

13 November 2025

Dear Applicant

Our Ref: FOI 982

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

Request

- 1 - All streets which make up the common landlord area "Ardoine"*
- 2 - Amount of unoccupied 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 3 bedroom house in the Ardoine area (points at allocation, median points at allocation and time spent on waiting list if possible.)*
- 4. Average and maximum vacancy duration -
For each unallocated property, please give the date it became void, and the average number of days properties in Ardoine CLA spend unallocated.*

Our response

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

- Antigua Court
- Antigua Street
- Arbour Street
- Ardilea Court
- Ardilea Drive
- Ardilea Street
- Ardoine Avenue
- Ardoine Court
- Ardoine Place
- Ardoine Walk
- Balholm Drive
- Brompton Park
- Brookfield Place

- Brookfield Street
- Brookfield Walk
- Butler Place
- Butler Walk
- Churchview Court
- Cranbrook Court
- Cranbrook Gardens
- Duneden Park
- Elmfield Street
- Eskdale Gardens
- Estoril Park
- Etna Drive
- Farringdon Court
- Farringdon Gardens
- Havana Court
- Havana Gardens
- Havana Walk
- Havana Way
- 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 - Amount of unoccupied 3 bedroom homes (excluding flats/apartments) owned by NIHE in this common landlord area (i.e. all streets covered under point 1)

There were 0 void three bedroom dwellings as of 4th November.

3 - The amount of points at allocation for each person within the most recently available dataset for a 3 bedroom house in the Ardooyne area (points at allocation, median points at allocation and time spent on waiting list if possible.)

Data on points and waiting times at allocation on an individual basis cannot be disclosed. The Housing Executive considers this to be the personal information of those individuals so the exemption at Section 40(2) of the Freedom of Information Act (Personal Information) applies. In addition, disclosure of this personal information would be a breach of the Data Protection Act 2018, Schedule 2, Part 3, Paragraph 16 – Protection of the Rights of Others.

Waiting list statistics are produced quarterly so the most recently produced are as at 30th September 2025. However, 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 September 2025 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 figures beyond the period already covered by the latest Housing Bulletin (after 30/06/2025) are therefore currently exempt from disclosure under Section 44 of the Freedom of Information Act – disclosure prohibited by other legislation, pending publication of the next Housing Bulletin. This is currently anticipated by 27th November 2025.

Table 1 below provides data on the number of housing allocations to applicants on the Social Housing Waiting List in Ardoe Common Landlord Area (CLA), narrowed down to 3-bedroom houses and bungalows only, by Mean & Median Waiting Time (in months) and 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: Allocations for a 1-year period from 01/07/2024 to 30/06/2025 to applicants on the Social Housing Waiting List in Ardoe CLA (narrowed down to 3-bedroom houses and bungalows only) by Mean & Median Waiting Time (in months) and Mean & Median Points on the waiting list at the point of allocation					
NIHE CLA / Geography	No. of allocations from the waiting list	Mean Waiting Time (in months) at the point of allocation	Median Waiting Time (in months) at the point of allocation	Mean Points at the point of allocation	Median Points at the point of allocation
	(3-bedroom houses and bungalows only)				
Ardoe CLA	<10	35.2	41.0	203.6	208.0
N. Ireland Total	1,095	39.3	25.0	173.0	170.0

To assist you further in understanding the allocations position for 3 bedroom properties in Ardoe, table 2 below provides data on the number of housing allocations to applicants on the Social Housing Waiting List in Ardoe Common Landlord Area (CLA), narrowed down to 3-bedroom houses and bungalows only, by Mean & Median Waiting Time (in months) and Mean & Median Points at the point of allocation for a 5-year period from 01/07/2020 to 30/06/2025. The table should be viewed in conjunction with the accompanying notes.

Table 2: Allocations for a 5-year period from 01/07/2020 to 30/06/2025 to applicants on the Social Housing Waiting List in Ardoyne CLA (narrowed down to 3-bedroom houses and bungalows only) by Mean & Median Waiting Time (in months) and Mean & Median Points on the waiting list at the point of allocation

NIHE CLA / Geography	No. of allocations from the waiting list	Mean Waiting Time (in months) at the point of allocation	Median Waiting Time (in months) at the point of allocation	Mean Points at the point of allocation	Median Points at the point of allocation
	(3-bedroom houses and bungalows only)				
Ardoyne CLA	16	43.3	40.0	220.9	209.0
N. Ireland Total	5,688	32.1	20.0	164.1	162.0

Notes:

- Allocations are aggregated over a 1-year period from 01/07/2024 to 30/06/2025 and a 5-year period from 01/07/2020 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.

4. 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.

Relet times are reported at Area Office level and cannot be disaggregated to CLA level. The year to date (YTD) average relet time for the North Belfast Area Office is 28 days.

This concludes our response.