



9 September 2025

Dear Applicant

Our Ref: FOI 899

Your request for information received on 12 August 2025 has been handled under the Freedom of Information Act 2000 (FOIA).

Request

- 1. Please provide a list of all common landlord areas in west Belfast and Shankill where social housing has been allocated in the last year. Please explain how many points on average were needed before homes were allocated in those areas of choice.*
- 2 Please provide me with a map of where planning permission exists for social homes or where they are currently under construction in west Belfast, including Shankill. Please explain which areas of choice these planned or in development homes are located*

Our response

- 1. Please provide a list of all common landlord areas in west Belfast and Shankill where social housing has been allocated in the last year. Please explain how many points on average were needed before homes were allocated in those areas of choice.***

Please provide a list of all common landlord areas in west Belfast and Shankill where social housing has been allocated in the last year. Please explain how many points on average were needed before homes were allocated in those areas of choice

Waiting list and allocations statistics are produced quarterly so the most recently available are for the 12 months to 30th June 2025.

Table 1 below provides data on the number of housing allocations to applicants on the Social Housing Waiting List in Common Landlord Areas (CLAs) in Shankill NIHE Local Office, West Belfast NIHE Local Office and Dairy Farm NIHE Local Office, by

Mean & Median Points at the point of allocation for a 1-year period from 01/07/2024 to 30/06/2025. The table should be viewed in conjunction with the accompanying notes.

Table 1: No. of allocations from the Social Housing Waiting List for a 1-year period from 01/07/2024 to 30/06/2025, in Shankill NIHE Local Office and West Belfast NIHE Local office, by Common Landlord Area (CLA) and Mean & Median Points at the point of allocation				
NIHE Local Office	CLA (Common Landlord Area)	No. of allocations	Mean Points at the point of allocation	Median Points at the point of allocation
Shankill Local Office	Ainsworth	<10	x	x
	Ballygomartin	<10	x	x
	Brown Square	<10	121.5	122.0
	Cambrai/Woodvale	31	107.6	122.0
	Dover	10	123.6	123.0
	Florence/Hopewell/Lwr Shankill	25	114.8	130.0
	Glencairn	20	114.3	120.0
	Highfield	<10	127.0	155.0
	Huss Row/Agnes Street	<10	x	x
	Lawnbrook	<10	126.7	122.0
	Mid Shankill	13	97.8	124.0
	Springmartin	<10	x	x
	Tudor	<10	142.5	138.0
	Upper Shankill	<10	x	x
	Shankill Local Office Total	145	112.5	124.0
West Belfast Local Office	Andersonstown	128	178.7	165.0
	Ballymurphy	<10	x	x
	Beechmount	<10	175.3	163.0
	Cavendish Street	<10	175.6	178.0
	Cluan Mor Springvale	<10	x	x
	Divis Complex	11	160.4	168.0
	Falls Court/Clonard Cres	17	169.5	170.0
	Hamill St/John St	33	146.2	146.0
	Hannahstown	49	210.5	210.0
	Lower Falls Grosvenor	40	181.8	185.0
	Lower Springfield Road	16	151.3	146.0
	Lower Suffolk	<10	130.0	140.0
	Moyard	<10	x	x
	New Barnsley	<10	x	x
	Roden Street	<10	x	x
	Springfield Park	<10	x	x
	Springhill	<10	x	x
	St James	<10	132.0	120.0
	Turf Lodge/Gortnamona	12	193.8	191.0
	Upper Dunmurry Lane/Areema	<10	x	x
	Westrock	<10	x	x
	Whiterock	<10	179.2	188.0
	West Belfast Local Office Total	357	177.3	170.0
Dairy Farm NIHE Local Office	Twinbrook-Poleglass	104	166.3	161.0
N. Ireland Total	N. Ireland Total	6,173	150.4	150.0

Notes:

- Allocations are aggregated over a 1-year period from 01/07/2024 to 30/06/2025 and include allocations to both Housing Executive and housing association properties.
- When a question of “average waiting times” or “average points” is asked, MEAN and MEDIAN averages are provided.

Reasons for this include:

The MEAN (arithmetic average) is useful for understanding overall trends but can be heavily skewed by outliers (unusually high or low values) – for example, applicants who have been on the waiting list for a number of years or who have just joined the waiting list.

The MEDIAN (middle value, a measure of central tendency) is less affected by outliers and represents a “typical” case better when the data is skewed.

By presenting both, we ensure that the analysis captures both central tendency and the potential impact of unusually high or low values.

We also note that when the number of applicants is small, statistical indicators become less reliable and have a much lower predictive value regarding the “typical” experience. In such cases, the figures may be more indicative of the specific circumstances of the individual applicant households rather than a broader trend. Caution must be exercised when interpreting the results.

- Where the number of applicants/allocations is less than 10, the figure has been shown as <10 in accordance with Data Protection and UK GDPR requirements.
- Further in the interest of Data Protection we have had to remove the points for some categories where there was only one allocation or 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.

2. Please provide me with a map of where planning permission exists for social homes or where they are currently under construction in west Belfast, including Shankill. Please explain which areas of choice these planned or in development homes are located

The Housing Executive does not hold information meeting the exact description of your request. The requested information is not held in map format. It has been provided in tabular format as that is how the information is recorded.

There are currently 1126 social housing units under construction. The detail of these units is provided in Table 2 below.

There are 360 social housing units programmed to start as part of the Social Housing Development Programme (SHDP) 2025/26 – 2027/28. The detail of these units is provided in Table 3 below.

Please note that programmed schemes can be lost or slip to future programme years for a variety of reasons e.g. relating to delays in acquiring sites and/or failure to secure Planning Approval. Additional schemes can also be added to the SHDP 'in-year' through Competitive Land, Design & Build procurement route and/or the purchase of Existing Satisfactory / Off-the-Shelf properties.

Table 2: Social housing units under construction in West Belfast/Shankill

Housing Association	NIHE District	Scheme Name	Location	Type	Need Group	Strategic Group	Units	Onsite Year	Completion Year	Planning Ref	CLA
Oaklee/Trinity	Belfast West	Hannahstown Phase 1A (S)	Belfast	New Build	Wheelchair Standard	Urban	12	2014/15	2025/26	Z/2013/0930/F	Hannahstown
Radius	Belfast West	Visteon, Blacks Road	Belfast	New Build	General Needs	Urban	186	2017/18	2026/27	Z/2013/1434/F	Andersonstown
Radius	Belfast West	Visteon, Blacks Road	Belfast	New Build	Wheelchair Standard	Urban	10	2017/18	2026/27	Z/2013/1434/F	Andersonstown
Apex Housing	Belfast West	Glenmona	Belfast	Competitive Land Design & Build	General Needs	Urban	443	2020/21	2027/28	LA04/2020/0804/F	Gortnamona/Turf Lodge
Apex Housing	Belfast West	Glenmona	Belfast	Competitive Land Design & Build	Active Elderly	Urban	40	2020/21	2027/28	LA04/2020/0804/F	Gortnamona/Turf Lodge
Apex Housing	Belfast West	Glenmona	Belfast	Competitive Land Design & Build	Wheelchair Standard	Urban	38	2020/21	2027/28	LA04/2020/0804/F	Gortnamona/Turf Lodge
Clanmil	Belfast West	6 Maple Villa	Belfast	Existing Satisfactory Purchase	General Needs	Urban	1	2021/22	2025/26	Planning Not Required	Springhill
Choice	Belfast West	Corrib Flats Regeneration (T)	Belfast	New Build	General Needs	Urban	22	2022/23	2025/26	LA04/2020/1126/F	Andersonstown
Choice	Belfast West	Corrib Flats Regeneration (T)	Belfast	New Build	Wheelchair Standard	Urban	1	2022/23	2025/26	LA04/2020/1126/F	Andersonstown
Ark	Belfast West	Third Street	Belfast	Competitive Land Design & Build	General Needs	Urban	27	2023/24	2025/26	LA04/2018/0618/F	Upper Shankill

Housing Association	NIHE District	Scheme Name	Location	Type	Need Group	Strategic Group	Units	Onsite Year	Completion Year	Planning Ref	CLA
Clanmil	Belfast West	Gort Na Mona	Belfast	Competitive Land Design & Build	General Needs	Urban	102	2023/24	2026/27	LA04/2022/0129/F	Milltown Belfast
Clanmil	Belfast West	Gort Na Mona	Belfast	Competitive Land Design & Build	Active Elderly	Urban	8	2023/24	2026/27	LA04/2022/0129/F	Milltown Belfast
Clanmil	Belfast West	Gort Na Mona	Belfast	Competitive Land Design & Build	Wheelchair Standard	Urban	12	2023/24	2026/27	LA04/2022/0129/F	Milltown Belfast
Clanmil	Belfast West	150 - 158 Kingsway, Dunmurry	Belfast	Competitive Land Design & Build	General Needs	Urban	38	2023/24	2026/27	LA04/2017/1784/F	Upper Dunmurry Lane/Areema
Clanmil	Belfast West	150 - 158 Kingsway, Dunmurry	Belfast	Competitive Land Design & Build	Wheelchair Standard	Urban	1	2023/24	2026/27	LA04/2017/1784/F	Upper Dunmurry Lane/Areema
Clanmil	Belfast West	150 - 158 Kingsway, Dunmurry	Belfast	Competitive Land Design & Build	Active Elderly	Urban	4	2023/24	2026/27	LA04/2017/1784/F	Upper Dunmurry Lane/Areema
Radius	Lisburn Dairyfarm	Lagmore Ph 1C & 1D	Belfast	Competitive Land Design & Build	General Needs	Urban	39	2023/24	2026/27	LA04/2023/3769/F	Outer West
Radius	Lisburn Dairyfarm	Lagmore Ph 1C & 1D	Belfast	Competitive Land Design & Build	Wheelchair Standard	Urban	4	2023/24	2026/27	LA04/2023/3769/F	Outer West

Housing Association	NIHE District	Scheme Name	Location	Type	Need Group	Strategic Group	Units	Onsite Year	Completion Year	Planning Ref	CLA
NB Housing	Belfast West	Lower Clonard	Belfast	New Build	General Needs	Urban	2	2024/25	2025/26	LA04/2019/0413/F	Falls Court - Clonard Cres
Choice	Lisburn Dairyfarm	Lagmore	Belfast	Competitive Land Design & Build	General Needs	Urban	20	2024/25	2026/27	LA04/2023/2890/F	Outer West
Choice	Lisburn Dairyfarm	Lagmore	Belfast	Competitive Land Design & Build	Wheelchair Standard	Urban	5	2024/25	2026/27	LA04/2023/2890/F	Outer West
Choice	Lisburn Dairyfarm	Lagmore	Belfast	Competitive Land Design & Build	Active Elderly	Urban	18	2024/25	2026/27	LA04/2023/2890/F	Outer West
Connswater	Lisburn Dairyfarm	141-147 Upper Dunmurry Lane	Belfast	Competitive Land Design & Build	Active Elderly	Urban	19	2024/25	2026/27	LA04/2023/4215/F	Areema/Upper Dunmurry
Connswater	Lisburn Dairyfarm	141-147 Upper Dunmurry Lane	Belfast	Competitive Land Design & Build	Wheelchair Standard	Urban	2	2024/25	2026/27	LA04/2023/4215/F	Areema/Upper Dunmurry
Radius	Belfast Shankill	Hopewell Square Phase 2	Belfast	New Build	General Needs	Urban	28	2024/25	2026/27	LA04/2019/2306/F	Florence/Hopewell/Lwr Shankill
Clanmil	Belfast West	St Thomas, Whiterock Road Phase 1	Belfast	Competitive Land Design & Build	General Needs	Urban	22	2024/25	2027/28	LA04/2024/0122/F	Whiterock
Clanmil	Belfast West	St Thomas, Whiterock Road Phase 1	Belfast	Competitive Land Design & Build	Wheelchair Standard	Urban	4	2024/25	2027/28	LA04/2024/0122/F	Whiterock

Housing Association	NIHE District	Scheme Name	Location	Type	Need Group	Strategic Group	Units	Onsite Year	Completion Year	Planning Ref	CLA
Clanmil	Belfast West	St Thomas, Whiterock Road Phase 1	Belfast	Competitive Land Design & Build	Active Elderly	Urban	18	2024/25	2027/28	LA04/2024/0122/F	Whiterock

Table 2: Social housing units Programmed to start in West Belfast/Shankill.

Housing Association	NIHE District	Scheme Name	Location	Type	Need Group	Strategic Group	Units	Onsite Year	Completion Year	Planning Ref	CLA
Arbour Housing	Belfast West	195 Kingsway	Dunmurry	New Build	General Needs	Urban	19	2027/28	2028/29	LA04/2025/0175/F	Upper Dunmurry Lane/Areema
Choice/Radius	Belfast West	Glen Road/Hannahstown, Belfast Ph1 (Combined private and NIHE)	Belfast	New Build	General Needs	Urban	109	2025/26	2028/29	LA04/2023/2557/F	Andersonstown
Choice/Radius	Belfast West	Glen Road/Hannahstown, Belfast Ph1 (Combined private and NIHE)	Belfast	New Build	Wheelchair Standard	Urban	14	2025/26	2028/29	LA04/2023/2557/F	Andersonstown
Choice/Radius	Belfast West	Glen Road/Hannahstown, Belfast Ph1 (Combined private and NIHE)	Belfast	New Build	Active Elderly	Urban	17	2025/26	2028/29	LA04/2023/2557/F	Andersonstown
Choice	Belfast Shankill	Cairnmartin, Phase 3 (T)	Belfast	New Build	General Needs	Urban	31	2026/27	2028/29	TBC	Twaddell/Upper Woodvale
Choice	Belfast West	Becketts Bar, Stewartstown Road	Belfast	New Build	General Needs	Urban	35	2026/27	2027/28	TBC	Twinbrook-Poleglass
Clanmil	Belfast West	St Thomas, Whiterock Road Phase 2	Belfast	New Build	General Needs	Urban	18	2025/26	2028/29	TBC	Whiterock
Newington/Apex Housing	Belfast West	Norglen Gardens / Mountain View Centre	Belfast	New Build	General Needs	Urban	12	2026/27	2027/28	LA04/2023/2324/F	Turf Lodge/Gortnamona

Housing Association	NIHE District	Scheme Name	Location	Type	Need Group	Strategic Group	Units	Onsite Year	Completion Year	Planning Ref	CLA
NB Housing	Belfast West	Springfield Road / Highcairn Road	Belfast	Competitive Land Design & Build	General Needs	Urban	12	2025/26	2026/27	LA04/2022/2059/F	Milltown Belfast
NB Housing	Belfast West	Commedagh Drive (T)	Belfast	New Build	General Needs	Urban	5	2027/28	2029/30	TBC	Andersonstown
NB Housing	Belfast West	7 Upper Suffolk Road (T)	Belfast	New Build	General Needs	Urban	1	2027/28	2029/30	TBC	Andersonstown
NB Housing	Belfast West	Keswick Street	Belfast	New Build	General Needs	Urban	15	2027/28	2028/29	TBC	Mid Shankill
Radius	Belfast West	Brown Square (NIHE)	Belfast	New Build	General Needs	Urban	14	2027/28	2028/29	TBC	Brown Square
Woven	Belfast West	Bellsteel Road, Poleglass	Belfast	Competitive Land Design & Build	General Needs	Urban	46	2025/26	2027/28	LA04/2025/0606/F	Twinbrook-Poleglass
Woven	Belfast West	Lanark Way	Belfast	Planning Gain	General Needs	Urban	12	2025/26	2026/27	LA04/2022/0612/F	Lawnbrook

This concludes our response.