parliamentary Constituency Areas-Applicants In Housing Stress (>30Points)

Parl Const Area	CLA	Elderly	Families	Singles	Grand Total
Belfast East	Albertbridge Rd.	7	37	80	124
	Ardcarn	2	17	16	35
	Ashmount	4	12	6	22
	Ballybeen	21	51	69	141
	Ballyhackamore	31	28	32	91
	Bloomfield-Ravenscroft	7	32	43	82
	Braniel	6	39	40	85
	Brooklands	9	24	12	45
	Castlereagh	17	58	73	148
	Cherryvalley		2	4	6
	Clarawood	2	11	8	21
	Coronation Park		3	3	6
	Downshire Park		9	5	14
	Dundela	4	23	9	36
	Edenvale	2	2	4	8
	Galway Drive-Mews		3	1	4
	Garnerville	3	6	5	14
	Geary Road		1		1
	Inverary	3	10	9	22
	Knocknagoney	2	9	10	21
	Lwr Beersbridge-The Mount	3	30	51	84
	Moatview Park		2	5	7
	Newtownards Road	11	51	162	224
	Short Strand	2	38	52	92
	Summerhill	1	9	2	12
	Sunderland	2	1	3	6
	Sydenham-Lisavon	23	63	70	156
	Tullycarnet	1	22	19	42
	Vionville		3		3
	Wandsworth	9	7	7	23
Belfast East Total		172	603	800	1575
Belfast East/South	Bridge End-Rotterdam Court	1		7	8
	Cregagh	25	72	91	188
	Willowfield-Upr.Castlereagh Rd.	28	34	71	133
Belfast East/South Total		54	106	169	329
Grand Total		226	709	969	1904

HMS Waiting List-September 2024-Belfast West Parliamentary Constituency Areas-Applicants In Housing Stress (>30Points)

Parl Const Area	CLA	Elderly	Families	Singles	Grand Total
Belfast West	Agnes-Crumlin RDA	2	2	2	6
	Andersonstown	148	618	517	1283
	Ardmoulin	6	24	72	102
	Ballygomartin	9	13	20	42
	Ballymurphy	5	44	44	93
	Beattie Park	3	4	4	11
	Beechmount	11	99	62	172
	Brown Square		4	9	13
	Cavendish Street	2	21	9	32
	Cluan Mor	1	3	4	8
	Dermotthill		4	1	5
	Divis Complex	4	8	25	37
	Dover	1		3	4
	Falls Court-Clonard Cres	18	52	50	120
	Glencairn	4	8	27	39
	Gransha-Downfine	2	9	6	17
	Hannahstown	1	62	21	84
	Highfield	1	3	8	12
	Huss Row-Agnes Street			1	1
	Lawnbrook	3		4	7
	Lower Falls	11	67	135	213
	Lower Suffolk	1	3	10	14
	Lwr.Shankill-Hopewell	1	14	34	49
	Lwr.Springfield Road	7	49	67	123
	Moyard		9	7	16
	New Barnsley		14	10	24
	Rockmount		3	4	7
	Roden Street	1	6	4	11
	Springfield Park	1	9	14	24
	Springhill	1	13	3	17
	Springmartin		8	1	9
	St James	13	48	18	79
	Turf Lodge-Gortnamona	6	39	31	76
Twinbrook-Poleglass	25	310	248	583	
Upper Shankill	2	5	28	35	
Upr.Dunmurry Lane-Areema	7	82	69	158	
Westrock	1	9	10	20	
Whiterock	4	25	18	47	
Belfast West Total		302	1691	1600	3593
Belfast West/North	Ainsworth	6	10	26	42
	Carrick Hill	3	25	21	49
	Twaddell-Upr.Woodvale	4	8	17	29
Belfast West/North Total		13	43	64	120
Belfast West/South	Hamill St-John St	1	8	16	25
Belfast West/South Total		1	8	16	25
Grand Total		316	1742	1680	3738

Allocations 12 Months to September 2024 - Belfast North Parliamentary Constituency Areas - Applicant Listing (AP)

Parl Const Area	CLA	Elderly	Families	Singles	Grand Total
Belfast North	Alliance			<10	<10
	Ardavon	<10	<10	<10	<10
	Ardoyne	2	13	18	33
	Ballysillan		<10	<10	11
	Bawnmore-Old Mill		<10	<10	<10
	Cambrai-Woodvale	12	17	21	50
	Carlisle-Multis	<10	<10	19	20
	Carlisle-New Lodge	<10	<10	23	35
	Cavehill	<10	<10	<10	14
	Cliftondene	<10	<10	<10	<10
	Cliftonville	<10	<10	35	48
	Duncairn Gardens			<10	<10
	Fairhill-Waverley			<10	<10
	Felden		<10	<10	<10
	Gainsborough-Mountcollyer	<10	<10	14	20
	Glengormley Central	<10	<10	<10	13
	Glenvarna-Glengormley	<10	<10	<10	<10
	Graymount-Shore Cres.	<10	<10	10	19
	Grove		<10	<10	<10
	Ligoniel-Glenbank	<10	<10	<10	14
	Longlands	<10	<10	<10	<10
	Lower Oldpark	<10	14	<10	24
	Mid Shankill	<10	11	<10	29
	Mount Vernon Estate	<10	<10	<10	<10
	Newington-Limestone	<10	<10	<10	15
	Oldpark	<10	<10	<10	14
	Queens Park & Avenue	<10	<10	<10	17
	Rathcoole	10	63	36	109
	Rathfern	<10	<10	<10	<10
	Rushpark	<10	<10	<10	<10
	Skegoneill-Fortwilliam	<10	<10	<10	15
	Sunningdale	<10	<10	<10	3
	Torrens			<10	<10
	Tudor		<10	<10	<10
Upper Ligoniel		<10	<10	<10	
Upr & Lwr Duncairn-Tigers Bay	<10	<10	24	35	
Westland	1<10		<10	<10	
Wheatfield		<10	<10	<10	
White City	<10	<10		<10	
Whitewell-Fairyknowe	<10	<10	<10	<10	
Belfast North Total		94	222	302	618
Belfast West/North	Ainsworth	<10	<10	<10	<10
	Carrick Hill	<10	<10	<10	<10
	Twaddell-Upr.Woodvale		<10		<10
Belfast West/North Total		<10	<10	<10	<10
Grand Total		97	228	307	632

Allocations 12 Months to September 2024 - Belfast South Parliamentary Constituency Areas - Applicant Listing (AP)

Parl Const Area	CLA	Elderly	Families	Singles	Grand Total
Belfast East/South	Bridge End-Rotterdam Court			<10	<10
	Cregagh	<10	<10	12	24
	Willowfield-Upr.Castlereagh Rd.	<10	<10	<10	17
Belfast East/South Total		11	10	21	42
Belfast South	Annadale		<10	<10	<10
	Belvoir		<10	12	14
	Bests Hill		<10		<10
	Cromac	<10	<10	<10	<10
	Donegall Pass	<10	<10	11	22
	Donegall Road	<10	10	23	36
	Finaghy	<10	<10	<10	16
	Flush Park	<10	<10	<10	4
	Lisburn Road	<10	<10	18	26
	Lower Ormeau	<10	<10	<10	14
	Milltown-Shaws Bridge	<10			<10
	Newtownbreda	<10	<10	<10	<10
	Sandy Row	<10	<10	11	15
	Taughmonagh	<10	<10	<10	12
	Upper Ormeau	<10	<10	<10	15
Woodstock-Ravenhill	10	24	18	52	
Belfast South Total		40	83	129	252
Belfast South/Strangford	Carryduff	<10	<10	<10	<10
Belfast South/Strangford Total		<10	<10	<10	<10
Belfast West/South	Hamill St-John St		<10	<10	11
Belfast West/South Total			<10	<10	11
Grand Total		52	98	159	309

Allocations 12 Months to September 2024 - Belfast East Parliamentary Constituency Areas - Applicant Listing (AP)

Parl Const Area	CLA	Elderly	Families	Singles	Grand Total
Belfast East	Albertbridge Rd.		12	12	24
	Ardcarn			<10	<10
	Ballybeen	<10	12	26	=
	Ballyhackamore	32	<10	<10	42
	Bloomfield-Ravenscroft	10	<10	10	-
	Braniel	<10	<10	14	18
	Brooklands	<10	<10	<10	14
	Castlereagh	<10	<10		<10
	Cherryvalley	<10	<10	<10	<10
	Clarawood	<10	<10	<10	<10
	Dundela	<10	<10	10	20
	Edenvale	<10	<10		<10
	Galway Drive-Mews	<10	<10	<10	<10
	Garnerville	<10	<10	<10	<10
	Inverary	<10	<10	<10	13
	Knocknagoney	<10	<10		<10
	Lwr Beersbridge-The Mount		11	19	30
	Moatview Park	<10			<10
	Newtownards Road	<10	18	34	-
	Rosewood Park		<10	<10	<10
	Short Strand		<10	<10	12
	Sunderland	<10	<10	<10	<10
	Sydenham-Lisavon	<10	27	18	-
Tullycarnet		<10		<10	
Wandsworth	<10			<10	
Belfast East Total		90	117	182	389
Belfast East/South	Bridge End-Rotterdam Court			<10	<10
	Cregagh	<10	<10	12	24
	Willowfield-Upr.Castlereagh Rd.	<10	<10	<10	17
Belfast East/South Total		11	10	21	42
Grand Total		101	127	203	431

Allocations 12 Months to September 2024 - Belfast West Parliamentary Constituency Areas - Applicant Listing (AP)

Parl Const Area	CLA	Elderly	Families	Singles	Grand Total
Belfast West	Andersonstown	16	33	34	83
	Ardmoulin		<10		<10
	Ballygomartin		<10	6	14
	Ballymurphy		<10		<10
	Beattie Park		<10	<10	<10
	Beechmount	<10	<10	<10	10
	Brown Square		<10	<10	<10
	Cavendish Street		<10	<10	<10
	Cluain Mor		<10		<10
	Divis Complex		<10	<10	14
	Dover	<10	<10	<10	13
	Falls Court-Clonard Cres	<10	<10	<10	8
	Glencairn	<10	<10	11	25
	Gransha-Downfine			1	1
	Hannahstown	<10	52	15	70
	Highfield	<10	<10	<10	<10
	Huss Row-Agnes Street	<10	<10	<10	<10
	Lawnbrook		<10	<10	<10
	Lower Falls	<10	<10	10	18
	Lower Suffolk		<10	<10	<10
	Lwr.Shankill-Hopewell	<10	11	<10	21
	Lwr.Springfield Road		<10	<10	10
	Moyard		<10	<10	<10
	New Barnsley		<10		<10
	Roden Street		<10	<10	<10
	Springhill		<10		<10
	Springmartin		<10	<10	<10
	St James	5	<10	<10	11
	Turf Lodge-Gortnamona		<10		<10
	Twinbrook-Poleglass	<10	63	43	115
Upper Shankill	<10	<10	<10	10	
Upr.Dunmurry Lane-Areema	<10	<10	<10	11	
Westrock			<10	<10	
Whiterock	<10	<10		<10	
Belfast West Total		64	264	188	516
Belfast West/North	Ainsworth	<10	<10	<10	<10
	Carrick Hill	<10	<10	<10	<10
	Twaddell-Upr.Woodvale		<10		<10
Belfast West/North Total		<10	<10	<10	14
Belfast West/South	Hamill St-John St		<10	<10	11
Belfast West/South Total			<10	<10	11
Grand Total		67	274	200	541

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QUESTIONS FROM CLLR .MCLAUGHLIN

- 1) As a core partner in Council's HLRG, how do NIHE intend to remove blight and dereliction from working class areas of our City, using the Belfast Agenda as a means to the construction of 31,000 additional homes in our City ?

RESPONSE: As a lead partner in Belfast Agenda's HLRG Housing Executive is working with the Council to realise the ambition of increasing the city's population. While there is not a key action to remove blight and dereliction specifically, a main priority is to assess and bring forward publicly owned land for housing, and to address barriers to development of strategic sites. Housing Executive continues to work with key partners Council and DfC to consider sites which can be developed for social housing in the first instance, subject to budget and strategic guidelines. Since the beginning of Belfast Agenda there have been over 1,000 housing completions on HLRG partners lands, with a further c900 under construction or programmed to commence in the next three years. Many of these are on vacant or redeveloped lands.

- 2) Can you provide an urgent update on the performance of Housing Solutions given the widely reported ongoing issues with clients who complain regularly of issues with lost information, change to housing advisor without notice and the undue delays to clients receiving their points allocation in a timely fashion ?

RESPONSE:

Mislaid information: We occasionally experience an issue with information/evidence emailed to a staff member who may be absent or on leave and therefore require it to be sent again to another colleague in order to process. We are not aware of either 'widely reported' or 'regular issues' with mislaid correspondence. BHSST have occasional complaints which we deal with immediately.

Changing Housing Advisors without notice: Yes, this is a confirmed issue and will unfortunately continue as it is largely outside of our control as staff leave the team regularly. Unfortunately it is not feasible to notify our 15,000+ applicants of staff changes and as soon as we are aware of a case where Advisor engagement is necessary the team make those arrangements. We receive a lot of contacts from existing customers whose circumstances are fully assessed and are waiting for housing. The team's capacity to provide that type of reassurance type support to applicants is very limited in the face of overwhelming volumes of contacts from others with an urgent need for our services and support.

Delays: Unfortunately given our chronic staffing issues an impact on our capacity to process cases is inevitable. Belfast Region and Housing Solutions have taken proactive steps to mitigate any impact, for example, by the introduction of Band 4 support roles, changes to call handling, expansion of Admin staff numbers, tightening up of Admin procedures, and an Overtime Register of experienced staff across the organisation. At 31st January 2025 those staff had been allocated 2207

cases to support and assess Belfast Region customers across Belfast and Lisburn & Castlereagh City Council areas.

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- 3) Can NIHE update members on the skills shortages across their business impacting primarily on repairs and COT's (Change of Tenancies) and the recovery plan in place to eradicate the repairs backlog as well as the extended delays to tenants taking possession of their new homes , which remain in place today ? The update on repairs backlog should include delays incurred both by D.L.O. employed directly by NIHE and also their subcontracted maintenance teams throughout the City.

Response Attracting trades staff is challenging in the current labour marketplace. Many contractors like the NIHE are competing from a limited workforce.

Engaging in a cyclical intake of apprentices across all trades grows the necessary skills from inside the organisation through the Artes programme. The intention is to employ an additional 12 apprentices per annum for the next three years. This number should facilitate adequate vacant posts for the apprentices as they qualify.

We have worked to make our posts more attractive and comparable to similar posts advertised by external contractors. This coupled with the excellent terms and conditions as an NIHE employee should help attract candidates.

The DLO is embarking on a multi skilling journey to facilitate flexibility and ensure more first-time fixes when an operative visits a property. This will involve a current skills assessment across the DLO workforce to establish a baseline. This will then be followed by a mixture of focused on the job training and off-site formal training to obtain an NVQ L2 in Multiskilling.

The DLO continues to focus on completing change of tenancy and void works to ensure re-let times are kept to a minimum. The North and West Belfast teams have weekly void meetings with District office staff to ensure we meet the needs of our tenants.

The recent influx of repairs from Storm Eowyn has proved a setback in reducing backlog numbers across all DLO areas. Almost 2500 extra jobs were raised as a result of the storm ranging from roof repairs to downed fences.

DLO only have access to one subcontractor at the moment who is also finding it difficult to attract 2nd tier subcontractors to carry out work.

QUESTIONS FROM CLLR. MAGEE.

- I. Can the HE outline what plans they have to increase the housing supply in areas of Belfast that have the highest need – North & West Belfast
RESPONSE: Unmet housing need exists throughout Belfast. As part of the Belfast Agenda, the Housing Led Regeneration Group (HLRG) is focussing on increasing the supply of housing throughout the city and especially for social housing in areas of acute housing need. Housing Executive is also a statutory consultee in the planning process and seek to support a minimum of 20% affordable housing within relevant developments. We are benefitting from planning gain, for example in Pilot St.
- II. Can the Housing Executive provide details of what plans they have to provide housing on public land owned by Executive Departments, to provide much needed housing
RESPONSE: As noted above, as a lead partner in Belfast Agenda's continues to work with key partners Council and DfC to consider publicly owned sites which can be developed for social housing in the first instance, subject to budget and strategic guidelines. Since the beginning of Belfast Agenda there have been over 1,000 housing completions on HLRG partners lands, with a further c900 under construction or programmed to commence in the next three years. We are also beginning the process of speaking with other Government departments to consider other public owned lands which may be considered surplus and suitable for housing.
- II. Has the Housing Executive met with any private developers regarding land they have to try and see any potential for social housing
RESPONSE: Housing Executive works with housing associations to bring forward land for social housing. This sometimes involves meetings with the developers also, such as on design and build schemes to ensure an appropriate mix for example, or large schemes where there is community consultation in advance of planning applications. Housing Executive also may discuss social housing potential with planning consultants on schemes where there is a requirement for 20% affordable housing.
- III. Will the housing Executive confirm that their new City Centre Waiting List will ensure that any allocations made will be done on the basis of objective need.
RESPONSE: Housing Executive can confirm that housing within the new City Centre CLA will be allocated on a points based system within the common selection scheme, similar to all social housing allocations.
- V. How many people are deemed to be living in Housing Stress in North Belfast.
RESPONSE: There are currently 2,528 applicants in housing stress on the waiting list for North Belfast
- VI. When will the intimidation points be reviewed and when will people – mostly women who are survivors of Domestic Violence, be included
RESPONSE: We will now work with the Department and key stakeholders to take forward a review of the Primary Social Needs section of the Scheme and implement any necessary

changes. These Points are currently awarded to those who have experienced violence, harassment, abuse or trauma.

VII. When will the Right to buy scheme for Housing Executive properties ends

RESPONSE: There are currently no plans to end the Right to Buy scheme for Housing Executive tenants. Any decision to end the Right to Buy will require consultation and a time frame for ending the scheme.

VIII. What are the plans regarding continuing the Cladding on the Tower Blocks in the New Lodge

RESPONSE; At present, the blocks remain as categorised within the Tower Blocks Action Plan (e.g. Short/Medium/Long as relevant). The recent Tower Blocks Newsletter (Autumn 2024), explained that findings from feasibility studies are now informing our consideration of all options for the blocks, as part of a review of our proposals. This includes understanding the cost and delivery method for future improvement works, including cladding. Any decision which may be taken to install cladding or any other improvement remains subject to future business case approval.

IX. How many homes in North Belfast need Disability Adaptions and what are the Housing Executives plans to provide these adaptions in their homes across Belfast

RESPONSE: At present there are 32 outstanding OT requests for adaptations within North Belfast Area in total. With 5 Major adaptations and 27 Minor Adaptations. All of these jobs are still within their target dates for completion except for 2 of the ramped access jobs.

X. What are the Housing Executives Plans to provide a regeneration scheme for the maisonettes in Duncairn Parade in the New Lodge given the levels of disrepair and dampness

RESPONSE: We continue to consider options for the Duncairn Parade Maisonettes. Potential options include an improvement scheme or redevelopment. However, in the case of comprehensive improvements, these are likely to have significant cost implications for the 26 leaseholders, while delivery of a redevelopment option will be extremely challenging in the short to medium term given the very high housing need in the New Lodge and other ongoing housing strategies in the area (i.e. Upper Long Streets and the Tower Blocks strategy).”