

18 September 2024

Our Ref: FOI 490

Request

We received your request on 10 August 2024 for the following information:

- 1) In 2022/23, what has been the highest and lowest points for allocated 2 and 3 bedroom houses in each of the following areas: Ormeau, Woodstock, Ravenhill, Knockbreda, The Markets and Cregagh?
- 2) In 2023/24, what has been the highest and lowest points for allocated 2 and 3 bedroom houses in each of the following areas: Ormeau, Woodstock, Ravenhill, Knockbreda, The Markets and Cregagh?
- 3) For this year to date, what has been the highest and lowest points for allocated 2 and 3 bedroom houses in each of the following areas: Ormeau, Woodstock, Ravenhill, Knockbreda, The Markets and Cregagh?
- 4) To date, what points have been offered 5 Artana Street, Belfast, BT7 2FF?
- 5) Has 5 Artana Street, Belfast, BT7 2FF been allocated to date?
- 6) To date, how many vacant and/or not allocated 2 and 3 bedroom houses are there in each of the following areas: Ormeau, Woodstock, Ravenhill, Knockbreda, The Markets and Cregagh (separated by number of bedrooms).
I would like this information broke down by area and year.

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

Our response

Items 1/2/3

The tables below provide data on the number of housing allocations to applicants on the waiting list in Cregagh Castlereagh, Cromac, Lower Ormeau, Upper Ormeau, Woodstock/Ravenhill, Flush Park Belfast CLAs (Common Landlord Areas), narrowed down to 2-bedroom and 3-bedroom houses only, by Mean and Median Waiting Points at the point of allocation for:

- a 1-year period from 01/04/2022 to 31/03/2023.
- a 1-year period from 01/04/2023 to 31/03/2024.
- a 3-month period from 01/04/2024 to 30/06/2024.

Owing to GDPR concerns caused by the low numbers of allocations, we cannot disclose individual point levels.

The tables should be viewed in conjunction with the accompanying notes.

Table 1: Allocations 01/04/2022 - 31/03/2023 in the selected CLAs (Common Landlord Areas), by Mean & Median Points on the Waiting List at the point of allocation				
NIHE CLA / Geography	No. of bedrooms	No. of allocations (houses only)	Mean Pts at the point of allocation	Median Pts at the point of allocation
Cregagh Castlereagh CLA	3	<10		
Cromac CLA	3	<10		
Lower Ormeau CLA	2	<10	149.0	149.0
Upper Ormeau CLA	2	<10	166.7	170.0
	3	<10		
Woodstock/Ravenhill CLA	2	13	150.3	150.0
	3	<10	155.3	144.0
N. Ireland Total	2	933	169.9	168.0
	3	977	171.2	170.0

Table 2: Allocations 01/04/2023 - 31/03/2024 in the selected CLAs (Common Landlord Areas), by Mean & Median Points on the Waiting List at the point of allocation				
NIHE CLA / Geography	No. of bedrooms	No. of allocations (houses only)	Mean Pts at the point of allocation	Median Pts at the point of allocation
Cromac CLA	2	<10		
	3	<10		
Lower Ormeau CLA	2	<10		
	3	<10		
Upper Ormeau CLA	2	<10	158.0	158.0
Woodstock/Ravenhill CLA	2	11	175.8	160.0
	3	<10		
N. Ireland Total	2	902	170.2	160.0
	3	1,039	170.8	170.0

Table 3: Allocations 01/04/2024 - 30/06/2024 in the selected CLAs (Common Landlord Areas), by Mean & Median Points on the Waiting List at the point of allocation				
NIHE CLA / Geography	No. of bedrooms	No. of allocations (houses only)	Mean Pts at the point of allocation	Median Pts at the point of allocation
Upper Ormeau CLA	2	<10		
	3	<10		
Lower Ormeau CLA	2	<10	203.0	174.0
N. Ireland Total	2	239	175.4	164.0
	3	269	182.1	180.0

Notes:

- This response is based on the most recently published data at the point of the request (allocations up to 30/06/2024)
- Allocations are aggregated over:
 - a 1-year period from 01/04/2022 to 31/03/2023

- a 1-year period from 01/04/2023 to 31/03/2024
- a 3-month period from 01/04/2024 to 30/06/2024

and include allocations to both Housing Executive and housing association properties.

- Data includes allocations to houses only, other dwelling types such as bungalows, flats, maisonettes, sheltered accommodation are not included in the analysis as per original request.
- 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 allocations.
- Owing to GDPR concerns caused by the low numbers of allocations, we cannot disclose individual point levels. We provide average points for each selected CLA. Please note that in the interest of Data Protection we have had to remove the points for some CLAs where there were less than 10 allocations and where the points were substantially different (we used a deviation of 20%) from the overall N. Ireland mean average.
- When a question of "average points" or "average waiting times" 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.

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

4) **Tenancy information**

Information relating to the tenancy of a property is the personal data of the occupant of that property. Under the Freedom of Information Act (FOIA), we are not able to provide personal information relating to another individual, when disclosure would contravene data protection principle (a) in Article 5 of the UK GDPR, as this is exempt under FOIA Section 40.

For this reason, we can neither confirm nor deny whether the Housing Executive holds this information in reliance on Section 40(5) of the FOI Act.

5) **Property information**

Information relating to a property is the personal data of the owner and/or occupant of that property. Under the Freedom of Information Act (FOIA), we are not able to provide personal information relating to another individual, when disclosure would contravene data protection principle (a) in Article 5 of the UK GDPR, as this is exempt under FOIA Section 40.

For this reason, we can neither confirm nor deny whether the Housing Executive holds this information in reliance on Section 40(5) of the FOI Act.

- 6) The table below shows the number of void and unallocated 2- and 3-bedroom Housing Executive houses, in the Common Landlord Areas (CLAs) you requested, as of 15th August 2024. Where there is a total lower than 10, it has been listed as <10 in compliance with data protection requirements.

Common Landlord Area (CLA)	2 bedrooms	3 bedrooms
CLA Lower Ormeau	<10	<10
CLA Upper Ormeau	<10	<10
CLA Woodstock/Ravenhill	<10	<10
CLA Flush Park	0	0
CLA Cromac	0	0
CLA Cregagh (Castlereagh)	0	<10

This concludes our response.