



02 September 2025

Dear Applicant

Our Ref: FOI 896

Your request for information received on 07 August 2025 has been handled under the Freedom of Information Act 2000 (FOIA).

Request

We wish to find out about the new 'Belfast City Centre Common Landlord Area'.

Please send

- *A description of the parameters of the new CLA*
- *An explanation of how these were decided upon/determined*
- *A map version of the new CLA's boundaries*
- *The number of units and type of social housing currently available in this area*
- *The number of units and type of social housing foreseen for this area in the Social Housing Development Programme*

In addition, please clarify which HNA this will belong to – West, North or South & East Belfast – or if there will be a new one created.

Our response

- 1. A description of the parameters of the new CLA**
- 2. An explanation of how these were decided upon/determined**

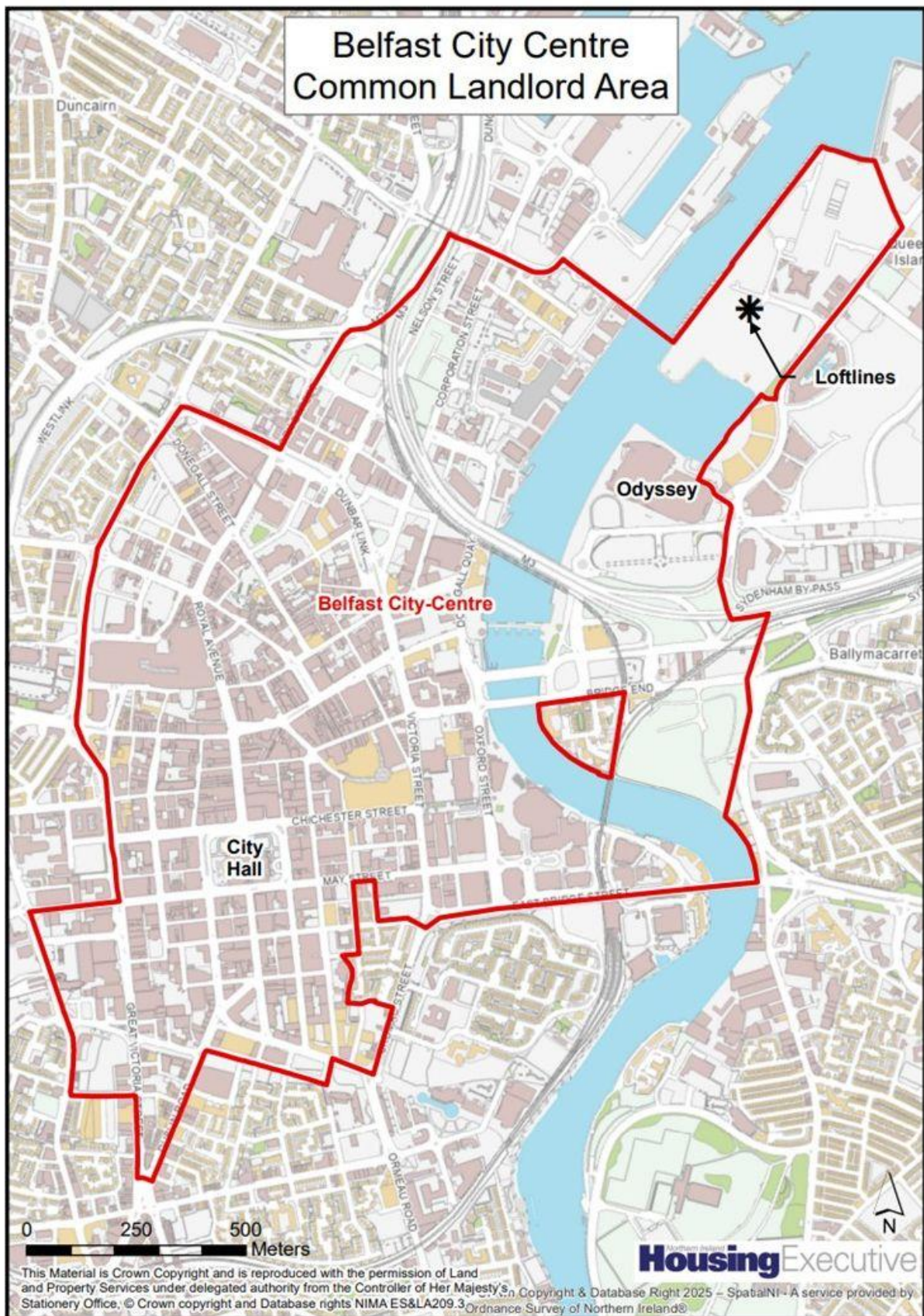
In 2012 the Housing Executive Board approved the establishment of a new City Centre Common Landlord Area (CLA) and creation of a City Centre Waiting List which would allow social housing providers to take advantage of development opportunities and promote Shared Housing. The City Centre CLA was subject to formal consultation and an EQIA on 01/07/2011 prior to approval.

The CLA boundary was created by aligning closely to the Belfast City Centre boundary as per the local development plan at the time (BMAP). However existing social housing estates were

removed from the CLA and will continue to be allocated through their appointed CLAs. This is because the vast majority of units to be offered in the city centre area are likely to be apartments, part of a mixed tenure and mixed use scheme, and the waiting list would be expected to draw on a wide and diverse catchment with the promotion of Shared Housing/Housing for All. This also allowed for one coherent CLA to be attributed to such city centre housing, rather than linking to multiple adjacent CLAs.

The CLA boundary also includes Titanic Quarter which is outside the BCC boundary, however, is of similar accommodation type.

3. A map version of the new CLA' boundary



4. The number of units and type of social housing currently available in this area

The first development to be built within the new CLA is Dargan House, Loftlines, which will be managed by Clanmil Housing Association. There will be 81 apartments as part of a larger mixed tenure development, offering:

- 1, 2 and 3 bedroom homes
- 8 wheelchair-accessible 2-bedroom apartments
- The apartments are in one 9 storey block with shared outdoor space
- The apartments are expected to be available in late 2025.



5 The number of units and type of social housing foreseen for this area in the Social Housing Development Programme

There are currently two schemes in the social housing development programme within this CLA. Both have Planning approval. Other schemes are in early stages of potential such as Inner North West and Sirocco/Waterside, however have not progressed sufficiently at this stage

- Marlborough House (Woven HA) 82 social rented apartments and 21 other tenure, programmed to start in 2025/26
 - • 12 No. 2P1B GN
 - • 2 No. 2P1B GN WC
 - • 28 No. 3P2B GN

- 2 No. 3P2B GN WC
- 1 No. 4P3B GN WC
- 3 No. 5P3B GN
- Total- 48 No. GN Apartments

- 4 No. 1P1B CAT1
- 6 No. 2P1B CAT1
- 22 No. 3P2B CAT1
- 2 No. 3P2B WC CAT1
- Total- 34 No. CAT1 Apartments

- Pilot St (Housing Association to be confirmed) 66 social housing apartments programmed to start 2025/26.
 - 8 No. 2P1B GN Apt.
 - 50 No. 3P2B GN Apt.
 - 2 No. 2P2B WC Apt.
 - 6 No. 3P2B WC Apt.

6 In addition, please clarify which HNA this will belong to – West, North or South & East Belfast – or if there will be a new one created.

There will be a new HNA created called Belfast City Centre

This concludes our response.