

December 2022

## Engagement with BUILD Shankill

**1. Any terms of reference or policy frameworks governing the discussions between your authority and the BUILD Shankill project - <https://build-shankill.co.uk/build-shankill>.**

The Housing Executive holds no information meeting the description of your request regarding its engagement with BUILD Shankill.

**2. Details of all meetings (including copies of documentation) between representatives of your authority and representatives of the BUILD Shankill project, including meeting dates, meeting documentation, minutes/notes/actions, meeting venue and details of attendees.**

Based on the information held, the Housing Executive was invited to attend meetings with BUILD Shankill on the following dates:

Date	Venue
09/04/21	Zoom meeting
23/04/21	Zoom meeting
14/05/21	Zoom meeting
11/06/21	Zoom meeting
28/06/21	The Spectrum Centre
03/09/21	Zoom meeting
18/11/21	Zoom meeting
20/01/22	Zoom meeting
17/02/22	Zoom meeting
22/02/22	The Spectrum Centre
24/03/22	Zoom meeting
15/06/22	The Spectrum Centre
29/09/22	The Spectrum Centre
17/10/22	The Spectrum Centre
24/11/22	The Argyle Business Centre

The Housing Executive cannot provide details of attendees to the meetings as this information is exempt from disclosure under the Environmental Information Regulations - Regulation 12(3) - information is the personal data of a person other than the applicant. In addition disclosure would contravene data protection principle (a) in Article 5 of the UK GDPR.

The Housing Executive cannot provide copies of any meeting documentation, minutes/notes/actions held as this information was created by BUILD Shankill, not the Housing Executive and copies were provided to the Housing Executive by BUILD Shankill. Information provided by another legal person is exempt from disclosure under Environmental Information Regulations - Regulation 12(5)(f). Disclosure would adversely affect the interests of BUILD Shankill and BUILD Shankill provided that information to the Housing Executive voluntarily, in circumstances where it was not under, and could not have been put under, any legal obligation to supply it to the Housing Executive and they have not consented to its disclosure.

## **Public Interest Test**

Exceptions under the EIR are qualified exemptions and must be subject to a public interest test. In considering the public interest test on this information, the Housing Executive has identified the following points:

### Factors in Favour of Disclosure

- Disclosure of information held by public authorities is in the public interest in order to promote transparency and accountability.
- Disclosure of information held by public authorities can aid in understanding the reason why certain decisions were made.

### Factors in Favour of Maintaining the Exemption

- Release of the information would have a detrimental effect on the future voluntary supply of information to the Housing Executive from BUILD Shankill.
- Release of the information would damage trust and confidence of other community and voluntary bodies in the Housing Executive and prejudice the future ability of the Housing Executive to engage voluntary and community bodies in the fulfilment of its statutory functions.
- Release of the information into the public domain would prejudice the ability of BUILD Shankill to fulfil their regeneration agenda and ambitions by releasing confidential information on future plans.

The main drivers in relation to disclosing the information requested rest around transparency in decision making. However clear, compelling and specific justification for disclosure would have to be shown that would outweigh the obvious interest in

maintaining trust and confidence between the Housing Executive and community/voluntary organisations, and in protecting the ability of BUILD Shankill to pursue their regeneration agenda.

On weighing the factors for and against disclosure I have concluded that the public interest lies in not disclosing the requested information.

The attached Pdf provides a copy of a presentation delivered to the BUILD Shankill meeting of 22/02/2022 by the Housing Executive.

### **3. Internal emails/correspondence/memos/minutes of meetings of your authority at which the BUILD Shankill project was discussed.**

Copies of the requested documentation are included with this response. Redactions have been applied to the information provided where it is exempt from disclosure under the Environmental Information Regulations - Regulation 12(3) - information is the personal data of a person other than the applicant and disclosure would contravene data protection principle (a) in Article 5 of the UK GDPR.

Where the internal emails/correspondence/memos/minutes contains information which has been provided by BUILD Shankill they have been withheld as information provided by another legal person is exempt from disclosure under Environmental Information Regulations - Regulation 12(5)(f). Disclosure would adversely affect the interests of BUILD Shankill and BUILD Shankill provided that information to the Housing Executive voluntarily, in circumstances where it was not under, and could not have been put under, any legal obligation to supply it to the Housing Executive and they have not consented to its disclosure.

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# **Greater Shankill Presentation to BUILD**

**24<sup>th</sup> February 2022**



Head of Place Shaping, Belfast

## **Role of Place Shaping**

- **Assess Housing Need**
- **Support Social Housing New Build**
- **Site identification Studies**
- **Planning Role**
- **Land sales**
- **House Sales**
- **Redevelopment /Acquisition**

# Housing Need Shankill

- **Common Waiting list by CLA (estates)**
- **Applicants currently have 2 choices**
- **Housing Need assessed via first preference**
- **Housing Need Assessment calculated annually for next five years**



# Housing Need Assessment

- **Housing Need Areas**
  - Lower Shankill
  - Mid Shankill
  - Ainsworth/Woodvale
  - Ballygomartin
- **Used to help support new schemes**
- **Schemes can also be supported based on regeneration**
- **2<sup>nd</sup> preference also considered when determining need for schemes in conjunction with local office**

# Waiting List Shankill

September 2021

	<b>Elderly</b>	<b>Families</b>	<b>Singles</b>	<b>Total</b>
All Applicants	99	230	443	772
Applicants in Housing Stress	62	113	270	445
Allocations	23	79	106	208

# Waiting List Trend Shankill

## March Waiting List

	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
All Applicants	567	518	673	677	763
Applicants in Housing Stress	323	324	415	418	446
Allocations Year to	325	235	246	243	164

# Housing Demand by bedroom

## Bedroom requirement

	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4 bed +</b>	<b>Total</b>	
	71%	23%	4%	2%	100%	

- Note does not include carer/shared responsibilities
- Bed space could be double or single
- Information may not be up to date

# New social housing development

Housing association	Scheme Name	No. Units	Completion Year
<b>Radius</b>	Lawnbrook Ph1	26	2012/13
<b>Radius</b>	Lawnbrook Ph2	28	2014/15
<b>Choice</b>	Cairnmartin Ph1	41	2015/16
<b>Choice</b>	Lower Shankill NIHE Transfer Ph1	21	2015/16
<b>Choice</b>	Lower Shankill NIHE Transfer Ph1	12	2016/17
<b>Radius</b>	Lawnbrook Ph3*	20	2018/19
<b>NB Housing</b>	Forthriver	24	2020/21

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# New Social housing

Under construction

Housing association	Scheme Name	No. Units	Expected Completion Year
Choice	Cairnmartin Ph2	26	2022/23
Radius	Hopewell Ph1	18	2022/23

Programmed to start

Housing association	Scheme Name	No. Units	Expected Start Year
Radius (TBC)	Hopewell Ph2	28	2024/25

# Further Potential Opportunities

- **Mixed Tenure Approach**

## **NIHE ownership**

- Brown Square
- North Boundary St
- Cairnmartin
- Woodvale Road

## **Private/other**

- Keswick St
- Langley St
- Highfield
- Lanark Way

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** RE: BUILD WG  
**Date:** 14 November 2022 08:55:00

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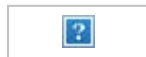
Hi [REDACTED] – no worries. I'm only back in today so wading through the emails! Happy to chat about the input/meetings for BUILD – feel free to give me a ring when you get back on the 15<sup>th</sup>.

Kind regards,

[REDACTED]

[REDACTED] || Senior Town Planner || MRTPI || Belfast Lisburn Castlereagh Place Shaping Team

[REDACTED] work mobile: [REDACTED]



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**From:** [REDACTED]  
**Sent:** 09 November 2022 11:52  
**To:** [REDACTED]  
**Subject:** FW: BUILD WG

Hi [REDACTED] Hope you had a good week off 😊

Just wanted to touch base with you on these BUILD invites. I don't think the zoom event organised by [REDACTED] for 24<sup>th</sup> is something for me, from a local office pov. I could attend the event on 16<sup>th</sup> in [REDACTED] office but maybe get a chat with you first if that's ok.

I am off on 14<sup>th</sup> but back on 15<sup>th</sup>.

ta

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**From:** [REDACTED]  
**Sent:** 08 November 2022 17:39  
**To:** [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]



[REDACTED]

**Subject:** Re: BUILD WG

**Caution** – This email has been received from outside the NICS network.  
Please ensure you can verify the sender's name and email address.  
Treat all attachments and links with caution.  
**FOR INTERNAL NICS STAFF ONLY** - If you have any concerns regarding the email please forward to [spam@finance-ni.gov.uk](mailto:spam@finance-ni.gov.uk).

Hi All,

I am sending this on behalf of [REDACTED]. We want to spend a morning session to review the work of BUILD and to look at how BUILD goes forward and what its focus should be now that Greater Shankill Partnership has set up a Development Trust. There is no easy way of doing this to suit everyone's calendar so we are going to try for Thursday the 24<sup>th</sup> November 9-00- 1pm, hoping we can get most of you along. Please let me know as soon as possible if you can attend.

[REDACTED]

Neighbourhood Regeneration Officer Greater Shankill Area Partnership

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**From:** [REDACTED]

**Sent:** 21 September 2022 13:38

**To:** [REDACTED]

[REDACTED]

[REDACTED]

**Subject:** BUILD WG

**When:** 29 September 2022 11:00-12:30.

**Where:** The Spectrum Centre; or Zoom Link below

Hi All

Next meeting of BUILD Working Group will be Thursday 29<sup>th</sup> September 11.00am in Spectrum there will be an option to join virtually with the zoom link below for those who can't make it in person.

Thanks [REDACTED]

Zoom Host is inviting you to a scheduled Zoom meeting.

Topic: BUILD WG

Time: Sep 29, 2022 11:00 AM London

Join Zoom Meeting

[REDACTED]

Meeting ID: [REDACTED]

Passcode: [REDACTED]

One tap mobile

[REDACTED]  
[REDACTED]

Dial by your location

[REDACTED]  
[REDACTED]  
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Meeting ID: [REDACTED]

Passcode: [REDACTED]

Find your local number: [REDACTED]

