



23 July 2025

Dear Applicant

Our Ref: FOI 824

Your request for information received on 30 June 2025 has been handled under the Freedom of Information Act 2000 (FOIA).

Request

Could I be provided with the following information?

1 - All streets which make up the common landlord area "Ardoyne"

2 - All unoccupied 2 or 3 bedroom homes (excluding flats/apartments) owned by NIHE in this common landlord area (i.e. all streets covered under point 1)

3 - The amount of points at allocation for each person within the most recently available dataset for a 2 or 3 bedroom house in the Ardoyne area.

4 - Breakdown by void category -

Of the unallocated dwellings in Ardoyne CLA, how many are classified as 'void – major works', 'void – minor works' or 'void – inspection'?

5. Average and maximum vacancy duration -

For each unallocated property, please give the date it became void, and the average number of days properties in Ardoyne CLA spend unallocated.

I note your position that releasing exact counts under 10 would risk identifying tenants.

However, under Section 40 of the FOIA, 'personal data' requires an identifiable living individual. As these properties are currently void, no individual can be identified.

Please reconsider and provide a CSV of:

- *Property reference number within Ardoyne CLA*
- *Void status category and date voided*
- *Expected re-let date*

If you still refuse under Section 40, please confirm which element you consider to be personal data, and advise how I could refine my request under Section 16 (duty to advise and assist).

Our response

1 - All streets which make up the common landlord area "Ardoyne"

Please find a list of the streets which falls into the Ardoyne common landlord area below:

Alliance Avenue
Ardoyne Walk
Balholm Drive
Brompton Park
Brookfield Place
Brookfield Street
Brookfield Walk
Butler Place
Butler Walk
Cranbrook Court
Cranbrook Gardens
Crumlin Road (numbers 359-411)
Duneden Park
Elmfield Street
Eskdale Gardens
Estroil Park
Etna Drive
Farringdon Court
Farringdon Gardens
Havana Court
Havana Gardens
Havana Way
Herbert Street
Highbury Gardens
Holmdene Gardens
Jamaica Court
Jamaica Road
Jamaica Street
Jamaica Way
Kerrera Court
Kerrera Mews
Kerrera Street
Kingston Court
Ladbroke Drive
Northwick Drive

Stratford Gardens
Strathroy Park
Velsheda Court
Velsheda Park

2 - All unoccupied 2 or 3 bedroom homes (excluding flats/apartments) owned by NIHE in this common landlord area (i.e. all streets covered under point 1)

The Housing Executive is not able to provide the addresses of vacant properties, as disclosure would be likely to prejudice the prevention or detection of crime. The relevant exemption is section 31(1)(a) of the FOI Act (Prevention or detection of crime). We have considered the Public Interest as outlined below.

Factors in favour of disclosure

- Transparency and accountability.
- Promoting public understanding.
- Public interest in bringing empty properties back into use.

Factors in favour of maintaining the exemption

- Making public the addresses of void properties would likely lead to squatting and other criminal activity in and/ or around these properties.
- Need to protect vacant properties from crime and avoid the considerable public expense that would be incurred dealing with crimes in relation to empty or vacant properties.
- Preventing the distress that is caused to victims of crimes of this nature.
- Residents who live in close proximity to such addresses would also be affected by crime committed within the vicinity and this would be detrimental to their reasonable expectation of feeling secure in their homes.

Outcome of public interest test

- Although there is a public interest in information about bringing properties back into use, the immediate concern is the protection of property and the well-being of residents.
- We have reached the view that, on balance the public interest is better served by withholding the information relating to addresses of vacant properties under Section 31(1) (a) of the Act at this time.

3 - The amount of points at allocation for each person within the most recently available dataset for a 2 or 3 bedroom house in the Ardoyne area.

Further to your clarification, received 1st July, in which you confirmed that you would accept average points at allocation in Ardoyne CLA, the table below provides data on the number of housing allocations to applicants on the Social Housing Waiting List in Ardoyne Common Landlord Area (CLA), narrowed down to 2-bedroom and 3-bedroom houses and

bungalows only, by Mean and Median Points at the point of allocation for a 1-year period from 01/04/2024 to 31/03/2025.

The table should be viewed in conjunction with the accompanying notes.

Waiting List figures are produced quarterly and so the most up to date figures are as at 30th June 2025. However, Waiting List Statistics are included in the Department for Communities Housing Bulletin which is designated as a National Statistic.

Section 13(1) of the Statistics and Registration Services Act 2007 states that ‘the person producing any official statistics which are designated under section 12 as National Statistics must ensure that the Code of Practice for Statistics under section 10 continues to be complied with in relation to those statistics.’ Provision of the requested figures before publication of the DfC Housing Bulletin in which the dataset from which they would be drawn is published would be a failure to comply with the Code in respect of parts [T3.3](#) and [T3.4](#).

The June 2025 figures are therefore currently exempt from disclosure under Section 44 of the Freedom of Information Act - disclosure prohibited by other legislation. The June 2025 figures can be made available upon request subsequent to the publication of the Bulletin, which is currently expected around 3rd week of August.

Allocations 01/04/2024 - 31/03/2025 to applicants on the waiting list in Ardoyne CLA (narrowed down to 2- and 3-bedroom houses and bungalows only) by Mean & Median Points on the waiting list at the point of allocation			
NIHE CLA / Geography	No. of allocations from the Waiting list	Mean Points at the point of allocation	Median Points at the point of allocation
	(2-bedroom & 3-bedroom houses and bungalows only)		
Ardoyne CLA	15	194.3	182.0
N. Ireland Total	2,619	168.9	162.0

Notes:

- This response is based on the most recently published data at the point of the request (allocations up to 31/03/2025).
- Allocations are aggregated over a 1-year period from 01/04/2024 to 31/03/2025 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.

4 - Breakdown by void category -

Of the unallocated dwellings in Ardoyne CLA, how many are classified as ‘void – major works’, ‘void – minor works’ or ‘void – inspection’?

As of 3rd July 2025, there were 4 actionable void properties in the Ardoyne CLA. Actionable voids are properties which are vacant while in the process of being allocated and include properties undergoing change of tenancy repairs and difficult to let properties.

5. Average and maximum vacancy duration -

For each unallocated property, please give the date it became void, and the average number of days properties in Ardoyne CLA spend unallocated.

The termination dates of the above were:

- 1/6/25
- 8/6/25
- 8/6/25
- 29/6/25

The Housing Executive has a target to relet its dwellings within 30 days. The relet performance figure for the North Belfast Office was 28 days as of the end of May 2025. This figure is not available at CLA level.

This concludes our response.