

## Social Housing - Belfast

### 1. What was/is the budget for building new social housing in Belfast in 2012-2016 & 2017-2022?

The Social Housing Development Programme is managed and delivered on a financial year basis. Please see attached Excel document (tab 1 of attached spreadsheet/ Appendix 1) outlining the total Housing Association Grant (HAG) allocation associated with the total starts within each programme year (2011/12 – 2021/22). As requested in your clarification email of 2nd June 2022 this is based on NIHE Local Office Boundaries NOT Parliamentary Constituencies.

### 2. Can you please provide a breakdown figure of the number of 3 bedroom bungalows, occupied and unoccupied, in each individual site / estate in the Strabane area?"

The Housing Executive cannot provide a breakdown of the 3 bedroom bungalows by individual site/estate as the number in each area is less than 10. When a dataset (in this case the “number of 3 bedroom bungalows by individual site/estate”) is less than 10, there is a potential risk of identifying a specific individual from this information. The exemption at Section 40 (2) of the Freedom of Information Act 2000 (Personal Information) is engaged.

### 3. How many new social houses have been built/ completed and tenants taken occupancy in West Belfast from 2012- 2017 and 2018 -2022?

As advised, the Social Housing Development Programme is managed and delivered on a financial year basis. Please see attached Excel document (tab 3 in attached spreadsheet/Appendix 1) outlining the SHDP completions between 2011/12 and 2021/22. As requested in your clarification email of 2nd June 2022 this is based on NIHE Local Office Boundaries NOT Parliamentary Constituencies. It is the Housing Association’s responsibility to allocate their properties once completed so the Housing Executive does not hold information meeting the description of your request in respect of when tenants have taken occupancy in these properties.

**4. What is the projected planned budget for new build social housing for West Belfast from 2023 until 2027?**

The Social Housing Development Programme is programmed on a 3 year rolling basis. Please see attached excel document (tab 2 in attached spreadsheet/Appendix 1) outlining the number of units which are programmed to Start between 2022/23 -2024/25. As requested in your clarification email of 2nd June 2022 this is based on NIHE Local Office Boundaries NOT Parliamentary Constituencies. As the SHDP is programmed on a 3 year basis, the Housing Executive does not hold information meeting the description of your request in respect of 2025/26 or 2026/27. Future SHDP budget is not geographically ring-fenced and as these proposals have yet to be submitted to the Housing Executive's Development Programme Group for Project Approval, a projected budget/HAG allocation is not known at this stage.

**5. Internally within the NIHE was/is there a plan in place in which to restock social homes for every property sold/bought via "Tenants right to buy scheme" across all of Belfast?**

There is no specific strategy or plan for the replacement of social homes sold under the House Sales Scheme (Northern Ireland version of the Right to Buy Scheme). Existing social housing stock levels are considered as one part of the Housing Executive's annual Housing Need Assessment, and if there is an identified need for more social housing in an area this is highlighted to housing associations in the Housing Executive's Commissioning Prospectus. This Housing Need is then used when giving support to new social housing schemes to be included in the SHDP.

**6. How many people are currently, up to the date of this email on the NIHE waiting list for Belfast?**

This information can only be provided on the basis of parliamentary constituencies as it is not held separately for North, South, East & West Belfast.

<b>Constituency *</b>	<b>Number of all applicants</b>
Belfast East	2097
Belfast East/South	404
Belfast North	4383
Belfast South	2834
Belfast South/Strangford	124
Belfast West	3821
Belfast West/North	134
Belfast West/South	24

\* The following CLA Areas cross Parliamentary Constituency Boundaries:

<b>NIHE Common Landlord Area</b>	<b>Parliamentary Constituency</b>
Cregagh/Castlereagh	Belfast East/South
Willowfield/Upper Castlereagh Road	Belfast East/South
Bridge End/Rotterdam Court	Belfast East
Carryduff	Belfast South/Strangford
Ainsworth	Belfast West/North
Carrick Hill/Unity	Belfast North
Hamill Street/John Street	Belfast West

**7. Of the current NIHE waiting list for Belfast how many applicants are –**

- **Families**
- **Single men no dependants**
- **Single women no dependants**
- **Single men with shared access to dependants**
- **Single women with shared access to dependants**

We do not capture the information in the format requested however the tables in Appendix 2 detail those applications with a registered 'single' household category, with a first preference area of choice located within a Belfast Parliamentary Constituency, as of the 11th August 2022. Table 1 shows those single applicants who have been awarded Other Social Needs Factor 4 - Where the Applicant, or a member of the Applicant's household, has been awarded staying or weekend access to dependent children and his / her current accommodation is unsuitable to facilitate this access. These points are not awarded to applicants in priority need owing to having dependent children but only to those with staying or weekend access to children from a previous relationship. As such these points are the sole identifier of shared access to children.

Table 2 shows those applicants who have not been awarded these points and are registered on HMS as a single household. Please note that Household Category data is recorded on our systems at the point of application and may not reflect the current composition of the household.

**8. Of the current NIHE waiting list how many children under the age of 18 are deemed homeless in West Belfast?**

For the purposes of the waiting list, the Housing Executive records households with children under 16. Age 16 and above are classified within separate household groups as part of the adult groups. Appendix 3 provides details of the under 16 group.

**9. Currently how many NIHE run hostels are there in Belfast?**

There are 5 hostels in Belfast.

**10. Currently how many other Hostels in Belfast that the NIHE refer into?**

There are 16 other hostels.

**11. and 12. Currently how many women's and men's only hostels are there in West Belfast & Belfast Nth, South and East?**

	North	South	East	West
<b>Women Only</b>	2	2	2	0
<b>Men Only</b>	6	2	0	2

**13. Currently how many family hostels are there in Belfast?**

There are 12 family hostels in Belfast.

**14. What is the current estimated wait time for a property in Belfast for-**

- A family?
- A single person?

See Appendix 4 which lists the average waiting times for all groups across Belfast.

**15. Does the NIHE have a service level agreement or any contracted agreement with "Northern Property" residentials 263 Falls Road, BT12 6F?**

The NIHE does not have a service level agreement with Northern Property Residentials 263 Falls Road, BT12 6FB.

**16. Does the NIHE have a service level agreement or any contracted agreement with "Northern Property" commercial and investments 721a Lisburn Road Belfast BT9 7GU?**

The NIHE does not have a service level agreement with Northern Property Commercial and Investments 721a Lisburn Road Belfast BT9 7GU.

**17. 18. and 19. How many single lets/units does NIHE have with Northern property in Belfast? Of the lets/units NIHE have with Northern Property how many are currently occupied in West Belfast? Of the lets/units NIHE have with Northern property how many are vacant in West Belfast?**

- North Belfast – 9 active properties– 9 tenanted - 0 vacant
- East Belfast – 1 active properties – 1 tenanted – 0 vacant
- South Belfast – 3 active properties – 3 tenanted - 0 vacant
- West Belfast - 1 active properties – 1 tenanted – 0 vacant

Onsite Year	North		South		East		West	
	Total Starts	Total HAG	Total Starts	Total HAG	Total Starts	Total HAG	Total Starts	Total HAG
2011/12	91	£6,492,240	117	£7,771,922	56	£3,760,339	125	£8,030,600
2012/13	132	£7,403,314	40	£1,755,307	7	£387,465	25	£1,540,445
2013/14	156	£7,249,600	229	£11,502,779	26	£1,006,118	150	£6,623,138
2014/15	85	£4,139,379	32	£1,635,408	40	£2,591,180	253	£13,618,519
2015/16	155	£9,973,277	29	£1,946,577	39	£2,270,222	221	£16,108,905
2016/17	118	£8,503,016	65	£4,814,479	79	£4,542,083	45	£3,376,099
2017/18	107	£8,023,002	16	£843,998	58	£4,261,480	206	£14,775,436
2018/19	42	£3,440,828	66	£5,760,952	82	£6,974,762	27	£2,445,839
2019/20	145	£12,305,546	26	£2,411,389	33	£1,306,659	3	£272,044
2020/21	36	£3,541,644	48	£4,915,671	45	£4,224,661	557	£48,128,681
2021/22	23	£2,358,361	91	£10,272,918	199	£21,057,051	93	£9,387,183

Year	North	South	East	West
	Programmed to Start	Programmed to Start	Programmed to Start	Programmed to Start
2022/23	129	172	97	77
2023/24	211	25	166	469
2024/25	49	0	85	90

Year	North	South	East	West
	Completions	Completions	Completions	Completions
2011/12	167	128	68	106
2012/13	134	92	34	111
2013/14	120	151	112	225
2014/15	209	158	30	98
2015/16	57	45	13	98
2016/17	112	171	63	27
2017/18	162	18	62	200
2018/19	95	19	14	146
2019/20	140	66	43	54
2020/21	48	47	98	1
2021/22	33	21	28	16



**Table 1: Single Applicants with OSN 4 by Parliamentary Constituency**

Table 1	Parliamentary Constituency*								
	Household Category	Belfast East	Belfast East/South	Belfast North	Belfast South	Belfast South/Strangford	Belfast West	Belfast West/North	Grand Total
Single Female 18-25	>10	>10	>10	>10	>10	>10	>10	>10	>10
Single Female 26-59	>10	>10	>10	>10	>10	>10	11	>10	28
Single Male 16-17	>10	>10	>10	>10	>10	>10	>10	>10	>10
Single Male 18-25	21	>10	56	14	>10	24	>10	>10	119
Single Male 26-59	95	>10	229	113	>10	195	>10	>10	651
<b>Grand Total</b>	<b>120</b>	<b>&gt;10</b>	<b>298</b>	<b>135</b>	<b>&gt;10</b>	<b>231</b>	<b>&gt;10</b>	<b>&gt;10</b>	<b>809</b>

**Table 2: Single Applicants without OSN 4 by Parliamentary Constituency**

Table 2	Parliamentary Constituency*									
	Household Category	Belfast East	Belfast East/South	Belfast North	Belfast South	Belfast South/Strangford	Belfast West	Belfast West/North	Belfast West/South	Grand Total
Single Female 16-17	>10	>10	>10	>10	>10	>10	>10	>10	>10	18
Single Female 18-25	181	23	328	176	>10	256	12	>10	>10	982
Single Female 26-59	194	51	379	290	>10	293	10	>10	>10	1224
Single Male 16-17	>10	>10	>10	>10	>10	>10	>10	>10	>10	17
Single Male 18-25	146	30	372	275	12	238	>10	>10	>10	1086
Single Male 26-59	414	76	884	804	20	661	23	>10	>10	2891
<b>Grand Total</b>	<b>939</b>	<b>182</b>	<b>1978</b>	<b>1550</b>	<b>43</b>	<b>1457</b>	<b>54</b>	<b>15</b>	<b>6218</b>	

\*The reporting unit for Housing Executive stock is the Common Landlord Area (CLA) and in some places these CLAs traverse parliamentary boundaries so, for reporting purposes, a hybrid parliamentary category has been created. Table 3 lists the CLAs and the corresponding parliamentary category to provide context to Tables 1 & 2.

Table 3	
CLA	Parliamentary Constituency
Cregagh Castlereagh	Belfast East/South
Willowfield/Upper Castlereagh Road	Belfast East/South
Carryduff	Belfast South/Strangford
Ainsworth	Belfast West/North
Twaddell/Upper Woodvale	Belfast West/North
Hamill St / John St	Belfast West/South
Carrick Hill / Unity Flats	Belfast West/North
Bridge End / Rotherdam Court	Belfast East/South

*Of the current NIHE waiting list how many children under the age of 18 are deemed homeless in West Belfast*

(note, amended to include all Belfast PCs)

<b>Belfast PCs - June 2022 - Applicants in FDA Status</b>	<b>Belfast East</b>	<b>Belfast East/South</b>	<b>Belfast North</b>	<b>Belfast South</b>	<b>Belfast South/Strangford</b>	<b>Belfast West</b>	<b>Belfast West/North</b>	<b>Belfast West/South</b>	<b>Grand Total</b>
2 Adults and 1 child	37	<10	64	53	<10	66	<10	0	230
2 Adults and 2 children	18	<10	56	56	<10	68	<10	0	205
1 Parent and 1 child	95	19	434	137	11	603	14	<10	-
1 Parent and 2 children	77	15	195	92	11	262	<10	0	-
2 Adults and 3 children	10	<10	41	30	<10	51	0	0	137
2 Adults and ≥4 children	11	<10	25	36	<10	21	0	0	97
1 Parent and 3 children	35	10	95	51	<10	99	<10	0	-
1 Parent and ≥4 children	14	<10	39	15	<10	46	0	0	-
≥3 Adults and 2+ children	<10	<10	18	12	<10	14	<10	0	49
≥3 Adults and 0-1 children	25	<10	33	28	<10	46	<10	<10	139
<b>Grand Total</b>	<b>-</b>	<b>62</b>	<b>1000</b>	<b>510</b>	<b>40</b>	<b>1276</b>	<b>26</b>	<b>-</b>	<b>3242</b>

<b>Allocations from 01/07/2017 to 30/06/2022 by Mean &amp; Median Waiting Times at the Point of Allocation at Belfast Parliamentary Constituencies.</b>				
<b>Parliamentary Constituency</b>	<b>Household Type</b>	<b>No. of Allocations</b>	<b>Mean Mths on the WL at the Point of Allocation</b>	<b>Median Mths on the WL at the Point of Allocation</b>
Belfast East	Elderly	314	18.4	8.0
	Large Adult	22	42.1	28.0
	Large Family	92	27.7	18.5
	Single	1110	20.0	13.0
	Small Adult	74	23.9	12.0
	Small Family	504	19.9	11.0
	Total	2116	20.4	12.0
Belfast East/South	Elderly	64	23.5	8.5
	Large Family	<10	57.1	27.0
	Single	115	20.8	12.0
	Small Adult	11	15.7	10.0
	Small Family	36	21.3	11.5
	Total	226*	22.4	11.0
Belfast North	Elderly	477	20.4	8.0
	Large Adult	25	31.0	22.0
	Large Family	250	24.5	15.0
	Single	1936	23.0	15.0
	Small Adult	126	23.2	13.0
	Small Family	1094	24.3	15.0
	Total	3908	23.2	14.0
Belfast South	Elderly	267	17.5	8.0
	Large Adult	12	44.5	45.0
	Large Family	64	31.7	19.0
	Single	932	25.8	16.0
	Small Adult	73	36.3	15.0
	Small Family	374	22.0	12.5
	Total	1722	24.5	14.0
Belfast South/Strangford	Elderly	19	26.4	6.0
	Large Family	<10		
	Single	23	20.0	11.0
	Small Adult	<10		
	Small Family	17	24.0	17.0
	Total	65	26.6	11.0
Belfast West	Elderly	274	22.1	11.0
	Large Adult	10	55.2	39.5
	Large Family	181	34.7	23.0
	Single	884	31.5	21.0
	Small Adult	53	28.6	24.0
	Small Family	946	39.9	29.0
	Unknown	<10		

	Total	2349	34.1	23.0
Belfast West/North	Elderly	<10	23.4	12.0
	Large Family	12	18.8	19.0
	Single	45	28.0	23.0
	Small Adult	<10		
	Small Family	43	21.4	10.0
	Total	109	24.3	15.0
Belfast West/South	Elderly	<10		
	Large Family	<10		
	Single	17	43.9	34.0
	Small Adult	<10	23.5	23.5
	Small Family	<10		
	Total	33	35.6	27.0
N. Ireland	Elderly	5136	22.3	9.0
	Large Adult	415	36.1	20.0
	Large Family	2586	23.9	14.0
	Single	14698	22.8	14.0
	Small Adult	1389	25.3	14.0
	Small Family	9343	24.3	14.0
	Unknown	0*		
	Total	33567	23.5	14.0

### Notes:

1. The Following Common Landlord Areas (CLAs) within a Housing Executive District cross Parliamentary Constituency Boundaries:

NIHE CLA	Parliamentary Constituency
Cregagh Castlereagh	Belfast East/South
Willowfield/Upper Castlereagh Road	Belfast East/South
Bridge End / Rotherdam Court	Belfast East/South
Carryduff	Belfast South/Strangford
Ainsworth	Belfast West/North
Twaddell/Upper Woodvale	Belfast West/North
Carrick Hill / Unity Flats	Belfast West/North
Hamill St / John St	Belfast West/South

You will note we have recorded these CLAs separately to allow the reader to make a determination as to where to record them.

2. 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.

3. When presenting data (where it is practical to do so), in addition to the requested geographies we also show a Northern Ireland total. This is because we primarily monitor local housing markets/geographies against the Northern Ireland totals/measures of central dispersal. Local housing markets and geographies can often function relatively independently (particularly where they are composed mainly of one community background/religion) of its close neighbours and a direct comparison can give a skewed or flawed set of findings. Monitoring against a Northern Ireland level allows a consistent standard measure that can clearly identify how local markets operate against a measure which represents the average experience of a household in Northern Ireland.

4. Allocations data is aggregated over 5 years to give a better understanding of allocations over time and includes allocations to both Housing Executive and housing association properties.

5. <10 are cases where numbers are less than 10

6. \* Totals minus cases where there are less than 10

7. 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.

8. In the interests of Data Protection we have had to remove the waiting times for some categories where there was less than 10 allocations and where the waiting time was substantially different (we used a deviation of 20%) from the overall N. Ireland mean average waiting time.

9. Household Composition is recorded on our systems at the point of application and may not reflect the composition of the household at the point of allocation.

10. Breakdown of Household Type Table.

Household Type	Description	Housing Management Classification	Description	Accommodation Required
1	<b>Single Person Household</b>	1	Single Male, >16 and <18	Small Unit
	(1 person aged 16-59)	2	Single Male, 18-25	Small Unit
		3	Single Male, 26-59	Small Unit
		4	Single Female, >16 and <18	Small Unit
		5	Single Female, 18-25	Small Unit
		6	Single Female, 26-59	Small Unit
2	<b>Small Adult Households</b>	7	H&W, >16 and <18	Small Unit
	(2 persons aged 16-59)	8	H&W, 18-25	Small Unit
		9	H&W, 26-59	Small Unit
		10	2 Adults, >16 and <18	Small Unit
		11	2 Adults, 18-59	Small Unit
3	<b>Small Families</b>	12	2 Adults and 1 child	3 Bed House
	(1 or 2 persons aged 16 or over and 1 or 2 persons aged 0-15)	13	2 Adults and 2 children	3 Bed House
		14	1 Parent and 1 child	Small Unit
		15	1 Parent and 2 children	3 Bed House
4	<b>Large Families</b>	16	2 Adults and 3 children	3 Bed House

	(1 or 2 persons aged 16 or over and 3 or more persons aged 0-15 or 3 or more persons aged 16 or over and 2 or more persons aged 0-15)	17	2 Adults and $\geq 4$ children	3 Bed House
		18	1 Parent and 3 children	3 Bed House
		19	1 Parent and $\geq 4$ children	3 Bed House
		20	$\geq 3$ Adults and 2+ children	3 Bed House
5	<b>Large Adult Households</b>	21	$\geq 3$ Adults and 0-1 children	3 Bed House
	(3 or more persons aged 16 or over with or without 1 person aged 0-15)			
6	<b>Elderly/Older Small Households</b>	22	Male 60+	Small Unit
	(1 or 2 persons aged 16 or over. 1 or both of whom aged 60 or over)	23	Female 60+	Small Unit
		24	H&W, Either 60+	Small Unit
		25	$\geq 3$ OAP's	Small Unit
		26	2 Adults, either 60+	Small Unit