

Mr Sean Brady  
Development Worker  
Participation and the Practice of Rights (PPR)  
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Citylink Business Park  
6A Albert Street  
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25<sup>th</sup> May 2017

Dear Mr Brady

I refer to your recent correspondence concerning new social housing in North Belfast. The table below sets out the North Belfast area social housing waiting list as at March 2017.

**North Belfast Area Social Housing Waiting List March 2017**

|                                       | <b>Singles</b> | <b>Families</b> | <b>Elderly</b> | <b>TOTAL</b> |
|---------------------------------------|----------------|-----------------|----------------|--------------|
| <b>All Applicants</b>                 | <b>1296</b>    | <b>976</b>      | <b>241</b>     | <b>2513</b>  |
| <b>Applicants in housing stress</b>   | <b>917</b>     | <b>683</b>      | <b>164</b>     | <b>1764</b>  |
| <b>Allocations year to March 2017</b> | <b>345</b>     | <b>268</b>      | <b>57</b>      | <b>670</b>   |

There continues to be a high and sustained demand for social housing in North Belfast. As detailed in the table above, there are a total of 2,513 applicants requesting social housing in North Belfast. Of these, 1,764 applicants are considered to be in housing stress, with 30 points or more. This housing need is being addressed through the re-letting of existing social dwellings. However, as demonstrated in the table above, annual allocations fall short of housing stress demand.

During 2016/17 a total of 112 additional social homes were completed by housing associations in North Belfast, see table 1 of attached appendices. Schemes included 60 family homes on the Girdwood lands and 15 homes at Kinnaird Terrace, Antrim Road. Currently there are 297 social homes under construction, which include 37 new homes at Alexander Park Avenue and 88 new replacement homes in the New Lodge. The Housing Executive continues to assist in the delivery of future new social homes and the draft 3 year Social Housing Development Programme, detailed in table 3, plans for 276 additional social homes in North Belfast.

The Housing Executive continues to seek to address unmet housing need in two ways. Firstly strategically, the Housing Executive works closely with Belfast City Council Planning to identify land to meet social and affordable housing need. Currently Belfast City Council is preparing a Local Development Plan which will include site specific proposals, designations, and land use zoning which will include proposals to meet identified social and affordable housing need. Secondly operationally, the Housing Executive continues to support Housing Associations to acquire land and deliver social housing in North Belfast. Recently Clanmil Housing Association successfully acquired the Jamaica Inn site. The site will deliver 26 new homes in the Ardoyne area of North Belfast. In addition, several Housing Associations are working to bring forward plans to develop social housing on the former Brookfield Mill and the former St Gemma's school sites. The proposal for Brookfield Mill would be entirely residential and the St Gemma's site would be developed on a mixed use basis providing retail, community use, and residential use. These two sites combined have the potential to yield approximately 150 new social homes.

The Housing Executive does have vesting powers which it uses to renew obsolete housing. The most recent housing regeneration schemes in North Belfast include New Lodge Urban Renewal Area, Parkside URA, Limestone Road and Fortwilliam/ Queen Victoria Gardens URA in the Glandore area.

I trust this information is of some assistance and clarifies the position.

Yours sincerely



Clark Bailie  
**Chief Executive**