

Document Pack

**Democratic Services Section
Chief Executive's Department
Belfast City Council
City Hall
Belfast
BT1 5GS**



17 June 2013

MEETING OF TOWN PLANNING COMMITTEE

(To which all Members of Council are invited to attend.)

Dear Alderman/Councillor,

The above-named Committee will meet in the Lavery Room (Room G05), City Hall on Monday, 24th June, 2013 at 4.30 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully

PETER McNANEY

Chief Executive

AGENDA:

1. **Routine Matters**
 - (a) Apologies
 - (b) Declarations of Interest
2. **District Housing Plan and Local Housing Strategy 2013/2014 (Pages 3 - 76)**

This page is intentionally left blank

Belfast

District Housing Plan & Local Housing Strategy 2013/2014



Delivering Better Homes
Supporting Independent Living
Building Stronger Communities
Delivering Quality Services

Housing
Executive

Consultation

As part of the District Housing Plan process a consultation exercise was carried out with key stakeholders in the local housing market. The purpose of the consultation exercise was to acquire information and opinion on related housing matters within their areas. We thank all those who participated.

The key issues are included in Section 2 of this report.

Responses to the District Housing Plan

This document has been produced by the Housing Executive's Corporate and Area Planning teams. We welcome your comments on this year's plan. Comments should be sent to:

Mr S Semple, Strategic Planning Manager
Northern Ireland Housing Executive
Housing Centre
2 Adelaide Street
BELFAST, BT2 8PB
e-mail: stephen.semple@nihe.gov.uk



The District Housing Plans for the 26 district councils will be available on our website at www.nihe.gov.uk.

On request, we can provide a copy of the District Housing Plans in a language or format that meets your needs, including print, Braille, audio cassette, computer disk and DAISY format.



Contents

Foreword	2
Executive Summary	4
Section 1	Regional Context	9
1.1	Introduction	9
1.2	Funding	9
1.3	Policy context	10
1.4	Fundamental Review of NIHE.....	11
1.5	Governance.....	12
1.6	House Condition Survey – 2011 Findings	13
Section 2	Housing Market Analysis	15
2.1	Introduction	15
2.2	Planning	15
2.3	Housing market profile.....	17
2.4	Social housing	21
Section 3	Local Housing Strategy	23
3.1	Introduction	23
Regional housing services	25
3.2	Objective 1 - Delivering better homes	25
3.3	Objective 2 - Supporting independent living.....	28
3.4	Objective 3 - Building stronger communities.....	29
3.5	Objective 4 - Delivering quality services	30
Landlord Services	32
3.6	Objective 1 - Delivering better homes	32
3.7	Objective 2 - Supporting independent living.....	33
3.8	Objective 3 - Building stronger communities.....	34
3.9	Objective 4 - Delivering quality services	36
Appendices		
Appendix 1	Social Housing Development Programme	39
Appendix 2	Maintenance and grants information	43
Appendix 3	Social Housing Need Assessment (HNA) 2012-2017	50
Appendix 4	North Belfast Area profile	51
Appendix 5	South & East Belfast Area profile	57
Appendix 6	West Belfast Area profile	64

Foreword

Our District Housing Plans represents the Housing Executive's statutory annual consultation engagement with local government in Northern Ireland. The Plan gives a comprehensive account of our performance in the District Council area over the past year. It also sets out our funding, plans and strategies for the year ahead to address imbalances identified in the analysis of the local housing market and our obligations under government policies.

The Housing Strategy for Northern Ireland 'Facing the Future' was launched for consultation in October 2012 by the Minister for Social Development. We welcomed the opportunity to respond to the consultation paper and await a final report. The Minister is currently considering consultation responses.

In January 2013 the Minister for Social Development outlined proposals for the reform of social housing, to include the restructure of the Housing Executive. The Minister's proposals represent a major change to social housing in Northern Ireland, promising a sustainable future and continued focus on supporting the most vulnerable in our community. We will work with DSD on the development of the new structures. In line with the proposed separation of functions set out in the Fundamental Review, we have set out the local housing strategy by regional housing services and landlord services against our corporate objectives.

The Welfare Reform Bill (NI) 2012 is currently in the legislative process and changes to Housing Benefit are expected after the completion of this process. To ensure our tenants are kept informed, we plan to contact all those who may be affected by the changes to Housing Benefit. We have reviewed our Housing Selection Scheme in line with welfare reform proposals to ensure best practice and plan to introduce any necessary changes in conjunction with the implementation of Welfare Reform. We seek to promote the delivery of one bed units within the Social Housing Development Programme to help meet the needs of those households who may require smaller properties after the introduction of welfare reform.

House Prices in Northern Ireland continued to decrease over the year and waiting lists have continued to increase, leading to the assumption that home ownership is still not a realistic option for many households. Housing associations, in partnership with the Housing Executive and DSD commenced work on 1,379 social housing units in 2012/13. The target for the incoming year will be 1,275 starts.

Following the Northern Ireland Audit Office report and Public Accounts Committee hearing in September 2012 on the 'NIHE Management of Response Maintenance Contracts', the 10 recommendations which were made are now being implemented. Additionally we have introduced new contracts in relation to the delivery of the All Trades, Grounds and Heating services.

We continue to work with communities and partner organisations to ensure shared and safe neighbourhoods.



A handwritten signature in black ink that reads "John McPeake". The signature is written in a cursive, flowing style.

Dr John McPeake
Chief Executive



A handwritten signature in black ink that reads "Donald Hoodless". The signature is written in a cursive, flowing style.

Mr Donald Hoodless
Chairman

Executive Summary

Each year the Housing Executive publishes District Housing Plans for the 26 district councils in Northern Ireland. These documents form part of our statutory requirement to consult with councils on our programmes and performance.

Section 1 Regional context

Section 1 outlines our priorities and spending for the year ahead. It also gives a brief overview of existing and emerging policies driving the housing market.

Section 2 Belfast housing market analysis

Planning

- The draft Belfast Metropolitan Area Plan 2015 identifies additional land which has been zoned for housing and that which has been specifically zoned for social housing;
- The DOE Northern Ireland Housing Land Availability Report for 2012 estimates a potential for 19,091 new dwellings in Belfast.

Socio-economic statistics

- Census figures show the population of Belfast increased by 1.3% between 2001 and 2011 to 280,962;
- The number of households increased 0.9% between 2001 and 2011 to 120,595. The average household size decreased from 2.38 to 2.29 over the same period;
- At March 2013, 17,191 Housing Executive tenants in Belfast were claiming housing benefit.

The percentage of the workforce claiming unemployment related benefits in Belfast at March 2013 was 8.1% of the working age population, higher than the Northern Ireland figure of 5.6% (Source DETI NI).

Housing market statistics

- Owner occupation is the most popular tenure in Belfast at 52%, lower than the Northern Ireland figure of 67.5% (Source Census 2011);
- The private rented sector comprises 20% of households compared with 15% across Northern Ireland (Source Census 2011);
- The proportion of social housing in Belfast is 26% which is higher than the Northern Ireland average of 14.9% (Source Census 2011);
- The University of Ulster's Quarterly House Price Index records the average house price in Belfast at £151,624 during 2012. This represents an increase of 5.5% on the previous year and is above the Northern Ireland average of £138,147;
- At March 2013, the Housing Executive owned 21,988 properties in Belfast and during the year sold 58 dwellings;
- At March 2013, there were 10,534 applicants registered on the waiting list for social housing in Belfast; 6,186 (58%) were in housing stress;

- Economic uncertainty continues to impact on the housing market. Affordability remains an issue for first time buyers who continue to experience difficulties in securing mortgages. House prices are still adjusting;
- The private rented sector remains popular, with high demand for good quality rentals. Private housing benefit claims continue to increase though the full effects of changes to housing benefit entitlement remain to be seen;
- The gap between social housing need and supply within Belfast is widening and the impact of welfare reforms on waiting lists is difficult to predict. We continue to monitor the requirement for one bed properties.

During 2012/13, 5,327 people presented as homeless, of whom 2,615 (49%) were awarded Full Duty Status.

Section 3 Belfast local housing strategy

During 2012/13 we spent £54.8 million in Belfast, excluding investment in new build. For this year's plan and in line with the Minister's Assembly statement on the Fundamental Review of the NIHE, we have presented performance and future programmes by our four corporate objectives and by regional and landlord services.

Regional housing services

Corporate Objective 1: Delivering better homes

- We completed 31 new build schemes for 409 social housing units during 2012/13 and 21 schemes commenced to deliver 286 social housing units. We plan to start 50 new build schemes for 933 social housing units in 2013/14;
- In 2012/13 37 renovation grants, 454 repair grants and 27 home repair assistance grants were completed within Belfast. The anticipated grants budget for 2013/14 is £1.79 million;
- The Warm Homes scheme facilitated the insulation of 839 homes, 44 heating installations and both heating and insulation in a further 40 dwellings. In addition, 65 properties of solid wall construction received internal dry lining insulation;
- We are managing and delivering a new Boiler Replacement Scheme;
- We will work with DSD to deliver a pilot initiative that aims to bring long term empty homes back into use for social housing.



Corporate Objective 2: Supporting independent living

- We funded 222 supported housing schemes for a range of client groups and 19 floating support services;
- We Completed 123 disabled facilities grants in the private sector;

- A comprehensive Travellers five year needs assessment will be undertaken in 2013/14. This will inform a new Traveller Accommodation Programme.

Corporate Objective 3: Building stronger communities

- We will continue to implement existing local housing and regeneration strategies;
- We will work in partnership with others who are involved in neighbourhood renewal including Belfast City Council, Belfast Regeneration Office and Belfast Partnership Boards.

Corporate Objective 4: Delivering quality services

- We are reviewing our Housing Selection Scheme to account for Welfare Reform;
- During 2012/13, DSD commissioned a fundamental review of the Allocations Policy for social housing;
- We will continue to administer Housing Benefit prior to the phased transfer to Universal Credit between 2014 and 2017.

Landlord Services

Corporate Objective 1: Delivering better homes

In 2012/13 we carried out 10 External Cyclical Maintenance (ECM) schemes to 1,387 dwellings, 15 kitchen replacement schemes to 1,779 homes and 9 double glazing schemes to 898 dwellings in Belfast. We plan to commence 4 ECM schemes to 800 dwellings, 9 kitchen replacement schemes to 908 homes and 17 double glazing schemes to 2,600 properties during 2013/14.

In 2012/13 we installed heating to 1,015 properties in Belfast and plan to commence 1,650 heating installations during 2013/14.

Corporate Objective 2: Supporting independent living

- We completed 285 adaptations to our stock in 2012/13 and have a budget of £1.03 million in 2013/14;
- A pilot project 'A Tenancy Support Needs Assessments' was successfully completed during 2012 and evaluated with a view to rolling it out;
- We provide financial advice and counselling services for tenants, as required.

Corporate Objective 3: Building stronger communities

- We encourage all tenants to sign up to our Good Neighbour Agreement;
- We work to deliver projects of a cross community nature including the Shared Communities Programme;
- We work in partnership with the statutory, community and voluntary sectors in developing and delivering improved community safety at estate level;
- We continue to implement the Building Relationships in Communities (BRIC) programme which aims to 'put good relations at the heart of social housing';
- We continue to implement the Race Relations policy.

Corporate Objective 4: Delivering quality services

- We work to reduce rent arrears;
- During 2013/14 we will ensure our contract management procedures for maintenance are robust;
- We aim to meet area office targets in relation to housing, homeless and maintenance.

We have restructured our local office management teams and realigned our Areas to form new Regions.

Appendices

Appendices detail our programmes, performance, housing need projections, waiting list and stock.

Section 1

Regional Context



Section 1 Regional Context

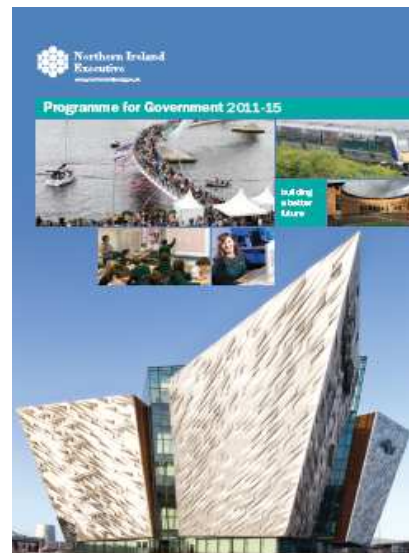
1.1 Introduction

Our policies and plans are developed in the context of **DSD's Northern Ireland Housing Strategy 2012/17** and the **Programme for Government 2011-2015**, with equality considerations incorporated from the outset.

We have developed this year's plan in conjunction with our Corporate Plan, the Review of the Northern Ireland Housing Market and our Housing Market Assessment reports. Section 3, the local housing strategy, has been presented to reflect our regional housing and landlord functions as differentiated by the Minister in his recent statement on the Fundamental Review of the Housing Executive.

Our priorities for the year ahead include:

- Welfare reform;
- Contract management;
- New social and affordable housing;
- Improving the thermal efficiency of our housing;
- Supporting the housing needs of disabled people;
- Homelessness and applicants in housing stress;
- Promoting energy efficiency and helping to combat fuel poverty;
- Community safety and regeneration;
- Urban and rural regeneration.



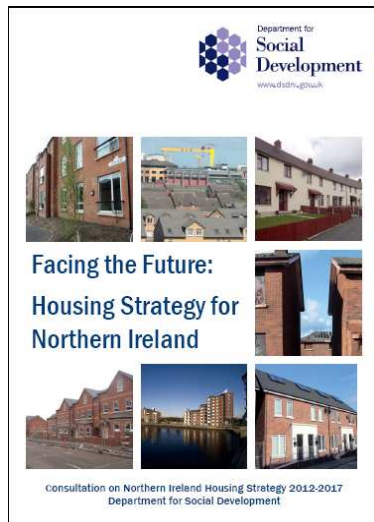
1.2 Funding

Our expenditure is set by the **Comprehensive Spending Review 2010**, however, we continue to make a considerable investment in housing in Northern Ireland each year. During 2012/13 we spent £565 million, with £264.8 million proposed spend for our mainstream programmes in 2013/14. Funding of £83.9 million is available for the Social Housing Development Programme to enable delivery of 1,275 new social housing starts. Funding for the 2013/14 Capital Improvement Programme is £2.6 million and £158 million for our Maintenance Programme. Expenditure for private sector grants is approximately £14.6 million to include previously committed expenditure and mandatory grants such as £100k for Home Repairs Grants.

Support to vulnerable groups is delivered through our Supporting People Programme. The Supporting People budget of £71.5 million currently funds 101 providers to deliver housing related support through 875 schemes to approximately 19,000 vulnerable people.

1.3 Policy context

The Northern Ireland Executive has made the **economy** its top priority in the Programme for Government and in March 2012 it published the Northern Ireland Economic Strategy '*Priorities for Sustainable Growth and Prosperity*'. In the short to medium term, this strategy aims to rebuild the economy to secure employment growth, with the longer term goal of expanding the private sector in Northern Ireland.



In November 2012 the Department for Social Development (DSD) published a draft **Housing Strategy for Northern Ireland (2012 -2017)**, for consultation. There are 5 main themes in the draft:

- Theme 1 - Ensuring access to decent, affordable, sustainable homes across all tenures;
- Theme 2 - Meeting housing needs and supporting the most vulnerable;
- Theme 3 - Housing and Welfare Reform;
- Theme 4 - Driving regeneration and sustaining communities through housing;
- Theme 5 - Getting the structures right.

The **Homelessness Strategy** 2012-2017 was published in May 2012. The aim of the strategy is to eliminate long term homelessness and rough sleeping across Northern Ireland by 2020.



The **planning** context for housing in Northern Ireland is set by the Department of Regional Development's (DRD) Regional Development Strategy (RDS) 2035, Department of the Environment's (DOE) Planning Policy Statements (PPS) and Area Plans. We continue to engage with DOE Planning on policy matters, Area Plan production and the delivery of the Social Housing Development Programme.

Government is remodelling the benefits system under its welfare reform policy. Subject to approval by the Northern Ireland Assembly and the Northern Ireland Executive, the new **Welfare Reform Bill** will be introduced in 2013. This is a major reform and many of the current benefits will cease to exist and new benefits and payment systems will be introduced. There will be a series of changes to Housing Benefit which will lead to the benefit being absorbed into a system of Universal Credit. This work is being led by DSD.



These are complex changes and not all details of how they will be implemented are known yet. However, the impact will be significant for large numbers of low-income individuals in Northern Ireland and indeed for us in administering the new regulations. We are looking at a range of issues including stock management and changes to allocations, provision of smaller units of new build, and providing advice and support. We will be keeping these matters under close scrutiny during the coming year.

1.4 Fundamental Review of NIHE

In January 2013 the Minister for Social Development outlined proposals for the reform of social housing, to include the restructure of the Housing Executive. Proposals include:



- DSD responsibility for overall strategy, regulation and inspection;
- The creation of a Northern Ireland regional housing body to deliver housing services;
- The transfer of the landlord function from the public sector to allow access to private funding;
- The establishment of an independent Social Housing Rent Panel.

We understand that there is broad stakeholder support for the principle of separating landlord and regional housing service roles and this process of change will be guided by extensive consultation regarding the detailed design of the new organisations. In the intervening period, the Board of the Housing Executive has made clear its intention to facilitate this longer term 'hard' separation by working towards a 'soft' split, internally, over the next 12-24 months.

The Board has approved a new interim organisational structure, which reflects the principle of separation for the core landlord and regional housing services. The Housing Executive's budgets and accounts will be reset to reflect the functional split.

We see this as a prerequisite to each having its own, standalone business plan with associated vision, mission, values, objectives and targets. We anticipate that these new separate plans will be put in place for the 2014-15 year.

As part of our transition we have aligned our priorities for the year ahead using the new organisational structure.

Within our **regional housing services** we plan to:

- Establish the regional housing service currently delivered by the Housing Executive as a coherent entity in our new interim structures under a Director of Strategic Services;
- Develop a clear understanding of the requirements of our current stakeholders in respect of these services;
- Develop sensible and practical working arrangements, and an implementation plan, for the delivery of the homelessness services currently delivered by the landlord but scheduled to re-locate within the new strategic division;
- Analyse and detail the costs of delivering the regional housing services.

Within our **landlord services** we plan to:

- Establish a dedicated asset management strand within the landlord business under a new Directorate whose purpose will be to manage the Housing Executive's property assets in an efficient and effective way, adding value through schemes that are well managed and delivered on a value for money basis;
- Look for ways of engaging our tenants in the design and assessment of the services that we provide, thus ensuring that they remain strongly customer focused and matched to the needs and expectations of those we serve;
- Strive to be a UK top quartile provider in the core landlord services of rent collection, arrears management, re-let times and repairs service;
- Take a more commercial approach to the decisions we make, without compromising our commitment to deliver high quality services.

It is vitally important that the landlord element of the Housing Executive uses the next two transitional years to develop the requisite skills and expertise and also to enhance the change in culture to enable it to operate successfully post 2015 as an independent landlord in what will be an increasingly demanding and commercial environment.

1.5 Governance

Governance within the Housing Executive has been reviewed, particularly around contract management for both response and planned maintenance. The implementation of recommendations from governance and Gateway reviews is closely monitored.

1.6 House Condition Survey – 2011 Findings

Findings from the **House Condition Survey 2011** confirm the changing structure of the Northern Ireland housing stock:

- The proportion of owner occupied stock continues to fall whilst the private rented sector has increased;
- The social rented sector accounted for 14.3% of total stock (NIHE 11.3%, HA 3%);
- The level of vacant stock has risen (7.2%) in line with growth in the private rented sector;
- **Unfitness** levels in Northern Ireland increased to 4.6% in 2011 from 2.4% in 2009, reflective of the current economic climate, the higher rate of vacancy, particularly in the private sector, and the reduced availability of home improvement grants;
- Improvement in thermal efficiency has resulted in **Fuel Poverty** decreasing from 44% in 2009 to 42% in 2011.



Section 2

Housing Market Analysis

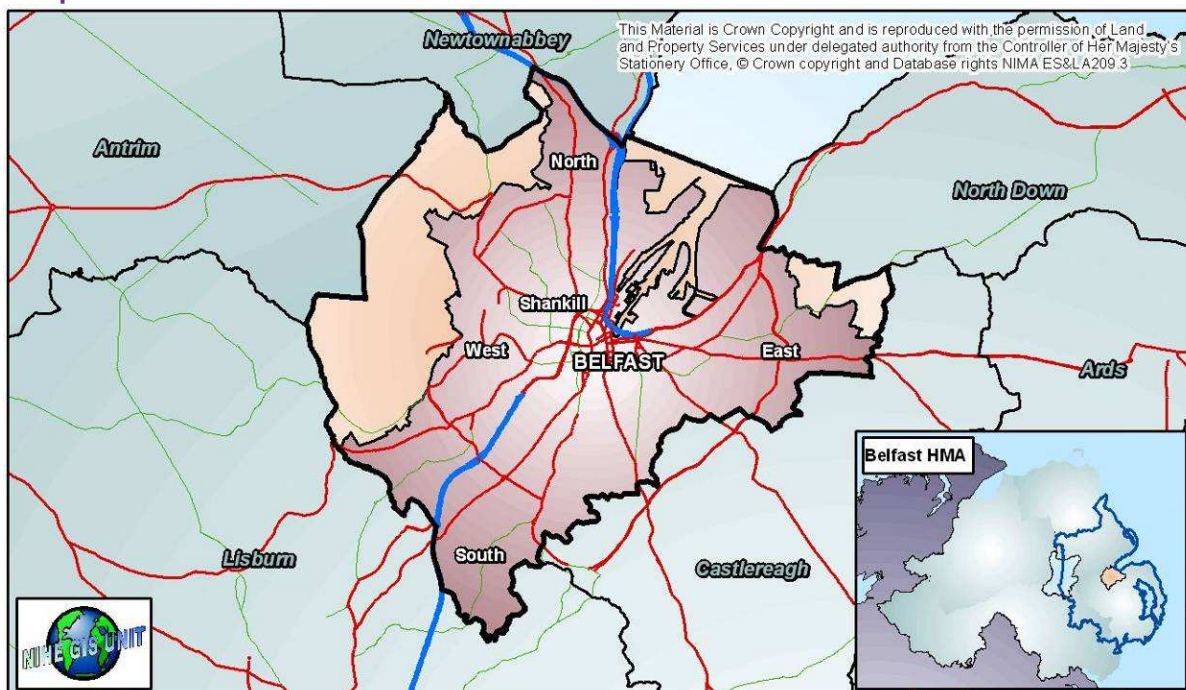


Section 2 Housing Market Analysis

2.1 Introduction

Housing market analysis is a framework for collecting, analysing and interpreting evidence across a clearly defined area. It allows housing planners to identify existing imbalances and problems in the housing market. Section 2 analyses the main factors that influence the Belfast housing market and informs our Local Housing Strategy. These include the planning context within which the District Housing Plan is set, demographic trends, socio-economic issues and information on housing stock.

Map 1: Belfast Council Area



Source: NIHE GIS

The geographic area of Belfast council, shown in Map 1 above, covers three of the Housing Executive's Area offices, North Belfast, West Belfast and South and East Belfast. The council area falls within the Belfast Metropolitan Housing Market Area (HMA) which comprises a number of local government districts (LGDs). A Housing Market Area represents the widest geographical area where households are prepared to move house without changing employment or education.

2.2 Planning

Physical Planning

Important documents that influence housing planning decisions in Belfast include the Regional Development Strategy (RDS) 2035 'Building a Better Future' and the draft Belfast Metropolitan Area Plan 2015. Draft BMAP identified a total of 70 sites across Belfast for social housing.

The Northern Ireland Housing Land Availability Report for 2012, prepared by DOE Planning, estimates potential for 19,091 new dwellings in the borough.

Regeneration and sustaining communities are key themes of the draft Housing Strategy for Northern Ireland: 'Facing the Future'. In Belfast the Housing Executive actively supports urban regeneration by improving housing and environmental conditions through our stock investment programme and community initiatives. In areas of market decline these activities are delivered through our Urban Renewal Areas and Estate Based Strategies programme. There are currently 8 Urban Renewal Areas in Belfast. Further details on investment and activities can be found in Section 3.4.



Battenburg Street, Lawnbrook URA



Census 2011 reports 9,166 **empty dwellings** in Belfast, although does not distinguish vacant from second/holiday homes. A number of these will be vacant as part of the normal turnover in ownership or tenancy. In order to avoid blight caused by long term empty dwellings, the Housing Executive will investigate the potential for returning them to use to meet housing need.

In response to the draft Housing Strategy for Northern Ireland, the Housing Executive highlighted that housing-led regeneration programmes were essential to meeting housing need and maintaining stock fit for purpose in both urban and rural areas.

Socio economic Planning

The **population** of Belfast increased by 1.3% between 2001 and 2011. It is anticipated that there will be an increased number of smaller households. Changing demographics, particularly in age profile and average household size, are important factors when considering numbers and design of new homes.

Table 1: Key Demographic Statistics – Belfast

Demographics	Census 2001	Census 2011
Children	60,261 (21.7%)	52,283 (18.6%)
Working age	168,305 (60.7%)	181,275 (64.5%)
Older people	48,825 (17.6%)	47,404 (16.9%)
Total Population	277,391	280,962
Households	119,553	120,595
Average Household Size	2.38	2.29

Source: NISRA

Census 2011 reports that migrant worker families from the former A8 countries represented approximately 2.14% of the population of Belfast.

The local **economy** has been adversely affected by the recession. Figures from Department of Enterprise, Trade and Investment (DETI) show that the number of people claiming unemployment related benefits has been increasing over the past few years with currently 8.1% of the working age population claiming benefits in Belfast. At March 2013, 17,191 Housing Executive tenants were claiming **housing benefit** in Belfast. This number has remained fairly steady over the past number of years.

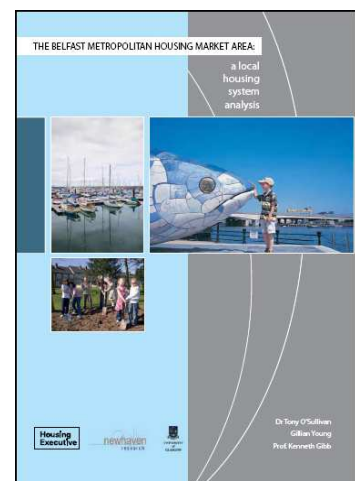


The Northern Ireland Construction Bulletin, October 2012, notes that outputs last year were approximately 40% lower than peak outputs in 2007. Job and self-employment opportunities in the sector have fallen considerably; the number of unemployment benefit claimants across Northern Ireland from the construction sector has more than doubled since 2007.

2.3 Housing market profile

The Belfast Metropolitan Housing Market Area (see Map 1 inset) analysis identified a number of housing issues which present significant challenges in the current economic climate. These include:

- Difficulty in accessing mortgage finance;
- Intermediate housing;
- Ongoing requirement for investment in, and regulation of, the private rented sector;
- Homelessness;
- Fuel poverty;
- Low but rising unfitness levels;



- The need for additional social housing in some locations.

Census 2011 records the tenure breakdown of housing in Belfast. In summary:

- Owner occupation is the most popular tenure at 52%, lower than the Northern Ireland figure of 67.5%;
- The private rented sector now represents 20% of housing stock (Northern Ireland 15%). Lending restrictions limiting access to owner occupation have contributed to the growth of the private rented sector;
- The proportion of social housing at 26% is higher than the Northern Ireland figure of 14.9%.

DSD's Northern Ireland Housing Bulletin reported 132 **private sector new build housing starts** in Belfast during the year to September 2012. This is a decrease of 52% on last year, it shows that recovery in the housing market has not yet occurred. The Bulletin reports that 93 new build properties were sold in Belfast during 2012.



Private sector development South Belfast

The University of Ulster's Quarterly House Price Index records the 2012 **average house price** in Belfast was £151,624, an increase of 5.5% on the previous year. This is above the Northern Ireland average of £138,147 (see Table 2).

Local estate agents report the following:

- There have been signs of change over the last few months with an increase in the number of sales;
- The majority of house sales are to first time buyers;
- Buy-to-let investors are purchasing as prices are attractive enough to gain a return on their investment;
- Mortgages are available to first time buyers who have saved substantial deposits;
- Upward movement is still slow and price adjustment is ongoing at the higher end of the market.

Local estate agents predict the following:

- House prices will remain static;
- The volume of sales will not increase dramatically due to the continuation of strict lending practices.

The extended period of near-zero policy interest rates appears to be having little effect in stimulating a housing market recovery. Current prices demonstrate a low price structure for housing in Northern Ireland, suggesting that considerable value exists. Despite this the housing market performance across the UK over the next 5 years will be framed against a backdrop of significant change in the finance market following the Mortgage Market Review. The new regulatory regime will introduce more stringent affordability checks for potential borrowers, including interest-only borrowers. While such changes are intended to de-risk the housing market, it remains to be seen what the broader impact will be on the volume of transactions in Northern Ireland.



Northern Ireland **Co-ownership** Housing Association assists those on a low income to access the owner occupied sector. In the past financial year 154 properties were purchased through the scheme in Belfast.



The **purchase of social housing** is another route to low cost owner occupation open to Housing Executive and housing associations tenants. The number of house sale transactions has dropped considerably in recent years with only 289 NIHE houses sold in Northern Ireland during 2012/13, 58 of which were in Belfast (see Table 3).

The **private rented sector** has grown significantly in Northern Ireland since 2001 and is now 20% of total stock in Belfast. This tenure is flexible and responsive to new and emerging markets. It can offer tenants freedom from the responsibilities of furnishing, repairing and maintaining property. Estate agents in Belfast report that there is a high demand for good quality property in this sector.

Table 2: Housing statistics (tenure breakdown)

	Owner Occupied	Social Stock	Private Rented	Other	Total
Census 2011	63,019	30,818	23,632	3,126	120,595

Source: NISRA

Private Sector Activity	2008	2009	2010	2011	2012
New Build Starts*	554	621	126	276	132
NI New Build Starts*	7,879	6,140	6,339	4,704	4,456
Average House Price	£242,607	£166,386	£163,573	£143,538	£151,624
NI Average House Price	£218,145	£160,855	£156,746	£139,800	£138,147

Source: NHBC & University of Ulster (*NHBC figures quoted are for the year to September)

Private Housing Benefit	March 2009	March 2010	March 2011	March 2012	March 2013
No of Private Sector Claims	10,237	12,571	13,604	14,183	14,489
No of HA Claims	8,137	8,789	9,245	9,641	10,157

Source: NIHE

The Local Housing Allowance for a 3 bed dwelling is up to £104.63 per week (as at April 2013). **Private sector housing benefit** claims continue to increase due to the inaccessibility of owner occupation and the shortage of social housing. However, it is perceived that this sector has become less affordable to singles under the age of 35 claiming housing benefit. The increase in the age limit for the Shared Room Rate has seen housing benefit entitlement fall short of rent charges. The number of applications for Discretionary Housing Payment to meet this shortfall has increased dramatically in the last year.

Furthermore, local estate agents have confirmed that some singles are leaving the private rented sector altogether.



Houses in Multiple Occupation (HMO) present another affordable housing option, most commonly availed of by single benefit claimants, low income households, students and migrant workers. Welfare reform will result in increased demand for HMOs as housing benefit is reduced for households in under-occupation.

2.4 Social housing

The housing need assessment 2012-2017 identified a need for 5,586 additional units in Belfast (see Appendix 3). Whilst, 409 social housing new build properties were completed in Belfast in 2012/13, demand for this tenure outstrips supply. Waiting lists continue to increase. In the year to March 2013, the most significant increase has been in single applicants. This trend may be attributable to the above noted changes to Housing Benefit. Waiting list statistics at March 2013 are detailed in Table 3. Notable information includes:

- 58% of waiting list applicants are in housing stress;
- 49% of housing stress applicants are single households, 13% elderly and 38% families;
- Allocations increased by 21% since March 2012;
- Homelessness increased by 5% in the past year.

Housing Executive stock within Belfast comprises 21,988 dwellings and there were 280 voids pending allocation at March 2013. With the onset of the Welfare Reform Bill, the Housing Executive is committed to finding suitable alternative accommodation for those tenants who will have their housing benefit restricted through under occupation and wish to downsize. We aim to deliver 200 one bed units for each year of the Social Housing Development Programme (2013/16) to meet the growing needs of single households.



Table 3: Social housing statistics public sector

Waiting List Trends	March 2009	March 2010	March 2011	Mar/Apr 2012	March 2013
All Applicants	10,017	9,831	10,162	8,810	10,534
Housing Stress	5,814	5,731	5,927	5,767	6,146
Allocations	2,103	2,321	2,027	1,842	2,239

Waiting list sub-set of homeless applicants

	2008/09	2009/10	2010/11	2011/12	2012/13
Presented	5,053	5,345	5,544	5,285	5,327
Awarded Full Duty Status	2,501	2,707	2,766	2,493	2,615

Housing Executive sales information & housing association (HA) starts

	2009/10	2010/11	2011/12	2012/13
HA New Build Starts	623	853	384	286
NIHE House Sales	53	54	45	58
Average Market Value	£74,514	£64,337	£53,466	£50,120

Source: NIHE

Section 3

Local Housing Strategy



Section 3 Local Housing Strategy

3.1 Introduction

The Belfast local housing strategy presents the Housing Executive's performance for the 2012/13 year and our proposals for 2013/14.

The Housing Executive's projected investment within Belfast in 2013/14 is £53.83 million, excluding investment in new build and the Warm Homes Scheme.

Table 4: Belfast actual and projected spend

Activity areas	Actual Spend		Projected spend
	£m		£m
	2011/12	2012/13	2013/14
Capital improvement work	0.86	0.57	0.33
Planned maintenance work	16.83	15.84	18.08
Response maintenance*	11.75	9.70	9.26
Private Sector Grants	2.96	2.97	1.79
Warm Homes**	1.0	1.12	**
Supporting People	20.21	20.67	20.45
Land and Property Acq	8.83	2.58	2.42
Grounds Maintenance	1.97	1.35	1.50
Total	64.41	54.80	53.83
Investment in New Build***	41.4	30.57	****

Source: NIHE

*Response maintenance figures include minor disabled person adaptations.

**Warm Homes spend is demand led and cannot be projected at district level.

*** Investment in new build is the total cost of schemes starting in the programme year but which may be spent over more than one year. The amount includes Housing Association Grant (HAG) funding by Government subsidy which was £24.4 million for 384 units (2011/12) and £13.9 million for 286 units (2012/13).

**** The total cost of units in the gross Social Housing Development Programme for 2013/14 has not been finalised.

In line with the proposed separation of functions set out in the NIHE Fundamental Review, we have set out the local housing strategy by regional housing services and landlord services against the corporate objectives. This is summarised in the table below.

Regional housing services	Landlord services
Objective 1 Delivering better homes	
Social Housing Development Programme (SHDP) and affordable housing Standards in the private sector Including HMOs Thermal efficiency Tackling fuel poverty	NIHE maintenance programme includes: Kitchen replacement, heating installations, external maintenance, and double glazing. Response maintenance Thermal efficiency of NIHE properties
Objective 2 Supporting independent living	
Supporting People services Homelessness services Adaptations in the private sector Traveller accommodation programme	Adaptations service for NIHE stock Sustaining Tenancies
Objective 3 Building stronger communities	
Urban regeneration Rural regeneration (Action Plan) Empty Homes Strategy (Private sector) Small Pockets of Deprivation (SPOD) Programme Sustainable development	Community Safety Strategy Community Involvement Community Cohesion
Objective 4 Better public services	
Housing Benefit services Implement the recommendations of the review of Housing Selection Scheme Customer and stakeholder satisfaction Manpower Plan, People Strategy and Learning & Development Strategy	Income from rent collection and arrears management Efficient management of NIHE stock Financial Inclusion and debt prevention strategies Customer and stakeholder satisfaction

Regional housing services

The Housing Executive provides a wide range of regional housing services. Some of these are easily identifiable, as they have no connection with our landlord role, e.g. the funding and management of the Social Housing Development Programme and the Home Improvement Grants Scheme. We also work closely with Health Trusts in the delivery of the Supporting People Programme. However, some of the regional housing services are less easy to distinguish from the landlord role, such as homelessness, Housing Selection Scheme policy and the administration of Housing Benefit to social and private tenants.

3.2 Objective 1 - Delivering better homes

To deliver better homes we aim to:

- Increase the supply of social housing and bring long term empty properties back into use for social renting;
- Support private sector improvements to reduce the percentage of homes failing the Decent Homes Standard;
- Promote thermal efficiency to help address fuel poverty.

We completed 31 new build schemes in Belfast to provide 409 social housing units in 2012/13.

The Programme for Government 2011-2015 has set a target of 6,000 social and 2,000 affordable homes over the four year period. We work closely with partner housing associations to deliver the **Social Housing Development Programme (SHDP)** across Northern Ireland and will continue to support housing associations to develop higher levels of energy efficiency and sustainability.

When preparing a housing mix for individual new build schemes, a number of factors



Fold social housing scheme Village URA Phase 1, Donegall Road

are taken into consideration, including household groups in housing stress and demand for bespoke properties from wheelchair users or those with complex needs. We aim to deliver 200 one bedroom units in each year of the Social Housing Development Programme (2013/16) to help meet the anticipated increase in demand for smaller dwellings. Details of the SHDP are shown in Appendix 1.

The '**Get Britain Building**' fund administered by the DSD, will provide £19 million in interest free loans to housing associations to facilitate the delivery of affordable housing in Northern Ireland over the next two years.

DSD introduced the **Tenancy Deposit Scheme** on 1 April 2013 in Northern Ireland, in a move to reduce disputes over deposits between tenants and landlords.

During 2012/13 in Belfast:

- We completed 31 new build schemes for 409 social housing units;
- We commenced 21 schemes to deliver 286 social housing units;
- We completed 37 renovation grants, 454 repair grants and 27 home repair assistance grants;
- Three Group Repair schemes involving 157 dwellings were completed with work ongoing to a further 39. Total expenditure was £1.2 million;
- Through the Warm Homes scheme 839 homes received insulation measures, 44 homes received heating measures and 40 homes received both heating and insulation measures;
- The HMO Strategy was developed to ensure compliance and provide advice to tenants and prospective tenants of HMOs;
- We served 359 Article 80 notices (fit for number of occupants) and 491 Article 79 notices (management regulations) on HMOs;
- We supplied DOE Planning with the 2012 housing need assessment;
- We provided an updated Housing Need Prospectus to DSD to help align future delivery of the SHDP against the Housing Executive's strategic guidelines;
- We continued to promote the House Sales Scheme, providing an opportunity for tenants to buy their own home.



Group Repair scheme Belfast

We provide **grants** to private sector landlords and owner occupiers to maintain the condition of properties and prevent them falling into unfitness or serious disrepair. Discretionary renovation, replacement and home repair assistance grants are available in exceptional circumstances.

By inspecting properties and serving statutory notices the Housing Executive raises and maintains standards in **Houses in Multiple Occupation (HMOs)**. Currently there are 2,446 registered HMOs in Belfast with an additional 1,756 properties identified by the Housing Executive as potential HMOs. The identification process, and ensuring compliance with the HMO Registration Scheme, continues to present significant challenges, as does the enforcement activity associated with non-compliance. DSD's Fundamental Review of the Regulation of HMOs in Northern Ireland released for consultation in 2012 aims to enhance HMOs by improving standards through a

revised system of regulation. This will aid the transfer of functions from the Housing Executive to Councils under the Review of Public Administration.

Improving energy efficiency and helping to reduce fuel poverty remain key priorities for the Housing Executive. Our work as **Home Energy Conservation Authority (HECA)** for Northern Ireland has helped improve energy efficiency across the residential sector by 22.5% from 1996 to 2011.

The Housing Executive's current heating policy is to switch from inefficient solid fuels and electricity to more energy efficient, less polluting and more controllable heating like natural gas, oil and wood pellet boilers. We also promote increased levels of insulation and installation of double glazing as part of our ongoing maintenance schemes.



The Housing Executive manages the **Warm Homes Scheme** which helps vulnerable households in the private sector improve the energy efficiency of their homes, helping to alleviate fuel poverty. We have introduced a new **Boiler Replacement Scheme** for owner occupiers. Financial incentives are available to encourage the installation of new oil boilers with controls or to convert from oil to gas. The scheme is designed to provide assistance to low income households.

DSD has commissioned an **Affordable Warmth** pilot for vulnerable private sector households. District councils and the Housing Executive will work to provide and pay for energy saving solutions within areas of high fuel poverty, as identified by the University of Ulster.

The DSD are currently preparing a revised **Empty Homes Strategy and Action Plan** that will seek to alleviate housing need and tackle blight. A new Empty Homes unit within the Housing Executive is working with the Department to deliver a pilot initiative that aims to bring a number of long term empty properties back into use for social renting.

The Housing Executive plans to develop a **choice based lettings model** and test it on a pilot basis in a number of areas of low demand across our regions in 2012/14. This will involve regular advertising of vacant properties which have previously been offered on a multiple offer bases and remain unlet. Lettings under the pilot will continue to be within the rules of the Housing Selection Scheme to person in greatest housing need.

Our 2013/14 action plan is to:

- Commence 50 new build schemes for 933 social housing dwellings;
- We have a budget of £1.79 million for private sector grants;
- Assess the need for new social housing;
- Formulate a SHDP, managing its delivery by housing associations;
- Provide DOE Planning with an annual housing need assessment;
- Promote affordable home ownership through our House Sales Scheme;
- Work to improve energy efficiency, promote energy conservation and help to alleviate fuel poverty;
- Manage our social housing stock to minimise empty dwellings and implement an Empty Homes Strategy and Action Plan to bring vacant homes back into use.

3.3 Objective 2 - Supporting independent living

Our aim is to help people live independent lives by developing services and housing solutions tailored to personal circumstances. A number of housing strategies are directed at vulnerable groups. These include the Homelessness Strategy 2012-17 and the Housing Related Support Strategy (Supporting People). Support to vulnerable groups is delivered through our Supporting People Programme, homeless services and our housing support and adaptation services.

*We spent
£20.67 million in
2012/13
delivering the
Supporting
People
programme in
Belfast.*

In Belfast during 2012/13:

- We funded 222 sheltered and supported housing schemes and 19 floating support service for a range of client groups through the Supporting People Programme;
- 5,327 homeless applications were received, 2,615 applicants were assessed as 'Full Duty Status'.

The new **Housing Related Support Strategy (Supporting People)** for the period 2012-15 was issued for consultation in spring 2013, the final strategy document and action plan will be published later in the year. The draft strategy identifies three key thematic client groups; Homelessness, Older People and those with Learning Disability and Mental Health disorders (Bamford). The Strategy outlines proposals to address the needs of these groups.

Owner occupiers and landlords can access adaptations through our private sector grants scheme. During 2012/13, in Belfast we approved 136 disabled facilities grants for the private sector and completed 123, at a cost of £932K. The number of adaptations we can provide is subject to funding.



The Housing Executive is responsible for the provision and management of accommodation for the **Traveller Community**. The third Comprehensive Traveller Needs Assessment will be undertaken in 2013/14 and from the findings, a new Traveller Accommodation Programme will be developed. At present there is an identified need in Belfast for transit site provision of 6 units.

Our 2013/14 action plan is:

- Work with relevant organisations to deliver services to those who experience homelessness;
- Invest approximately £20.45 million in Belfast to deliver housing support services to vulnerable people through the Supporting People Programme;
- Continue to improve the quality of housing in the private sector for people with disabilities;
- Work to meet the accommodation needs of Travellers.

3.4 Objective 3 - Building stronger communities

Building stronger communities is multi-faceted. It seeks to improve the physical environment, whilst addressing community needs, deprivation and poverty.

In **urban areas**, our work focuses on renewal and estate-based strategy programmes, supporting DSD's urban regeneration initiatives and providing strategic direction for housing investment.

DSD is currently developing a policy for 'housing-led regeneration' to support communities, renew town and city centres and bring empty homes back into use.



Benmore Estate – Finaghy South Belfast

DSD has confirmed that funding for the Small Pockets of Deprivation (SPOD) programme under neighbourhood renewal will continue until 2015. We will work to deliver this funding to 17 areas throughout Northern Ireland, benefiting local communities through a diverse range of schemes. Funding is currently provided to two projects in Belfast, White City in North Belfast and Benmore in South Belfast.

In Belfast we support physical and community regeneration through a number of activities:

- The delivery of five local housing and regeneration strategies in North, West, Shankill, South and East Belfast;
- The physical improvement of housing stock in poor condition through the implementation of 8 urban renewal areas and estate based regeneration schemes;
- We participated in the Holylands Interagency Group addressing identified issues in this part of South Belfast;
- We continue to support community development through the funding and oversight of Supporting Communities Northern Ireland which provides advice and support to local community groups.

Our 2013/14 action plan is to:

- Continue to focus on urban renewal and estate based strategy programmes;
- Work in partnership with others who are involved in neighbourhood renewal including Belfast Regeneration Office, Belfast Partnership Boards and Belfast City Council;
- We will continue to work with Belfast City Council and others in the development of a Student Housing Strategy;
- Continue to work with DSD and Supporting Communities Northern Ireland to deliver a range of programmes to the local community.

3.5 Objective 4 - Delivering quality services

We recognise the importance of working closely with local communities and their representatives. The changes to the structure of local management and regional management will not affect service delivery. To understand our customers' needs we use techniques such as customer surveys whilst also comparing the quality and efficiency of our services with other organisations. The following processes identify areas for improvement:

We are currently reviewing our Housing Selection Scheme. A consultation paper proposes amendments to the rules to align it with changes in Housing Benefit, in light of Welfare Reform.

- The Continuous Tenant Omnibus Survey (CTOS) provides a comprehensive socio-economic profile of Housing Executive tenants and their views and attitudes to service provision;
- We accredit the performance of our services through a number of frameworks such as Customer Service Excellence, external validation from the European Foundation for Quality Manager; Investors in People; and we hold a number of ISO 9001 accreditations;
- We operate a two stage complaint scheme for our customers.



DSD has commissioned a fundamental review of the **Allocations Policy** for social housing. This will ensure that the current procedures for accessing the social housing waiting list and allocating social housing make the most effective use of scarce public resources in identifying and meeting housing need.

We continue to administer Housing Benefit prior to the phased transfer to Universal Credit between 2014 and 2017. We have spent £691,307 on discretionary housing payments to 3,548 claimants to ease financial hardship in Belfast during 2012/13.

Table 5: Belfast Region Housing Benefit Performance at March 2013

	Target	Actual
Clear Housing Benefit new claims	within 25 days	17.3 days
Clear Housing Benefit change of circumstances	within 10 days	4.3 days

Our 2013/14 action plan is:

- Manage services in a cost effective manner;
- Complete the review of the Housing Selection Scheme;
- Administer housing benefit and discretionary housing payments;
- Provide grant applicants with copies of our grants newsletter;
- Update and implement our Learning and Development Strategy;
- Update and implement the People Strategy;
- Maintain an excellent, well-trained and highly motivated workforce.

Landlord Services

The Housing Executive's landlord services comprise the management and maintenance of our housing stock. They include all those services related to tenancies including rent collection, management of arrears, allocations and managing void properties. They also include initiatives that make a difference in the neighbourhoods and communities that we serve, such as community consultation and engagement, community development and community cohesion and dealing with anti social behaviour. A key part of any landlord's role is to maintain the assets keeping them fit for purpose. Response and planned maintenance, heating, grounds maintenance, improvement activity and adaptations are all key landlord services.

3.6 Objective 1 - Delivering better homes

We aim to provide better homes for our tenants by improving our properties, increasing the percentage of homes achieving the Decent Homes Standard and improving thermal efficiency to help address fuel poverty.

Our Maintenance and Investment Strategy (2011/16), in line with the Programme for Government, focuses on improving standards in our stock.

The Northern Ireland Audit Office report 'NIHE Management of Response Maintenance Contracts' was subject to a Public Accounts Committee hearing in September 2012. A total of 10 recommendations are now being implemented. We have introduced new contracts for the delivery of the All Trades, Grounds and Heating services.

We are also in the process of procuring new contractors for the delivery of planned and double glazing schemes and contracts for Multi Discipline Professional Consultants.

During 2012/13 we commenced 10 ECM schemes for 1,387 dwellings, 15 kitchen replacement schemes for 1,779 homes and 9 double glazing schemes for 898 dwellings in Belfast.

"I was delighted when I heard I was getting new windows. They look so much better than the old ones and the house is a lot warmer." Mrs Milne

Our energy efficient measures have improved the SAP rating (Standard Assessment Procedure for the energy rating of dwellings) of our occupied stock from 62 (2006) to 66 (2011). The SAP rating takes



account of physical improvements but also takes account of other factors, including fuel costs. During 2012/13, we commenced 4,054 and completed 3,989 heating conversions in Housing Executive dwellings throughout Northern Ireland.

We continue to fund Bryson Energy to deliver an energy efficiency awareness programme to schools. During 2012/13, 260 schools in Northern Ireland were visited, 19 of which were located in Belfast.

Our 2013/14 action plan is:

- Commence 4 ECM schemes for 800 dwellings, 9 kitchen replacement schemes for 908 homes and 17 double glazing schemes for 2,600 dwellings;
- Commence 13 heating installation schemes for 1,650 dwellings;
- Implement our Maintenance Investment Strategy 2011-16;
- Continue to fund an energy efficiency awareness programme.

3.7 Objective 2 - Supporting independent living



We provide a variety of **home adaptations** that enable people to retain their independence. These range from minor works, for example, the provision of handrails or ramps to large scale work such as extensions to dwellings.

In 2012/13 we completed 285 adaptations in Belfast, spending £1.13 million on improvements to Housing Executive properties.

We place importance on financial inclusion and debt prevention, helping tenants cope with financial insecurity. As part of this, we have introduced financial advice services.

Welfare reform will add to financial pressures in some households. Helping to sustain tenancies is important to us. A pilot project '**A Tenancy Support Needs Assessment**' was successfully completed during 2012 and evaluated with a view to rolling it out.

Our 2013/14 action plan is:

- Continue to improve the quality of housing for our tenants with disabilities;
- We have a budget of £1.03 million in Belfast for Disabled Persons Adaptations (DPAs) to our properties;
- Provide financial advice for tenants as required.

3.8 Objective 3 - Building stronger communities

Community Safety is a key component of a stable society. The Housing Executive is committed to the safety of tenants and the communities in which they live. While the majority of reports of anti social behaviour (ASB) are minor and can be resolved through early intervention, we have a range of legal powers to address more serious incidents.

Building Relations In Communities (BRIC) programmes are currently being delivered in 12 areas of Belfast.

We have information sharing protocols in place with the PSNI, Youth Justice Agency and district councils and ASB forums to facilitate inter-agency information flow on ASB. Our Area Office staff work with community groups and are represented on the Policing & Community Safety Partnership. Neighbourhood Officers work directly with communities to identify and prevent ASB.

The Housing Executive is committed to **Community Involvement**. Local groups are represented by the Housing Community Network (HCN) which is actively involved in the scrutiny of our service and the development and implementation of new policies and practices.

Community cohesion is another important theme in the drive to build stronger communities. The Housing Executive works with other agencies and groups to develop cohesive communities, particularly in areas of social need. The promotion of good relations in our estates is a key Housing Executive priority. Our aim is defined within our **Good Relations Strategy** which is centred on five main themes:

- Residential segregation/integration;
- Race relations;
- Flags, emblems and sectional symbols;
- Interfaces;
- Communities in transition.

Around 200 girls and boys from interface areas across Belfast recently came together for a soccer sevens tournament at Seaview Stadium.



Soccer sevens at Seaview

This event was funded by our Community Cohesion Unit and is aimed at cultivating and sustaining positive relations at a local level right across the city.

We have been operating the Shared Communities Programme since 2011. We are currently working in 4 areas of Belfast and shall develop the programme in a further 2 areas in 2013/14.

"This event was organised under the BRIC programme. The response we got from local people has been really encouraging and certainly bodes well for the future of the area. I hope that this is the first of many such projects in Suffolk."

Deborah Brinkley and Laura Brown, Suffolk Community Forum



Suffolk celebrates Multi Cultural style

The **Building Relations in Communities (BRIC)** programme, initiated by the Housing Executive in 2010, continues to deliver on its aims and is operating across a further 80 Housing Executive estates, 16 of which are in Belfast. The programme offers a wide range of training on many aspects of good community relations. As part of the BRIC programme the Suffolk community came out to celebrate all that's good about the Suffolk estate in West Belfast. As well as an insight into the history of the Suffolk estate itself, residents got to sample traditional food and displays of dance from around the world. This shows how BRIC empowers us to promote neighbourliness and inclusivity in all aspects of community life.

Our **Race Relations** policy is designed to ensure full and fair access to housing services and to employment opportunities in the Housing Executive. The policy seeks to promote good relations between and within ethnic groups and communities. We work with black and minority ethnic communities to achieve good relations. In Belfast the Housing Executive continues to work on a multi agency basis to prevent, monitor and deal with racist incidents and provide services for victims. We continue to work with the Belfast City Council's Tension Monitoring Group and Ethnic Minority Support Groups.

Our 2013/14 action plan is to:

- Keep good relations at the heart of our service delivery to customers;
- Continue the effective liaison of our Neighbourhood Officer with local communities;
- Participate in the Policing & Community Safety Partnership;
- Deliver the Shared Communities Programme and BRIC Programme;
- Work with the statutory, community and voluntary sectors in developing and delivering improved community safety at estate level;
- Continue to implement the Race Relations Action Plan.

3.9 Objective 4 - Delivering quality services

We aim to deliver services that meet the needs of our customers, whilst ensuring value for money. The Housing Executive is facing significant budgetary pressures and this is expected to continue for the foreseeable future. In response to these pressures, and to ensure that we protect the quality of our customer service, we have implemented a number of management changes across our area and district network.

In 2012/13 we merged our South East and South Areas to form a new South Region under a Regional Manager. Similarly, we have merged our West and North East Areas to form a new North Region, with Belfast Area remaining unchanged pending the implementation of the Review of Public Administration.

Under these three new Regions we reconfigured our local office management, streamlining existing structures to 12 new 'Areas' with a management office in each, but still retaining 32 local office outlets. Accessibility to housing services remains unchanged.

The 12 'Areas' are amalgamations of existing districts:

- **South Antrim Area** - Antrim, Newtownabbey 1 and Newtownabbey 2;
- **South Area** - Armagh, Banbridge, Lurgan & Brownlow and Portadown;
- **East Area** - Ballymena, Carrickfergus, Larne and Magherafelt;
- **Causeway Area** - Ballycastle, Ballymoney, Coleraine and Limavady;
- **North Down and Ards Area** - Bangor and Newtownards;
- **Lisburn and Castlereagh Area** - Castlereagh, Lisburn Antrim Street and Lisburn Dairy Farm;
- **South West Area** - Cookstown, Dungannon, Omagh and Fermanagh;
- **South Down Area** - Downpatrick and Newry;
- **South and East Belfast Area** - East Belfast and South Belfast;
- **North Belfast Area** - North Belfast;
- **West Area** - Strabane, Collon Terrace, Waterloo Place and Waterside
- **West Belfast Area** - West Belfast and Shankill.



The new year saw the appointment of three new area managers in Belfast, Carole Johnston South and East Belfast, Malachy McKinney North Belfast and Sharon Beattie West Belfast.

Carole Johnston, Malachy McKinney and Sharon Beattie

Our **Customer Service Units** deliver a repair and grounds maintenance reporting facility and arrange appointments for housing and transfer applicants. Units are in place in regional offices to administer housing benefit and rent accounting functions. Our Area offices continue to provide key services such as housing, homelessness including hostel services, response maintenance, estate management, community development and partnerships.

In response to **Welfare Reform** proposals we are preparing our staff to give housing advice and assistance to all tenants impacted by this legislation. We are also piloting an online mutual exchange scheme '**Homeswapper**' which allows tenants to advertise their home and look for suitable swap in their areas of choice.

In the Belfast Region, during 2012/13, rent arrears increased by £324k to £4.912 million by March 2013.

Table 6: Belfast Area Office Performance at March 2013

	Target	Actual
Housing Applications	Process 90% of applications within 20 working days	98%
Homeless Applications	Process 95% of applications within 33 working days	98%
Voids	<1% of gross stock	1.06%

Table 7: Maintenance Performance for Belfast

	Target Achieved
Completion of repairs within required time	79.12%
Tenant satisfaction of repairs service	98.3%

Maintenance performance figures are from 1st Oct 2012 to 31st March 2013

Our 2013/14 action plan is:

- To reduce rent arrears. In Belfast we have set a target of £4.912 million by March 2014;
- Provide high quality and responsive services to all customers;
- Meet Area Office targets in relation to housing, homeless and maintenance;
- Provide tenants with an annual publication of Housing News.

Appendices



Appendix 1 Social Housing Development Programme

Schemes completed April 2012 – March 2013 (2012/13)

Scheme	No of units	Client Group	Housing association	Policy theme
Rosapenna Parade	2	Gen/Needs	Apex	Housing Stress
1A-5 Uppr.Suffolk Rd.	14	Gen/Needs	B.C.H.A.	Housing Stress
32 Whiterock Road	7	Gen/Needs	Clanmil	Housing Stress
North Infill-Hatfield St.	4	Gen/Needs	Clanmil	Housing Stress
North Rugby Club Ph.4	8	Gen/Needs	Clanmil	Housing Stress
Mountcollyer Rehabs.	5	Gen/Needs	Clanmil	Housing Stress
Curzon/St.Judes Pde.	19	Gen/Needs	Clanmil	Housing Stress
2 Sunnyside Drive	2	Gen/Needs	Connswater	Housing Stress
31 Ribble Street	1	Gen/Needs	Connswater	Housing Stress
Brookfield Mill	40	Gen/Needs	Flax	Housing Stress
1C Flax Street	1	Gen/Needs	Flax	Housing Stress
26 Brookfield Place	1	Gen/Needs	Flax	Housing Stress
Oldpark Avenue	4	Gen/Needs	Fold	Housing Stress
Tesco:Donegall Road	31	Gen/Needs	Fold	Housing Stress
Lawnbrook URA	26	Gen/Needs	Fold	Housing Stress
Loughview Terrace	9	Gen/Needs	Grove	Housing Stress
McMaster St.Ph1	6	Gen/Needs	Hearth	Housing Stress
Lily Bar:Sandy Row	18	Gen/Needs	Helm	Housing Stress
Thompson House	21	Ex-Offenders	Helm	Supported
Russell Court	25	Gen/Needs	Helm	Housing Stress
50 Atlantic Avenue	3	Gen/Needs	Newington	Housing Stress
Alliance Avenue	29	Gen/Needs	Oaklee	Housing Stress
Blackmountain Ph.2A	2	Phy-Disabled	Oaklee	Supported
Stanhope Street Ph.2	11	Gen/Needs	Oaklee	Housing Stress
College Court Central	31	Gen/Needs	Oaklee	Housing Stress
Castlereagh Street	8	Gen/Needs	Open Door	Housing Stress
186 Cliftonpark Ave.	8	Gen/Needs	Open Door	Housing Stress
Hollywood Road	19	Gen/Needs	Triangle	Housing Stress

Scheme	No of units	Client Group	Housing association	Policy theme
Dunmisk Park Ph.2	28	Cat.1 Elderly	Trinity	Housing Stress
Tudor Phase 4	10	Gen/Needs	Trinity	Housing Stress
St.Anthony's W'field	16	Gen/Needs	Wesley	Housing Stress
Total	409			

Schemes Started during 2012/13

Scheme	No of units	Client Group	Housing association	Policy theme
Springfield Crescent	9	Gen/Needs	Apex	Housing Stress
17 Brucevale Park	12	Gen/Needs	Clanmil	Housing Stress
Farnham Street	1	Gen/Needs	Clanmil	Housing Stress
Lwr.Oldpark Rehabs.	26	Gen/Needs	Clanmil	Housing Stress
33 Templemore Ave.	2	Gen/Needs	Clanmil	Housing Stress
31 Ribble Street	1	Gen/Needs	Connswater	Housing Stress
6 Lewis Gardens	1	Gen/Needs	Connswater	Housing Stress
Lawnbrook URA Ph.2	28	Gen/Needs	Fold	Housing Stress
Village Rehabs	9	Gen/Needs	Fold	Housing Stress
Arundel Replacement	8	Gen/Needs	Fold	Housing Stress
Finnis Drive T'monagh.	15	Gen/Needs	Fold	Housing Stress
Torrens Ave. PSNI	16	Gen/Needs	Fold	Housing Stress
Fold Buy Backs 2012	5	Cat.2 Elderly	Fold	Supported
Moorelands, A'town	8	Gen/Needs	Habinteg	Housing Stress
Parkside URA	36	Gen/Needs	Newington	Housing Stress
B'gomartin/Somervale	41	Gen/Needs	Oaklee	Housing Stress
Oldstone,Carrick Hill	13	Learning-Dis.	Oaklee	Housing Stress
Throne Retail Apts.	20	Gen/Needs	Oaklee	Housing Stress
32 Orangefield Gdns.	1	Gen/Needs	Triangle	Housing Stress
Queen Vic.Gdns.URA	22	Gen/Needs	Trinity	Housing Stress
53-57 Botanic Avenue	12	Gen/Needs	Ulidia	Housing Stress
Total	286			

New build schemes gross programme 2013/14

Scheme	No of units	Client Group	Housing association	Policy theme
Lenadoon Flats (EA)	27	Gen/Needs	Apex	Housing Stress
McClure Street	20	Gen/Needs	Apex	Housing Stress
Nth. Queen Street PSNI	30	Gen/Needs	Apex	Housing Stress
Uppr. New Lodge Ph.1	35	Gen/Needs	Apex	Housing Stress
Bryson Street	6	Gen/Needs	Apex	Housing Stress
Westbourne Church	6	Gen/Needs	Apex	Housing Stress
Alexandra Park Ave.	38	Gen/Needs	Apex	Housing Stress
Onslow Parade	16	Gen/Needs	Apex	Housing Stress
Lawther Crt. Tigers Bay	1	Gen/Needs	Apex	Housing Stress
137/141 Ormeau Road	15	Gen/Needs	Clanmil	Housing Stress
Posnett Street	30	Gen/Needs	Clanmil	Housing Stress
Ballyowen Replace	31	Cat.3 Elderly	Clanmil	Supported
Durham Street	15	Gen/Needs	Clanmil	Housing Stress
Glen Road Travellers	4	Travellers	Clanmil	Travellers
Norglen Parade	1	Gen/Needs	Clanmil	Housing Stress
50 Salisbury Avenue	9	Gen/Needs	Clanmil	Housing Stress
Colin Glen	67	Gen/Needs	Clanmil	Housing Stress
56-58 Rosebank Street	1	Gen/Needs	Clanmil	Housing Stress
512-514 Falls Road	2	Gen/Needs	Clanmil	Housing Stress
Ballysillan	8	Gen/Needs	Connswater	Housing Stress
15-17A Parkgate Ave.	9	Gen/Needs	Connswater	Housing Stress
25 Knocknagoney Gds	1	Gen/Needs	Connswater	Housing Stress
Nth Belfast Acq. Ph10A	6	Gen/Needs	Flax	Housing Stress
Nth Belfast Acq. Ph10B	6	Gen/Needs	Flax	Housing Stress
Peter Pan:Springfield	92	Gen/Needs	Fold	Housing Stress
Village URA Ph.3	27	Gen/Needs	Fold	Housing Stress
Village ATC Ph.1	6	Gen/Needs	Fold	Housing Stress
Visteon Ph.1 Black's Rd	95	Gen/Needs	Fold	Housing Stress
146 Parkgate Ave.	41	Gen/Needs	Habinteg	Housing Stress
Rosetta Cottages	2	Gen/Needs	Hearth	Housing Stress

Scheme	No of units	Client Group	Housing association	Policy theme
11 Chester Manor	1	Gen/Needs	Helm	Housing Stress
9 Beechmount Link	1	Gen/Needs	Helm	Housing Stress
Parkside URA Ph.2	20	Gen/Needs	Newington	Housing Stress
Lwr. Clonard Street	2	Gen/Needs	NIHE	Housing Stress
Hannahstown Ph.1A	91	Gen/Needs	Oaklee	Housing Stress
St.Gall's Cupar St.Ph.3	14	Gen/Needs	Oaklee	Housing Stress
131-133 Springfield Rd.	3	Gen/Needs	Oaklee	Housing Stress
Lwr.Shankill Transfer	33	Gen/Needs	Oaklee	Housing Stress
Ainsworth C.Centre	4	Gen/Needs	Oaklee	Housing Stress
Kirkliston House Re-Set.	8	Mental-Health	Oaklee	Supported
Dympna Hse Re-Prov.	12	Learning-Dis.	Oaklee	Supported
Muckamore N&W	4	Learning-Dis.	Oaklee	Supported
Muckamore S&E Ph.2	5	Learning-Dis.	Oaklee	Supported
E.Belfast Mental Health	16	Mental-Health	Triangle	Supported
Muckamore N&W	8	Learning-Dis.	Triangle	Supported
7 Annadale Ave	8	Youth at Risk	Triangle	Supported
29A Annadale Ave	15	Learning-Dis.	Triangle	Supported
Forthriver Road	18	Gen/Needs	Trinity	Housing Stress
4-8 Hopewell Ave	12	Gen/Needs	Trinity	Housing Stress
Devonshire Tradas Ph.3	11	Gen/Needs	Trinity	Housing Stress
Total	933			

Appendix 2 Maintenance and grants information

Schemes completed in Belfast 1st April 2012 – 31st March 2013

Work Category	Scheme	Units
Heating Installation	Farringdon/New Lodge	121
	Retrofit RHR	47
	East Belfast Economy 7	36
	West Belfast Economy 7	22
	South Belfast Economy 7	29
	Ashfield BBU	41
	Moveen/Moylena	82
	Greencastle Close	26
	Low Rise EC7(South) PH1	46
	Low Rise EC7 (East) PH2	40
Double Glazing	Hannahglen Heights	27
ECM	Summerhill/Ardcarn	154

Schemes started in Belfast between 1st April 2012 and 31st March 2013

Work Category	Scheme	Units
Double Glazing	Ballyhackamore	21
	Clarawood	199
	Donegall Road/St James	105
	Village Improvement Area	94
	Fairyknowe	77
	Woodvale/Donaldson	163
	New Lodge Upper	91
	Ashmount/Wandsworth/Edenvale	121
	Hannahglen Heights	27
	External Cyclical Maint.	Ballyhackamore
Lower Falls/Grosvenor1		192
Village Improvement Area		139
New Lodge Upper		144
Woodvale/Twaddell		149

Note: Some schemes may start and complete in year.

Work Category	Scheme	Units
External Cyclical Maint.	Midland/Lower Duncairn	139
	Ashmount	126
	Lower Ligoniel/ Glenbank	136
	Bearnagh/Bingnian	174
	Lower Shankill	166
Frost Stats	South Belfast	178
	North Belfast	195
	West Belfast	189
	East Belfast	196
	Shankill	207
Health & Safety	Fire Safety North Belfast	445
	Fire Safety East Belfast	177
	Fire Safety West Belfast	319
	Fire Safety South Belfast	549
	Fire Safety Shankill Belfast	151
	Mount Vernon/Ross House	138
Heating	Low Rise EC7 (South) PH1	55
	Low Rise EC7 (East) PH2	53
	Low Rise EC7 (South) PH2	42
	Belfast Emergency One-offs	100
	Lenadoon Flats	31
	Low Rise EC7 (Shankill) PH1	108
	Emergency One-offs PH2	100
	Low Rise EC7 (West) PH2	102
	Low Rise EC7 (South) PH3	59
	Low Rise EC7 (East) PH3	51
	North Belfast BBU PH1A	144
	Low Rise EC7 (North) PH2A	132
	Graymount	38

Note: Some schemes may start and complete in year.

Belfast

District Housing Plan & Local Housing Strategy 2013/2014

Work Category	Scheme	Units
Revenue Repair	TV Aerial upgrade	9
	Edenvale Roofing	9
	Annadale	30
	Duncairn Parade Roofing	54
	Doon Road Flats Roofing	54
	Cregagh Roofing	26
Revenue Replacement	Springmadden/Ballymurphy	40
	Village Improvement Area Kitchen PH1	139
	Island Street	35
	Mid Shankill Ph	140
	Divis Kitchens	80
	Tyndale/Silverstream	217
	Carrigart/Corrib PH1	148
	New Lodge ex URA	102
	Shore Crescent	94
	Templemore/Avoniel	160
	White City	173
	Ravensdale/Clara	43
	Moyard	134
	Mid Shankill PH3	188
	Mid Shankill/Tudor	86

Note: Some schemes may start and complete in year.

Programme of work for 2013/14 – Belfast

Work Category	Scheme	Units
Double Glazing	Cliftonville/Cavehill	277
	Lower Woodstock PH2	203
	Glencairn	182
	Sydenham/Bloomfield	118
	Village	294
	Kenard/Ramoan	166
	Silverstream/Benview	157
	Newtownards/Short Strand	102

Work Category	Scheme	Units
Double Glazing	Lisburn Road/Ulsterville	129
	Abingdon/Barrington	90
	Ainsworth	70
	Andersonstown	202
	Silverstream/Benview 2	144
	Tigers Bay	70
	Taughmonagh 1	217
	Taughmonagh 2	176
	Whiterock	150
	Special Revenue	Concrete Repairs – Carlisle 6
Cuchulainn Cladding		54
Cregagh Road Flats		26
External Cyclical Maintenance	Glencairn	264
	Avoniel/Bloomfield	266
	Lisburn Road/Ulsterville	197
	Glencolin/Hamill	169
Health & Safety	Carlisle Multis Fire doors	375
	Mount Vernon Ross House Fire doors	134
	Clarawood/Carnet House Fire doors	128
	Divis Tower Fire doors	94
	Moveen/Moylena House Fire doors	140
	Low Rise Fire doors - East	344
	Low Rise Fire doors - North	217
	Low Rise Fire doors - South	82
	Low Rise Fire doors – West	422
	Heating Installation	West Belfast BBU Ph1
Shankill BBU PH1		91
Emergency one offs		150
Oil Replacement – West 1		106
Lower Falls BBU Replacement		148
Roden Street BBU Replacement		110

Belfast

District Housing Plan & Local Housing Strategy 2013/2014

Work Category	Scheme	Units
Heating Installation	Oil Replacement - North	128
	Oil Replacement - South	107
	Oil Replacement - East	136
	Oil Replacement - Shankill	88
	Mid Shankill BBU	150
	Oil Replacement – West 2	250
	Low Rise EC 7 North PH2B	130
	Revenue Repair	Doon Road Health and Safety
Revenue Replacement	Major/Hornby Street	144
	Bucevale/Vicinage/Downview	110
	Bearnagh/Bingnian	117
	Coolfin	87
	Cambrai/Woodvale	145
	Frank/Stormont Street	62
	Bloomfield	94
	Sunningdale	98
	Wheatfield/Westland	142
	Smoke Alarm Installation	Shankill SA 10 yr Service
North Belfast SA 10yr Service		138
West Belfast SA 10yr Service		251
East Belfast SA 10yr Service		249
South Belfast SA 10yr Service		324
Reserve programme 2013/14 – Belfast (subject to funding)		
Work Category	Scheme	Units
Double Glazing	Brooke/Greenane	164
	Alliance/Ardoyne	132
	Upper Ormeau	111
	Doon Road Flats/Carrigart Ave	130
External Cyclical Maintenance	Village non RDA	184

Work Category	Scheme	Units
External Cyclical Maintenance	Lower Springfield/Mid Falls	150
Heating Installation	Ardoyne BBU Replacement	122
	Westland BBU Replacement	108
	Oldpark BBU Replacement	115
	Mervue/Limestone BBU Replacement	65
Revenue Replacement	Forthriver 1	198
	Doon Road	48
	Ulsterville	87

Analysis of adaptations to Housing Executive stock in Belfast 2012/13

Type of adaptation	Adaptations commenced April 2012 to March 2013	Adaptations spend April 2012 to March 2013 (£k)
Extension to dwelling	16	297
Change of heating	23	81
Lifts	58	222
Showers	188	535
Total	285	1,135

Grants performance 2012/13 – Belfast

Grant Type	Approved	Approval Value (£k)	Completed
MANDATORY GRANTS			
Disabled Facilities	136	799	123
Repairs	454	343	454
DISCRETIONARY GRANTS			
Renovation	38	544	37
Replacement	0	0	1
Home Repairs Assistance	20	58	27

Definition of work categories

External Cyclical Maintenance	Work to the external fabric of a dwelling and its immediate surrounding area.
Revenue Replacement	Replacement of obsolete internal elements, e.g. sanitary ware and kitchen units.
Smoke Alarm Installation/Replacement	Installation/replacement of hard wire smoke alarms (replacement after 10 years).
Heating Installation	Replacement of solid fuel or electric heating.
Health & Safety	Specific works where health & safety issues have been identified.
Special Revenue	Miscellaneous revenue works.
Frost Stats	Installation of thermostatic controls to prevent the freezing of oil fired heating systems.
Double Glazing	Replacement of single glazed with double glazed units.

Appendix 3 Social Housing Need Assessment (HNA) 2012-2017

Sector	5 Year Projected Social Housing Need
North Belfast	1,284
South Belfast	1,172
East Belfast	610
Shankill	110
Greater West Belfast	2,410
Total	5,586

Appendix 4 North Belfast Area profile

Map 2: North Belfast Area Boundary Map



Source NIHE GIS

The North Belfast Area boundary extends from Whitewell in the north to the city centre in the south, Ligoniel/Crumlin Road in the west to the Shore Road in the east. Deep rooted sectarian divisions have created distinct social housing markets. Private sector new build activity remains low and overall trends in the housing market are characterised by tenure switching to private rental.

The distribution of housing stress by religion has remained fairly constant. The nature of housing need differs between the communities. In general terms Catholic communities are characterised by higher waiting lists and longer waiting times for housing. There has however been a significant increase in housing stress applicants in Protestant areas.

Household composition of housing applicants at March 2013

Common Landlord Area	Type	Single person	Small Adult	Small Family	Large Adult	Large Family	Older Person	Total
North Belfast Area Total								
North Belfast Total	Applicant	1,363	102	655	29	127	225	2,501
	App (HS)	811	51	414	17	67	149	1,509
	Allocation	322	19	233	10	50	54	688
North Belfast								
Alliance	Applicant	7	-	2	-	2	2	13
	App (HS)	4	-	-	-	-	2	6
	Allocation	-	2	3	-	-	-	5
Ardoyne	Applicant	117	7	79	-	7	8	218
	App (HS)	77	4	47	-	2	3	133
	Allocation	12	1	40	-	3	6	62
Ballysillan	Applicant	67	8	25	4	6	11	121
	App (HS)	27	3	8	3	3	7	51
	Allocation	16	1	15	-	4	-	36
Carlisle/New Lodge	Applicant	144	10	71	1	9	8	243
	App (HS)	90	7	55	1	5	5	163
	Allocation	31	-	19	-	6	1	57
Carrick Hill/Unity	Applicant	18	2	12	1	1	7	41
	App (HS)	15	2	10	-	1	6	34
	Allocation	4	1	4	1	2	-	12
Cavehill	Applicant	179	12	52	6	7	34	290
	App (HS)	107	4	34	4	5	22	176
	Allocation	24	1	6	-	1	4	36
Cliftondene	Applicant	7	-	5	-	1	-	13
	App (HS)	5	-	3	-	1	-	9
	Allocation	-	-	3	-	-	1	4
Cliftonville	Applicant	196	10	97	5	22	22	352
	App (HS)	143	6	76	4	13	15	257
	Allocation	29	1	34	-	5	9	78
Duncairn Gardens	Applicant	20	3	7	-	-	1	31
	App (HS)	11	1	3	-	-	1	16
	Allocation	4	-	-	-	-	-	4
Fairhill	Applicant	15	1	12	-	4	2	34
	App (HS)	10	1	8	-	1	2	22
	Allocation	9	-	5	-	-	-	14
Gainsborough	Applicant	37	4	18	-	4	11	74
	App (HS)	15	1	4	-	1	6	27
	Allocation	14	1	12	-	2	3	32
Glandore	Applicant	12	3	9	-	4	-	28
	App (HS)	3	1	8	-	2	-	14
	Allocation	1	-	1	-	-	-	2

Belfast

District Housing Plan & Local Housing Strategy 2013/2014

Common Landlord Area	Type	Single person	Small Adult	Small Family	Large Adult	Large Family	Older Person	Total
Grove Area	Applicant	22	2	13	2	3	7	49
	App (HS)	15	1	7	1	1	6	31
	Allocation	7	2	13	1	3	1	27
Lower Ligoniel	Applicant	18	1	7	-	1	9	36
	App (HS)	7	-	2	-	1	7	17
	Allocation	5	-	3	1	-	5	14
Lower Oldpark	Applicant	25	3	3	-	-	2	33
	App (HS)	10	2	-	-	-	1	13
	Allocation	10	-	3	-	-	-	13
Mount Vernon Estate	Applicant	7	-	7	-	1	2	17
	App (HS)	2	-	3	-	-	1	6
	Allocation	8	1	2	-	-	1	12
Mount Vernon Flats	Applicant	16	1	-	-	-	-	17
	App (HS)	5	1	-	-	-	-	6
	Allocation	19	-	-	-	-	1	20
New Lodge Multis	Applicant	62	-	-	-	-	1	63
	App (HS)	34	-	-	-	-	-	34
	Allocation	17	-	1	-	-	-	18
Newington	Applicant	33	2	28	1	7	6	77
	App (HS)	16	2	22	1	7	3	51
	Allocation	2	-	3	-	3	4	12
Oldpark	Applicant	48	1	28	-	3	6	86
	App (HS)	32	1	20	-	1	3	57
	Allocation	5	1	14	-	4	1	25
Rosewood/ Crumlin RDA	Applicant	1	1	-	-	-	-	2
	App (HS)	1	1	-	-	-	-	2
	Allocation	-	-	1	-	-	-	1
Shore Road	Applicant	52	4	16	2	5	4	83
	App (HS)	24	-	6	-	-	2	32
	Allocation	21	-	4	2	1	2	30
Skegoniell	Applicant	39	4	16	1	5	22	87
	App (HS)	18	2	6	-	1	14	41
	Allocation	16	-	6	-	-	6	28
Somerton Sheltered	Applicant	4	-	-	-	-	34	38
	App (HS)	2	-	-	-	-	25	27
	Allocation	2	2	-	-	-	2	6
Sunningdale	Applicant	14	2	15	2	8	6	47
	App (HS)	8	2	8	1	3	5	27
	Allocation	1	-	4	1	1	-	7
Torrens	Applicant	13	3	23	1	2	3	45
	App (HS)	9	2	15	1	1	2	30
	Allocation	1	-	4	1	4	-	10

Common Landlord Area	Type	Single person	Small Adult	Small Family	Large Adult	Large Family	Older Person	Total
Upper & Lower Duncairn	Applicant	32	2	6	-	1	3	44
	App (HS)	21	-	2	-	1	2	26
	Allocation	18	1	4	1	2	2	28
Upper Ligoniel	Applicant	51	6	39	1	4	4	105
	App (HS)	37	5	33	1	4	3	83
	Allocation	10	2	12	2	3	1	30
Westland	Applicant	5	2	3	-	-	2	12
	App (HS)	3	1	2	-	-	2	8
	Allocation	7	1	2	-	1	-	11
Wheatfield	Applicant	17	3	7	-	1	1	29
	App (HS)	7	-	2	-	1	-	10
	Allocation	10	-	5	-	1	-	16
Whitewell/ Fairyknowe	Applicant	73	4	48	-	16	7	148
	App (HS)	47	1	27	-	12	4	91
	Allocation	15	-	5	-	4	3	27
Whitewell/ White City	Applicant	12	1	7	2	3	-	25
	App (HS)	6	-	3	-	-	-	9
	Allocation	4	1	5	-	-	1	11
NORTH TOTAL	Applicant	1,363	102	655	29	127	225	2,501
	App (HS)	811	51	414	17	67	149	1,509
	Allocation	322	19	233	10	50	54	688

Applicant – Housing applicants at March 2013

App (HS) – Housing stress applicants at March 2013 (i.e. 30 points or more)

Allocation – Annual allocations for year ending March 2013

Definition of household composition of housing applicants

Definition of Household Types	
Single person	1 person 16-59 years old
Older person	1 or 2 persons aged 16 or over, at least 1 over 60
Small adult	2 persons 16-59 years old
Small family	1 or 2 persons aged 16 or over, with 1 or 2 children
Large family	1 or 2 persons aged 16 or over, and 3 or more persons 0-15, or 3 or more persons 16 or over and 2 or more persons aged 0-15
Large adult	3 or more persons aged 16 or over with or without 1 person aged 0-15

Belfast

District Housing Plan & Local Housing Strategy 2013/2014

Housing Executive stock at March 2013

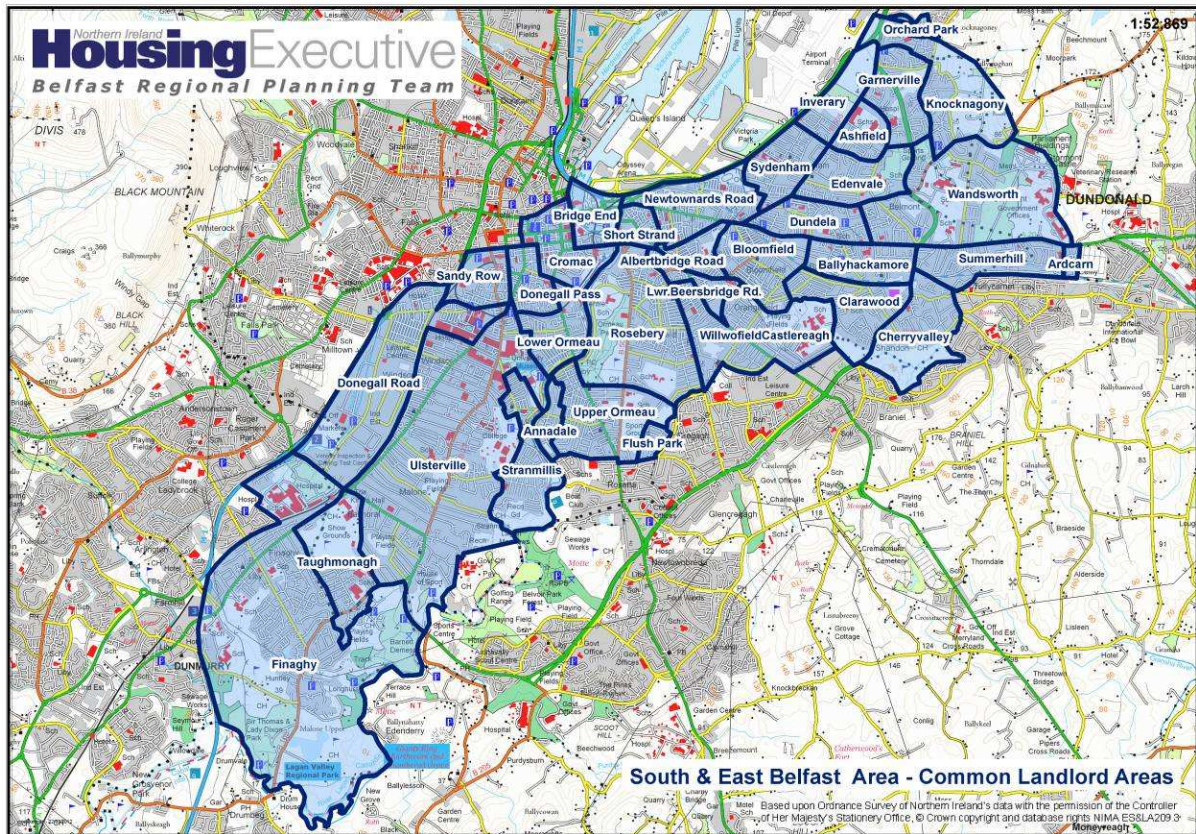
Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total	Void*
North Belfast Area		NB: Sold Stock in bold					
North Belfast Total	477	1,469	4,143	81	-	6,170	133
	39	214	4,050	50	-	4,353	
North Belfast							
Alliance	33	-	60	-	-	93	1
	-	-	26	-	-	26	
Ardoyne	36	25	546	-	-	607	22
	2	8	518	1	-	529	
Ballysillan	-	10	386	25	-	421	9
	-	-	284	8	-	292	
Carrick/New Lodge	9	187	545	29	-	770	14
	1	32	497	26	-	556	
Carrick Hill/ Unity	-	14	72	-	-	86	2
	-	3	35	-	-	38	
Cavehill	-	66	34	-	-	100	2
	-	32	90	-	-	122	
Cliffondene	7	-	43	-	-	50	1
	1	-	104	-	-	105	
Cliftonville	8	10	139	1	-	158	4
	8	18	204	-	-	230	
Duncairn Gardens	-	59	-	-	-	59	-
	-	6	-	-	-	6	
Fairhill	13	35	135	-	-	183	2
	-	13	269	-	-	282	
Gainsborough	7	73	129	14	-	223	7
	-	22	126	9	-	157	
Glandore	-	-	18	-	-	18	-
	-	-	60	-	-	60	
Grove Area	-	-	-	-	-	0	-
	-	-	-	-	-	0	
Lower Ligoniel	13	9	121	-	-	143	6
	3	1	71	-	-	75	
Lower Oldpark	46	4	214	-	-	264	6
	1	18	55	-	-	74	
Mount Vernon Estate	-	22	98	-	-	120	1
	-	-	98	-	-	98	
Mount Vernon Flats	-	136	-	-	-	136	3
	-	1	-	-	-	1	
New Lodge Multis	-	358	-	-	-	358	-
	-	2	-	-	-	2	
Newington	-	-	-	-	-	0	-
	-	-	-	-	-	0	

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total	Void*
Oldpark	63	19	283	1	-	366	3
	6	7	173	-	-	186	
R'wood/Crumlin RDA	-	-	3	-	-	3	-
	-	-	3	-	-	3	
Shore Road	29	96	123	-	-	248	6
	2	3	199	-	-	204	
Skegoneill	-	114	75	-	-	189	10
	-	14	89	-	-	103	
Somerton Sheltered	6	37	-	-	-	43	1
	-	-	-	-	-	0	
Sunningdale	-	28	44	11	-	83	4
	1	11	186	2	-	200	
Torrens	-	-	11	-	-	11	-
	-	-	19	-	-	19	
Upr & Lwr Duncairn	82	50	380	-	-	512	12
	-	5	369	4	-	378	
Upper Ligoniel	77	11	245	-	-	333	2
	6	1	128	-	-	135	
Westland	-	-	129	-	-	129	4
	-	-	76	-	-	76	
Wheatfield	-	35	110	-	-	145	6
	-	1	118	-	-	119	
Whitewell/Fairyknowe	6	46	87	-	-	139	1
	3	13	207	-	-	223	
Whitewell/White City	42	25	113	-	-	180	4
	5	3	46	-	-	54	
NORTH TOTAL	477	1,469	4,143	81	-	6,170	133
	39	214	4,050	50	-	4,353	

*Of the total stock these properties are void and do not include properties for sale or demolition
 (i) Bungalow (ii) Maisonette (Includes Split Level Stock)

Appendix 5 South & East Belfast Area profile

Map 3: South & East Belfast Area Boundary Map



Source NIHE GIS

South & East Belfast Area combines the South and East Belfast districts.

South Belfast

The South Belfast extends from the city centre in the north to Castlereagh Borough Council in the south, from West Link/Boucher Road in the west to the Ravenhill Road in the east. South Belfast remains a popular place to live and invest despite the current downturn. The main tenure is owner occupation; however private rental continues to be very popular. Many of the private rental properties are in the form of Houses in Multiple Occupation (HMO's), with high concentrations in the Lower Lisburn Road and University areas.

Overall waiting list demand has remained consistent. Single households comprise the largest household group, representing 60% of the housing stress waiting list.

East Belfast

The East Belfast boundary is defined by the Ravenhill Road to the west, extending to Holywood in the north and Castlereagh Borough in the east and south.

Over the 5 years, 2009-2013, the number of applicants in housing stress has fallen by 23%. This may be explained by the delivery of several large new build schemes as part of the inner east Belfast urban regeneration programme over the same period.

The demand from elderly applicants in East Belfast continues to represent an increasing proportion of the waiting list, 25% of housing stress applicants are elderly households.

Household composition of housing applicants at March 2013

Settlement	Type	Single person	Small Adult	Small Family	Large Adult	Large Family	Older Person	Total
South & East Belfast Area Total								
South & East Belfast Total	Applicant	2,400	214	941	62	201	563	4,381
	App (HS)	1,250	73	442	22	92	335	2,214
	Allocation	407	33	229	12	38	101	820
East Belfast								
Albertbridge Road	Applicant	52	4	12	-	4	3	75
	App (HS)	18	2	5	-	2	2	29
	Allocation	25	-	8	-	-	-	33
Ardcarn	Applicant	20	1	14	1	1	-	37
	App (HS)	6	-	5	-	-	-	11
	Allocation	2	2	5	-	1	1	11
Ashfield	Applicant	3	1	7	1	2	2	16
	App (HS)	3	1	4	-	2	2	12
	Allocation	-	-	1	-	-	1	2
B'hackamore	Applicant	29	3	16	-	1	60	109
	App (HS)	17	1	5	-	-	43	66
	Allocation	1	-	1	-	-	13	15
Bloomfield	Applicant	90	17	40	5	16	19	187
	App (HS)	39	6	19	2	6	12	84
	Allocation	14	3	13	3	-	5	38
Bridge End	Applicant	3	-	-	-	-	-	3
	App (HS)	2	-	-	-	-	-	2
	Allocation	-	-	-	-	-	-	0
Cherryvalley	Applicant	1	-	2	-	1	1	5
	App (HS)	-	-	1	-	1	-	2
	Allocation	-	-	-	-	-	-	0
Clarawood	Applicant	49	1	20	1	2	5	78
	App (HS)	29	-	10	-	1	2	42
	Allocation	11	2	3	-	1	1	18

Belfast

District Housing Plan & Local Housing Strategy 2013/2014

Settlement	Type	Single person	Small Adult	Small Family	Large Adult	Large Family	Older Person	Total
Dundela	Applicant	14	3	9	-	2	6	34
	App (HS)	8	1	1	-	2	3	15
	Allocation	5	1	4	-	1	2	13
Edenvale	Applicant	11	3	9	1	3	26	53
	App (HS)	7	-	3	-	2	14	26
	Allocation	-	-	1	-	-	1	2
Garnerville	Applicant	9	3	6	-	3	1	22
	App (HS)	2	-	4	-	1	1	8
	Allocation	3	-	2	-	-	1	6
Inverary	Applicant	9	3	7	2	2	5	28
	App (HS)	3	1	4	2	1	4	15
	Allocation	7	-	1	-	2	1	11
K'nagoney	Applicant	11	4	19	1	4	4	43
	App (HS)	5	2	8	-	1	2	18
	Allocation	5	-	3	-	-	2	10
Lower Beersbridge Road	Applicant	52	8	15	-	2	6	83
	App (HS)	26	3	9	-	1	5	44
	Allocation	16	-	7	-	2	1	26
Newtownards Road	Applicant	198	11	50	8	11	22	300
	App (HS)	82	2	14	1	3	14	116
	Allocation	57	2	20	2	7	7	95
Orchard Park	Applicant	1	-	-	-	-	1	2
	App (HS)	1	-	-	-	-	1	2
	Allocation	-	-	-	-	-	-	0
Short Strand	Applicant	58	4	38	-	3	7	110
	App (HS)	37	2	22	-	1	6	68
	Allocation	9	-	11	-	1	1	22
Summerhill	Applicant	5	1	7	-	1	2	16
	App (HS)	3	-	3	-	1	2	9
	Allocation	1	-	-	-	-	-	1
Sydenham	Applicant	67	10	64	4	10	34	189
	App (HS)	34	2	17	2	6	18	79
	Allocation	21	3	16	1	2	6	49
Wandsworth	Applicant	4	-	2	-	-	14	20
	App (HS)	4	-	-	-	-	10	14
	Allocation	1	1	1	-	-	3	6
Willowfield/ Castlereagh	Applicant	82	11	59	4	8	94	258
	App (HS)	46	5	26	2	4	60	143
	Allocation	13	1	8	1	2	10	35
EAST BELFAST TOTAL	Applicant	768	88	396	28	76	312	1,668
	App (HS)	372	28	160	9	35	201	805
	Allocation	191	15	105	7	19	56	393

Settlement	Type	Single person	Small Adult	Small Family	Large Adult	Large Family	Older Person	Total
South Belfast								
Annadale	Applicant	38	5	12	-	2	11	68
	App (HS)	20	3	8	-	2	6	39
	Allocation	11	2	5	-	1	4	23
Cromac	Applicant	49	3	22	2	2	7	85
	App (HS)	26	1	20	2	-	4	53
	Allocation	6	-	2	-	-	4	12
Donegall Pass	Applicant	51	8	14	1	4	3	81
	App (HS)	24	2	11	-	3	1	41
	Allocation	13	-	10	-	-	1	24
Donegall Road	Applicant	116	8	49	7	15	19	214
	App (HS)	48	3	15	-	6	10	82
	Allocation	22	1	10	1	3	3	40
Finaghy	Applicant	91	11	60	1	10	31	204
	App (HS)	48	3	27	-	3	15	96
	Allocation	18	1	10	-	3	4	36
Flush Park	Applicant	15	1	13	1	3	13	46
	App (HS)	10	1	5	1	1	10	28
	Allocation	-	-	1	-	-	4	5
Lower Ormeau	Applicant	190	16	71	4	17	14	312
	App (HS)	133	7	48	4	9	7	208
	Allocation	15	-	19	2	4	2	42
Rosebery	Applicant	168	18	90	9	27	38	350
	App (HS)	93	7	35	3	10	18	166
	Allocation	31	5	14	1	4	8	63
Sandy Row	Applicant	56	1	10	1	1	4	73
	App (HS)	29	1	4	-	1	3	38
	Allocation	17	4	5	-	-	2	28
Stranmillis	Applicant	23	1	3	-	2	-	29
	App (HS)	10	-	3	-	1	-	14
	Allocation	5	-	-	-	-	-	5
Taughmonagh	Applicant	29	-	13	-	1	3	46
	App (HS)	18	-	9	-	-	3	30
	Allocation	8	1	11	-	-	2	22
Ulsterville	Applicant	592	40	108	2	29	51	822
	App (HS)	297	11	55	-	11	25	399
	Allocation	40	-	13	1	2	3	59
Upper Ormeau	Applicant	214	14	80	6	12	57	383
	App (HS)	122	6	42	3	10	32	215
	Allocation	30	4	24	-	2	8	68
SOUTH BELFAST TOTAL	Applicant	1,632	126	545	34	125	251	2,713
	App (HS)	878	45	282	13	57	134	1,409
	Allocation	216	18	124	5	19	45	427

Belfast

District Housing Plan & Local Housing Strategy 2013/2014

Applicant – Housing applicants at March 2013

App (HS) – Housing stress applicants at March 2013 (i.e. 30 points or more)

Allocation – Annual allocations for year ending March 2013

Definition of household composition of housing applicants

Definition of Household Types	
Single person	1 person 16-59 years old
Older person	1 or 2 persons aged 16 or over, at least 1 over 60
Small adult	2 persons 16-59 years old
Small family	1 or 2 persons aged 16 or over, with 1 or 2 children
Large family	1 or 2 persons aged 16 or over, and 3 or more persons 0-15, or 3 or more persons 16 or over and 2 or more persons aged 0-15
Large adult	3 or more persons aged 16 or over with or without 1 person aged 0-15

Housing Executive stock at March 2013

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total	Void*
South & East Belfast Area							
NB: Sold Stock in bold							
South & East Belfast Total	573	1,890	4,794	84	-	7,341	75
	50	627	4,989	46	2	5,714	
East Belfast							
A'bridge Road	16	108	332	8	-	464	7
	-	9	140	2	-	151	
Ardcarn	-	95	51	-	-	146	4
	-	26	97	-	2	125	
Ashfield	21	-	69	-	-	90	2
	3	-	60	-	-	63	
B'hackamore	-	9	15	-	-	24	-
	1	5	22	-	-	28	
Bloomfield	-	16	106	-	-	122	2
	-	2	114	-	-	116	
Bridge End	-	22	8	-	-	30	-
	-	18	8	-	-	26	
Cherryvalley	-	-	18	-	-	18	-
	-	-	47	-	-	47	
Clarawood	27	148	93	31	-	299	5
	2	19	255	1	-	277	
Dundela	-	26	2	-	-	28	1
	-	4	6	-	-	10	
Edenvale	4	22	13	-	-	39	-
	-	5	57	-	-	62	
Garnerville	27	27	108	-	-	162	2
	2	1	61	-	-	64	

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total	Void*
Inverary	45	26	78	-	-	149	3
	1	2	74	-	-	77	
Knocknagoney	1	2	96	2	-	101	-
	-	-	166	4	-	170	
Lwr.B'bridge Rd	9	68	177	-	-	254	4
	1	16	130	-	-	147	
N'ards Road	49	262	573	2	-	886	9
	3	46	309	1	-	359	
Orchard Park	11	-	17	-	-	28	-
	-	-	17	-	-	17	
Short Strand	31	110	182	-	-	323	2
	5	58	248	-	-	311	
Summerhill	4	-	34	-	-	38	-
	-	-	82	-	-	82	
Sydenham	-	6	123	-	-	129	1
	-	-	150	-	-	150	
Wandsworth	4	-	44	-	-	48	-
	-	-	174	-	-	174	
Willowfield/ Castlereagh	4	2	66	8	-	80	2
	-	6	108	17	-	131	
EAST TOTAL	253	949	2,205	51	-	3,458	44
	18	217	2,325	25	2	2,587	
South Belfast							
Annadale	19	147	19	2	-	187	3
	2	70	63	1	-	136	
Cromac	-	106	206	5	-	317	-
	-	37	205	4	-	246	
Donegall Pass	25	67	256	-	-	348	3
	-	16	142	-	-	158	
Donegall Road	34	47	553	-	-	634	5
	3	25	474	-	-	502	
Finaghy	47	162	147	26	-	382	7
	1	140	436	16	-	593	
Flush Park	-	53	38	-	-	91	-
	-	18	147	-	-	165	
Lower Ormeau	4	3	191	-	-	198	2
	-	5	165	-	-	170	
Rosebery	38	78	438	-	-	554	5
	4	8	290	-	-	302	
Sandy Row	8	178	315	-	-	501	5
	1	31	182	-	-	214	

Belfast

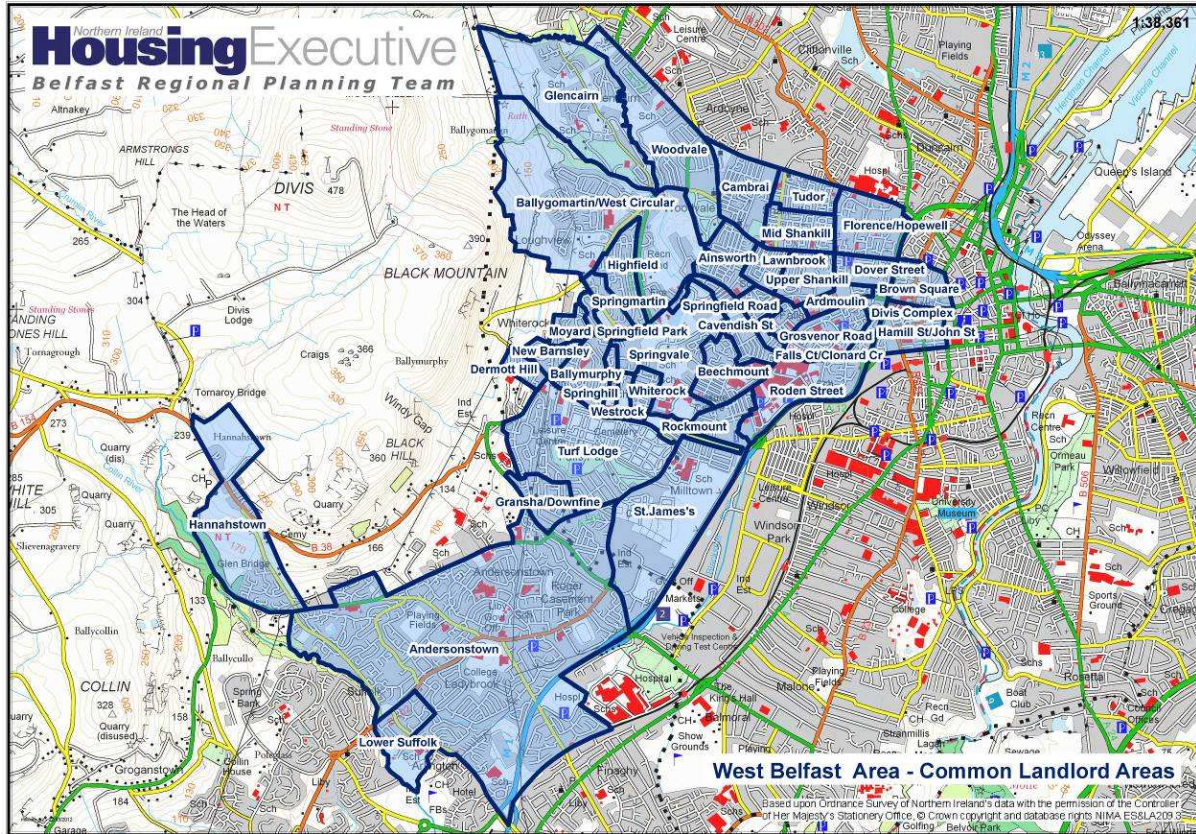
District Housing Plan & Local Housing Strategy 2013/2014

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total	Void*
Stranmillis	-	-	15	-	-	15	-
	-	-	46	-	-	46	-
Taughmonagh	145	46	190	-	-	381	-
	20	12	188	-	-	220	-
Ulsterville	-	48	122	-	-	170	1
	1	42	172	-	-	215	1
Upper Ormeau	-	6	99	-	-	105	-
	-	6	154	-	-	160	-
SOUTH TOTAL	320	941	2,589	33	-	3,883	31
	32	410	2,664	21	-	3,127	31

*Of the total stock these properties are void and do not include properties for sale or demolition
(i) Bungalow (ii) Maisonette(Includes Split Level Stock)

Appendix 6 West Belfast Area profile

Map 4: West Belfast Area Boundary Map



Source NIHE GIS

West Belfast Area combines the West and Shankill districts.

West Belfast

The West Belfast boundary extends from the Falls/Shankill 'peace line' in the north to Poleglass/Twinbrook in the west and Westlink/M1 in the south to Hamill Street in the city centre to the east.

The demand for social housing in West Belfast continues to be very high with a total of 2,782 applicants requesting housing at March 2013. Of these applicants 2,048 are in housing stress. Family households comprise the largest share of the housing stress waiting list.

The availability of development land remains critical to meeting housing demand. Securing the release of key sites in the area between Hannahstown Hill and the Monagh Bypass remains a priority

Shankill

The Shankill boundary extends from Brown Square in the east to Glencairn in the west and is wedged between the Crumlin Road in the north and the Falls 'peace line' in the south.

More than half of the housing stock in the Shankill is social housing. The numbers of applicants on the waiting list increased during 2012/13, and at March 2013 43% of applicants were in housing stress.

Single applicants represent the largest household group in housing stress, with elderly and families having equal shares. The majority of applicants are on the waiting list for less than one year with the exception of elderly.

Household composition of housing applicants at March 2013

Settlement	Type	Single person	Small Adult	Small Family	Large Adult	Large Family	Older Person	Total
West Belfast Area Total								
West Belfast Area Total	Applicant	1,605	112	1,270	53	177	435	3,652
	App (HS)	967	53	961	26	111	305	2,423
	Allocation	279	20	301	6	72	53	731
Shankill								
Ainsworth	Applicant	14	4	13	-	-	6	37
	App (HS)	6	1	3	-	-	5	15
	Allocation	1	-	1	-	2	-	4
Ballygomartin/ W.Circular	Applicant	18	2	12	1	2	11	46
	App (HS)	9	1	5	-	-	7	22
	Allocation	2	2	4	-	-	-	8
Brown Square	Applicant	2	-	-	-	-	1	3
	App (HS)	-	-	-	-	-	1	1
	Allocation	5	-	-	-	-	-	5
Cambrai	Applicant	89	8	19	3	4	35	158
	App (HS)	42	1	11	-	1	28	83
	Allocation	11	1	16	-	3	13	44
Dover Street	Applicant	6	1	3	-	-	-	10
	App (HS)	2	-	1	-	-	-	3
	Allocation	4	1	2	-	-	3	10
Florence/ Hopewell	Applicant	53	2	7	-	3	15	80
	App (HS)	12	-	3	-	1	3	19
	Allocation	21	2	8	-	-	3	34
Glencairn	Applicant	59	2	15	-	3	10	89
	App (HS)	27	1	7	-	-	8	43
	Allocation	29	1	7	-	2	2	41
Highfield	Applicant	22	4	12	1	2	2	43
	App (HS)	6	2	6	-	-	-	14
	Allocation	21	2	8	-	-	-	31
Lawnbrook	Applicant	8	6	12	1	1	2	30
	App (HS)	4	-	4	1	-	2	11
	Allocation	4	1	3	-	-	-	8
Mid.Shankill	Applicant	106	13	32	3	7	28	189
	App (HS)	38	8	10	1	2	20	79
	Allocation	30	3	31	1	2	8	75
Springmartin	Applicant	17	-	7	-	-	2	26
	App (HS)	3	-	3	-	-	2	8
	Allocation	4	-	2	-	2	1	9

Belfast

District Housing Plan & Local Housing Strategy 2013/2014

Settlement	Type	Single person	Small Adult	Small Family	Large Adult	Large Family	Older Person	Total
Tudor	Applicant	13	-	10	1	3	2	29
	App (HS)	4	-	6	1	-	1	12
	Allocation	2	-	3	-	4	-	9
Upper Shankill	Applicant	41	2	15	-	1	8	67
	App (HS)	21	1	7	-	-	3	32
	Allocation	5	1	5	-	-	-	11
Woodvale	Applicant	23	4	11	3	2	20	63
	App (HS)	9	2	4	1	2	15	33
	Allocation	1	-	2	-	1	2	6
Shankill Total	Applicant	471	48	168	13	28	142	870
	App (HS)	183	17	70	4	6	95	375
	Allocation	140	14	92	1	16	32	295
West Belfast								
A'town	Applicant	567	39	590	26	89	191	1,502
	App (HS)	389	22	476	17	64	136	1,104
	Allocation	66	1	110	4	43	5	229
Ardmoulin	Applicant	3	-	3	-	-	-	6
	App (HS)	2	-	1	-	-	-	3
	Allocation	-	-	1	-	-	-	1
Ballymurphy	Applicant	7	-	8	-	-	-	15
	App (HS)	5	-	6	-	-	-	11
	Allocation	1	-	1	-	2	-	4
Beechmount	Applicant	63	2	90	4	13	14	186
	App (HS)	48	1	76	1	10	10	146
	Allocation	5	1	10	-	4	1	21
Cavendish Street	Applicant	7	1	15	-	1	1	25
	App (HS)	5	-	14	-	1	1	21
	Allocation	-	-	-	-	-	-	0
Dermott Hill	Applicant	-	-	1	-	-	-	1
	App (HS)	-	-	1	-	-	-	1
	Allocation	-	-	-	-	-	-	0
Divis Complex	Applicant	22	1	4	1	-	1	29
	App (HS)	17	1	4	1	-	-	23
	Allocation	8	-	8	-	-	1	17
Falls Court/ Clonard Crescent	Applicant	48	1	60	1	9	12	131
	App (HS)	32	-	50	1	5	10	98
	Allocation	5	1	8	-	-	3	17
Gransha/ Downfine	Applicant	3	-	1	-	-	-	4
	App (HS)	3	-	-	-	-	-	3
	Allocation	-	-	-	-	-	1	1
Grosvenor Road	Applicant	145	5	46	1	3	15	215
	App (HS)	98	4	42	-	2	9	155
	Allocation	7	-	7	-	-	1	15

Housing Executive

Settlement	Type	Single person	Small Adult	Small Family	Large Adult	Large Family	Older Person	Total
Hamill Street /John Street	Applicant	30	-	8	1	-	2	41
	App (HS)	23	-	3	-	-	-	26
	Allocation	12	1	3	-	-	-	16
Hannahstown	Applicant	2	-	1	-	-	1	4
	App (HS)	1	-	-	-	-	1	2
	Allocation	-	-	-	-	-	-	0
Lower Suffolk	Applicant	17	1	9	-	2	1	30
	App (HS)	6	-	5	-	-	1	12
	Allocation	7	1	4	-	-	1	13
Moyard	Applicant	5	-	13	1	-	1	20
	App (HS)	4	-	11	1	-	1	17
	Allocation	-	-	2	-	1	-	3
New Barnsley	Applicant	17	2	29	1	2	1	52
	App (HS)	13	2	27	1	2	-	45
	Allocation	-	-	2	-	-	-	2
Rockmount	Applicant	1	-	5	-	1	-	7
	App (HS)	1	-	-	-	-	-	1
	Allocation	-	-	-	-	-	-	0
Roden Street	Applicant	7	-	19	-	1	1	28
	App (HS)	3	-	16	-	-	1	20
	Allocation	-	-	2	-	-	-	2
Springfield Park	Applicant	2	-	8	-	1	2	13
	App (HS)	1	-	7	-	-	1	9
	Allocation	-	-	-	-	-	-	0
Springfield Road	Applicant	79	-	36	2	8	7	132
	App (HS)	60	-	30	-	7	5	102
	Allocation	13	1	5	-	1	1	21
Springhill	Applicant	6	2	31	-	1	1	41
	App (HS)	3	-	28	-	-	1	32
	Allocation	1	-	8	-	-	-	9
Springvale	Applicant	3	-	8	-	2	1	14
	App (HS)	3	-	6	-	2	1	12
	Allocation	-	-	2	-	2	-	4
St.James's	Applicant	46	6	47	2	9	26	136
	App (HS)	29	4	33	-	7	21	94
	Allocation	7	-	22	-	2	4	35
Turf Lodge	Applicant	29	3	31	-	5	12	80
	App (HS)	18	2	26	-	3	9	58
	Allocation	1	-	8	1	1	-	11
Westrock	Applicant	8	-	10	-	-	1	19
	App (HS)	6	-	9	-	-	1	16
	Allocation	3	-	1	-	-	3	7

Belfast

District Housing Plan & Local Housing Strategy 2013/2014

Settlement	Type	Single person	Small Adult	Small Family	Large Adult	Large Family	Older Person	Total
Whiterock	Applicant	17	1	29	-	2	2	51
	App (HS)	14	-	20	-	2	1	37
	Allocation	3	-	5	-	-	-	8
WEST TOTAL	Applicant	1,134	64	1,102	40	149	293	2,782
	App (HS)	784	36	891	22	105	210	2,048
	Allocation	139	6	209	5	56	21	436

Applicant – Housing applicants at March 2013

App (HS) – Housing stress applicants at March 2013 (i.e. 30 points or more)

Allocation – Annual allocations for year ending March 2013

Definition of household composition of housing applicants**Definition of Household Types**

Single person	1 person 16-59 years old
Older person	1 or 2 persons aged 16 or over, at least 1 over 60
Small adult	2 persons 16-59 years old
Small family	1 or 2 persons aged 16 or over, with 1 or 2 children
Large family	1 or 2 persons aged 16 or over, and 3 or more persons 0-15, or 3 or more persons 16 or over and 2 or more persons aged 0-15
Large adult	3 or more persons aged 16 or over with or without 1 person aged 0-15

Housing Executive stock at March 2013

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total	Void*
West Belfast Area							
West Belfast Total	691	1,144	6,388	253	1	8,477	72
	113	430	7,356	155	14	8,068	
Shankill							
Ainsworth	11	17	97	-	-	125	2
	-	5	62	-	-	67	
B'martin/W.Circ.	-	50	103	-	-	153	2
	1	18	169	1	-	189	
Brown Square	12	3	52	-	-	67	-
	1	1	44	-	-	46	
Cambrai	53	54	208	-	-	315	5
	1	5	117	-	-	123	
Dover Street	79	30	111	-	-	220	3
	5	2	49	-	-	56	
Florence/H'well.	14	23	414	-	-	451	6
	2	1	93	-	-	96	
Glencairn	16	44	377	-	-	437	5
	2	52	354	20	-	428	

Housing Executive

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total	Void*
Highfield	25	41	323		-	389	5
	1	13	193	-	-	207	
Lawnbrook	11	15	103	-	-	129	1
	-	1	38	-	-	39	
Mid.Shankill	65	90	344	-	-	499	6
	7	6	181	-	-	194	
Springmartin	-	20	116	-	-	136	2
	-	-	90	-	-	90	
Tudor	6	29	65	-	-	100	1
	-	2	52	-	-	54	
Upper Shankill	48	44	162	-	-	254	1
	1	2	70	-	-	73	
Woodvale	1	-	139	-	-	140	1
	-	-	239	-	-	239	
SHANKILL TOTAL	341	460	2,614	-	-	3,415	40
	21	108	1,751	21	-	1,901	
West Belfast							
Andersonstown	115	376	807	202	-	1,500	18
	45	239	2,570	108	7	2,969	
Ardmoulin	1	-	29	-	-	30	-
	-	-	53	-	-	53	
Ballymurphy	4	-	322	-	-	326	-
	-	-	328	-	-	328	
Beechmount	1	4	50	-	-	55	-
	1	-	39	-	-	40	
Cavendish Street	3	-	157	-	-	160	2
	1	-	129	-	-	130	
Dermott Hill	-	-	2	-	-	2	-
	-	-	24	-	-	24	
Divis Complex	14	110	195	-	-	319	1
	-	33	123	-	-	156	
FallsCrt/Clonard Cr	26	-	180	-	-	206	1
	4	-	144	-	-	148	
Gransha/Downfine	19	-	11	-	-	30	-
	2	-	109	-	-	111	
Grosvenor Road	33	55	340	11	-	439	2
	6	10	263	5	-	284	
Hamill St./John St.	2	-	47	-	-	49	2
	-	-	128	-	-	128	
Hannahstown	8	-	9	-	1	18	-
	1	-	26	-	7	34	

Belfast

District Housing Plan & Local Housing Strategy 2013/2014

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total	Void*
Lower Suffolk	-	73	103	-	-	176	3
	-	17	155	-	-	172	
Moyard	16	-	112	14	-	142	1
	1	-	66	7	-	74	
New Barnsley	-	11	178	-	-	189	-
	-	1	112	-	-	113	
Rockmount	-	-	22	-	-	22	-
	-	-	53	-	-	53	
Roden Street	-	42	143	18	-	203	1
	-	10	79	10	-	99	
Springfield Park	-	-	34	-	-	34	-
	-	-	45	-	-	45	
Springfield Road	9	-	105	-	-	114	-
	1	-	73	-	-	74	
Springhill	4	-	118	-	-	122	-
	4	-	42	-	-	46	
Springvale	6	-	94	-	-	100	-
	1	-	63	-	-	64	
St.James's	5	8	110	-	-	123	-
	-	8	185	-	-	193	
Turf Lodge	63	5	375	8	-	451	1
	15	4	512	4	-	535	
Westrock	20	-	80	-	-	100	-
	10	-	43	-	-	53	
Whiterock	1	-	151	-	-	152	-
	-	-	241	-	-	241	
WEST TOTAL	350	684	3,774	253	1	5,062	32
	92	322	5,605	134	14	6,167	

*Of the total stock these properties are void and do not include properties for sale or demolition
(i) Bungalow (ii) Maisonette (Includes Split Level Stock)

This document is available
in alternative formats.

Contact:
Strategic Planning Team
Corporate Planning
The Housing Centre
2 Adelaide Street
Belfast BT2 8PB

Tel: 03448 920 900
Fax: (028) 9031 8775
Textphone: 0845 6504381
Email: corporate.planning@nihe.gov.uk

Housing
Executive

June 2013