

Document Pack

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



18th August, 2014

SPECIAL MEETING OF TOWN PLANNING COMMITTEE

*(to which all Members of the Council and are invited to attend)

Dear Alderman / Councillor,

The above-named Committee will meet in the Lavery Room (Room G05), City Hall on **Tuesday, 26th August, 2014 at 4.30 pm**, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully

SUZANNE WYLIE

Chief Executive

AGENDA:

1. **Routine Matters**
 - (a) Apologies
 - (b) Declarations of Interest
2. **NIHE - Belfast District Housing Plan 2014/2015 (Pages 3 - 84)**

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Belfast

District Housing Plan &
Local Housing Strategy 2014/2015

Housing
Executive

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Foreword

Foreword

Our annual District Housing Plans represent the Housing Executive's statutory consultation with local government in Northern Ireland. We have produced plans for all 26 councils since 1973 and this year will be the last before the introduction of Local Government Reform.

District Housing Plans give a comprehensive account of our performance in each area over the past year. The plans also mirror our Corporate Business Plan which sets our vision, priorities and outcomes for 2014/15 as well as setting out how we will achieve them.

In addition, the plans outline the key housing market features of each district area and highlight the current pressures on the housing sector. One of the main issues facing us is the demand for social housing, and the number of people on our waiting list, deemed to be in housing stress across Northern Ireland, now exceeds 20,000. You will see in each District Housing Plan how the Social Housing Development Programme has increased to meet this demand and that 2,000 new social homes will be started in 2014/15.

We believe that 2014 marks a turning point for the Housing Executive. The first stage of the transformation of the Housing Executive has been achieved with an internal restructuring to bring greater clarity and definition between our landlord and strategic regional housing functions. We have worked hard to address and rectify a number of legacy issues which have emerged over recent years, and we are fully committed to ensuring the Housing Executive achieves the confidence of all stakeholders as a housing body which provides the highest quality services to our tenants and customers.

We work closely with a wide range of partners across a number of important areas, co-ordinating and implementing effective services. A new challenge this year will be to establish effective partnerships with the 11 shadow local councils in the preparation of drafting community plans and development plans. We will establish a number of sectoral exchange fora to gain knowledge of up to date market intelligence, work with stakeholders across a variety of tenures to maximise opportunities for urban and rural regeneration and continue to strengthen our commitment to neighbourhoods across Northern Ireland through our new Community Involvement Strategy.

We wish to acknowledge the excellent relationship the Housing Executive has had with all councils and elected representatives since our inception. This was a result of the work carried out on the ground by the officers from the Housing Executive and local councils. We have no doubt that with the introduction of the super councils in 2015, this will remain the case, and we look forward to working together for the benefit of all citizens of Northern Ireland.



A handwritten signature in black ink, appearing to read 'M. Lightbody'.

Mags Lightbody
Chief Executive (A)



A handwritten signature in black ink, appearing to read 'Donald Hoodless'.

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 gives a brief overview of existing and emerging policies driving the housing market as well as our spending and priorities for the year ahead, which include:

- New social and affordable housing;
- Urban and rural regeneration;
- Building successful united communities;
- Welfare reform;
- Supporting the housing needs of disabled people;
- Homelessness;
- Promoting energy efficiency and helping to combat fuel poverty.

Section 2 - Belfast Housing Market Analysis

Planning

- The draft Belfast Metropolitan Area Plan 2015 identifies 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 2013 estimates a potential for 19,131 new dwellings in Belfast.

Socio-economic statistics

- Census figures show the population of Belfast increased by 1.3% between 2001 and 2011;
- The number of households increased by 0.9% over the same period;



- At March 2014, 17,151 Housing Executive tenants in Belfast were claiming housing benefit.

Housing market statistics

- Owner occupation is the most popular tenure in Belfast but, at 52%, is lower than the Northern Ireland figure of 67.5% (Source Census 2011);
- The private rented sector houses 20% of households in Belfast compared with 15% across Northern Ireland (Source Census 2011);
- The proportion of social housing in Belfast (26%) is higher than the Northern Ireland figure of 14.9% (Source Census 2011);
- The University of Ulster's Quarterly House Price Index records the average house price in Belfast at £138,006 during 2013. This represents a decrease of 9% on the previous year, and is slightly above the Northern Ireland average of £131,204;
- At March 2014, the Housing Executive owned 21,828 properties in Belfast, having sold 18,381 dwellings since the introduction of the House Sales Scheme;
- At March 2014, there were 10,259 applicants registered on the waiting list for social housing in Belfast; 5,976 were in housing stress;
- Economic uncertainty continues to impact on the housing market in Belfast. 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 is popular, with high demand for good quality rentals. The number of private housing benefit claims continues to rise, though the full effects of changes to housing benefit entitlement remain to be seen;
- The gap between demand and supply within Belfast's social housing sector is widening. The impact of welfare reform proposals on waiting lists is being carefully monitored. We continue to review the requirement and availability of one bed properties and identify opportunities to increase supply through new build.



Section 3 - Belfast Local Housing Strategy

During 2013/14, we spent £54.3 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 past performance and future programmes by Regional Services objectives and Landlord Services objectives.

Regional Services

Objective 1: Identification of housing requirements across Northern Ireland

- We will assess the need for new social housing;
- We will provide DOE Planning with an annual housing need assessment;
- We will support DSD to provide at least three intermediate housing pilots to test and evaluate the draft Affordable Housing Policy, and bring forward a land asset management strategy to maximise the potential for building future homes.



Objective 2: Investing in homes and neighbourhoods

- In Belfast, 37 new build schemes were completed during 2013/14, delivering 672 social housing units. A further 39 schemes commenced, and will deliver 583 additional units. We plan to start 64 schemes in 2014/15 to provide 1,183 units;
- We will formulate and manage the delivery of the Social Housing Development Programme;
- We will support DSD in the formulation and development of an affordable housing policy.

Objective 3: Improving people's homes

- In 2013/14, 29 renovation and home repair assistance grants were completed in Belfast. In addition, 148 disabled facilities grants were completed in the private sector. The anticipated grants budget for 2014/15 is £1.99m;
- We inspect properties and serve statutory notices to raise and maintain standards in Houses in Multiple Occupation (HMOs). Currently there are 3,022 registered HMOs in Belfast;



- As the Home Energy Conservation Authority (HECA) for Northern Ireland we continue our work to improve energy efficiency across the residential sector;
- In 2013/14, the Warm Homes scheme facilitated insulation of 736 homes, 61 heating installations and both heating and insulation in a further 34. 75 properties of solid wall construction received internal dry lining insulation;
- We are managing and delivering the Boiler Replacement Scheme.

Objective 4: Transforming people's lives

- Last year we funded 206 supported housing schemes for a range of client groups and 20 floating support services;
- During 2014/15, we will pilot the Private Rented Sector Access scheme in 12 locations across Northern Ireland;
- A comprehensive Travellers five year needs assessment is underway. This will inform a new Traveller Accommodation Programme.

Objective 5: Enabling sustainable neighbourhoods and regeneration

During 2013/14, the Housing Executive ensured:

- The completion of new social housing schemes in the Village and Tiger's Bay areas;
- The rehabilitation of long term vacant properties in Lower Oldpark;
- The commencement of new social housing schemes in the Lenadoon and Devonshire estates;
- The vesting of the Upper New Lodge redevelopment area. The development plan will involve the demolition of 178 properties and their replacement with 89 new social homes.



Landlord Services

Objective 1: Delivering quality services

- We continue to work to reduce rent arrears;
- We provide financial advice and counselling services for tenants, as required;
- We aim to meet local targets in relation to housing, homeless and maintenance.

Objective 2: Delivering better homes

- We aim to provide better homes for our tenants through our Maintenance Investment Strategy;
- In 2013/14, we carried out revenue replacement work to 680 homes and installed heating to 1,818 dwellings in Belfast;
- During 2014/15, we plan to commence revenue replacements to 1,550 homes, health and safety works to 1,936, install heating in 2,660 properties, frost thermostats in 1,000 dwellings, external cyclical maintenance (ECM) to 2,500 dwellings and smoke alarms in 320. Double glazing will be installed in 2,750 homes;
- We spent £1.3m on adaptations to our stock in 2013/14 and have a budget in the Belfast Region for £1.12 million in 2014/15;
- We will manage our Stock Transfer Programme;
- We will consider the findings of our pilot Choice Based Lettings scheme for allocations in areas of low demand.

Objective 3: Fostering vibrant communities

- We encourage all tenants to sign up to our Good Neighbour Agreement;
- We will continue to participate on the ASB Inter-agency forum;
- We will develop the Community Safety Strategy 2014/17;
- We will support government in the delivery of housing related strands of the Together Building a United Community (TBUC) strategy;
- We work in partnership with the statutory, community and voluntary sectors in developing and delivering improved community safety at estate level;
- We will participate in the local Tenant Scrutiny Panel;
- 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.



Appendices

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

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.

As with previous years, we have developed this plan in conjunction with our Corporate Plan, the Review of the Northern Ireland Housing Market and our Housing Market Assessment reports. We continue to present Section 3, the Local Housing Strategy, to reflect our regional housing and landlord functions, as set apart by the Minister's Fundamental Review of the Housing Executive.

1.2 Funding



Our expenditure is bound by the **Comprehensive Spending Review 2010** which enables us to continue to make a considerable investment in housing in Northern Ireland each year. During 2013/14, we spent £544 million, (with £315.8 million proposed spend for our mainstream programmes in 2014/15). Funding of £116.5 million is available for the Social Housing

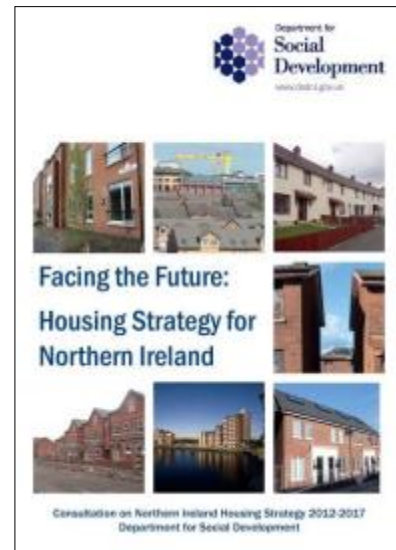
Development Programme to enable delivery of 2,000 new social housing starts. Funding for Capital Adaptations is £6.8 million with an additional £2.6 million for the 2014/15 Capital Improvement Programme. Funding for our 2014/15 Maintenance Programme is £155.6 million. Expenditure for private sector grants is approximately £13.75 million, to include previously committed expenditure with an additional £20.5 million available for Energy Efficiency measures.

Support to vulnerable groups is delivered through our Supporting People Programme. The Supporting People budget of £72.381 million currently funds 99 providers to deliver housing related support through 882 schemes to approximately 19,000 vulnerable people.

1.3 Policy context

In September 2013, the Department for Social Development (DSD) approved the **Housing Strategy for Northern Ireland (Facing the Future 2012-2017)**. The Housing Executive is currently involved in a number of strategic initiatives emanating from the Housing Strategy, these include:

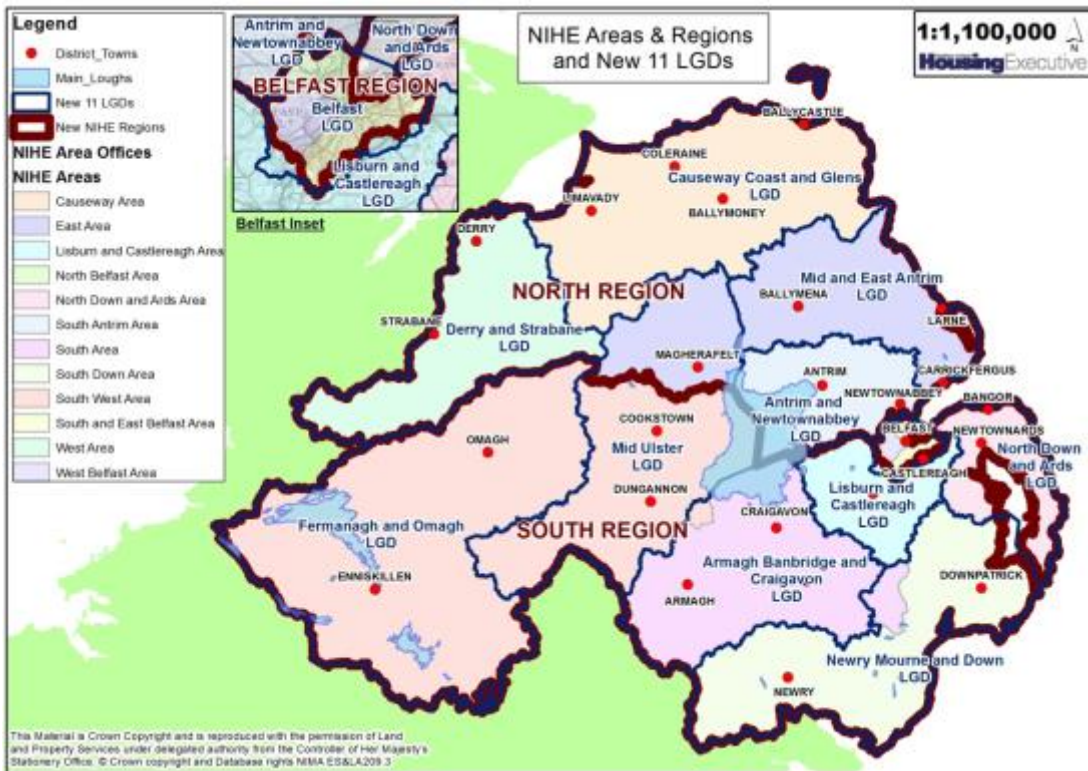
- **Together Building United Communities (TBUC):** Westminster funding for shared housing schemes 2014/17;
- **Affordable Home Loans Fund:** this local application of Get Britain Building (GBB) will provide up to 600 affordable homes in Northern Ireland by 2020;
- **Community Asset Transfer:** this is a change in management and / or ownership of land or buildings, from public bodies to communities to provide an additional means of investing in regeneration in local communities;
- **Building Successful Communities:** this initiative aims to use housing intervention as one of the main catalysts for local regeneration. Six pilot areas have been identified;
- **A Housing Supply Forum:** established by DSD, will identify ways of increasing housing supply;
- **Fundamental Review of Social Housing Allocations:** DSD has published this research which is currently out for consultation. In our response, the Housing Executive affirmed that the allocation of housing should continue to prioritise those in greatest housing need, with equality as a core principle.



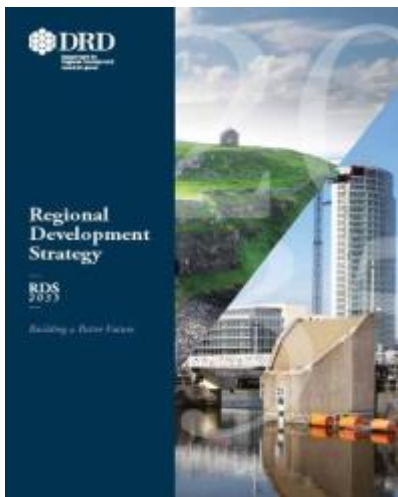
The **Reform of Local Government** is underway and involves a reduction in the number of local government districts from 26 to 11, alongside the transfer of planning, regeneration and responsibility for HMOs to local government. With the elections for the 11 shadow councils complete, piloting arrangements, including pilot planning functions are underway. The work of the new councils is scheduled to start in April 2015.

The new councils will receive powers of well-being and community planning linked in with statutory Development Plans. Local government districts will be given a statutory duty to consult and co-operate with the community and agencies responsible for providing public services to produce a Community Plan.

NIHE Areas and Regions with the 11 new local government districts



The **Planning** context for housing in Northern Ireland is set by the Department of Regional Development's (DRD) Regional Development Strategy (RDS) 2035.



The planning system in Northern Ireland is undergoing a programme of reform, incorporating the Planning Act 2011. A main aim of this legislation is to transfer the majority of planning powers from the DOE to new councils by 2015. The councils will assume responsibility for Local Development Plans which includes a Plan Strategy and a Local Policies Plan, and will determine applications for local and major developments. DOE will retain responsibility for regionally significant development and planning policy and will have powers to monitor and intervene in the development plan process.

DOE Planning have realigned their planning policy statements into one draft Strategic Planning Policy Statement. This was released for public consultation in February 2014. The draft document is more strategic in nature leaving more scope for Development Plans to influence how each policy is interpreted at a local level.

The **Welfare Reform** Act 2012 introduced measures to address the rising costs of benefits. Continuing delays in the legislative process of the Northern Ireland Welfare Reform Bill means this is now unlikely to be introduced until summer 2015 at the

earliest. We are therefore likely to continue to have a substantial housing benefit caseload for much longer than initially expected.

The Northern Ireland Welfare Reform Bill proposes to introduce a size criterion for social housing that will change the way housing benefit entitlement is calculated. This may result in the amount of housing benefit being reduced if there are spare bedrooms (also known as under occupancy) in a property. These changes will apply to anyone living in social housing of working age and in receipt of housing benefit.



Discussions are on-going in the Northern Ireland Assembly on how the social size criteria should be introduced in Northern Ireland. The Department for Social Development (DSD) will write to those impacted by the change in rules. In addition, a dedicated NIHE Contact Centre will explain the changes and provide advice to affected tenants.

The reform bill also includes the introduction of Universal Credit to replace means tested benefits and tax credits. Universal Credit includes the application of a benefit cap (£500 per week) to the total amount payable to any household, including housing benefit.

1.4 Fundamental Review of the Housing Executive

There are many challenges facing us over the coming years, not least the proposed Social Housing Reform Programme. We recognise that this process of change, if formally agreed, will take some time. The design of the new organisations will be guided by extensive consultation. The Board and senior management have agreed a set of overarching business excellence strategies to be introduced by June 2014, along with a new internal structure which has been in place since January 2014. Our internal structures separate the work streams for Regional Services and Landlord Services to achieve the best delivery methods for a range of customers. These changes will help to guide us on a '*Journey to Excellence*' to ensure our customers' needs and expectations are met in an effective and efficient manner.

Housing
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1.5 Governance

Governance within the Housing Executive continues to be reviewed, with a particular focus on contract management for both response and planned maintenance. The Campbell Tickell Report, published in November 2013, identified overpayments in planned maintenance contracts. Since the release of the report, we have been working with contractors to recover overpayments. New planned schemes contracts and double glazing contracts have been awarded.

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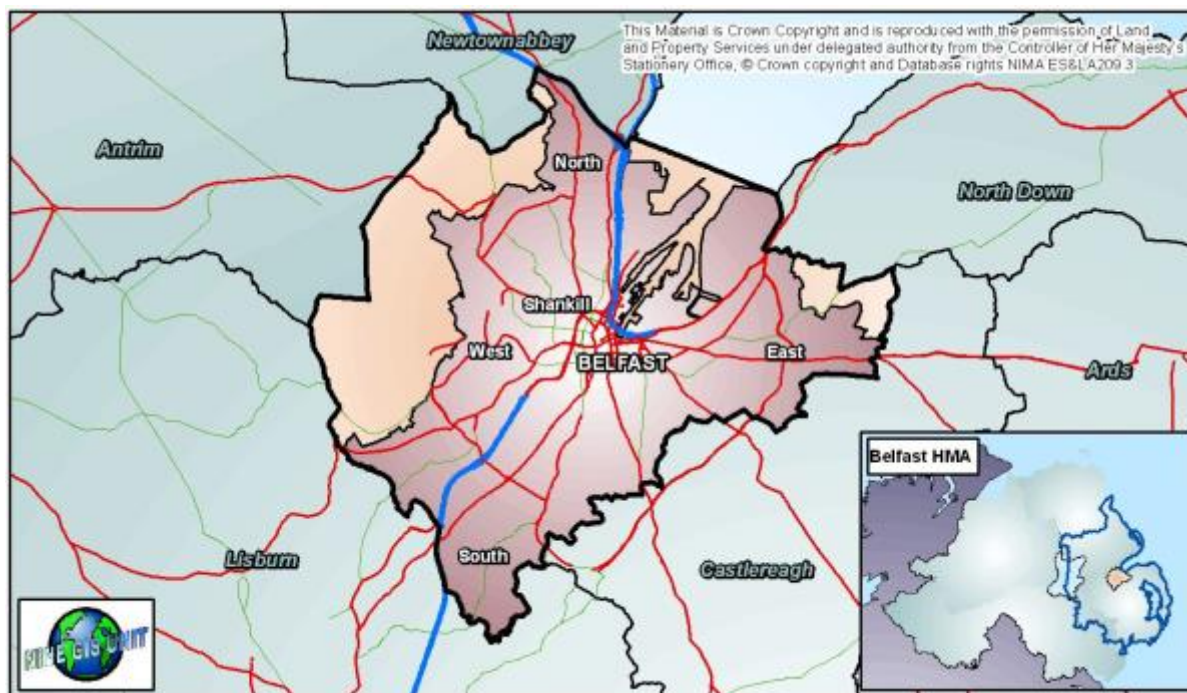
Housing Market Analysis

Section 2 Housing Market Analysis

2.1 Introduction

Housing market analysis is an important planning tool, providing a framework for collecting, analysing and interpreting evidence across a clearly defined area. It enables housing planners to understand current housing market trends and identify existing and potential future imbalances in the housing market. This section analyses the main factors influencing the Belfast housing market to inform our Local Housing Strategy. These include the planning context within which the District Housing Plan is set, demographic trends, socio-economic issues and housing stock data.

Belfast Council Area



Source: NIHE GIS

The geographic area of Belfast council is shown in the map above and 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). An HMA represents the widest geographical area within which households are prepared to move without changing employment or education.

2.2 Planning

Physical planning

Important documents influencing 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.

DOE Planning's Northern Ireland Housing Land Availability Report for 2013, highlights the potential for 19,131 new dwellings in Belfast.



A key theme of the Housing Strategy is **regeneration and sustaining communities**. 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 eight Urban Renewal Areas in Belfast.

Under DSD's 'Areas at Risk' programme, Sydenham in East Belfast, Taughmonagh in South Belfast and Lower Whitewell in North Belfast have been selected for inclusion. The programme aims to identify and intervene in areas at risk of slipping into a spiral of decline.

In October 2013, DSD confirmed six pilot areas for a new regeneration programme: **Building Successful Communities**. There are five of these areas in Belfast; Lower Oldpark/Hillview, Divis/Albert Street, Tiger's Bay/Mountcollyer, Shankill/Brown Square and Andersonstown.

Housing Executive regeneration work continues to improve housing and living conditions through physical improvement programmes. Further details on investment can be found in Section 3.

2011 Census reports 9,166 empty dwellings in Belfast although this data does not distinguish vacant dwellings from second/holiday homes. A number of dwellings will be vacant as part of normal turnover. The Housing Executive Empty Homes Unit is working in partnership with



DSD to deliver the **Empty Homes Action Plan** through investigating the potential for returning long term empty dwellings to use to meet housing need.

Socio economic planning

The population of Belfast increased by 1.3% between 2001 and 2011. Mid-year estimates for 2012 show a minimal change to the population of Belfast. 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 housing.

Key Demographic Statistics – Belfast

Demographics	Census 2001	Census 2011
Children (0-17)	60,261 (21.7%)	52,283 (18.6%)
Working age (18-59)	168,305 (60%)	181,275 (64.5%)
Older people (60+)	48,825 (17.6%)	47,404 (16.9%)
Total Population	277,391	280,962
Households	119,533	120,595
Average Household Size	2.38	2.29

Source: NISRA

The Census 2011 reported that migrant worker families from the former A8 countries of the E.U. represented approximately 2.14% of the population of Belfast.



Although recent figures indicate growth in the NI economy during 2013, performance remains 10% below its peak in 2007. Department of Enterprise, Trade and Investment (DETI) reported that 6.9% of people in Belfast were claiming unemployment related benefits at March 2014. This is a decrease from March 2013.

At March 2014, 17,151 Housing Executive tenants were claiming housing benefit in Belfast. This number has remained fairly steady over the past five years.

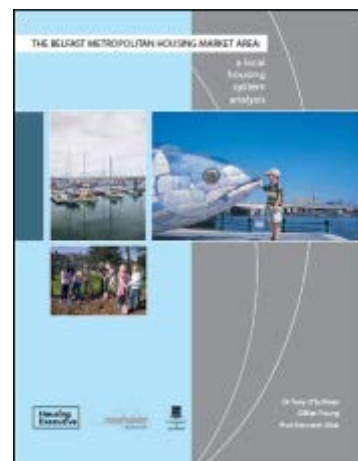
The Northern Ireland Construction Bulletin October 2013 notes that current levels of construction output are approximately 40% lower than the levels reported in 2007. Since the economic downturn, the Northern Ireland construction sector has experienced a more severe slump than in Great Britain. The latest figures from the Northern Ireland Labour Market Report estimate that the number of jobs in the construction sector in Northern Ireland has fallen by 37% since 2007.

Belfast City Masterplan 2013-2020 sets out the Belfast Council's vision for the city in terms of creating a 'competitive, connected and inclusive Belfast'. The plan focuses on seven themes, each with aims for the future development of Belfast city centre, and Belfast as a neighbourhood city, a learning city, a sustainable city and a digital city. The vision for the centre of the city will focus on the provision of a retail, business, tourism and cultural centre at the heart of Belfast. The Department for Social Development's £400 million investment in the Royal Exchange exemplifies this approach. The creation of a learning city will harness the potential of further and higher education resources to support regeneration and drive innovation. The University of Ulster's £250 million investment in a new campus in York Street is currently underway. While the creation of a digital city is shaping up through the city's Super-Connected Cities initiative to enhance the city's competitiveness and sustainability through the development of a high quality digital and physical infrastructure for Belfast.

2.3 Housing market profile

As highlighted earlier, Belfast is within the Belfast Metropolitan HMA. Analysis of this HMA identifies a number of housing issues which present significant challenges in the current economic climate. These include:

- Difficulty in accessing mortgage finance;
- Limited provision of 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.



The housing tenure breakdown in Belfast is recorded in Census 2011. In summary:

- Owner occupation continues to be the most popular tenure in the borough. At 52% it is lower than the Northern Ireland figure of 67.5%;

- 20% of households in Belfast reside in the private rented sector (Northern Ireland 15%). The private rented sector within the city has shown significant growth from 2001 (11%);
- The proportion of social housing (26%) is higher than the Northern Ireland figure of 14.9%.

DSD's Northern Ireland Housing Bulletin reports 236 **private sector new build starts** in Belfast in the year to September 2013. This represents an increase of 78% since last year. The Bulletin also reports that 89 new build properties were sold in Belfast during the year to September 2013.

The University of Ulster's Quarterly House Price Index reports the 2013 **average house price** in Belfast as £138,006, a decrease of 9% on the previous year. This is slightly above the Northern Ireland average of £131,204.

Consultation with local estate agents indicates that:

- Despite the reported decrease in house prices, the housing market in Belfast is recovering;
- House price decline in the lower end of the housing market has ceased;
- Stability is returning within the mid-range housing market;
- Upward movement remains slow and price adjustment is ongoing at the higher end of the market;
- The level of house sales has increased over the past year, with the last quarter of 2013 being the busiest in six years;
- The majority of house sales are to first time buyers;
- Lending restriction is still an issue, however, confidence has increased within the market.

Local estate agents envisage the following:

- House prices will demonstrate some recovery in the housing market;
- The increase in the volume of sales will continue.

Average house prices in Northern Ireland are almost 50% lower than at their peak in 2007. Figures from the leading house price indices for Northern Ireland all indicate that a significant increase in transaction rates has taken place during 2013. The University of Ulster mix adjusted House Price Index shows that house prices rose by 2.4% in the second half of 2013. This combined with the brighter economic outlook and



greater willingness on the part of lenders to provide higher loan to value mortgages for first time buyers, would indicate that prices are likely to increase by up to 5% during 2014. This rate will vary significantly between local housing markets.

The Financial Conduct Authority (FCA) introduced new regulations in April 2014 to ensure that mortgage lenders conduct a full affordability check on mortgage applicants to prevent a return of the pre-crisis mortgage lending practices.

Northern Ireland **Co-ownership** Housing Association assists those on a low income to access the owner occupied sector. 176 properties were purchased through the scheme in Belfast in the past financial year.



Another route to low cost owner occupation has been the **purchase of social housing** by existing tenants. The number of house sales transactions has dropped noticeably in recent years. However, during 2013/14, sales in Belfast increased from 58 in 2012/12 to 104 completions.

The **private rented sector** has grown significantly in Northern Ireland since 2001 and continues to play a very important role in the housing market. This tenure is flexible and responsive to new and emerging markets. The private rented sector is currently 20% of stock in Belfast and estate agents report that there is a strong demand for good quality accommodation. There is however growing concern regarding how the ongoing changes to housing benefit will affect tenants and landlords in the short to medium term.

The number of private sector housing benefit claims in Belfast remains consistent due to the inaccessibility of owner occupation and the shortage of social housing. The Local Housing Allowance for a three bed dwelling in Belfast is £102.49 per week (as at April 2014). Local estate agents have indicated that, in some areas, rents have increased beyond the Local Housing Allowance, resulting in housing benefit not covering the full charge. Discretionary housing payments continue to be paid in order to meet the shortfall in rent.



Housing statistics (tenure breakdown)

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

Source: NISRA

Private Sector Activity – New Build Starts and Average House Price

Private Sector Activity	2009	2010	2011	2012	2013
Belfast New Build Starts*	621	126	276	132	236
NI New Build Starts*	6,140	6,339	5,041	4,456	4,327
Belfast Average House Price	£166,386	£163,573	£143,538	£151,624	£138,006
NI Average House Price	£160,855	£156,746	£139,800	£138,147	£131,004

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

Private Housing Benefit – No of Claims

Private Housing Benefit Belfast	March 2010	March 2011	March 2012	March 2013	March 2014
No of Private Sector Claims	12,571	13,604	14,183	14,489	13,568
No of HA Claims	8,789	9,245	9,641	10,157	10,637

Source: NIHE

Co-ownership – No of Purchases

Co-ownership	March 2010	March 2011	March 2012	March 2013	March 2014
No of Purchases	86	82	106	154	176

Source: NI Co-ownership HA



The increase in the age limit for the Shared Room Rate has seen housing benefit entitlement fall short of rent charges, particularly for single tenants aged under 35. There are a limited number of one bedroom units in Belfast and estate agents advise that they now have waiting lists for this type of accommodation.

Houses in Multiple Occupation (HMO) continue to play an

important role in meeting the needs of various household groups and present another affordable housing option. They are commonly availed of by singles, low income households, students and migrant workers. Welfare reform may result in increased demand for HMOs as housing benefit is reduced for under-occupying households.

2.4 Social housing

The Belfast Housing Need Assessment 2013-2018 identified a need for 5,331 additional social units (see Appendix 1). Whilst 672 social housing new build properties were delivered in Belfast in 2013/14, demand continues to outstrip supply. Homelessness continues to be a complex social problem and this is most evident in cases of single homeless presenters where underlying causes such as mental health illnesses, addiction problems, behavioural and personality disorders, learning difficulties and poor family support may have resulted in the person becoming homeless. Notable waiting list information includes:



- 58% of applicants were in housing stress;
- 49% of housing stress applicants were singles, 38% families and 13% elderly;
- Allocations increased by 6% since March 2013;
- Homelessness decreased by 12% in the past year.

At March 2014, **Housing Executive stock** within Belfast totalled 21,828 properties (see Appendices); of these, 263 were void pending allocation. A number of properties have been identified for demolition as part of estate strategies and regeneration.

Social housing statistics public sector

Belfast Waiting List Trends	March 2010	March 2011	Mar/Apr 2012	March 2013	March 2014
All Applicants	9,831	10,162	8,810	10,534	10,259
Housing Stress	5,731	5,927	5,767	6,146	5,976
Allocations	2,321	2,027	1,842	2,239	2,317

Belfast Waiting list sub-set of homeless applicants

	2009/10	2010/11	2011/12	2012/13	2013/14
Presented	5,345	5,544	5,285	5,367	5,329
Awarded Full Duty Status	2,707	2,766	2,493	2,856	2,506

Belfast Housing Executive sales information & housing association (HA) starts

	2010/11	2011/12	2012/13	2013/14
HA New Build Starts	853	384	286	583
NIHE House Sales	54	45	58	104
Average Market Value	£64,337	£53,466	£50,120	£48,403

Source: NIHE

3

Local Housing Strategy

Section 3 Local Housing Strategy

3.1 Introduction

The Belfast Local Housing Strategy presents the Housing Executive's performance for 2013/14 and our proposals for 2014/15.

The Housing Executive's projected investment within Belfast in 2014/15 is £69 million, excluding investment in new build and the Warm Homes Scheme.

Belfast Region actual and projected spend

Activity areas	Actual Spend		Projected spend
	£m		£m
	2012/13	2013/14	2014/15
Capital improvement work	0.57	0.48	0.50
Planned maintenance work	15.84	13.13	26.60
Response maintenance*	9.70	10.82	13.60
Private Sector Grants	2.97	1.39	1.99
Warm Homes	1.12	1.10	**
Land and Property Acq	2.58	5.21	2.83
Grounds Maintenance	1.35	1.10	1.30
Supporting People	20.67	20.6	22.2
Total	54.80	54.33	69.02
Investment in New Build***	30.57	55.0	****

Source: NIHE

*Response maintenance figures include minor disabled person adaptations, redecoration and displacement grants.

**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 £13.9 million for 286 units (2012/13) and £27.6 million for 583 units (2013/14).

**** The total cost of units in the gross Social Housing Development Programme for 2014/15 has not been finalised.

Regional Services

Regional Services will focus on all housing tenures to identify future needs and gaps in provision across Northern Ireland. We aim to provide a mix of high quality, well managed housing by offering expert advice and support to target investment with a view to maximising economic and social benefits.

Our staff are expert at providing stakeholders with accurate and timely information, advice and support to enable them to make informed decisions about housing.

Local Government Reform in 2015 will bring local authorities enhanced responsibilities in statutory planning, community planning and community regeneration. We will advise partners on best practice models of housing delivery and support an effective approach to housing led regeneration.

We will enable sustainable communities by providing support, knowledge, advice and resources. Our strategic objectives are:

- Identification of housing requirements across Northern Ireland;
- Investing in homes and neighbourhoods;
- Improving people's homes;
- Transforming people's lives;
- Enabling sustainable neighbourhoods and regeneration.

In addition, we will introduce measures to support job creation, social cohesion and environmental enhancement; reduce fuel poverty; and create opportunities for professionals and residents to engage in housing related matters.

3.2 Objective 1 – Identification of housing requirements across Northern Ireland

An important part of the work of this division is to analyse the housing market. Internal and external housing research provides an evidence base for new policies, strategies and programmes of work.

The Housing Executive produces a suite of documents on housing need, conditions and market issues, including the Northern Ireland Housing Market Review and Perspectives report, the House Condition Survey, Housing Market Geographies, Housing Market Analysis and District Housing Plans. Copies of all our research documents and the research programme are on our website at www.nihe.gov.uk.

DSD commissioned a fundamental review of the Allocations Policy for social housing, the findings of which were published in December 2013 for consultation. In our response the Housing Executive supported:

- The allocation of housing to those in greatest need;

- Equality as a core principle;
- The introduction of enhanced Housing Options services across Northern Ireland;
- The retention of universal access;
- The promotion of mutual exchange schemes as a mechanism to meet housing need;
- The reduction of the number of reasonable offers from three to two;
- The introduction of Choice Based Lettings for allocations in areas of low demand.

In 2012/13, the Housing Executive carried out a review of the **Housing Selection Scheme** in light of Welfare Reform, and consulted on changes to support existing tenants who are under-occupying and wish to move to a smaller property. The agreed changes will coincide with the introduction of the Welfare Reform Bill in Northern Ireland.

DSD introduced a **Landlord Registration Scheme** in February 2014 to collect and maintain up-to-date and accurate information on landlords and their properties. It will be a legal requirement for private landlords to register by February 2015. The landlord registration scheme has a number of aims. These are to:

- Allow tenants, neighbours and local councils to identify landlords and management agents of private rented property;
- Provide information on the scale and distribution of the private rented sector;
- Improve private renting in Northern Ireland.

The Housing Executive is statutorily responsible for **assessing social housing need** in Northern Ireland. Our five year (2013/18) social housing need assessment for Belfast can be found in Appendix 1. The 2014/19 housing need assessment exercise will be completed in October 2014.

The Housing Executive has worked with DSD and DOE Planning over a number of years on draft **Planning Policy Statement 22 – Affordable Housing**. This document was released for consultation in June 2014. This work is critical to facilitate the identification and delivery of land for social and intermediate housing. We will continue to work with both Departments to produce a satisfactory policy document that will meet affordable housing need and enable mixed-tenure, sustainable communities.

2014/15 action plan:

- Complete the review of the Housing Selection Scheme;
- Assess the need for new social housing;

- Provide DOE Planning with an annual housing need assessment;
- Produce an updated Housing Need Prospectus;
- Work with DSD and DOE to deliver effective planning policies for affordable housing and sustainable communities.

3.3 Objective 2 – Investing in homes and neighbourhoods

Our aim is to plan, enable and invest in homes to ensure affordable high quality sustainable housing is provided across Northern Ireland. 'Growing a sustainable economy and investing in the future' is the first priority in the Programme for Government, and we will be assisting in this important government objective by formulating a sustainable development programme to increase the supply of new social and affordable housing. Investment in housing and associated regeneration provides work for various sectors of the construction industry and helps to promote sustainable communities.

The Programme for Government 2011-2015 sets 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.



In line with the welfare reform agenda, 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. The Housing Executive promotes the development, by housing associations, of a minimum 200 one bed units in each year of the SHDP 2014/17. Details of the SHDP are shown in Appendix 2.

During 2013/14 in Belfast:

- 37 new build schemes for 672 social housing units were completed;
- 39 schemes commenced to deliver 583 social housing units;
- We continued to promote the House Sales Scheme.

In March 2014, Minister McCausland announced the introduction of a new **Affordable Home Loans Fund**. The £19m fund provides interest free loan funding to Apex, Clanmil and Oaklee Housing Associations to provide new affordable homes and to refurbish empty homes. The fund is the local application of the Government's Get Britain Building (GBB) scheme and will provide up to 600 affordable homes across Northern Ireland over six years to 2020.

The affordable homes made available through the Affordable Home Loans Fund will be offered for sale on a shared equity basis, with purchasers buying a starter share and paying an initial low rent on the remaining share. Details of the shared equity schemes are available from the individual housing associations involved and will be rolling out throughout 2014 and beyond. The scheme is complimentary to the existing Northern Ireland Co-ownership scheme and will help promote economic growth and job creation within the construction industry.

2014/15 action plan:

- Commence 56 new build schemes for 1,001 dwellings;
- Formulate a SHDP, managing its delivery by housing associations;
- Promote affordable home ownership.

3.4 Objective 3 – Improving people's homes

We aim to improve the quality of people's homes and tackle the current issues of fuel poverty and unfitnes, and work to support independent living. Our research and housing market analysis provide the information required to develop improvement programmes.

We provide **grants** to private sector landlords and owner occupiers to assist them to maintain their properties and prevent them falling into unfitnes or serious disrepair. Discretionary renovation, replacement and home repair assistance grants are, however, only available where an imminent or significant risk to the occupant has been identified under the



exceptional circumstances criteria. We will develop and deliver a loans pilot for repairs and improvement in the private housing sector as part of the DSD's Review of Support for Repair and Improvement in the Private Housing Sector. The pilot will operate from September 2014 in parallel with the discretionary grants scheme until legislative changes are in place.

Owner occupiers and landlords can access adaptations through our private sector grants scheme. During 2013/14, in Belfast, we approved 172 disabled facilities grants for the private sector and completed 148, spending £1.1m. The number of adaptations we can provide is subject to funding. A Group Repair Scheme was completed during 2013/14 at Northwood Phase 4 to improve 39 dwellings with a total expenditure of £88k. A scheme for 24 dwellings at Fortwilliam Parade is planned for 2014/15.

By inspecting properties and serving statutory notices, the Housing Executive raises and maintains standards in **Houses in Multiple Occupation (HMOs)**. Currently there are 3,022 registered HMOs in Belfast with an additional 450 properties completing their registration during 2014/15. 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. To ensure compliance with HMO Standards, 324 Article 80 notices (making the property fit, safe and suitable for the number of occupants) and 677 Article 79 notices (compliance with the management standards) were served on HMOs in Belfast.

DSD's Fundamental Review of the Regulation of HMOs in Northern Ireland, released for consultation in 2012, aims to improve standards in HMOs through a revised system of regulation. This will aid the transfer of functions from the Housing Executive to Councils under the Local Government Review. It is anticipated that the transfer of the HMO function will be effective from 1st April 2015.

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. However, fuel poverty remains a major issue in Northern Ireland, with 42% of households recorded as fuel poor in 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. We invested over £20 million on

heating, insulation and double glazing to our properties in 2012/13.

The Housing Executive manages the **Warm Homes Scheme** which aims to help vulnerable households in the private sector to alleviate fuel poverty. The Warm Homes scheme has been very successful in improving the energy efficiency of eligible private sector homes over the five years of its contract, which will end in June 2014.

DSD is looking at new models of delivering its fuel poverty strategy and has commissioned an **Affordable Warmth** pilot for vulnerable private sector households with a view to replacing the Warm Homes scheme post June 2014. 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 Housing Executive also manages the **Boiler Replacement Scheme** on behalf of DSD.

Financial incentives are available to encourage owner occupiers to upgrade their central heating systems by installing new, more efficient, 'A' rated boilers. Since its introduction in September 2012, the scheme has provided 11,300 low income households with new energy efficient boilers across Northern Ireland. At a local level

1,363 boiler replacements were completed in Belfast between 1st April 2013 and 31st March 2014.



2014/15 action plan:

- Support private sector improvements to reduce the percentage of homes failing the Decent Homes Standard;
- Complete renovation and home repair assistance grants as necessary within our budget of £1.99m;
- Continue to implement the HMO Strategy to ensure compliance and provide advice to tenants and prospective tenants of HMOs;
- Work to improve energy efficiency, promote energy conservation and help to alleviate fuel poverty;
- Implement the new Affordable Warmth scheme.

3.5 Objective 4 – Transforming people's lives

Our aim is to help people live independently 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).

Supporting People is the government programme for housing related support administered in Northern Ireland by the Housing Executive to help vulnerable people live as independently as possible in the community. The programme established the means to manage accommodation on a partnership basis, and to strategically commission housing related support services to tackle social exclusion by preventing crisis and more costly interventions.



Supporting People is a key contributor in the delivery of a range of national and local strategies and programmes relating to homelessness, health, criminal justice and social inclusion. We are currently working with DSD to carry out a strategic review of our Supporting People Policy, programme and procedures.

The Homelessness Strategy 2012-17 recommends the introduction of a **Private Rented Sector Access** scheme for low income households. The proposed scheme will be introduced in 12 locations in Northern Ireland, primarily targeted at Full Duty Applicants (FDA) who have been on the waiting list for over six months. Those allocated housing through the new scheme will be removed from the waiting list and will avail of housing support services to assist in maintaining and retaining their tenancies.

In Belfast during 2013/14:

- We spent £20.6 million delivering the Supporting People programme;
- We funded 206 sheltered and supported housing schemes and 20 floating support services for a range of client groups through the Supporting People programme;
- 5,239 homeless applications were received and 2,506 applicants were assessed as having FDA status.

The Housing Executive is responsible for the provision and management of accommodation for the **Traveller Community**. Fieldwork is currently underway on the third Comprehensive Traveller Needs Assessment and is due for completion in 2014. Following analysis of the findings, and subject to the consultation period, a new five year Traveller Accommodation Programme will be developed.

2014/15 action plan:

- Work with relevant organisations to deliver services to those who experience homelessness in line with our Homelessness Strategy 2012-17;
- Review our existing temporary accommodation in relation to its effectiveness and aim to reduce the length of time households spend in it;
- Further improve existing services for Rough Sleepers;
- Introduce the Private Rented Access Scheme for homeless applicants in 12 locations throughout Northern Ireland;
- Invest approximately £22.2 million in Belfast to deliver housing support services to vulnerable people through the Supporting People Programme;
- Continue to monitor and review services through the contract management framework and take associated actions to realign services where necessary;
- Continue joint working with partners in the health and voluntary and community sectors, to identify opportunities for collaborative working and promote innovation and capacity;
- Continue to improve the quality of housing in the private sector for people with disabilities;
- Work to meet the accommodation needs of Travellers, as required.

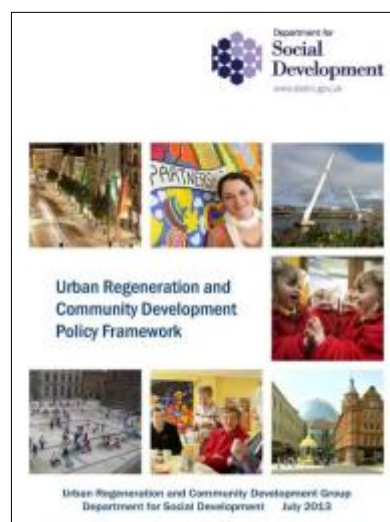
3.6 Objective 5 – Enabling sustainable neighbourhoods and regeneration

Regional Services will contribute to the growth of the economy by using our public assets, networks and expertise to promote mixed use and mixed tenure site developments. This will support contemporary urban and rural regeneration and provide the environment to explore new delivery models and will provide a strategic overview of the opportunities available for neighbourhood and other regeneration initiatives.

In July 2013, DSD published an **Urban Regeneration and Community Development Policy Framework**.

The Framework sets out four policy objectives that will form the basis of any future policy or programme development in urban regeneration and community development. The policy objectives are:

- To tackle area-based deprivation;
- To strengthen the competitiveness of our towns and cities;



- To improve linkages between areas of need and areas of opportunity;
- To develop more cohesive and engaged communities.

Belfast Area Offices are supporting physical and community regeneration through DSD Neighbourhood Renewal and is represented on both the partnership and community sub group levels.

The '**Areas at Risk**' Programme has identified four estates in Belfast as areas at risk of decline; Sydenham, Taughmonagh, Annadale and Lower Whitewell. The Housing Executive, supported by DSD, Community Foundation NI and other partners, continues to work with residents' associations in these areas to deliver a range of programmes, with the aim of encouraging voluntary community engagement and promoting self-sufficiency.

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.

DSD has introduced an **Empty Homes Strategy and Action Plan** which aims to alleviate housing need and address the negative impact of blight. The Housing Executive Empty Homes Unit is working in partnership with DSD to deliver the Empty Homes Action Plan and reduce the number of empty homes throughout Northern Ireland. The Action Plan also includes a pilot initiative to bring a number of former Housing Executive properties back into use for social renting in areas of housing need.

In October 2013, DSD launched its **Building Successful Communities** programme confirming six pilot areas. There are five of these in Belfast at Lower Oldpark/Hillview, Divis/Albert St, Tiger's Bay/Mountcollyer, Shankill/Brown Square and Andersonstown. This new initiative, which is part of the Housing Strategy for Northern Ireland, aims to use housing intervention as one of the main catalysts for local regeneration. Inter-agency work with local communities will develop solutions to reverse decline and create more sustainable communities. Regeneration forums have been set up in each of the areas and have had their first meeting to develop plans with tailor-made economic, physical and social interventions to meet community needs.

The Housing Executive continues to play a key role in the fostering of **urban regeneration**. The removal of unfit housing through the urban renewal programme has resulted in the rehabilitation or the building of new homes. In the last year this included:

- The completion of new social housing schemes in the Village and Tiger's Bay areas;
- The rehabilitation of long term vacant properties in Lower Oldpark;
- The commencement of new social housing schemes in the Lenadoon and Devonshire estates;
- The vesting of the Upper New Lodge redevelopment area. The development plan will involve the demolition of 178 properties and their replacement with 89 new social homes.

Our 2014/15 action plan is:

- We will ensure affordable housing matters are identified for Belfast;
- Continue to focus on urban renewal and estate-based strategy programmes;
- 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;
- Continue to work with DSD and Supporting Communities Northern Ireland to deliver a range of programmes to the local community;
- We will develop a land strategy to protect and maximise development potential of our land asset.

Landlord Services

The Housing Executive is the largest social landlord in the UK with approximately 89,000 homes throughout Northern Ireland in both urban and rural areas. We have 33 local offices delivering housing services, asset management and response and grounds maintenance. We also work in partnership with local communities through the Housing Community Network, as well as with a range of statutory and voluntary agencies, to build healthy, safe communities within our neighbourhoods.

Over the next year we will introduce strategies and programmes to ensure that we deliver the best possible customer service on a value for money basis. We strive to become a top quartile provider in the core landlord services of debt, rent collection, lettings, response maintenance and neighbourhood services. We are committed to learning and development of all our staff.

To help us achieve these goals we have three key landlord Corporate Objectives:

1. Delivering quality services;
2. Delivering better homes;
3. Aspiring to vibrant communities.

3.7 Objective 1 - Delivering quality services

As part of our 'Journey to Excellence' we will listen to our customers and develop a Customer Excellence Strategy to give the best services that our customers tell us they want in a way that most suits their needs.

We aim to improve our business to ensure better services to our customers, whilst ensuring value for money. We benchmark our main services against other housing providers in the UK to ensure customer satisfaction.

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. Belfast Area Offices continue to provide key services such as housing, homelessness, including hostel services, response maintenance, estate management, community development and partnerships.



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 **Tenancy Support Needs Assessment** was successfully completed during 2012 and is currently being rolled out in the South Region. All new tenants will be interviewed and support needs identified. Referrals will then be made to floating support services and other organisations to provide the support required.

Following on from the successful **HomeSwapper** pilot in 2013, the Housing Executive has re-subscribed for a further two years, meaning this online mutual exchange finder will continue to be free for Housing Executive and housing association tenants. Any social sector tenant interested in exchanging their home with another social tenant can register details of their current home and the type of home they want for free at www.homeswapper.co.uk.



We have **Business Continuity and Emergency Plans** in place to prepare for civil incidents or other events which require response or may affect our ability to deliver services. Our contractors are also prepared for such events and a protocol is in place with local councils for the use of our All Trades contractors in assisting with preparatory or clear up work after an incident. During the tidal surge event in January 2014, we provided 20,000

sandbags to properties in order to increase general tidal defences in Belfast, Newry, Newtownards and other areas that were under threat.

By March 2014, Belfast Region rent arrears had decreased by £198k to £4.7 million. During the year, the number of debtors decreased by 2.5% and the number of debtors with more than 13 weeks arrears had decreased by 11%. The number of notices seeking possession also decreased. There is a continued emphasis on arrears prevention with 273 tenants offered financial advice during the year.

Belfast Region Performance at March 2014

	Target	Actual
Housing Applications	Process ≥ 90% of applications within 20 working days	98%
Homeless Applications	Process ≥ 95% of applications within 33 working days	97%
Voids	<1% of gross stock	1.07%

Maintenance Performance for Northern Ireland

	Target achieved
Completion of Repairs within Required time	91%
Tenant Satisfaction with Repairs Service*	80.9%

Belfast Region Housing Benefit Performance at March 2014

	Target	Actual
Clear Housing Benefit new claims	within 25 days	19.3 days
Clear Housing Benefit change of circumstances	within 8 days	3.2 days

**This figure has been taken from the Continuous Tenant Omnibus Survey (CTOS). In Belfast CTOS reports 79.8% satisfaction with Repairs Service.*

We continue to administer housing benefit prior to the phased transfer to Universal Credit between 2014 and 2017. In the Belfast Region we have spent £532k on discretionary housing payments to 2,496 claimants to ease financial hardship during 2013/14.

Over the past year, Belfast processed 4,699 new housing applications and 1,458 tenant transfer requests for housing.

In South and East Belfast, a New Tenancy Team is being piloted. Its aim is to encourage prospective tenants to conduct a purposeful and sustainable tenancy. The Team engages with the customer for the first eight weeks of a new tenancy to ensure that the move to their new home goes as quickly and smoothly as possible. This involves the housing officer liaising with the maintenance contractor and service providers to ensure repairs have been completed, any entitlement to housing benefit has been identified and commitments from support providers have been delivered.

2014/15 action plan:

- Achieve the rent arrears target set for Belfast Region by 31st March 2015;
- Provide financial advice for tenants as required;
- Complete Tenancy Support Needs Assessments with all new tenants and provide support as required;
- Provide high quality and responsive services to all customers;
- Meet Area Office targets in relation to housing, homeless and maintenance;
- Decrease turnaround time of relets and the number of void properties.

3.8 Objective 2 - 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.

The aim of the **Housing Executive's Maintenance Investment Strategy** is to achieve and maintain the Decent Homes Standard for its housing stock.

The Strategy was last reviewed in 2011 and its continuing investment priorities are External Cyclical Maintenance (ECM), the replacement of outmoded kitchens, and heating upgrading and replacement; we currently plan to carry out these works in 9,000, 5,000 and 6,000 properties respectively in the current financial year.

In addition, we aim to complete our **double glazing** programme in line with the Minister's Programme for Government target for social housing in 2015; this will involve some 11,000 homes. During the year we will be commissioning a new condition survey with DSD for our stock which will inform a future review of the Strategy.

During 2013/14, we carried out revenue replacement work to 680 homes and installed heating to 1,818 homes in Belfast.



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 lever taps to large scale work such as extensions to dwellings or ramps.

In 2013/14 we spent £1.3m on adaptations to Housing Executive properties in Belfast.

Our **energy efficient measures** have improved the SAP rating (Standard Assessment Procedure for the energy rating of dwellings) of our occupied stock from 62 at 2006 to 66 at 2011. The SAP rating takes account of physical improvements as well as other factors, including fuel costs.



During 2013/14, we commenced 5,997 and completed 5,721 heating conversions in Housing Executive dwellings in Northern Ireland. We continue to fund Bryson Energy to deliver an energy efficiency awareness programme to schools. During 2013/14, 260 schools in Northern Ireland were visited, 17 of which were in Belfast.

The Housing Executive continues to work with DSD and housing associations in taking forward the **Stock Transfer** Project. This project has identified and programmed some 2,000 Housing Executive dwellings for transfer to housing associations to enable the leveraging in of additional funding to carry out major improvement work.

In January 2014, the Housing Executive commenced a **pilot Choice-Based Lettings** scheme in a number of locations where it is normally difficult to let properties. The scheme, approved by the Housing Executive Board and DSD, involves advertising the available properties on

www.propertynews.com/nihe and through

local press on a weekly basis. Registrations of interest are accepted from anyone who is

already on the Waiting List, and after the weekly deadline the offer of the property is made from the list of applicants who registered interest, in accordance with the rules of the Housing Selection Scheme. Extra support will be made available to any applicants who require additional assistance.



2014/15 action plan:

- Implement our Maintenance Investment Strategy 2011-16;

- Commence a revenue replacement scheme to 1,550 properties, health and safety works to 1,936 dwellings, frost stats scheme for 1,000 dwellings, smoke alarm replacement scheme for 320 dwellings, ECM for 2,500 homes and double glazing installation to 2,750 dwellings;
- Commence 2,660 heating installations;
- Continue to improve the quality of housing for our tenants with disabilities;
- We have a budget of £1.12 million in Belfast Region for Disabled Persons Adaptations to our properties;
- Continue to fund an energy efficiency awareness programme;
- Manage our Stock Transfer Programme;
- Review the Choice Based Lettings scheme;
- Undertake a stock condition survey to inform a multi storey investment strategy.

3.9 Objective 3 - Fostering vibrant communities

We aspire to building vibrant communities through partnership and interagency working with local residents groups, the Housing Community Network, statutory and voluntary agencies in relation to Community Safety, Community Cohesion and Community Involvement.

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.

Tackling anti-social behaviour (ASB) on Housing Executive estates is of critical importance to our organisation as we fully realise the devastating impact ASB can have, not just on the individual victims, but also the community as a whole.

Therefore, taking immediate and appropriate action is essential if we are to build vibrant and successful communities.

While the majority of reports of ASB are minor and can be resolved through early



intervention, we have a range of legal powers to address more serious incidents. Responsibility for crime prevention and community safety is no longer viewed as the exclusive responsibility of the Criminal Justice system and it is by working in partnership with a range of agencies that we can best address the issue of ASB.

During the year, Belfast Area offices managed 516 complaints of ASB with most concerning noise nuisance. The Housing Executive supports a number of initiatives within Belfast to address the issue of anti-social behaviour and initiate community mediation. The MACS program (Mediation and Community Support) is delivered by Northern Ireland Alternatives and Community Restorative Justice Ireland. The Housing Executive partners this service with the PSNI and Atlantic Philanthropies.

The Housing Executive regularly meets with our statutory partners at ASB forums where all agencies have an opportunity to discuss issues pertaining to their local area and are represented on the Policing and Community Safety Partnerships.

The Housing Executive is developing its new Community Safety Strategy for 2014-17. This was issued for public consultation in spring 2014.

The Department intends to introduce a Bill in the Assembly to tackle anti-social behaviour in social housing. In December 2012, it published a **Proposed Housing (Anti-Social Behaviour) Bill (Northern Ireland)** consultation document to seek views for this legislation.

It is proposed that the new legislation will introduce a new type of social housing tenancy (the short secure tenancy), specifically for those tenants who have been involved in ASB. Existing legislation will be amended to ensure that individuals who engage in ASB following an assessment under homelessness legislation can be treated as ineligible at any stage before they are allocated a tenancy of social housing.



Community Cohesion is another important theme in the drive to build stronger communities as we recognise good community relations within an estate is key to a successful and harmonious society. Northern Ireland is still dealing with the impact of the Troubles, with 90% of Housing Executive estates remaining single identity. Through the Good Relations Strategy, the Housing Executive is working to assist communities to be more open and welcoming to all.

The recently launched **Together: Building a United Community (TBUC)** strategy reflects the Northern Ireland Executive's commitment to improving community relations and continuing the journey towards a more united and shared society. This new initiative is informing the delivery of the Housing Executive's approach to community relations and we are supporting government in the delivery of the housing related strands of the TBUC strategy.

We have been working across a further 14 estates this year to deliver on our **Shared Community Programme** and we continue to support groups who wish to develop re-imaging projects within their areas. We are also working with cross community partnerships to take forward interventions for peace walls in Housing Executive estates.

We are currently operating the Shared Community Programme in five areas of Belfast. The programme promotes participating groups to create neighbourhoods that are safe and welcoming.



As part of the Shared Communities Programme almost 40 young people from Inner East Belfast came together for a cross community fashion show in November 2013. During October and November the young people attended fashion workshops in the Short Strand Community Centre and Oasis Centre where they learned how to recycle and redesign old clothes. This project was not just educational and fun but provided a platform to strengthen existing relationships and develop new ones.

The **Building Relations in Communities (BRIC)** programme, initiated by the Housing Executive in 2010, continues to deliver on its aims and is now operating across 88 Housing Executive estates, of which 22 are in Belfast. The Programme offers a wide range of training on many aspects of good community relations, as well as access to funding to deliver on the good relations plan developed for each estate. Community representatives and Area Office staff have participated in BRIC training.

As part of a reimagining project in the Sliabh Dubh area, facilitated by the BRIC scheme, a bespoke artwork was created by local artist Danny Devanney. This featured well known superheroes from Marvel and DC comics and allowed the young people of the area to play their part in transforming it into a vibrant and exciting place and something they can be proud of.

Unique to Belfast, the NIHE Community Cohesion Unit were responsible for rolling out the **Local Area Network** across four areas of Belfast. The aim of the programme is to develop relations at a local level regardless of religion or ethnic background. As part of the Ardoyne Alliance Local Area Network Programme, a Titanic themed tea dance was held in the Crumlin Road Gaol and attracted over 100 people from both communities.

Our **Race Relations** policy is designed to ensure full and fair access to housing services and to support communities and groups to promote good relations between and within ethnic groups and communities.

In April 2014, a new piece of multi-cultural community artwork was unveiled in Ormeau Park. This was funded by the Housing Executive's Race Relations Unit and was designed by Daniela Balmaverde in conjunction with the Ballynafeigh Community Development Association. Ballynafeigh is an excellent example of a stable mixed community and the new artwork reflects the mix of cultures and ethnicity present in the area. The artwork features exotic images from China, India and Africa as well as local imagery including the river Lagan, the An Droichead crest and Ballynafeigh Orange Hall.



The Housing Executive is committed to implementing its 2014 **Community Involvement** strategy. Local groups and individuals are represented within our Housing Community Network and are actively involved in the scrutiny of our services, the continuous improvement of our business and the development and implementation of new practices.

2014/15 action plan:

- 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 Anti-Social Behaviour Inter-agency Forum;
- Develop our Community Safety Strategy 2014-17;
- Work with others to improve the support to victims of hate crime through a Belfast Multi Agency Group;
- Support government in the delivery of housing related strands of the TBUC strategy;
- Participate in the local Tenant Scrutiny Panel;
- Continue to deliver the 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.



Appendices

Appendix 1 Social Housing Need Assessment (HNA) 2013-2018

Housing Need Assessment Area	5 Year Projected Social Housing Need
Greater West Belfast/Shankill	2,368
South and East Belfast	1,905
North Belfast	1,058
Total	5,331

Appendix 2 Social Housing Development Programme

Schemes completed April 2013 – March 2014

Scheme	No of units	Client group	Housing association	Policy theme
Tiger's Bay-Limestone Rehabs	10	Gen-Needs	Apex Housing	Housing Stress
Springfield Crescent	9	Gen-Needs	Apex Housing	Housing Stress
212 Cliftonville Road	10	Gen-Needs	Apex Housing	Housing Stress
Mountpottinger PSNI Site	10	Gen-Needs	Apex Housing	Housing Stress
Library Site Templemore Ave.	4	Gen-Needs	Apex Housing	Housing Stress
Clara Street	22	Gen-Needs	Apex Housing	Housing Stress
2 Allworthy Avenue	3	Gen-Needs	Ark	Housing Stress
29 Templemore Avenue	1	Gen-Needs	Clanmil	Housing Stress
Boiler House Site: Stewart St.	16	Gen-Needs	Clanmil	Housing Stress
Bass Brewery Site: Glen Road	166	Gen-Needs	Clanmil	Housing Stress
33-55 Templemore Ave.	2	Gen-Needs	Clanmil	Housing Stress
Farnham Street	1	Gen-Needs	Clanmil	Housing Stress
Gainsborough Infill	17	Gen-Needs	Clanmil	Housing Stress
6 Lewis Gardens	1	Gen-Needs	Connswater	Housing Stress
25 Knocknagoney Gardens	1	Gen-Needs	Connswater	Housing Stress
North Belfast ESP's Ph.10A	6	Gen-Needs	Flax	Housing Stress
North Belfast ESP's Ph.10B	6	Gen-Needs	Flax	Housing Stress
Village URA Phase 1	37	G/Comp-Need	Fold	Housing Stress
Ross Street Flats	12	Gen-Needs	Fold	Housing Stress
Arundel Replacement	8	Gen-Needs	Fold	Housing Stress
Victoria View:5-7 Inverary Dr.	12	Gen-Needs	Fold	Housing Stress
Village URA Phase 2	50	G/Comp-Need	Fold	Housing Stress
10 Ritchie Street	1	Gen-Needs	Grove	Housing Stress
163-165 Glen Road	24	Gen-Needs	Habinteg	Housing Stress
2 Upper Suffolk Road	5	Gen-Needs	Habinteg	Housing Stress
Clifton Apts:94 Cliftonville Rd.	11	Cat-1:Elderly	Habinteg	Housing Stress
9 Beechmount Link	1	Gen-Needs	Helm Housing	Housing Stress
Shankill House: Replacement	35	Cat-3:Elderly	Helm Housing	Supported
Ormeau Embankment	47	Gen-Needs	Helm Housing	Housing Stress
11 Chester Manor	1	Gen-Needs	Helm Housing	Housing Stress
North Howard Street	46	Gen-Needs	Helm Housing	Housing Stress
142-144 Clifton Park Avenue	6	Gen-Needs	Oaklee	Housing Stress
Hosford House-Skainos	44	G/N:Homeless	Oaklee	Housing Stress
Throne Apts: Whitewell Road	20	Gen-Needs	Oaklee	Housing Stress
82 Mountpottinger Road	1	Gen-Needs	St. Matthew's	Housing Stress
91-97 Inverary Avenue	14	Gen-Needs	Trinity	Housing Stress

Scheme	No of units	Client group	Housing association	Policy theme
4-8 Hopefield Avenue	12	Gen-Needs	Trinity	Housing Stress
Total Units	672			

Schemes started at 1st April 2013 - 31st March 2014

Scheme	No of units	Client group	Housing association	Policy theme
Lenadoon Flats Phase 1	9	Gen-Needs	Apex Housing	Housing Stress
Lawther Court: Tigers Bay	1	Gen-Needs	Apex Housing	Housing Stress
Alexandra Park Avenue	38	Gen-Needs	Apex Housing	Housing Stress
Site: Kinnaird Terrace	15	Gen-Needs	Apex Housing	Housing Stress
Girdwood Phase 1	60	Gen-Needs	Apex Housing	Housing Stress
29 Templemore Avenue	1	Gen-Needs	Clanmil	Housing Stress
1A Heatherbell Street	6	Gen-Needs	Clanmil	Housing Stress
56-58 Rosebank St. (Harmony)	1	Comp-Needs	Clanmil	Housing Stress
25 Knocknagoney Gardens	1	Gen-Needs	Connswater	Housing Stress
North Belfast ESP Phase 10A	6	Gen-Needs	Flax	Housing Stress
North Belfast ESP Phase 10B	6	Gen-Needs	Flax	Housing Stress
Apts 11-15 367 B'bridge Rd.	5	Gen-Needs	Fold	Housing Stress
Victoria View:5-7 Inverary Ave.	12	Gen-Needs	Fold	Housing Stress
173-187 Ravenhill Avenue	86	Gen-Needs	Fold	Housing Stress
Village URA Phase 3	27	Gen-Needs	Fold	Housing Stress
Donegall Ave-Village ATC Ph.1	13	Gen-Needs	Fold	Housing Stress
Ravenhill Ave-Millar Street	41	Gen-Needs	Fold	Housing Stress
10 Ritchie Street	1	Gen-Needs	Grove	Housing Stress
2 Upper Suffolk Road	5	Gen-Needs	Habinteg	Housing Stress
163-165 Glen Road	24	Gen-Needs	Habinteg	Housing Stress
Clifton Apts-94 Cliftonville Rd.	11	Gen-Needs	Habinteg	Housing Stress
9 Beechmount Link	1	Gen-Needs	Helm Housing	Housing Stress
11 Chester Manor	1	Gen-Needs	Helm Housing	Housing Stress
Mournview-151 Glen Road	23	Learning-Dis.	Oaklee	Supported
Suffolk Glen:12-14 Suffolk Rd.	34	Gen-Needs	Oaklee	Housing Stress
St. Galls Ph.3: Cupar Street	14	Gen-Needs	Oaklee	Housing Stress
College Court Central Ph.2	26	Gen-Needs	Oaklee	Housing Stress
131-133 Springfield Road	3	Gen-Needs	Oaklee	Housing Stress
547 Ormeau Road	5	Learning-Dis.	Oaklee	Supported
Fountainville Avenue	18	Gen-Needs	Oaklee	Housing Stress
201 The Belgravia-Lisburn Rd.	1	Singles	Oaklee	Housing Stress
Throne Park Phase 3	5	Gen-Needs	Oaklee	Housing Stress
Lower Shankill Phase 1	21	Gen-Needs	Oaklee	Housing Stress
82 Mountpottinger Road	1	Gen-Needs	St. Matthew's	Housing Stress

Scheme	No of units	Client group	Housing association	Policy theme
29A Annadale Avenue	15	Learning-Dis.	Triangle	Supported
7 Annadale Avenue	8	Leaving Care	Triangle	Supported
London Road-Ravenhill	15	Gen-Needs	Trinity	Housing Stress
4-8 Hopefield Avenue	12	Gen-Needs	Trinity	Housing Stress
Devonshire Tradas Phase 3	11	Gen-Needs	Ulidia	Housing Stress
Total Units	583			

Schemes programmed 2014/15 (Gross)

Scheme	No of units	Client group	Housing association	Policy theme
Corpus Christi College	69	Gen-Needs	Apex Housing	Housing Stress
Rehabs Phase 21E	2	Gen-Needs	Apex Housing	Housing Stress
Belfast ESPs 2014/15	10	Gen-Needs	Apex Housing	Housing Stress
Westbourne Church	6	Gen-Needs	Apex Housing	Housing Stress
St. Bernadette's: Glenalina	27	Gen-Needs	Apex Housing	Housing Stress
Onslow Parade	14	Gen-Needs	Apex Housing	Housing Stress
North Queen St.: PSNI Site	26	Gen-Needs	Apex Housing	Housing Stress
118-120 Antrim Road	3	Gen-Needs	Apex Housing	Housing Stress
Upper New Lodge Phase 1	35	Gen-Needs	Apex Housing	Housing Stress
Glenmona Phase 1	80	Gen-Needs	Ark	Housing Stress
512-514 Falls Road	2	Gen-Needs	Clanmil	Housing Stress
Glen Road	4	Gen-Needs	Clanmil	Housing Stress
Colin Glen	67	Gen-Needs	Clanmil	Housing Stress
Ballyowen: Grove Tree House	31	Cat-3:Elderly	Clanmil	Supported
Durham Street-BTS Site	23	Gen-Needs	Clanmil	Housing Stress
Durham Street-BTS Site	4	Cat-1:Elderly	Clanmil	Housing Stress
Possnet Street	30	Gen-Needs	Clanmil	Housing Stress
137-141 Ormeau Road	15	Gen-Needs	Clanmil	Housing Stress
15-17A Parkgate Avenue	9	Gen-Needs	Connswater	Housing Stress
13 Connsbrook Avenue	14	Singles	Connswater	Housing Stress
Ballysillan Ave.-Regeneration	14	Gen-Needs	Connswater	Housing Stress
Ardoyne ESP Phase 10C	10	Gen-Needs	Flax	Housing Stress
North Belfast ESP Phase 11	4	Gen-Needs	Flax	Housing Stress
Visteon Factory Phase 1&2	196	Gen-Needs	Fold	Housing Stress
Apts.1-4:162 Ligoniel Road	4	Gen-Needs	Fold	Housing Stress
Torrens Play-Park: BCC Site	5	Gen-Needs	Fold	Housing Stress
Rosetta Cottages: Ormeau Rd.	2	Gen-Needs	Hearth	Housing Stress
1 Park Avenue	4	Gen-Needs	Helm Housing	Housing Stress

Scheme	No of units	Client group	Housing association	Policy theme
Russell Court	3	Gen-Needs	Helm Housing	Housing Stress
34 Ravenhill Street	1	Gen-Needs	Helm Housing	Housing Stress
156-160 Ravenhill Road	7	Gen-Needs	Helm Housing	Housing Stress
15 My Lady's Road	1	Gen-Needs	Helm Housing	Housing Stress
101 My Lady's Road	1	Gen-Needs	Helm Housing	Housing Stress
5 Ulsterville Avenue	2	Gen-Needs	Helm Housing	Housing Stress
79 Antrim Rd./2 Bellevue Pk.	4	Gen-Needs	Helm Housing	Housing Stress
Parkside URA Ph.2: Trinity	16	Gen-Needs	Newington	Housing Stress
33 Pacific Ave,54 Victoria Pde	2	Gen-Needs	Newington	Housing Stress
Gray's Lane: 792 Shore Road	6	Gen-Needs	NIHE	Housing Stress
Norglen Parade	1	Gen-Needs	NIHE	Housing Stress
Hannahstown Phase 1A	92	Gen-Needs	Oaklee	Housing Stress
28 Distillery Street	14	Gen-Needs	Oaklee	Housing Stress
Belfast ESP's	10	Gen-Needs	Oaklee	Housing Stress
Palmerston Road	10	Gen-Needs	Oaklee	Housing Stress
Ainsworth Community Centre	4	Gen-Needs	Oaklee	Housing Stress
Fountainville Phase 2	6	Mental-Health	Oaklee	Supported
Lower Shankill Phase 2	12	Gen-Needs	Oaklee	Housing Stress
Clearwater: Brookhill Ave.	22	Mental-Health	Oaklee	Supported
Muckamore N&W Belfast Ph.1	4	Learning-Dis.	Oaklee	Housing Stress
Dympna House-Re-Provision	13	Learning-Dis.	Oaklee	Housing Stress
56 Harper Street	1	Gen-Needs	St. Matthew's	Housing Stress
Hollywood Rd.-Station Rd.(1&2)	22	Mental-Health	Triangle	Supported
Muckamore South Belfast	3	Mental-Health	Triangle	Supported
Carr's Glen	10	Gen-Needs	Trinity	Housing Stress
Greenville Road	11	Gen-Needs	Trinity	Housing Stress
48 Carrington Street	1	Gen-Needs	Trinity	Housing Stress
36-44 Oldpark Road	12	Gen-Needs	Trinity	Housing Stress
Total Units	1,001			

Appendix 3 Maintenance and grants information

Schemes completed in Belfast 1st April 2013 – 31st March 2014

Work Category	Scheme	Units
Double Glazing	Clarawood	188
	Ballyhackamore	21
	Fairyknowe	75
	Mountcollyer	27
Heating Installations	Low Rise EC7 Shankill Phase 1	100
	Low Rise EC7 East Phase 3	48
	Emergency One Offs	97
	West BBU Phase 1	68
	Shankill BBU Phase 1	85
Revenue Replacement	Divis Kitchens	60
	Tyndale/Silverstream Kitchens	177
	Lower Shankill Kitchens	118
	New Lodge Kitchens	86
Smoke Alarm Installation	North H&S Inspections Phase 4	330
	North H&S Inspections Phase 5	339
	North H&S Inspections Phase 6	341
	Shankill Smoke Alarm Service	47
External Cyclical Maintenance	Midland/Lower Duncairn	139
	Lower Ligoniel/Glenbank	136
	Woodvale/Twaddell	149
	Coolfin	119
	Upper New Lodge	145
Frost Stats	South Belfast	176
	North Belfast	154
	West Belfast	137
	East Belfast	155
	Shankill	213

Schemes started in Belfast between 1st April 2013 and 31st March 2014

Work Category	Scheme	Units
Heating Installation	Emergency One Offs	150
	West BBU Phase 1	81
	Shankill BBU Phase 1	91
	Oil replacement - West	61
	Mid Shankill BBU	110
	Lower Falls BBU	117

Work Category	Scheme	Units
Heating Installation	Roden Street BBU	77
	Westland BBU	107
	Oldpark BBU	79
	Oil replacement - Shankill	78
	Mervue/Limestone BBU	28
	Ardoyne BBU	96
	Oil replacement - East	132
	Brooke/River Close Boilers	7
	Tildarg/Kells BBU	143
	Oil replacement - North	93
	Low rise EC7 North Phase 2B	89
	Oil replacement – South	76
	New Lodge BBU	63
	Mount Vernon BBU	86
	Mid Shankill BBU Phase 2	82
Highfield BBU Phase 2	152	
Smoke Alarm Installation	North Belfast 10 year service	135
	West Belfast 10 year service	250
	East Belfast 10 year service	249
	Shankill 10 year service	47
	South Belfast 10 year service	342
Special Revenue	Concrete Repairs Carlisle 6	6
	Cuchulainn Cladding	54

Note: Some schemes may start and complete in year.

Programme of work for 2014/15 – Belfast

Work Category	Scheme	Units
Double Glazing	Sydenham/Bloomfield	102
	Kenard/Ramoan	104
	Tigers Bay	70
	Alliance/Ardoyne	66
	Glencairn	124
	Newtownards Rd/Short Strand	84
	Ainsworth	68
	Andersonstown	186
	Whiterock	160
	Taughmonagh Phase 1	220
	Abingdon/Barrington	89
	Cliftonville/Cavehill	126
	Lisburn/Donagall Road	201

Work Category	Scheme	Units
Double Glazing	Lower Woodstock Phase 2	202
	Donegall Pass	202
External Cyclical Maintenance	Glencairn	264
	Avoniel/Bloomfield	267
	Lower Springfield/Mid Falls	163
	Upper Duncairn	249
	Creelough/Falcarragh	182
	Glencolin/Hamill	166
	Ligoniel	146
	Liverpool Houses	290
	Ardoyne/Ardilea/Glenview	151
	Lisburn/Ulsterville	201
	Henry Street	70
	Bally/Oldpark	224
	Hollywood Road	192
	Shaws/Rosnareen	96
	Mountcollyer/Gainsborough Phase 2	63
Health and Safety Revenue	Carlisle Multis fire doors	368
	Mount Vernon/Ross House fire doors	132
	Clarawood/Carnet House fire doors	126
	Divis Tower fire doors	93
	Moveen/Moylena House fire doors	112
	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 Installations	Lisburn Road BBU	219
	Emergency one offs	150
	Mid Shankill BBU Phase 3	115
	Oil replacement – West Phase 2A	103
	Monagh BBU	130
	North Belfast BBU	157
	Knocknagoney BBU	297
	Irwell Street BBU	66
	Woodvale BBU	121
	Clonard/Kilmore BBU	179
	Lower Ormeau BBU	280
	Cambrai BBU	109
Oil replacement – West Phase 2B	126	

Work Category	Scheme	Units
Heating Installation	Annadale BBU	129
	Dover BBU	118
	Albert Street/Hamill Street BBU	119
	Lower Beersbridge Road/Mounteforde	221
	Lower Shankill/Brown Square BBU	113
Insulation	Shore Crescent/White City	144
	Roof insulation - Belfast	150
Revenue Repair	Eithne House roofing	1
	Lower Suffolk roofing	47
	Doon Road Health & Safety	48
	Ballymurphy orlits roofing	100
	Annadale roofs	147
Revenue Replacement	Brucevale/Vicinage/Downview	108
	Bearnagh/Bingnian	126
	Sunningdale	82
	Cambrai/Woodvale	129
	Major/Hornby Street	167
	Frank/Stormont Street	67
	Bloomfield	95
	Westland Kitchens	134
	Forthriver Phase 1	184
	Doon/Brooke	121
	Coolfin	87
	Turf Lodge/Norglen	145
	Mountcollyer Avenue Flats	50
Queen Victoria Gardens	84	
Special Revenue	Ross Street Flats Security	24
	Brooke/River Close Porches	10
	Cregagh Road Flats	26
	Duke Street roofing Security	14
	Concrete repairs – Multis Belfast	7
	Silverstream/Ballysillan Thermal Effic	391
	Clarawood flood barrier	26
Smoke alarm	Smoke Alarms	320
Frost Stats	South Belfast	200
	North Belfast	200
	West Belfast	200
	East Belfast	200
	Shankill	200

Reserve programme 2014/15 – Belfast (subject to funding)

Work Category	Scheme	Units
External Cyclical Maintenance	Village Non RDA	187
	Ladas Way	102
	Mount Vernon	112
	Glenbryn	82
	Donegall Pass	189
	Lower Shankill Phase 3&4	229
	White City	177
Heating Installation	Brittons/Whiterock BBU	113
	Lower Shankill BBU	134
	RMH/Oil replacement S&E	108
	RMH/Oil replacement West	82
	RMH/Oil replacement Shank.	104
	RMH/Oil replacement North	152
Revenue Replacement	Finaghy	114
	Tower Court/Thistle	110
	Fairyknowe	50
	Whitewell	34
	Lower Falls	80

Analysis of adaptations to Housing Executive stock in Belfast 2013/14

Type of adaptation	Adaptations commenced April 2013 to March 2014	Adaptations spend April 2013 to March 2014 (£k)
Extension to dwelling	26	554
Change of heating	6	97
Lifts	116	239
Showers	270	432
Total	418	1.32m

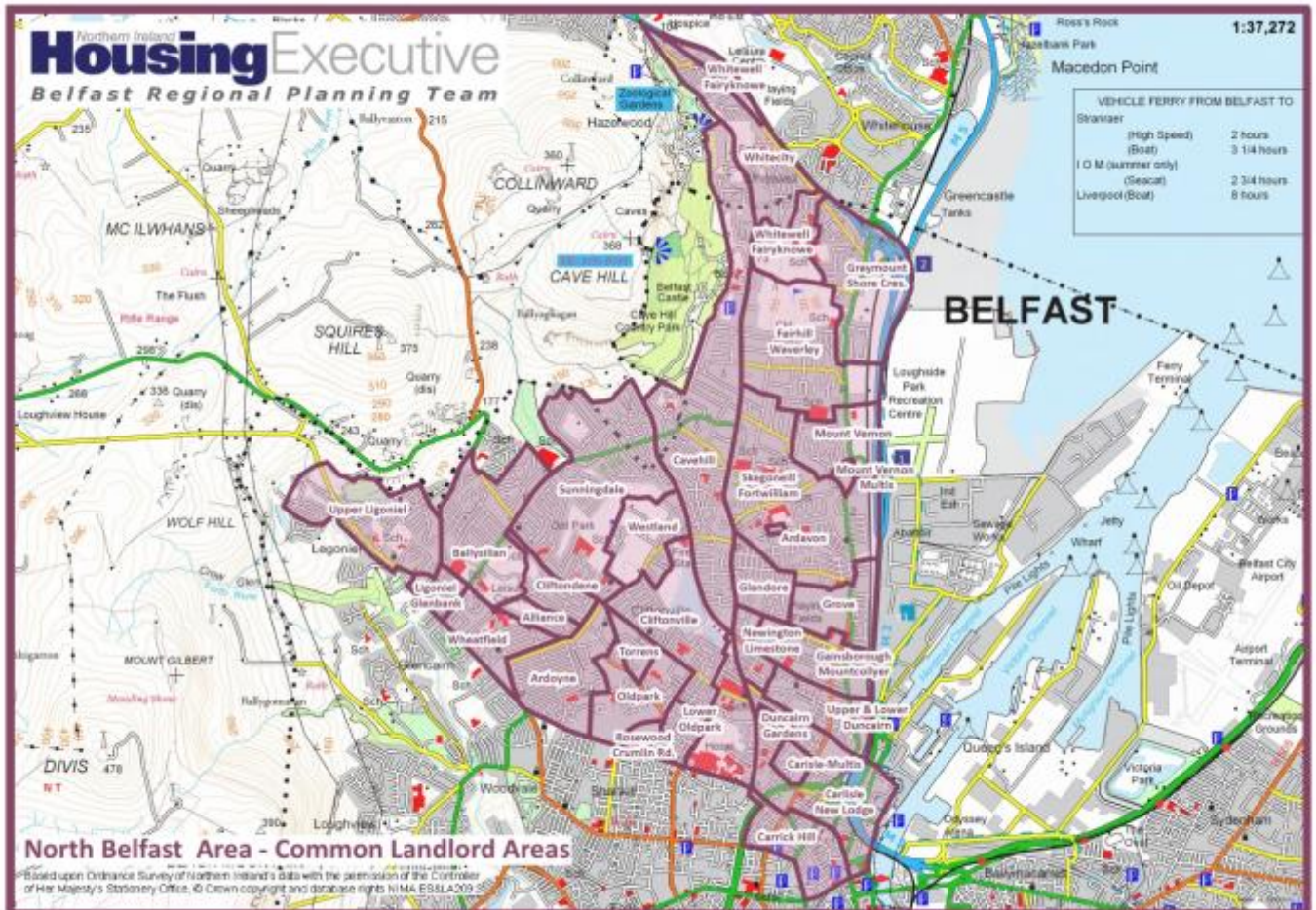
Grants performance 2013/14 – Belfast

Grant Type	Approved	Approval Value (£k)	Completed
MANDATORY GRANTS			
Disabled Facilities Grants	172	1.1m	148
Repair Grants	452	395	452
DISCRETIONARY GRANTS			
Renovation Grants	21	230	17
Home Repair Assistance	9	34	12
Total	654	1.759m	629

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.
Carbon Monoxide Detectors	Installation of stand-alone contractor sealed battery operated carbon monoxide detectors
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 4 North Belfast Area Profile

North Belfast Area Boundary Map



North Belfast

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 housing markets.

The distribution of housing stress by religion has remained fairly constant. The nature of housing need differs between the communities. In Catholic communities, the two largest household groups are singles 54% and families 35%. In Protestant communities, it is singles 43% and elderly 25%.

Household composition of housing applicants at March 2014

Common Landlord Area	Type	Single person	Small Adult	Small Family	Large Adult	Large Family	Older Person	Total
North Belfast Area Total	Applicant	1,250	93	665	22	101	243	2,374
	App (HS)	733	46	424	10	61	164	1,438
	Allocation	380	26	238	9	52	52	757
North Belfast								
Alliance	Applicant	6	-	1	-	-	1	8
	App (HS)	3	-	-	-	-	1	4
	Allocation	1	-	-	-	-	1	2
Ardavon	Applicant	4	1	-	-	-	39	44
	App (HS)	3	1	-	-	-	30	34
	Allocation	-	-	-	-	-	-	0
Ardoyne	Applicant	119	5	60	-	5	15	204
	App (HS)	70	4	45	-	1	7	127
	Allocation	17	2	39	-	7	3	68
Ballysillan	Applicant	52	8	30	5	4	12	111
	App (HS)	17	2	9	3	2	8	41
	Allocation	16	-	13	-	5	-	34
Carlisle-Multis	Applicant	53	1	-	-	-	-	54
	App (HS)	36	-	-	-	-	-	36
	Allocation	32	-	-	-	-	-	32
Carlisle-New Lodge	Applicant	158	12	70	3	8	8	259
	App (HS)	106	9	50	1	5	5	176
	Allocation	36	-	28	-	2	1	67
Carrick Hill	Applicant	16	1	9	1	1	8	36
	App (HS)	12	1	8	-	1	6	28
	Allocation	6	-	1	-	-	1	8
Cavehill	Applicant	158	10	55	2	9	34	268
	App (HS)	104	2	38	2	7	24	177
	Allocation	20	2	13	-	1	4	40
Cliftondene	Applicant	9	-	8	-	1	2	20
	App (HS)	5	-	6	-	1	2	14
	Allocation	1	-	-	-	2	-	3
Cliftonville	Applicant	191	8	105	3	16	25	348
	App (HS)	123	6	76	2	9	17	233
	Allocation	49	2	27	-	7	9	94
Duncairn Gardens	Applicant	16	1	8	-	-	-	25
	App (HS)	10	-	7	-	-	-	17
	Allocation	4	-	-	-	-	-	4
Fairhill-Waverley	Applicant	15	2	9	1	2	1	30
	App (HS)	11	1	5	-	1	1	19
	Allocation	2	-	3	-	1	1	7

Household composition of housing applicants at March 2014

Common Landlord Area	Type	Single person	Small Adult	Small Family	Large Adult	Large Family	Older Person	Total
Gainsborough -Mountcollyer	Applicant	22	2	15	-	3	8	50
	App (HS)	8	1	4	-	1	6	20
	Allocation	20	5	12	2	2	4	45
Glandore	Applicant	6	3	6	-	1	-	16
	App (HS)	2	1	5	-	1	-	9
	Allocation	-	-	-	-	-	-	0
Graymount-Shore Cres.	Applicant	34	5	13	2	5	4	63
	App (HS)	17	2	6	-	1	-	26
	Allocation	16	-	2	-	-	1	19
Grove	Applicant	15	5	13	1	-	7	41
	App (HS)	9	3	5	1	-	6	24
	Allocation	3	-	7	1	-	1	12
Ligoniel-Glenbank	Applicant	13	1	8	-	1	4	27
	App (HS)	5	-	4	-	1	3	13
	Allocation	10	2	2	-	-	6	20
Lower Oldpark	Applicant	26	2	7	-	-	1	36
	App (HS)	7	2	5	-	-	1	15
	Allocation	22	3	10	1	1	1	38
Mount-Vernon	Applicant	12	1	3	-	-	1	17
	App (HS)	6	-	1	-	-	-	7
	Allocation	5	-	1	-	2	2	10
Mount-Vernon Multis	Applicant	12	-	-	-	-	-	12
	App (HS)	4	-	-	-	-	-	4
	Allocation	16	2	-	-	-	-	18
Newington-Limestone	Applicant	31	1	36	-	11	14	93
	App (HS)	21	1	25	-	9	9	65
	Allocation	4	-	6	3	4	3	20
Oldpark	Applicant	46	1	37	1	6	7	98
	App (HS)	32	1	25	1	3	3	65
	Allocation	7	1	10	-	1	-	19
Rosewood-Crumlin Road	Applicant	1	-	1	-	-	1	3
	App (HS)	1	-	1	-	-	-	2
	Allocation	-	-	-	-	-	-	0
Skegoneill-Fortwilliam	Applicant	32	5	21	1	4	31	94
	App (HS)	14	1	8	-	1	20	44
	Allocation	10	-	6	-	2	8	26
Sunningdale	Applicant	15	2	19	1	1	1	39
	App (HS)	8	1	6	-	-	1	16
	Allocation	6	1	11	2	5	3	28
Torrens	Applicant	15	1	22	-	4	2	44
	App (HS)	10	1	17	-	3	2	33
	Allocation	1	-	4	-	-	-	5

Household composition of housing applicants at March 2014

Common Landlord Area	Type	Single person	Small Adult	Small Family	Large Adult	Large Family	Older Person	Total
Upper & Lower Duncairn	Applicant	25	2	6	-	-	4	37
	App (HS)	5	2	2	-	-	4	13
	Allocation	31	2	10	-	5	2	50
Upper Ligoniel	Applicant	37	2	30	-	2	2	73
	App (HS)	26	1	23	-	1	2	53
	Allocation	11	1	12	-	3	1	28
Westland	Applicant	7	2	4	-	-	-	13
	App (HS)	4	-	3	-	-	-	7
	Allocation	5	-	3	-	-	-	8
Wheatfield	Applicant	18	1	3	-	2	1	25
	App (HS)	8	-	1	-	2	-	11
	Allocation	13	2	4	-	-	-	19
White City	Applicant	10	1	8	1	2	1	23
	App (HS)	6	-	5	-	-	1	12
	Allocation	3	-	4	-	-	-	7
Whitewell-Fairyknowe	Applicant	76	7	58	-	13	9	163
	App (HS)	40	3	34	-	11	5	93
	Allocation	13	1	10	-	2	-	26
North Belfast Total	Applicant	1,250	93	665	22	101	243	2,374
	App (HS)	733	46	424	10	61	164	1,438
	Allocation	380	26	238	9	52	52	757

Applicant – Housing applicants at March 2014

App (HS) – Housing stress applicants at March 2014 (i.e. 30 points or more)

Allocation – Annual allocations for year ending March 2014

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

*Sold Stock in bold

Housing Executive stock at March 2014

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total	Void*
North Belfast Area Total	468	1,474	4,098	42	-	6,082	84
	38	217	4,089	33	-	4,377	
North Belfast							
Alliance	33	-	61	-	-	94	-
	-	-	26	-	-	26	
Ardavon	-	43	-	-	-	43	-
	-	-	-	-	-	0	
Ardoyne	36	25	546	-	-	607	12
	2	8	521	1	-	532	
Ballysillan	-	10	412	-	-	422	2
	-	-	294	-	-	294	
Carlisle-Multis	-	358	-	-	-	358	6
	-	2	-	-	-	2	
Carlisle-New Lodge	9	188	477	29	-	703	5
	1	32	499	26	-	558	
Carrick Hill	-	14	72	-	-	86	1
	-	4	34	-	-	38	
Cavehill	-	64	35	-	-	99	1
	-	34	90	-	-	124	
Cliftondene	7	-	43	-	-	50	2
	1	-	104	-	-	105	
Cliftonville	8	10	140	1	-	159	3
	8	18	205	-	-	231	
Duncairn Gardens	-	59	-	-	-	59	1
	-	5	1	-	-	6	
Fairhill-Waverley	13	35	135	-	-	183	1
	-	13	270	-	-	283	
Gainsborough-Mountcollyer	7	72	140	-	-	219	1
	-	22	135	-	-	157	
Glandore	-	-	19	-	-	19	-
	-	-	60	-	-	60	
Graymount-Shore Crescent	29	95	121	-	-	245	3
	2	3	199	-	-	204	
Grove	-	-	-	-	-	0	-
	-	-	-	-	-	0	
Ligoniel-Glenbank	13	9	122	-	-	144	2
	3	1	73	-	-	77	
Lower Oldpark	46	6	209	-	-	261	7
	1	18	55	-	-	74	
Mount Vernon	-	22	97	-	-	119	-
	-	-	99	-	-	99	

*Sold Stock in bold

Housing Executive stock at March 2014

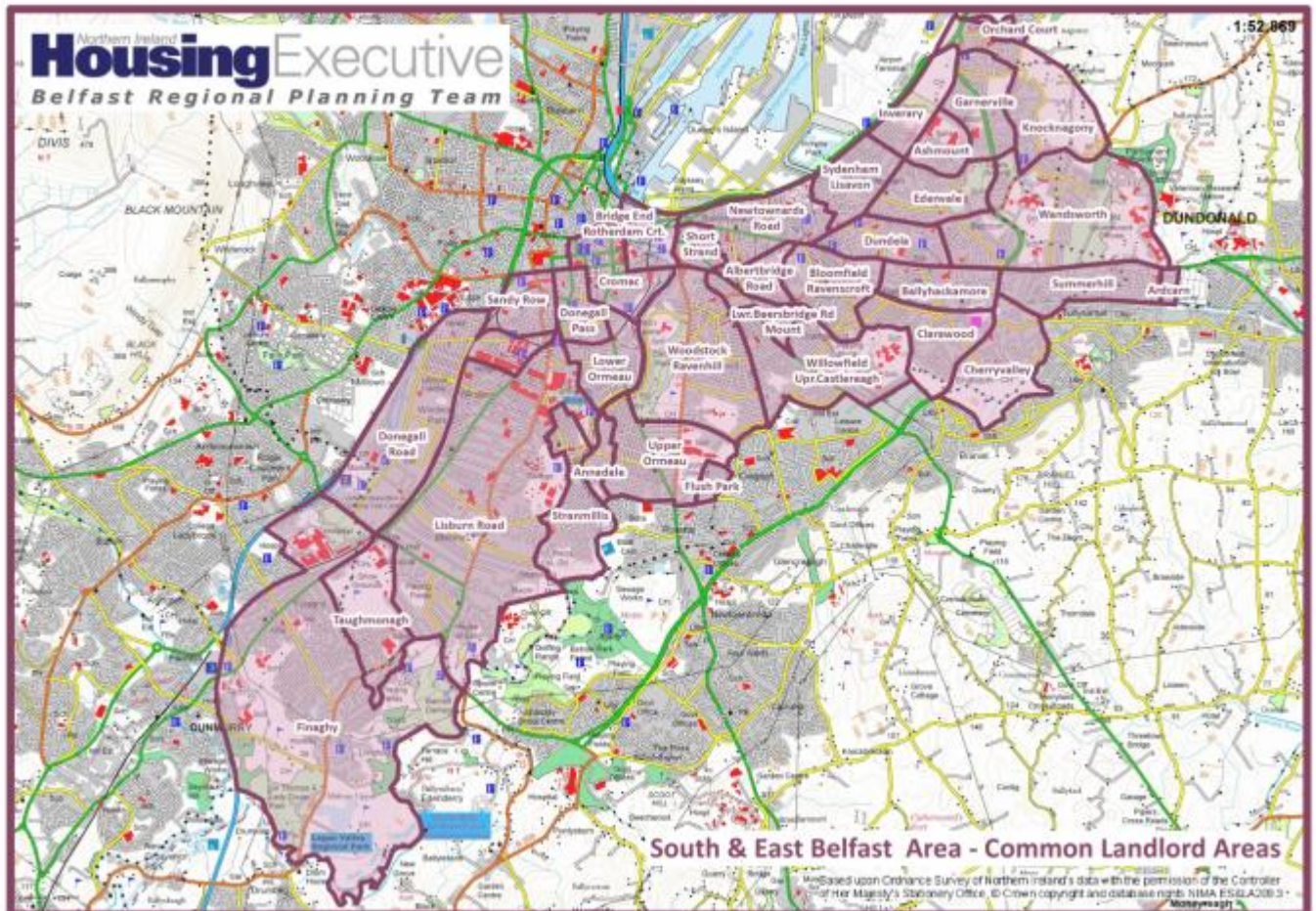
Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total	Void*
Mount Vernon Multis	-	137	-	-	-	137	2
	-	2	-	-	-	2	
Newington-Limestone	-	-	-	-	-	0	-
	-	-	-	-	-	0	
Oldpark	63	19	283	1	-	366	2
	5	7	173	-	-	185	
Rosewood-Crumlin	-	-	3	-	-	3	-
	-	-	3	-	-	3	
Skegoneill	-	112	76	-	-	188	12
	-	14	91	-	-	105	
Sunningdale	-	28	43	11	-	82	3
	1	11	187	2	-	201	
Torrens	-	-	13	-	-	13	-
	-	-	19	-	-	19	
Upper & Lower Duncairn	79	51	371	-	-	501	3
	-	5	375	4	-	384	
Upper Ligoniel	77	11	244	-	-	332	11
	6	1	128	-	-	135	
Westland	-	-	129	-	-	129	1
	-	-	76	-	-	76	
Wheatfield	-	35	109	-	-	144	-
	-	1	119	-	-	120	
White City	42	25	110	-	-	177	2
	5	3	46	-	-	54	
Whitewell-Fairyknowe	6	46	88	-	-	140	1
	3	13	207	-	-	223	
North Belfast Area Total	468	1,474	4,098	42	-	6,082	84
	38	217	4,089	33	-	4,377	

*Of the total stock these properties are void and do not include properties for sale or demolition

(i) Bungalow (ii) Maisonette

Appendix 5 South & East Belfast Area Profile

South & East Belfast Area Boundary Map



South Belfast

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. The main tenure is owner occupation; however private rental continues to be very popular. In the Lower Lisburn Road and University areas there are high concentrations of HMOs. Waiting list demand remains consistent with single person households making up 61% of housing stress applicants.

East Belfast

East Belfast extends from the Ravenhill Road in the west to Holywood in the north and Castlereagh Borough in the east and south. The fall in housing stress since 2009 due to inner East Belfast regeneration appears to be stabilising, 24% of housing stress applicants were elderly households with 46% singles and 20% small families.

Household composition of housing applicants at March 2014

Common Landlord Area	Type	Single person	Small Adult	Small Family	Large Adult	Large Family	Older Person	Total
South & East Belfast Area Total	Applicant	2,406	221	906	46	215	564	4,358
	App (HS)	1,228	87	428	21	100	326	2,190
	Allocation	455	25	267	10	46	99	902
East Belfast								
Albertbridge Road	Applicant	42	7	11	-	4	4	68
	App (HS)	20	1	3	-	1	1	26
	Allocation	35	3	11	-	6	1	56
Ardcarn	Applicant	28	4	9	1	-	-	42
	App (HS)	12	-	3	-	-	-	15
	Allocation	9	-	3	-	-	-	12
Ashmount	Applicant	1	1	10	1	5	3	21
	App (HS)	-	1	4	-	3	3	11
	Allocation	-	-	2	-	-	-	2
Ballyhackamore	Applicant	32	3	18	-	2	55	110
	App (HS)	17	-	6	-	1	37	61
	Allocation	1	-	-	-	-	8	9
Bloomfield-Ravenscroft	Applicant	107	20	51	3	16	18	215
	App (HS)	45	8	22	2	6	12	95
	Allocation	23	2	13	1	-	4	43
Bridge End-Rotherdam Crt.	Applicant	2	1	-	-	-	-	3
	App (HS)	2	-	-	-	-	-	2
	Allocation	-	-	-	-	-	1	1
Cherryvalley	Applicant	2	1	-	1	1	4	9
	App (HS)	-	-	-	1	1	2	4
	Allocation	-	-	-	-	-	-	0
Clarawood	Applicant	41	1	12	-	1	4	59
	App (HS)	24	-	6	-	-	1	31
	Allocation	11	-	7	-	-	-	18
Dundela	Applicant	18	1	9	-	3	8	39
	App (HS)	12	-	2	-	2	2	18
	Allocation	6	1	4	-	1	-	12
Edenvale	Applicant	8	1	6	2	1	31	49
	App (HS)	6	-	3	1	1	18	29
	Allocation	2	-	-	-	-	3	5
Garnerville	Applicant	2	2	5	-	2	2	13
	App (HS)	1	-	3	-	1	1	6
	Allocation	6	1	3	1	1	1	13
Inverary	Applicant	10	3	6	1	2	6	28
	App (HS)	3	1	3	1	2	3	13
	Allocation	14	-	7	1	-	6	28
Knocknagoney	Applicant	9	2	15	1	5	2	34
	App (HS)	4	2	7	-	2	-	15
	Allocation	1	-	4	-	-	1	6

Household composition of housing applicants at March 2014

Common Landlord Area	Type	Single person	Small Adult	Small Family	Large Adult	Large Family	Older Person	Total
Lwr.Beersbridge-The Mount	Applicant	42	5	13	-	5	5	70
	App (HS)	25	2	4	-	2	2	35
	Allocation	20	5	16	1	2	2	46
Newtownards Road	Applicant	166	14	44	7	11	25	267
	App (HS)	69	4	11	2	4	18	108
	Allocation	67	4	27	1	5	6	110
Orchard Court	Applicant	1	-	-	-	-	-	1
	App (HS)	1	-	-	-	-	-	1
	Allocation	-	-	-	-	-	-	0
Short Strand	Applicant	45	2	35	1	2	7	92
	App (HS)	31	-	23	1	-	6	61
	Allocation	6	1	11	1	1	-	20
Summerhill	Applicant	4	1	7	1	-	2	15
	App (HS)	2	-	4	1	-	2	9
	Allocation	-	-	-	-	1	-	1
Sydenham-Lisavon	Applicant	85	13	67	1	14	21	201
	App (HS)	38	5	23	1	6	11	84
	Allocation	9	-	5	-	1	8	23
Wandsworth	Applicant	7	2	4	1	2	13	29
	App (HS)	5	-	2	1	-	9	17
	Allocation	-	-	1	-	-	3	4
Willowfield-Upr.Castlereagh	Applicant	71	10	56	4	9	84	234
	App (HS)	35	5	20	2	3	54	119
	Allocation	3	-	10	-	1	12	26
East Belfast Total	Applicant	723	94	378	25	85	294	1,599
	App (HS)	352	29	149	13	35	182	760
	Allocation	213	17	124	6	19	56	435
South Belfast								
Annadale	Applicant	38	5	8	-	-	6	57
	App (HS)	20	4	5	-	-	2	31
	Allocation	10	1	5	-	-	2	18
Cromac	Applicant	48	5	25	1	2	5	86
	App (HS)	30	3	21	1	-	4	59
	Allocation	33	-	14	-	1	1	49
Donegall Pass	Applicant	53	3	9	-	9	2	76
	App (HS)	29	2	7	-	7	-	45
	Allocation	14	1	4	1	-	2	22
Donegall Road	Applicant	112	6	52	4	9	22	205
	App (HS)	48	3	17	-	2	14	84
	Allocation	66	3	34	2	6	6	117

Household composition of housing applicants at March 2014

Common Landlord Area	Type	Single person	Small Adult	Small Family	Large Adult	Large Family	Older Person	Total
Finaghy	Applicant	97	10	51	-	10	31	199
	App (HS)	59	3	25	-	2	14	103
	Allocation	8	-	10	-	1	4	23
Flush Park	Applicant	10	1	10	1	1	16	39
	App (HS)	5	1	4	1	-	9	20
	Allocation	1	-	2	-	-	2	5
Lisburn Road	Applicant	617	44	100	1	34	53	849
	App (HS)	278	18	54	-	18	26	394
	Allocation	14	-	11	-	3	6	34
Lower Ormeau	Applicant	184	16	46	3	15	11	275
	App (HS)	119	8	32	3	9	5	176
	Allocation	12	-	13	-	2	1	28
Sandy Row	Applicant	61	4	8	1	1	3	78
	App (HS)	36	3	5	-	-	2	46
	Allocation	18	-	5	1	1	5	30
Stranmillis	Applicant	29	-	2	-	3	1	35
	App (HS)	10	-	1	-	2	1	14
	Allocation	1	-	-	-	-	-	1
Taughmonagh	Applicant	34	1	19	1	3	8	66
	App (HS)	19	-	11	-	-	5	35
	Allocation	7	1	2	-	-	2	12
Upper Ormeau	Applicant	202	15	101	3	20	68	409
	App (HS)	118	7	62	1	14	38	240
	Allocation	21	1	2	-	1	5	30
Woodstock-Ravenhill	Applicant	198	17	97	6	23	44	385
	App (HS)	105	6	35	2	11	24	183
	Allocation	37	1	41	-	12	7	98
South Belfast Total	Applicant	1,683	127	528	21	130	270	2,759
	App (HS)	876	58	279	8	65	144	1,430
	Allocation	242	8	143	4	27	43	467

Applicant – Housing applicants at March 2014

App (HS) – Housing stress applicants at March 2014 (i.e. 30 points or more)

Allocation – Annual allocations for year ending March 2014

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

*Sold Stock in bold

Housing Executive stock at March 2014

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total	Void*
South & East Belfast Area	575	1,889	4,787	79	-	7,330	109
Total	51	633	5,138	43	2	5,867	
East Belfast							
Albertbridge Road	16	108	330	8	-	462	7
	-	9	141	2	-	152	
Ardcarn	-	95	51	-	-	146	3
	-	26	96	-	2	124	
Ashmount	22	-	68	-	-	90	1
	3	-	60	-	-	63	
Ballyhackamore	-	9	14	-	-	23	-
	1	5	23	-	-	29	
Bloomfield-Ravenscroft	-	16	106	-	-	122	3
	-	2	114	-	-	116	
Bridge End-Rotherdam	-	22	8	-	-	30	-
	-	18	8	-	-	26	
Cherryvalley	-	-	18	-	-	18	-
	-	-	48	-	-	48	
Clarawood	27	154	94	31	-	306	4
	2	20	255	1	-	278	
Dundela	-	26	2	-	-	28	-
	-	4	6	-	-	10	
Edenvale	4	22	13	-	-	39	-
	-	5	57	-	-	62	
Garnerville	27	26	105	-	-	158	3
	2	2	64	-	-	68	
Inverary	45	26	78	-	-	149	6
	1	2	74	-	-	77	
Knocknagoney	1	2	96	2	-	101	2
	-	-	166	4	-	170	
Lwr.Beersbridge-The Mount	9	68	177	-	-	254	6
	1	16	130	-	-	147	
Newtownards Road	49	262	571	2	-	884	13
	3	46	312	1	-	362	
Orchard Court	11	-	16	-	-	27	-
	-	-	-	-	-	0	
Short Strand	31	110	182	-	-	323	1
	5	58	251	-	-	314	
Summerhill	4	-	34	-	-	38	1
	-	-	82	-	-	82	
Sydenham-Lisavon	-	6	122	-	-	128	1
	-	-	155	-	-	155	

*Sold Stock in bold

Housing Executive stock at March 2014

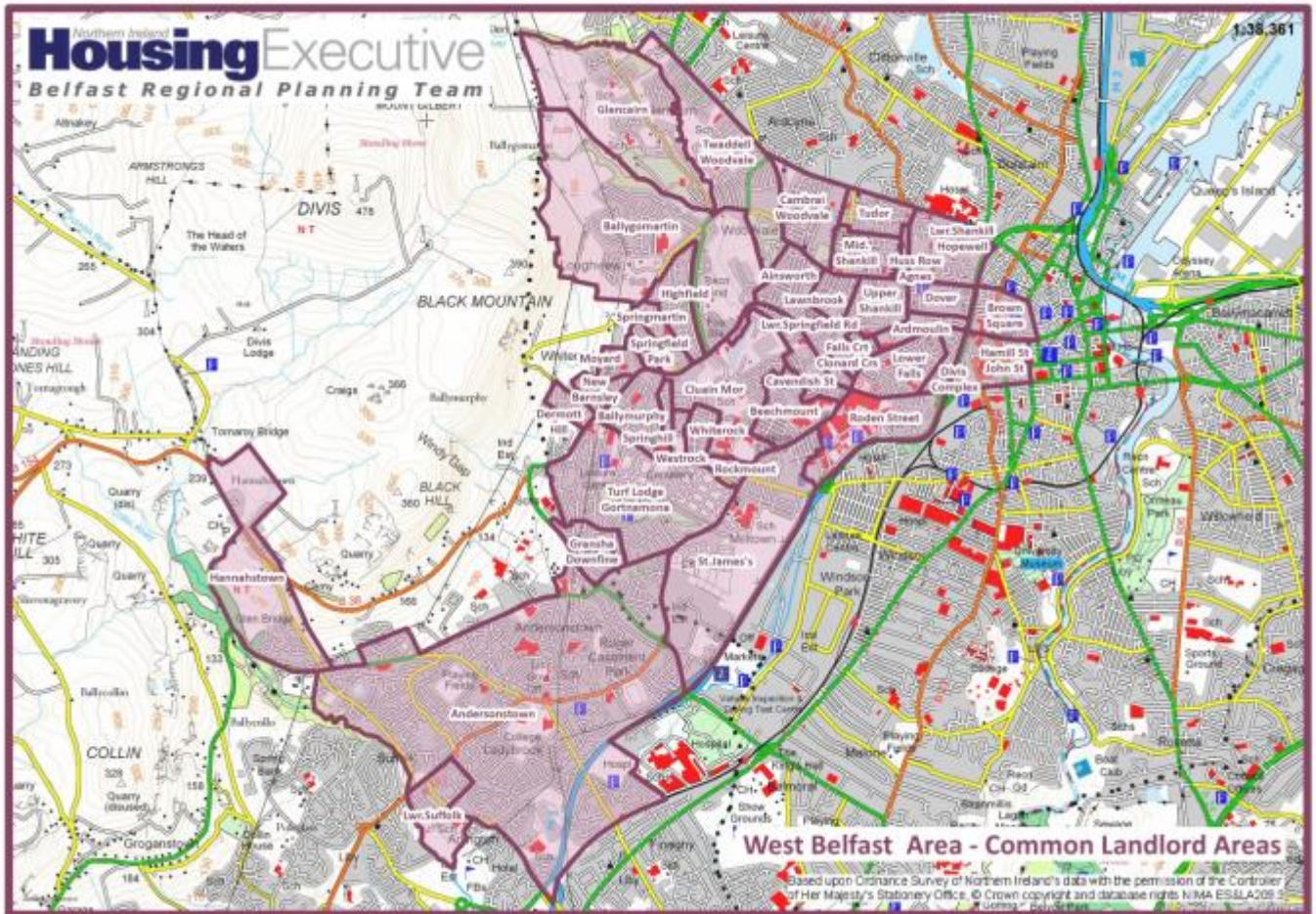
Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total	Void*
Wandsworth	4	-	44	-	-	48	-
	-	-	174	-	-	174	
Willowfield-Upr.Castlereagh	4	2	65	8	-	79	1
	-	6	108	20	-	134	
East Belfast Total	254	954	2,194	51	-	3,453	52
	18	219	2,324	28	2	2,591	
South Belfast							
Annadale	19	144	19	2	-	184	2
	2	73	63	1	-	139	
Cromac	-	106	207	-	-	313	-
	-	37	313	-	-	350	
Donegall Pass	25	67	252	-	-	344	6
	-	16	146	-	-	162	
Donegall Road	34	47	564	-	-	645	11
	3	25	504	-	-	532	
Finaghy	47	161	146	26	-	380	2
	1	141	438	14	-	594	
Flush Park	-	52	38	-	-	90	3
	-	18	147	-	-	165	
Lisburn Road	-	47	121	-	-	168	5
	1	42	172	-	-	215	
Lower Ormeau	4	3	190	-	-	197	1
	-	5	166	-	-	171	
Sandy Row	8	178	313	-	-	499	14
	1	31	185	-	-	217	
Stranmillis	-	-	15	-	-	15	-
	-	-	46	-	-	46	
Taughmonagh	145	46	189	-	-	380	2
	20	12	190	-	-	222	
Upper Ormeau	-	6	99	-	-	105	-
	-	6	155	-	-	161	
Woodstock-Ravenhill	39	78	440	-	-	557	11
	5	8	289	-	-	302	
South Belfast Total	321	935	2,593	28	-	3,877	57
	33	414	2,814	15	-	3,276	

*Of the total stock these properties are void and do not include properties for sale or demolition

(i) Bungalow (ii) Maisonette

Appendix 6 West Belfast Area Profile

West Belfast Area Boundary Map



West Belfast

West Belfast 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. The demand for social housing continues to be very high, 73% of total applicants requesting housing were in housing stress. Of the applicants in housing stress, 48% are general family groups and 39% are singles.

Shankill

The Shankill sector extends from Brown Square in the east to Glencairn in the west, the Crumlin Road in the north and Fall-Shankill 'peace line' in the south. The demand for social housing is consistent in the Shankill, 44% of total applicants requesting housing were in housing stress. Of the applicants in housing stress, 51% were single person households and 23% were elderly.

Household composition of housing applicants at March 2014

Common Landlord Area	Type	Single person	Small Adult	Small Family	Large Adult	Large Family	Older Person	Total
West Belfast Area Total	Applicant	1,553	116	1,200	47	199	412	3,527
	App (HS)	961	57	892	23	129	286	2,348
	Allocation	275	17	234	6	35	91	658
Shankill								
Ainsworth	Applicant	17	4	14	1	2	5	43
	App (HS)	9	2	7	-	1	4	23
	Allocation	11	-	2	-	-	1	14
Ballygomartin	Applicant	12	3	15	1	3	10	44
	App (HS)	6	1	7	-	-	7	21
	Allocation	4	-	2	-	-	-	6
Brown Square	Applicant	3	-	-	-	-	3	6
	App (HS)	-	-	-	-	-	1	1
	Allocation	1	1	-	-	-	-	2
Cambrai-Woodvale	Applicant	75	10	20	3	6	33	147
	App (HS)	31	1	6	-	1	24	63
	Allocation	36	1	20	-	3	13	73
Dover	Applicant	7	2	1	-	1	1	12
	App (HS)	2	1	-	-	-	-	3
	Allocation	12	1	2	-	-	-	15
Glencairn	Applicant	46	-	13	1	3	8	71
	App (HS)	25	-	4	1	-	6	36
	Allocation	28	1	5	-	1	2	37
Highfield	Applicant	31	3	10	-	1	-	45
	App (HS)	11	1	1	-	-	-	13
	Allocation	13	-	13	-	-	-	26
Huss Row-Agnes Street	Applicant	2	-	1	-	-	1	4
	App (HS)	-	-	1	-	-	1	2
	Allocation	5	1	2	-	-	2	10
Lawnbrook	Applicant	13	4	13	2	-	2	34
	App (HS)	8	2	6	2	-	2	20
	Allocation	3	-	4	-	-	-	7
Lwr.Shankill-Hopewell	Applicant	51	3	7	1	4	4	70
	App (HS)	15	1	2	1	1	2	22
	Allocation	17	2	8	1	3	1	32
Mid-Shankill	Applicant	105	9	45	2	9	33	203
	App (HS)	47	3	16	1	3	24	94
	Allocation	18	2	9	-	-	9	38
Springmartin	Applicant	20	2	3	-	-	3	28
	App (HS)	8	1	2	-	-	2	13
	Allocation	7	-	4	-	-	-	11
Tudor	Applicant	9	1	3	-	2	1	16
	App (HS)	6	-	2	-	-	1	9
	Allocation	4	-	2	-	-	-	6

Household composition of housing applicants at March 2014

Common Landlord Area	Type	Single person	Small Adult	Small Family	Large Adult	Large Family	Older Person	Total
Twaddell-Upr.Woodvale	Applicant	23	2	19	3	4	17	68
	App (HS)	12	1	7	1	2	13	36
	Allocation	-	-	5	-	1	-	6
Upper Shankill	Applicant	37	1	15	-	-	9	62
	App (HS)	15	-	5	-	-	3	23
	Allocation	4	1	3	1	2	2	13
Shankill Total	Applicant	451	44	179	14	35	130	853
	App (HS)	195	14	66	6	8	90	379
	Allocation	163	10	81	2	10	30	296
West Belfast								
Andersonstown	Applicant	569	49	544	20	95	192	1,469
	App (HS)	403	30	457	12	71	134	1,107
	Allocation	45	3	40	1	5	35	129
Ardmoulin	Applicant	3	-	2	-	-	-	5
	App (HS)	1	-	1	-	-	-	2
	Allocation	-	-	-	-	-	-	0
Ballymurphy	Applicant	10	-	11	-	4	-	25
	App (HS)	6	-	8	-	4	-	18
	Allocation	-	-	2	-	1	-	3
Beechmount	Applicant	53	3	83	3	12	9	163
	App (HS)	34	3	66	2	10	7	122
	Allocation	3	1	3	-	1	4	12
Cavendish Street	Applicant	5	-	10	-	1	-	16
	App (HS)	5	-	9	-	1	-	15
	Allocation	-	-	10	-	-	-	10
Cluain Mor	Applicant	-	-	6	1	1	2	10
	App (HS)	-	-	5	-	1	2	8
	Allocation	1	-	-	-	-	-	1
Dermott Hill	Applicant	-	-	1	-	-	-	1
	App (HS)	-	-	1	-	-	-	1
	Allocation	-	-	-	-	-	-	0
Divis Complex	Applicant	20	-	1	-	-	2	23
	App (HS)	13	-	1	-	-	1	15
	Allocation	5	-	5	-	-	-	10
Falls Court-Clonard Cres.	Applicant	42	-	61	2	9	10	124
	App (HS)	36	-	45	2	4	9	96
	Allocation	8	-	28	-	4	5	45
Gransha-Downfine	Applicant	4	-	1	-	-	-	5
	App (HS)	3	-	1	-	-	-	4
	Allocation	2	-	-	-	-	-	2

Household composition of housing applicants at March 2014

Common Landlord Area	Type	Single person	Small Adult	Small Family	Large Adult	Large Family	Older Person	Total
Hamill St.- John St.	Applicant	23	-	6	1	-	2	32
	App (HS)	18	-	5	-	-	-	23
	Allocation	8	1	2	-	-	-	11
Hannahstown	Applicant	3	-	5	-	1	1	10
	App (HS)	1	-	4	-	1	-	6
	Allocation	-	-	-	-	-	-	0
Lower Falls	Applicant	141	8	42	1	7	13	212
	App (HS)	92	4	30	-	4	7	137
	Allocation	10	-	21	2	5	4	42
Lower Suffolk	Applicant	9	1	8	1	2	-	21
	App (HS)	3	1	6	-	1	-	11
	Allocation	5	-	5	-	4	2	16
Lwr.Springfield Road	Applicant	83	-	37	2	5	5	132
	App (HS)	60	-	29	-	5	3	97
	Allocation	8	-	8	-	3	-	19
Moyard	Applicant	5	-	13	-	-	1	19
	App (HS)	3	-	12	-	-	1	16
	Allocation	1	-	2	1	-	-	4
New Barnsley	Applicant	14	2	28	1	5	1	51
	App (HS)	7	1	26	1	3	-	38
	Allocation	1	-	2	-	-	-	3
Rockmount	Applicant	2	-	3	-	-	-	5
	App (HS)	2	-	-	-	-	-	2
	Allocation	-	-	-	-	-	-	0
Roden Street	Applicant	6	-	10	-	2	2	20
	App (HS)	3	-	10	-	2	1	16
	Allocation	3	-	8	-	-	-	11
Springfield Park	Applicant	1	-	5	-	1	2	9
	App (HS)	1	-	4	-	-	1	6
	Allocation	-	-	-	-	-	-	0
Springhill	Applicant	9	-	29	-	1	1	40
	App (HS)	5	-	24	-	1	1	31
	Allocation	1	-	3	-	1	-	5
St. James	Applicant	40	6	47	-	9	23	125
	App (HS)	27	4	29	-	6	17	83
	Allocation	6	2	4	-	-	8	20
Turf Lodge- Gortnamonagh	Applicant	33	2	31	1	7	13	87
	App (HS)	21	-	23	-	5	10	59
	Allocation	2	-	4	-	1	-	7

Household composition of housing applicants at March 2014

Common Landlord Area	Type	Single person	Small Adult	Small Family	Large Adult	Large Family	Older Person	Total
Westrock	Applicant	10	-	10	-	-	-	20
	App (HS)	7	-	9	-	-	-	16
	Allocation	1		-	-	-	-	1
Whiterock	Applicant	17	1	27	-	2	3	50
	App (HS)	15	-	21	-	2	2	40
	Allocation	2	-	6	-	-	3	11
West Belfast Total	Applicant	1,102	72	1,021	33	164	282	2,674
	App (HS)	766	43	826	17	121	196	1,969
	Allocation	112	7	153	4	25	61	362

Applicant – Housing applicants at March 2014

App (HS) – Housing stress applicants at March 2014 (i.e. 30 points or more)

Allocation – Annual allocations for year ending March 2014

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 2014

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total	Void*
West Belfast Area Total	688	1,138	6,400	189	1	8,416	70
	117	436	7,473	97	14	8,137	
Shankill							
Ainsworth	11	17	97	-	-	125	5
	-	5	64	-	-	69	
Ballygomartin	-	50	103	-	-	153	-
	1	18	178	-	-	197	
Brown Square	12	3	51	-	-	66	1
	1	1	45	-	-	47	
Cambrai-Woodvale	52	53	208	-	-	313	4
	1	8	120	-	-	129	
Dover	79	30	110	-	-	219	1
	5	2	50	-	-	57	
Glencairn	16	44	374	-	-	434	4
	3	52	356	44	-	455	
Highfield	25	41	322	-	-	388	5
	1	13	194	-	-	208	
Huss Row-Agnes Street	14	18	74	-	-	106	2
	3	1	37	-	-	41	
Lawnbrook	11	15	77	-	-	103	-
	-	1	38	-	-	39	
Lwr. Shankill-Hopewell	14	23	413	5	-	455	12
	2	1	93	-	-	96	
Mid-Shankill	51	71	269	-	-	391	1
	6	6	143	-	-	155	
Springmartin	-	20	115	-	-	135	1
	-	1	90	-	-	91	
Tudor	6	29	65	-	-	100	2
	-	2	52	-	-	54	
Twaddell- Woodvale	1	-	137	-	-	138	1
	-	-	242	-	-	242	
Upper Shankill	48	44	160	-	-	252	2
	1	2	72	-	-	75	
Shankill Total	340	458	2,575	5	-	3,378	41
	24	113	1,774	44	-	1,955	
West Belfast							
Andersonstown	114	372	841	160	-	1,487	18
	45	240	2,637	43	7	2,972	
Ardmoulin	1	-	29	-	-	30	-
	-	-	53	-	-	53	
Ballymurphy	4	-	324	-	-	328	1
	-	-	329	-	-	329	

*Sold Stock in bold

Housing Executive stock at March 2014

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total	Void*
Beechmount	1	4	49	-	-	54	1
	1	-	40	-	-	41	
Cavendish Street	3	-	157	-	-	160	1
	1	-	129	-	-	130	
Cluain Mor	6	-	94	-	-	100	1
	1	-	63	-	-	64	
Dermott Hill	-	-	2	-	-	2	-
	-	-	24	-	-	24	
Divis Complex	14	110	194	-	-	318	-
	-	33	124	-	-	157	
Falls Court-Clonard Cres.	26	-	179	-	-	205	-
	4	-	144	-	-	148	
Gransha - Downfine	19	-	11	-	-	30	-
	2	-	109	-	-	111	
Hamill St.-John St.	2	-	49	-	-	51	-
	-	-	128	-	-	128	
Hannahstown	8	-	9	-	1	18	-
	1	-	26	-	7	34	
Lower Falls	32	55	348	-	-	435	4
	7	10	269	-	-	286	
Lower Suffolk	-	73	102	-	-	175	2
	-	17	156	-	-	173	
Lwr. Springfield	9	-	105	-	-	114	-
	1	-	73	-	-	74	
Moyard	16	-	125	-	-	141	-
	1	-	74	-	-	75	
New Barnsley	-	11	177	-	-	188	-
	-	1	113	-	-	114	
Rockmount	-	-	22	-	-	22	-
	-	-	53	-	-	53	
Roden Street	-	42	141	18	-	201	1
	-	10	81	10	-	101	
Springfield Park	-	-	33	-	-	33	-
	-	-	46	-	-	46	
Springhill	4	-	118	-	-	122	-
	4	-	42	-	-	46	
St. James	5	8	110	-	-	123	-
	-	8	185	-	-	193	
Turf Lodge-Gortnamonagh	63	5	376	6	-	450	-
	15	4	516	-	-	535	

*Sold Stock in bold

Housing Executive stock at March 2014

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total	Void*
Westrock	20	-	80	-	-	100	-
	10	-	43	-	-	53	
Whiterock	1	-	150	-	-	151	-
	-	-	242	-	-	242	
West Belfast Total	348	680	3,825	184	1	5,038	29
	93	323	5,699	53	14	6,182	

**Of the total stock these properties are void and do not include properties for sale or demolition*

(i) Bungalow (ii) Maisonette

This document is available in alternative formats.

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