



27 June 2025

Dear Applicant

Our Ref: FOI 791

Your request for information received on 02 June 2025 has been handled under the Freedom of Information Act 2000 (FOIA).

Request

1. Vacant Social Housing Units (2-Bed Houses Only)

Please provide:

- *A list of all 2-bedroom social housing properties with private gardens currently vacant or pending allocation between June and August 2025 in the following CLAs:*

- o *CLA KESH*
- o *CLA BELLEEK*
- o *CLA FIVEMILETOWN*
- o *CLA CLOGHER*
- o *CLA DERRYGONNELLY*
- o *CLA LISNASKEA (house-only units)*
- o *CLA BELCOO*
- o *CLA AUGHER*
- o *CLA EDERNEY*
- o *CLA BROOKEBOROUGH*
- o *CLA IRVINESTOWN*
- o *CLA MAGUIRESBRIDGE*
- o *CLA CASTLEDERG*

Please include:

- *Property address or reference code*
- *Date the property became or will become available*
- *Whether the unit is a house or flat*
- *Whether the unit includes a private garden*
- *Points threshold of the last offer accepted for each*

2. Housing Allocation Records (Historical)

For the same areas above, please provide the following data for the past 6 months:

- *Average points of successful applicants for 2-bed houses*

- Number of 2-bed house allocations
- Number of refusals (and reason if recorded)

3.

SHDP Developments

Please provide any SHDP projects scheduled or underway between June and December 2025 in these areas that will deliver 2-bed properties, including expected completion dates and locations.

Our response

1. Vacant Social Housing Units (2-Bed Houses Only) Please provide:

- **A list of all 2-bedroom social housing properties with private gardens currently vacant or pending allocation between June and August 2025 in the following CLAs:**

As of 25th June 2025, there were no void 2-bedroom Housing Executive houses whatsoever, nor were there any for which a termination notice has been received, in the specified CLAs.

2. Housing Allocation Records (Historical)

For the same areas above, please provide the following data for the past 6 months:

- **Average points of successful applicants for 2-bed houses**
- **Number of 2-bed house allocations**
- **Number of refusals (and reason if recorded)**

The table below provides data on the number of housing allocations from 01/10/2024 to 31/03/2025 to applicants on the Social Housing Waiting List in selected Common Landlord Areas (CLAs) by Mean & Median points at the point of allocation, narrowed down to 2-bedroom houses and bungalows only:

Allocations 01/10/2024 - 31/03/2025 to applicants on the waiting list in selected CLAs by Mean & Median Points on the waiting list at the point of allocation			
NIHE CLA / Geography	No. of allocations (2-bedroom houses and bungalows only)	Mean Points at the point of allocation	Median Points at the point of allocation
Kesh CLA	0	-	-
Belleek Fermanagh CLA	<10	141.5	137.0
Fivemiletown CLA	<10	132.0	132.0
Clogher CLA	0	-	-
Derrygonnelly CLA	0	-	-
Lisnaskea CLA	<10	146.7	150.0
Belcoo CLA	0	-	-
Augher CLA	0	-	-
Ederney CLA	<10	122.0	122.0
Brookeborough CLA	0	-	-
Irvinestown CLA	<10	126.0	124.0

Maguiresbridge CLA	<10	146.0	146.0
Castlederg CLA	<10	109.5	110.0
N. Ireland Total	799	164.1	160.0

Notes:

- This response is based on the most recently published data (allocations up to 31/03/2025).
- Allocations are aggregated over a 6-month period from 01/10/2024 to 31/03/2025 and include allocations to both Housing Executive and housing association properties.
- Where the number of allocations is less than 10 the figure has been anonymised for Data Protection purposes.
- When a question of “average waiting times” or “average points” is asked, MEAN and MEDIAN averages are provided.

Reasons for this include:

The MEAN (arithmetic average) is useful for understanding overall trends but can be heavily skewed by outliers (unusually high or low values) – for example, applicants who have been on the waiting list for a number of years or who have just joined the waiting list.

The MEDIAN (middle value, a measure of central tendency) is less affected by outliers and represents a “typical” case better when the data is skewed.

By presenting both, we ensure that the analysis captures both central tendency and the potential impact of unusually high or low values.

We also note that when the number of applicants is small, statistical indicators become less reliable and have a much lower predictive value regarding the “typical” experience. In such cases, the figures may be more indicative of the specific circumstances of the individual applicant households rather than a broader trend. Caution must be exercised when interpreting the results.

In the six months preceding 31st March 2025, there were 3 refusals keyed for formal offers of Housing Executive dwellings of the specified criteria. The recorded refusal reasons were

- dwelling size unsuitable
- location unsuitable
- no reply to offer.

3. SHDP Developments

Please provide any SHDP projects scheduled or underway between June and December 2025 in these areas that will deliver 2-bed properties, including expected completion dates and locations.

There are no Social Housing Development Programme (SHDP) schemes currently under construction in these locations. The following scheme proposals are included in the SHDP 2025/26 – 2027/28:

- Killypaddy Road, Lisnaskea (Clanmil Housing – 28 units). Includes 2 x 3-Person/2-Bedroom General Needs apartments and 13 x 3-Person/2-Bedroom General Needs houses. This scheme is programmed to start in the 2025/26 programme year, but the Start date is still to be confirmed.
- Castlefin Road, Castlederg (Ark Housing – 26 units). Includes 3 x 3-Person/2-Bedroom apartments, 7 x 3-Person/2-Bedroom Cat1 (active older people) apartments, 1 x 3-Person/2-Bedroom Wheelchair bungalow and 2 x 3-Person/2-Bedroom Houses. This scheme is programmed to start in the 2025/26 programme year, but the Start date is still to be confirmed.
- Lisnagole Road, Maguiresbridge (Arbour Housing – 10 units). Includes 6 x 3-Person/2-Bedroom General Needs houses. This scheme is programmed to start in the 2027/28 programme year.

Please note that the following schemes are not yet formally included in the SHDP, but have been recently brought forward by housing associations as potential additions to the SHDP for the 2025/26 programme year, with Start dates to be confirmed:

- Briars Hill/Scallen Road, Irvinestown (Rural Housing – 15 units). Includes 10 x 3-Person/2-Bedroom General Needs houses. A first phase of 8 units may start in 2025/26, to be confirmed.
- Railway Court, Maguiresbridge (Rural – 9 units). Includes 4 x 3-Person/2-Bedroom General Needs houses.

This concludes our response.