

11 April 2024

Our Ref: FOI 360

Request

We received your request on 28 March 2024 for the following information:

I would like a list of all the areas of choice within Mid and East Antrim that NIHE currently considers to not have a need for additional social or affordable housing. For clarity this relates to the policy used to determine the NIHE responses to planning consultations under HOU 5 of the new Local Development Plan

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

Our response

As the Strategic Housing Authority for Northern Ireland, the Housing Executive has the statutory responsibility for the assessment of housing need. To fulfil this function, the Housing Executive carries out an annual social Housing Need Assessment (HNA) to determine the level of additional accommodation required to meet projected housing need for general needs applicants registered on the waiting list for social housing. The Housing Need Assessment projects new build social housing requirements within settlement limits for a five year period.

Those applicants with 30 points or more are defined as being in Housing Stress, and are considered in the calculation for projected social housing need, where the available supply of accommodation is examined against the projected need, as expressed by the Common Waiting List, within an agreed, appropriate catchment area (HNA area).

The HNA exercise is the baseline information used to establish social housing need and therefore whether the Housing Executive can support new build proposals within development limits received from Registered Housing Associations and for planning consultation responses requested by M&EA Council under policy HOU5.

The approved [2023-28 Housing Needs Assessment for the Mid and East Antrim Council area](#) identifies a number of locations which do not have a projected social housing need: these are Glarryford, Glenoe/Mounthill, Moorfields/Glenwherry, Procklis and Taylorstown/Moorlands. This information is presented to Council annually through our published Housing Investment Plans and which also include a projection for intermediate demand.

Unmet social housing requirements are also summarised in the Housing Executive's annual [Commissioning Prospectus](#) provided by Council area ([Mid and East Antrim section 2023](#)). This document is published on our website alongside the [Social Housing Development Programme \(SHDP\)](#) and provides a strategic overview of social housing need.

As a statutory consultee in the LDP process, the Housing Executive published the [Strategic Housing Market Analysis \(SHMA\)](#) which assesses cross tenure housing need (social, intermediate and market) by Local Government District and Housing Market Areas on a longer term 15 year projection. This information is generated at a higher level geography than the social housing need projections (HNA) above and is not available at a more localised area level. We would note that Mid and East Antrim is split across both [Belfast](#) and [Northern Area](#) reporting areas.

For individual planning consultation responses the Housing Executive will refer to amongst other things the HNA and the relevant SHMA.

Social housing is a form of affordable housing. In line with the [Department for Communities definition](#), affordable housing also includes Intermediate housing for sale and for rent that is provided outside of the general market, for those whose needs are not met by the market.

This concludes our response.