



08 July 2025

Dear Applicant

Our Ref: FOI 823

Your request for information received on 30 June 2025 has been handled under the Freedom of Information Act 2000 (FOIA).

Request

Could you please provide some information to me regarding social housing in Banbridge town area.

- 1. How many houses do Housing Executive manage ?*
- 2. How many are vacant at any one time ?*
- 3. How many local people are on the Housing Waiting List ?*
- 4. How many from other areas are on Waiting List ?*
- 5. Do all Housing Associations use the same points system and how is the Points system formulated, what is criteria ?*
- 6. Is it possible to let me have a copy of Local Lettings Policy ?*
- 7. Are there plans to build more social housing in the Banbridge area ?*

Our response

1. How many houses do Housing Executive manage?

There are 757 Housing Executive dwellings in the Banbridge Town CLA.

2. How many are vacant at any one time?

Voids data is only available at a point in time. As of the 30 June 2025, there were 3 actionable and 21 non-actionable voids in the Banbridge Town CLA.

Actionable voids are properties which are vacant while in the process of being allocated/ awaiting change of tenancy repairs. These may also include properties deemed difficult to let.

Non-Actionable voids are properties that are not immediately available for allocation and are held vacant for operational reasons i.e. decanting purposes (where they are being used to house a tenant on a temporary basis pending

works to their home), planned maintenance schemes, and properties which have been identified for sale/transfer or have approval for demolition.

3. **How many local people are on the Housing Waiting List?**
4. **How many from other areas are on Waiting List?**

The Housing Executive does not classify people as “local” or “non-local”. Further to your clarification received 01/07/25, in which you confirmed that you would accept a response based on the stated nationality of the lead applicant, the tables below provide you with the requested information for the NIHE Banbridge CLA and the area covered by the NIHE Banbridge local office. The data is at 31st March 2025 as this is the most recently available information.

Waiting List figures are produced quarterly and so the most up to date figures are as at 30th June 2025. However, Waiting List Statistics are included in the Department for Communities Housing Bulletin which is designated as a National Statistic.

Section 13(1) of the Statistics and Registration Services Act 2007 states that ‘the person producing any official statistics which are designated under section 12 as National Statistics must ensure that the Code of Practice for Statistics under section 10 continues to be complied with in relation to those statistics.’ Provision of the requested figures before publication of the DfC Housing Bulletin in which the dataset from which they would be drawn is published would be a failure to comply with the Code in respect of parts [T3.3](#) and [T3.4](#).

The March 2023 figures are therefore currently exempt from disclosure under Section 44 of the Freedom of Information Act - disclosure prohibited by other legislation. The June 2025 figures can be made available upon request subsequent to the publication of the Bulletin, which is currently expected around the 3rd week of August.

Banbridge Town CLA

The table below provides data on the number of applicant households on the Social Housing Waiting List in Banbridge Town CLA (Common Landlord Area) as at 31/03/2025, by Nationality of the main applicant:

No. of applicant households on the Social Housing Waiting List in Banbridge Town CLA (Common Landlord Area) as at 31/03/2025, by Nationality of the main applicant		
CLA / Geography	Nationality Group	No. of applicant households
Banbridge Town CLA	British/Irish/Northern Irish	440
	Other, incl. Mixed	33
	Unknown	27
	Banbridge Town CLA Total	500
N. Ireland Total	British/Irish/Northern Irish	38,955
	Other, incl. Mixed	5,815
	Refused	32
	Unknown	4,281
	N. Ireland Total	49,083

Banbridge Local Office

The table below provides data on the number of applicant households on the Social Housing Waiting List in Banbridge NIHE Local Office as at 31/03/2025, by Nationality of the main applicant:

No. of applicant households on the Social Housing Waiting List in Banbridge Local Office (Common Landlord Area) as at 31/03/2025, by Nationality of the main applicant		
NIHE Local Office / Geography	Nationality Group	No. of applicant households
Banbridge NIHE Local Office	British/Irish/Northern Irish	709
	Other, incl. Mixed	41
	Refused	1
	Unknown	40
	Banbridge Local Office Total	791
N. Ireland Total	British/Irish/Northern Irish	38,955
	Other, incl. Mixed	5,815
	Refused	32
	Unknown	4,281
	N. Ireland Total	49,083

Notes:

- This response is based on the most recently published data (waiting list as at 31/03/2025).
- Waiting List data is a snapshot of the waiting list as it was on the last day of the specified quarter.
- Nationality relates to the nationality of the 1st applicant in the household.
- Other nationalities are nationalities other than British, Irish and Northern Irish.
- In order to prevent data duplication, the number of applicants is based on their 1st area of choice.

5. Do all Housing Associations use the same points system and how is the Points system formulated, what is criteria?

All social (participating) landlords in Northern Ireland assess and award points in accordance with rules of the Common Selection Scheme. I have attached a copy of these rules, correct as of the 03 July 2025.

6. Is it possible to let me have a copy of Local Lettings Policy?

The Housing Executive has no record of any local lettings policies in effect in the Banbridge area as of the 03 July 2025.

7. Are there plans to build more social housing in the Banbridge area?

In the Banbridge Area

- There are currently 59 social housing units under construction. The detail of these units is provided in Table 1 below.
- There are 47 social housing units programmed to start as part of the Social Housing Development Programme (SHDP) 2025/26 – 2027/28. The detail of these units is provided in Table 2 below.

Programmed schemes can be lost or slip to future programme years for a variety of reasons e.g. relating to delays in acquiring sites and/or failure to secure Planning Approval. Additional schemes can also be added to the SHDP 'in-year' through Competitive Land, Design & Build procurement route and/or the purchase of Existing Satisfactory / Off-the-Shelf properties

Table 1: Total social housing units under construction in the Banbridge Area.

Housing Association	LGD	Parliamentary Constituency	Scheme Name	Location	Type	Need Group	Strategic Group	Units	Onsite Year	Completion Year
Arbour Housing	Armagh Banbridge & Craigavon	Upper Bann	Commercial Road	Banbridge	Competitive Land Design & Build	General Needs	Urban	44	2023/24	2026/27
Arbour Housing	Armagh Banbridge & Craigavon	Upper Bann	Commercial Road	Banbridge	Competitive Land Design & Build	Active Elderly	Urban	11	2023/24	2026/27
Arbour Housing	Armagh Banbridge & Craigavon	Upper Bann	Commercial Road	Banbridge	Competitive Land Design & Build	Wheelchair Standard	Urban	4	2023/24	2026/27

Table 2: Total social housing units programmed to start 2025/26 – 2027/28 in the Banbridge Area.

Housing Association	LGD	PC	Scheme Name	Location	Type	Need Group	Strategic Group	Units	Onsite Year	Completion Year
Arbour Housing	Armagh Banbridge & Craigavon	Upper Bann	Fort Street	Banbridge	Reimprovement	Active Elderly	Urban	1	2025/26	2025/26
Clanmil	Armagh Banbridge & Craigavon	Upper Bann	The Coach	Banbridge	New Build	General Needs	Urban	44	2026/27	2028/29
Clanmil	Armagh Banbridge & Craigavon	Upper Bann	The Coach	Banbridge	New Build	Wheelchair Standard	Urban	2	2026/27	2028/29

This concludes our response.