

21 December 2023

Our Ref: FOI 231

Request

We received your request on 25 November 2023 for the following information:

I wish to request the following information

The average transfer points for the following allocations in From 1/1/2022-31/12/22 And 01/01/2023-01/11/23

For One and Two bedroom properties in the following areas of Belfast,

*Short Strand
Albertbridge Rd
Beersbridge Lwr / The Mount
Bridge End / Rotterdam Court
Newtownards Rd
Cromac
HAMILL ST / John St
Duncairn (Upp + Lwr)
Carlisle Multis
Carrick Hill
Duncairn Grdns / Newington
Oldpark Lwr
Rosewood / Crumlin Rd
Cliftonville
Torrens*

Your request has been handled under the Freedom of Information Act 2000 (FOIA).

Personal Information

To find out how we use your personal information and your individual rights you can view the full version of our Privacy Notice at <https://www.nihe.gov.uk/about-us/data-protection/privacy-notice>

Our response

In addition to the requested allocations data we have also included at Table 1 Waiting List data for transfers in the requested Common Landlord Areas and at N. Ireland level by Housing Stress and mean & median points as at 30/09/23. Table 2 gives the mean and median points at the point of allocation to applicants for the requested Common Landlord Areas (CLAs) and at N. Ireland for the period 01/01/22 – 31/12/22. The data at Table 3 gives the mean and median points at the point of allocation to transfers for the requested CLAs and N. Ireland level for the period 01/01/23 – 30/09/23 (data is currently available up to 30/09/23). In the interests of Data Protection we have had to remove the points for some categories where there was less than 10 allocations and where the points were substantially different (we used a deviation of 20%) from the overall N. Ireland mean average points. All tables should be viewed in conjunction with the accompanying notes.

Table 1: Transfer Applicants on the Waiting List as at 30/09/23 by Mean & Median Points, Housing Stress (30+ Pts) and at Requested Common Landlord Areas (CLAs) and N. Ireland Level				
	CLA	No. of Households	Mean Pts as at 30/09/23	Median Pts as at 30/09/23
Less than 30 Pts	Short Strand	22	14.9	17.0
	Albertbridge Rd.	20	10.0	10.0
	Lwr Beersbridge/The Mount	16	10.5	7.0
	Bridge End, Rotherdam Court	<10		
	Newtownards Road	45	15.1	14.0
	Cromac	14	15.2	19.0
	Hamill St/John St	<10	14.0	14.0
	Upper & Lower Duncairn	<10	11.5	10.0
	Carlisle/New Lodge	52	11.5	10.0
	Carrick Hill	<10		
	Duncairn Gardens/Newington	<10		
	Lower Oldpark	<10	11.0	10.0
	Rosewood/Crumlin	<10	12.0	13.0
	Cliftonville	27	12.9	12.0
	Torrens	<10	10.4	10.0
	N. Ireland	4333	12.6	12.0
30+ Pts (30+ Pts = Housing Stress)	Short Strand	23	111.1	116.0
	Albertbridge Rd.	19	88.8	96.0
	Lwr Beersbridge/The Mount	29	89.9	82.0
	Bridge End/Rotterdam Court	0	0.0	0.0
	Newtownards Road	41	100.1	100.0
	Cromac	22	87.1	86.0
	Hamill St/John St	<10		
	Upper & Lower Duncairn	19	111.9	124.0
	Carlisle Multis	<10		

	Carrick Hill	11	78.4	88.0
	Duncairn Gardens/Newington	<10	92.0	96.0
	Lower Oldpark	19	95.6	100.0
	Rosewood/Crumlin	<10	110.7	100.0
	Cliftonville	50	105.5	110.0
	Torrens	13	124.0	114.0
	N. Ireland	7329	93.5	100.0

Table 2: Allocations to Transfers to 1 & 2 Bed Properties from 01/01/22 - 31/12/22 by Mean & Median Points at the Point of Allocation at Requested CLAs & N. Ireland Level

CLA	No. of Bedrooms	No. of Allocations to Transfers	Mean Pts at the Point of Allocation	Median Pts at the Point of Allocation
Short Strand	2	<10		
Albertbridge Rd.	1	<10		
	2	<10	88.0	88.0
Lwr Beersbridge/The Mount	1	<10		
	2	<10		
Bridge End/Rotterdam	0	0	0.0	0.0
Newtownards Road	1	<10		
	2	37	81.5	96.0
Cromac	1	<10		
Hamill St/John St	1	<10		
	2	<10		
Upper & Lower Duncairn	1	<10		
	2	<10	77.0	93.0
Carlisle Multis	2	<10	80.0	80.0
Carrick Hill	2	<10	86.0	86.0
Duncairn Gardens/Newington	0	0	0.0	0.0
Lower Oldpark	2	<10		
Rosewood/Crumlin Rd	0	0	0.0	0.0
Cliftonville	1	<10		
	2	<10	88.3	120.0
Torrens	2	<10		
N. Ireland	1	661	80.6	88.0
	2	1156	96.2	112.0

Table 3: Allocations to Transfers to 1 & 2 Bed Properties from 01/01/23 - 30/09/23 by Mean & Median Points at the Point of Allocation at Requested CLAs & N. Ireland Level

CLA	No. of Bedrooms	No. of Allocations to Transfers	Mean Pts at the Point of Allocation	Median Pts at the Point of Allocation
Short Strand	1	<10		
	2	<10		
Albertbridge Rd.	1	<10		
	2	<10	75.3	100.0
Lwr Beersbridge/The Mount	1	<10		
	2	<10		
Bridge End, Rotherdam Court	2	<10		
Newtownards Road	1	<10		
	2	17	74.0	40.0
Cromac	1	<10	82.0	82.0
	2	<10		
Hamill St/John St	1	<10		
	2	<10		
Upper & Lower Duncairn	1	<10		
	2	<10		
Carlisle Multis	0	0	0.0	0.0
Carrick Hill	1	<10		
	2	<10		
Duncairn Gardens/Newington	2	1	44.0	44.0
Lower Oldpark	2	<10	80.5	86.0
Rosewood/Crumlin Road	0	0	0.0	0.0
Cliftonville	1	<10		
	2	11	60.1	50.0
Torrens	0	0	0.0	0.0
N. Ireland	1	496	84.6	96.0
	2	809	92.6	106.0

Notes:

- When a question of “average points” is asked MEAN and MEDIAN averages are provided. Reasons for this include:
 - The MEAN is the arithmetic average and as a statistic can be skewed by significant outliers e.g. applicants with an exceptionally high or low number of points.

- Therefore, following expert advice on this matter a methodology that utilises the MEDIAN (a measure of central tendency) as a more reliable indicator in relation to Waiting Lists and Allocations is also provided.
- <10 are cases where numbers are less than 10.
- UK GDPR and Data Protection Act 2018 - It is important to note the GDPR & Data Protection Act 2018 regarding the potential risk of identifying individuals and individual households. Guidance from NISRA suggests that equality monitoring information should not be disclosed in sensitive cases where individuals or individual households could be identified. Also the Information Commissioner's Office (ICO) 'Anonymisation: Managing Data Protection Risk' Code of Practice states 'where less than 10 responses have been given to an answer that identifies something factual, all variables relating to that question have been suppressed'. However, 'it should be noted that attitudinal questions are not bound by this rule, in addition to responses of 'Don't know', 'Refused', 'Other' or similar. As the information provided is considered sensitive some statistical disclosure controls may have been placed on the tables with the omission of data in cases where there are less than ten Applicants.
- Allocations to transfers includes allocations to Housing Executive and housing association properties.
- Allocations of social dwellings are governed by the Rules of the Housing Selection Scheme (HSS). The intention of these Rules are to uphold the principle of allocation on the basis of greatest objective need, whilst also empowering landlords to exercise good housing management when considering allocations to transfer Applicants. HSS Rule 46 (The General Rule) states that each dwelling will be offered to the relevant Applicant with the highest points, however, Rule 46A makes an exception to the General Rule facilitating allocations to transfers. 'Management' transfers are a specific category within the Transfer Policy, designed to allow Designated Officers the flexibility to make best use of their housing stock. Allocations can be made to certain management transfer Applicants (e.g. to facilitate redevelopment) without strict reference to points order.

This concludes our response.