

December 2022

Transfer and Allocations in the Old Hillsbrough Road / Lisburn area

1. Please advise the criteria/points system used to secure a transfer from a 2 bedroom house to a 3 bedroom house.

Transfer applicants are assessed using the Housing Selection scheme which governs all allocations to social housing stock in Northern Ireland. They are assessed in the same way as other applicants with the exception that transfer applicants may be entitled to under occupation-points if the accommodation they are current residing in is too large for them and no sharing points will be applicable to transfers. When considering any allocation the applicant (including transfer applicant) must be a relevant applicant. In broad terms means they need the size (bedrooms) and type (e.g. ground floor) of accommodation under consideration for allocation. The accommodation must also be in one of the Areas they are being considered for rehousing in.

As a general rule allocations are then made to the applicant with the highest number of assessed points under the Housing Selection Scheme. However, in order to make best use of social housing stock it is possible to decide to allocate to a transfer applicant rather than an applicant.

Rule 72 of the Housing Selection Scheme details considerations in applying this and I have copied this below.

Rule 72 Allocations to Transfers Landlords will use the following principles when making allocations to Transfer applicants:

- 1) Allocations should be made as fairly and impartially as allocations to Waiting List Applicants.
- 2) Transfer applicant should not be re-housed less quickly than if he / she were an Applicant under the Selection Scheme.
- 3) The granting of a transfer should not lead to a reduction in the amount of suitable accommodation available for new Applicants.
- 4) The total benefit of any transfer (or a series of transfers) should be greater than if a dwelling were to be allocated to a new Applicant.
- 5) A ratio of one transfer allocation for every two Waiting List allocations should be employed, however, where this principle is not achievable, landlords should

use an appropriate ratio paying due regard to relative housing need of Waiting List and transfer applicants.

The full Rules of the Housing Selection Scheme are available at nihe.gov.uk.

2. Please advise of the number of transfer allocations to the Old Hillsborough Road / Lisburn area for the period between 01/04/2021 and 01/04/2022.

Allocations statistics are recorded for the preceding 12 month period. The table below provides the number of Transfer allocations from 01/04/2021 to 31/03/2022.

Further to your clarification email of 21st November, the table below provides the number of Transfer allocations by Local Government District, Parliamentary Constituency and Housing Executive Housing Need Assessment Area.

Area	Allocations to Transfers (end March 2022)
Lisburn/Dunmurry Urban HNA Area	187
Lisburn & Castlereagh LGD	254
Lagan Valley Parliamentary Constituency	217

3. Please advise of the number of transfer allocations to the Old Hillsborough Road / Lisburn area for the period between 01/04/2022 and 01/11/2022.

Social housing waiting list and allocations data held by the Housing Executive, form part of the [Northern Ireland Housing Bulletin](#), which is published quarterly as a [National Statistic](#) by the Department for Communities.

The allocations data requested for the period between 01/04/2022 and 01/11/2022 is exempt from disclosure at this time under the Freedom of Information Act Section 44 - disclosure is prohibited by other legislation.

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 statistics before publication would be a failure to comply with the Code in respect of Parts T3.3 and T3.4, as the National Statistic to which this information relates has not yet been published

The National Statistic is scheduled for publication in February 2023. While the publication in February 2023 will not contain the specific information sought, an ad-hoc query can be run, once the base data for this time period is in the public domain.

In the interim, the table below provides you with the number of Transfer allocations by Local Government District, Parliamentary Constituency and Housing Executive Housing Need Assessment Area for the 12 month period 01/10/2021 to 30/09/2022 (which are the latest available figures).

Area	Allocations to Transfers (end Sept 2022)
Lisburn/Dunmurry Urban HNA Area	106
Lisburn & Castlereagh LGD	178
Lagan Valley Parliamentary Constituency	140

4. Please advise of any plans to build more social housing in Hillsbrough / Lisburn area.

Further to your clarification email of 21st November, the tables below provide the current Social Housing Development Programme (2022/23 to 2024/25) by Local Government District, Parliamentary Constituency and Housing Executive Local Office boundary. Please be advised that the SHDP is subject to change on an ongoing basis as schemes are lost, due to issues such as failure to get planning permission or failure to acquire the site, and new schemes are added.

Parliamentary Constituency

Housing Association	Scheme Name	Location	Type	Need Group	Units	Onsite Year	Parliamentary Constituency
Apex Housing	Ballinderry Road	Lisburn	New Build	General Needs	100	2022/23	Lagan Valley
Apex Housing	Ballinderry Road	Lisburn	New Build	Active Elderly	7	2022/23	Lagan Valley
Apex Housing	Ballinderry Road	Lisburn	New Build	Wheelchair Accessible	8	2022/23	Lagan Valley
Ark	58 Hillsborough Road	Lisburn	Competitive Design & Build	Active Elderly	12	2022/23	Lagan Valley
Choice	49-51 Hillsborough Old Road	Lisburn	Competitive Design & Build	General Needs	82	2022/23	Lagan Valley
Choice	49-51 Hillsborough Old Road	Lisburn	Competitive Design & Build	Wheelchair Accessible	8	2022/23	Lagan Valley
Choice	Parklands, Belsize Road	Lisburn	New Build	Active Elderly	12	2023/24	Lagan Valley
Arbour Housing	Blaris	Lisburn	New Build	General Needs	130	2024/25	Lagan Valley
Connswater	Dunmurry High School Phase 2	Dunmurry	New Build	Wheelchair Accessible	20	2024/25	Lagan Valley
Connswater	164 Moira Road	Lisburn	New Build	General Needs	12	2024/25	Lagan Valley
				Total	391		

Local Government District

Housing Association	Scheme Name	Location	Type	Need Group	Units	Onsite Year	Council
Apex Housing	Ballinderry Road	Lisburn	New Build	General Needs	100	2022/23	Lisburn & Castlereagh
Apex Housing	Ballinderry Road	Lisburn	New Build	Active Elderly	7	2022/23	Lisburn & Castlereagh
Apex Housing	Ballinderry Road	Lisburn	New Build	Wheelchair Accessible	8	2022/23	Lisburn & Castlereagh
Ark	58 Hillsborough Road	Lisburn	Competitive Design & Build	Active Elderly	12	2022/23	Lisburn & Castlereagh
Choice	49-51 Hillsborough Old Road	Lisburn	Competitive Design & Build	General Needs	82	2022/23	Lisburn & Castlereagh
Choice	49-51 Hillsborough Old Road	Lisburn	Competitive Design & Build	Wheelchair Accessible	88	2022/23	Lisburn & Castlereagh
Connswater	14 Cedarhurst Road	Newtownbreda	Competitive Design & Build	Active Elderly	32	2022/23	Lisburn & Castlereagh
Connswater	14 Cedarhurst Road	Newtownbreda	Competitive Design & Build	Wheelchair Accessible	4	2022/23	Lisburn & Castlereagh
Alpha	16-18 Baronsgrange, Comber Road	Carryduff	New Build	General Needs	15	2023/24	Lisburn & Castlereagh
Alpha	16-18 Baronsgrange, Comber Road	Carryduff	New Build	Active Elderly	6	2023/24	Lisburn & Castlereagh

Housing Association	Scheme Name	Location	Type	Need Group	Units	Onsite Year	Council
Choice	Parklands, Belsize Road	Lisburn	New Build	Active Elderly	12	2023/24	Lisburn & Castlereagh
Clanmil	933 Upper Newtownards Road	Dundonald	New Build	General Needs	17	2023/24	Lisburn & Castlereagh
Arbour Housing	Blaris	Lisburn	New Build	General Needs	130	2024/25	Lisburn & Castlereagh
Choice	Morvern Park (T)	Dundonald	New Build	General Needs	20	2024/25	Lisburn & Castlereagh
Connswater	Dunmurry High School Phase 2 (S)	Dunmurry	New Build	Wheelchair Accessible	20	2024/25	Lisburn & Castlereagh
Connswater	164 Moira Road	Lisburn	New Build	General Needs	12	2024/25	Lisburn & Castlereagh
				Total	565		

Housing Executive Local Office

Housing Association	Scheme Name	Location	Type	Need Group	Units	Onsite Year	Local Office
Apex Housing	Ballinderry Road	Lisburn	New Build	General Needs	100	2022/23	Lisburn Antrim Street
Apex Housing	Ballinderry Road	Lisburn	New Build	Active Elderly	7	2022/23	Lisburn Antrim Street
Apex Housing	Ballinderry Road	Lisburn	New Build	Wheelchair Accessible	8	2022/23	Lisburn Antrim Street
Ark	58 Hillsborough Road	Lisburn	Competitive Design & Build	Active Elderly	12	2022/23	Lisburn Antrim Street
Choice	49-51 Hillsborough Old Road	Lisburn	Competitive Design & Build	General Needs	82	2022/23	Lisburn Antrim Street
Choice	49-51 Hillsborough Old Road	Lisburn	Competitive Design & Build	Wheelchair Accessible	8	2022/23	Lisburn Antrim Street
Connswater	14 Cedarhurst Road	Newtownbreda	Competitive Design & Build	Active Elderly	32	2022/23	Lisburn Antrim Street
Connswater	14 Cedarhurst Road	Newtownbreda	Competitive Design & Build	Wheelchair Accessible	4	2022/23	Lisburn Antrim Street
Choice	Parklands, Belsize Road	Lisburn	New Build	Active Elderly	12	2023/24	Lisburn Antrim Street
Arbour Housing	Blaris	Lisburn	New Build	General Needs	130	2024/25	Lisburn Antrim Street

Housing Association	Scheme Name	Location	Type	Need Group	Units	Onsite Year	Local Office
Connswater	Dunmurry High School Phase 2 (S)	Dunmurry	New Build	Wheelchair Accessible	20	2024/25	Lisburn Antrim Street
Connswater	164 Moira Road	Lisburn	New Build	General Needs	12	2024/25	Lisburn Antrim Street
				Total	427		