



Housing TRANSFORMATION
Executive PROJECT

A NEW OPPORTUNITY FOR THE CITY

Housing
Executive



HOPE STREET

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Hello

The Housing Executive has been listening to the views of local residents and other interested people about the future of the Hope Street site. This is the vacant land that we own between Sandy Row, Wellwood Street and Great Victoria Street.

We have great ambitions for the future of Hope Street and are committed to ensuring that it is developed in a way that benefits everyone.

It will provide a range of housing options to suit a variety of needs, creating safe and welcoming spaces for everyone to enjoy. It will also help to boost the local economy through new commercial spaces that will create jobs and bring investment into the area.

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What is the timeframe?

This is the beginning of an exciting journey to regenerate this part of Belfast. It is an opportunity to transform the local area and we are fully committed to keeping you informed of what is happening throughout each stage of the project.

The below diagram illustrates the stages of the project's development.



How have we been listening to you?

In November 2023, we held two public consultation events. Using feedback from these events we made changes to our proposals, including the introduction of townhouses to the proposed development. If you would like to make further comments on the project, please use the contact details on the back of this booklet.

4

DEVELOPER - LED DESIGN

The appointed developer will progress plans for the site, potentially including ideas for a temporary use before construction begins.

5

STATUTORY APPROVALS

The appointed developer will progress plans for the site and carry out further community engagement to help shape their proposals.

6

CONSTRUCTION PHASE

We will start to see work on the Hope Street site, as concepts become reality.

7

COMPLETION

The Hope Street site will be opened up for all to enjoy and benefit from.

We will seek to appoint a developer mid 2025 who will engage directly with residents/stakeholders, and we will continue to provide information on this important project in the months ahead.

As part of the consultation you said

“We want more social housing.”

This was one of the main concerns of the local residents. The Housing Executive is committed to ensuring social homes are built on site and will require a minimum of 60 social homes as part of development proposals*. In addition to Hope Street, the Housing Executive has committed to support a number of social housing developments, which translates to approximately 200 social homes in the area.

“We want more houses and less apartments.”

The social housing waiting list guides the form of development. There is sustained unmet housing need in the area for smaller households, in addition to family homes. Redevelopment proposals must reflect a mix of property types to meet the needs of those on the waiting list. In addition to apartments, a row of more traditional townhouses has been included at the Wellwood Street end of the site.

“We need alternatives to social housing for people struggling with their rent.”

The Housing Executive recognises the full range of housing needs across the private and social tenures in the area. ‘Intermediate rent’ or ‘Intermediate for sale’ homes will be sought as part of any redevelopment proposals.

“Any commercial units could have a negative impact on local shops.”

The redevelopment proposals are housing led with commercial floorspace limited to a maximum of 10% of the overall floorspace. The development concept has been carefully designed to promote opportunities for integration with the existing community, including pedestrian access and footfall between Sandy Row and the City Centre.

“The local community could have more of an input into the developments design.”

The concept design shown during the consultations was for illustrative purposes only, and to show how the site might be developed. It also took into account the needs of the community, current planning policy and the constraints of the site. There will be further opportunities for the community and stakeholders to have their say once a developer is appointed, and throughout the planning process.

*Subject to planning permission.

What is the future of Hope Street?

- ✓ **Residential growth** - with the development of a range of house types, including affordable homes*.
- ✓ **Public realm** - open green space to enhance the health and well-being of residents and visitors to the area.
- ✓ **Integration and accessibility** - creating safe, vibrant connections between Sandy Row, Shaftesbury Square, Great Victoria Street & Belfast Grand Central Station.
- ✓ **Sustainability & resilience** - warm, comfortable and energy efficient homes, with access to quality outdoor spaces. All within walking distance of the city centre and other sustainable transport options.
- ✓ **Commercial opportunities** - potential to boost economic activity in the area with new social enterprises, daycare, cafés and other small businesses, as well as arts & cultural spaces.

The project will bring a vacant site back into public use, build important linkages and connectivity between city centre and Sandy Row, delivering a wide-range of social, economic and environmental benefits.

*Includes social and intermediate housing.

Who can I contact for more information?

**For more information on the
Hope Street development**

Email hopestreet.belfast@nihe.gov.uk

Scan here for more



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nihe.gov.uk   

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