

13<sup>th</sup> September 2023

**Mean/average points required for  
transfer/allocation of a 1 or 2 bedroom property in  
the following areas,**

**Shankill Upper/Mid/Lower**

**Crumlin Rd**

**Request**

Could you provide me with the mean/average points required for transfer/allocation of a 1 or 2 bedroom property in the following areas,

Shankill Upper/Mid/Lower

Crumlin Rd

**Response**

The data at Table 1 gives the mean and median points at the point of allocation to applicants for the requested Common Landlord Areas (CLAs) and at N. Ireland for the 5 year period 01/07/18 – 30/06/23. The data at Table 2 gives the mean and median points at the point of allocation to transfers for the requested CLAs and N. Ireland level for the 5 year period 01/07/18 – 30/06/23. Both tables should be viewed in conjunction with the accompanying notes.

Table 1: Allocations to Applicants of 1&2 Bed Properties 01/07/18 - 30/06/23 by NIHE Local Office Area, Requested CLAs, N. Ireland Level and Mean & Median Points at the Point of Allocation.					
NIHE Local Office	CLA	No. of Bedrooms	No. of Allocations to Applicants	Mean Points at the Point of Allocation	Median Points at the Point of Allocation
Shankill	Florence/Hopewell/Lwr Shankill	1	29	103.7	120.0
		2	60	119.4	120.0
	Mid Shankill	1	20	125.7	123.5
		2	109	129.9	130.0
	Upper Shankill	1	24	97.8	110.0
		2	22	129.3	130.0
North Belfast	Rosewood/Crumlin Rd	1	0	0.0	0.0
		2	0	0.0	0.0
N. Ireland		1	9569	130.7	132.0
		2	14901	148.2	144.0

Table 2: Allocations to Transfers of 1&2 Bed Properties 01/07/18 - 30/06/23 by NIHE Local Office Area, Requested CLAs, N. Ireland Level and Mean & Median Points at the Point of Allocation.					
NIHE Local Office	CLA	No. of Bedrooms	No. of Allocations to Transfers	Mean Points at the Point of Allocation	Median Points at the Point of Allocation
Shankill	Florence/Hopewell/Lwr Shankill	1	14	52.0	25.0
		2	22	101.4	103.0
	Mid Shankill	1	29	50.8	30.0
		2	61	94.6	110.0
	Upper Shankill	1	26	76.1	83.0
		2	22	98.1	111.0
North Belfast	Rosewood/Crumlin Rd	1	0	0.0	0.0
		2	0	0.0	0.0
N. Ireland		1	3456	85.3	94.0
		2	5821	99.8	114.0

## Notes:

- 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 e.g. applicants with an exceptionally high or low number of points.
  - This degree of skewing can make 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.

- In order to give a better understanding of allocations over time we have provide aggregated allocations data over a 5 year period from the 01/07/18 - 30/06/23 in tables 1 & 2.
- Allocations data includes allocations to both Housing Executive and housing association properties.
- Allocations of social dwellings are governed by the Rules of the Housing Selection Scheme (HSS). The intention of these Rules are to uphold the principle of allocation on the basis of greatest objective need, whilst also empowering landlords to exercise good housing management when considering allocations to transfer Applicants. HSS Rule 46 (The General Rule) states that each dwelling will be offered to the relevant Applicant with the highest points, however, Rule 46A makes an exception to the General Rule facilitating allocations to transfers. 'Management' transfers are a specific category within the Transfer Policy, designed to allow Designated Officers the flexibility to make best use of their housing stock. Allocations can be made to certain management transfer Applicants (e.g. to facilitate redevelopment) without strict reference to points order.