



20 August 2025

Dear Applicant

Our Ref: FOI 866

Your request for information received on 23 July 2025 has been handled under the Freedom of Information Act 2000 (FOIA).

Request

We wish to understand the current state of unmet social housing need in Belfast. To that end, we request the most current residual need figures for Belfast, broken down by HNA area.

I would be grateful if you would supply this information by email.

to clarify this request – please provide the information broken down by the smallest available geographical area – ie by detailed HNA area (eg North Belfast 1, North Belfast 2, Donegall Road, Finaghy, Inner East Belfast etc)

Our response

The table below provides the Average Residual Need Figures from the 2024-2029 Housing Need Assessment period, which represents the most recently available approved data, by HNA Area.

Belfast Housing Need Assessment Areas	Average Residual Need 2024-29
Inner West Belfast	851
Middle West Belfast	1,154
Outer West Belfast	645
Ainsworth/Woodvale	60
Ballygomartin	53
Mid Shankill	89

Belfast Housing Need Assessment Areas	Average Residual Need 2024-29
Lower Shankill	7
North Belfast 1	1,509
North Belfast 2	229
Upper Ormeau	344
Donegall Road	126
Finaghy	181
Lisburn Road	455
Lower Ormeau	375
Inner East Belfast	449
Middle East Belfast	418
Short Strand	57
Outer East Belfast	376
Total	7,378

Please note by way of background and explanation:

Housing Need Assessment (HNA) measures social housing need only and relates to existing households on the common waiting list who are in housing stress. Need is assessed at the CLA level and aggregated to HNA area. Housing stress is projected forward by 5 years and is based on average housing stress and allocations to those in housing stress on the waiting list over the previous 5 years. Projected supply is based on average annual relets and current void levels. This process is automated and produces a STAGE 1 figure for each HNA area.

The figures are then subject to a STAGE 2 sensitivity analysis to take account of fluctuations in trends and specific local issues. As part of the STAGE 2 analysis, local teams consider the **Average Residual Housing Need (ARN)** figure – this is the current number of households in housing stress, minus average annual relets. **Average Residual Need** provides a picture of waiting list activity and is used as a sensitivity monitor on the baseline projected housing need figure (STAGE 1), which is based on past trends.

Local teams will examine a range of factors at STAGE 2 to determine whether the stage 1 projection or the **Average Residual Need** figure is the more appropriate. These factors include housing market trends and local knowledge, demographics, regeneration proposals, existing housing stock and mix etc. The process must also take into account the number of new build units delivered each year through the Social Housing Development Programme. Social housing schemes which are on site before the date of

the HNA (i.e. 1st April) must be deducted as part of the Stage 2 analysis, as these schemes are likely be completed and allocated within the next year and will meet, in part, the need identified in the HNA area.

The output is a Housing Need Assessment booklet for each of the 11 local Council geographies which includes the final sensitised 5 year projected social housing need figures (which are subject to Senior Management approval) for all HNA areas within the respective Council districts.

This concludes our response.