

26 June 2024

Our Ref: FOI 423

Request

We received your request on 29 May 2024 for the following information:

- 1 / Today how many houses are empty and available to rent in the ballycastle area ?*
- 2) How many people in the area are on the NIHE waiting lists for a house ?*
- 3)How many of these people are registered as homeless ?*
- 4) How many people are registered as disabled?*
- 5) Whats the average time to be offered a house ?*
- 6) How many disabled and fully adopted homes do you have in the area and how many are empty and available to rent now*
- 7) If a disabled person was made homeless today and there was no suitable or available houses in ballycastle area what area would they be offered emergency house in*

Clarification response:

At NIHE we do not have any indicators for “disabled” or “registered disabled”. The indicators we do use are “wheelchair user” & “ground floor required” - would these be suitable alternatives for you?

yes wheel chair user and ground floor required are suit alternatives for me

In part 5 - what do you mean by “house”? By default, we would include all property types including flats and bungalows. We need to clarify this as you may be interested in a narrower definition.

In part 5 I mean any house flat all property types

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

Our response

1) Today how many houses are empty and available to rent in the Ballycastle area.

As of 31st May 2024, there were currently no Housing Executive properties available for allocation in the Ballycastle area.

2) How many people in the area are on the NIHE waiting lists for a house?

3) How many of these people are registered as homeless?

4) How many people are registered as disabled?

Please be advised that Waiting List and allocations figures are produced quarterly, so the latest available figures are as of 31st March 2024. The tables below provide you with the total number of applicants on the Waiting List, total number of applicants requiring wheelchair accommodation and total number of applicants requiring ground floor accommodation in Ballycastle as of 31st March 2024.

The tables also break down how many applicants are in Housing Stress and how many have been awarded Full Duty Applicant (FDA) status. The tables should be read with the accompanying notes.

Ballycastle	All Applicants				
	Applicants	HS Applicants	FDA	Allocations	Allocations to FDA
Total	269	150	114	29	29

Ballycastle	Wheelchair Users				
	Applicants	HS Applicants	FDA	Allocations	Allocations to FDA
Total	<10	<10	0	0	0

Ballycastle	Requiring Ground Floor Accommodation				
	Applicants	HS Applicants	FDA	Allocations	Allocations to FDA
Total	53	36	28	17	17

Notes:

- Please note that where there are less than 10 applicants, applicants in housing stress or allocations, they have been listed as <10 in compliance with Data Protection requirements.
- Applicant Information (all applicants, applicants in housing stress and FDA) is as at end March 2024.

- Allocation information (allocations and allocations to FDA) refers to the number of allocations in the preceding 12 month period.
- FDA refers to Full Duty Applicants – these are applicants accepted as being homeless, to whom the Housing Executive owes a duty under the Homelessness legislation, Article 10(2) of the Housing (NI) Order, 1988 to “secure that accommodation becomes available for his/her occupation”.
- Social housing waiting list and allocations data held by the Housing Executive, form part of the Northern Ireland Housing Bulletin, which is published quarterly as a National Statistic by the Department for Communities. Therefore, in order to avoid breaches of the code of practice for statistics, the most recent data provided is based on the most recently published data.

5) What’s the average time to be offered a house?

The table below provides data on the number of housing allocations to applicants on the waiting list in Ballycastle Common Landlord Area who require ground floor accommodation and the number to persons who are wheelchair users, by Mean and Median Waiting Time (in months) at the point of allocation for a 5-year period from 01/04/2019 to 31/03/2024. The table should be viewed in conjunction with the accompanying notes.

Allocations 01/04/2019 - 31/03/2024 in Ballycastle CLA by Mean & Median Waiting Time (in months) on the Waiting List at the point of allocation				
NIHE CLA / Geography	Applicants Category	No. of allocations	Mean Months at the point of allocation	Median Months at the point of allocation
Ballycastle CLA	Applicants Requiring Ground Floor Accommodation	60	26.2	17.0
	Wheelchair User Applicants	<10	25.2	12.0
	All Applicants	149	24.8	15.0
N. Ireland Total	N. Ireland All Applicants	30,215	26.6	16.0

Notes:

- This response is based on the most recently published data at the point of the request (allocations up to 31/03/2024).
- Allocations are aggregated over a 5-year period from 01/04/2019 to 31/03/2024 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 is the arithmetic average and as a statistic can often be unreliable, having been skewed by significant outliers i.e. applicants who have been on the waiting list for a number of years.

This degree of skewing makes the arithmetic average, the MEAN, unreliable. 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.

- 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.
- <10 are cases where the number of allocations is less than 10.

6) *How many disabled and fully adopted homes do you have in the area and how many are empty and available to rent now.*

The NI Housing Executive have not built any new dwellings in the last 25 years and therefore does not have any dwellings which can be classified as 'disabled and fully adopted.

Some NIHE dwellings, for which we received Occupational Health client specific requests for adaptations, have been appropriately modified.

As at 13/06/2024 NIHE has no vacant dwellings in Ballycastle.

7) *If a disabled person was made homeless today and there were no suitable or available houses in Ballycastle area what area would they be offered emergency house in*

While the intent will be to offer suitable temporary accommodation as close to the location of the household presenting, the Housing Executive will offer placements based on both the requirement of the household and availability of accommodation at the time of need. This can result in a temporary accommodation placement being offered in any area regardless of geographical location.

This concludes our response.