

# Belfast

Housing Investment Plan  
Annual Update 2016





# Contents

3	Foreword
5	Introduction
6	Context
15	Theme one – Identify and meet housing need and demand
27	Theme two – Improving people’s homes
31	Theme three – Transforming people’s lives
37	Theme four – Enabling sustainable neighbourhoods
41	Theme five – Delivering quality services
43	Appendix one – Housing need and demand
44	Appendix two – Social housing development programme
51	Appendix three – Maintenance programme
56	Appendix four – Social housing waiting list details
68	Appendix five – Housing Executive stock data
76	Appendix six – Contact details
77	Appendix seven – Glossary

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Geography of Belfast City Council



Belfast is divided into ten district electoral areas



# Foreword

Last year saw the launch of our four year Housing Investment Plans (HIP), which identified housing related outcomes to initiate discussions with councils and stakeholders to develop a shared vision for the future of housing in your council area.

This year we are launching our first HIP annual update. The annual update reports on the progress of the Housing Executive and other agencies to achieve these outcomes and on how we intend to deliver housing ambitions over the remaining three years of the HIP, and the longer term.

In 2015, new powers were introduced to councils, including responsibility for planning and a duty to produce

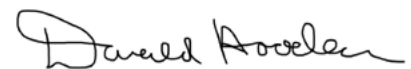
a community plan. The Housing Executive, as a statutory partner in planning and community planning, has actively engaged with each of the new council's Local Development Plan (LDP) and community planning teams, other statutory partners and community representatives.

Joint working throughout the last year, has enabled us to develop strong relationships and to benefit from collaboration and sharing information. The HIP has been instrumental in this process.

Close working with stakeholders, and our role in the community plan are key elements in the Housing Executive's 'Journey to Excellence' programme,

which aims to deliver top class housing and regeneration solutions to meeting the needs of communities and partners now and in the future.

We look forward in 2016 to further developing our relationships with councils and other stakeholders through the planning and community planning processes to build lasting housing solutions to benefit the whole community.



Donald Hoodless  
Chairman

## HOUSING EXECUTIVE REGIONAL ACHIEVEMENTS

2015/16 has been an exceptional year for the Housing Executive. Over this period:

- Working alongside housing associations we saw 1,568 new homes started last year;
- Our response maintenance performance exceeded targets in terms of tenant satisfaction and completion rates;
- 25,100 of our homes were included in the largest planned maintenance programme for many years, which saw expenditure of £85.3 million;
- Over £81 million has been channelled into regional services, helping vulnerable people across Northern Ireland, including £8.3 million on tackling homelessness and £73 million through the Supporting People programme;
- 9,973 homes were supported through private sector grants including a spend of £15 million on fuel poverty schemes and £12 million spent on grants for private homeowners;
- £676.7 million in housing benefit was administered in the last year to 165,314 customers;
- In May 2015, the organisation secured the Investors in People 'Silver Award' accreditation. The organisation was re-credited Customer Service Excellence (CSE) with overall customer satisfaction levels for the current year running above 81%;
- The Housing Executive has met all of its key targets for 2015/16. Importantly, we have delivered positive outcomes for customers across the range of Housing Executive functions in both landlord and regional services. The Housing Executive is well placed to continue to deliver much needed investment and services to people in Northern Ireland in the years ahead.



# Introduction

In 2015, the Housing Executive published the Belfast HIP 2015-19, which aims to provide a long term and ambitious vision for the development of housing. This year we have produced our first annual update, the purpose of which is to record progress of actions set out in the HIP for 2015/16, and to detail new proposals for 2016-19. The annual update should be read in conjunction with the HIP 2015-19.



This annual update will not only show how the actions contribute to achieving the HIP outcomes but also how they can support the delivery of the emerging Belfast Community Plan outcomes.

The HIP sets out a strategic direction for housing across all tenures, both new and existing. Proposals detailed within this annual update seek to achieve this by promoting development, improving health and wellbeing, reducing inequality, and by creating more cohesive, safe, vibrant and successful places for all.

Since the publication of the HIP, the Housing Executive, as a statutory community planning and LDP partner, has welcomed the opportunity to work with the council and stakeholders to incorporate and embed the HIP vision and outcomes within community planning and LDP processes.

With limited and reduced public resources, the partnership approach, which the community plan facilitates, will become increasingly important to deliver good quality services and housing solutions for local communities.

The annual update retains the HIP framework based around five themes and associated outcomes. Detailed information of proposals is set out in the Appendices. All statistics in this document refer to the Belfast City Council area unless otherwise stated.

## Vision

The housing sector throughout Northern Ireland faces a number of challenges in the current economic climate but is committed to working in a way that goes beyond a simple 'bricks and mortar' approach. The housing vision for Belfast is one where:

*"housing plays its part in creating a peaceful, inclusive, prosperous and fair society"...*

This vision for Belfast seeks to deliver sustainable communities, living in dwellings of a decent standard and in sufficient numbers to meet local needs.

## Themes and Outcomes

Success for housing providers necessitates measuring the effect of interventions therefore, under each of the five themes, a number of outcomes have been identified.

## Themes and Outcomes

### THEME ONE

#### Identify and meet housing need and demand

1. Identify new housing requirements.
2. Increase the supply of affordable renting to meet the needs of communities.
3. Assist home ownership.

### THEME TWO

#### Improving people's homes

4. Improve the quality of the housing stock.
5. Develop low carbon homes and reduce fuel poverty.

### THEME THREE

#### Transforming people's lives

6. Provide suitable accommodation and support services for vulnerable residents.
7. Homelessness is prevented or is addressed effectively.

### THEME FOUR

#### Enabling sustainable neighbourhoods

8. Regenerate neighbourhoods.
9. Create safer and cohesive communities.

### THEME FIVE

#### Delivering quality services

10. Deliver better services.

### The HIP and the Community Plan

Belfast City Council and its statutory partners have been preparing a community plan, The Belfast Agenda, which is scheduled to be published in 2017. It will be the city's strategic plan for the future. It will provide a simple and clear framework for a wide range of plans and strategies to be taken forward at both city and local area level. The overarching theme is to develop a long-term plan to improve the social, economic and environmental wellbeing of the city. The vision is to create a city in which people love to live, invest, work and visit.

The HIP themes are complementary to many of the community planning themes. Each action under the HIP themes can contribute to the achievement of community planning outcomes. In addition, actions contained within the HIP often contribute to more than one community plan outcome. The emerging outcomes which are likely to feature in the published Community Plan are:

- All people in Belfast benefit from a thriving and prosperous economy.
- Belfast is a welcoming, safe, fair and inclusive city for all.
- All people in Belfast experience good health and wellbeing.
- All people in Belfast fulfil their potential.
- Belfast is a vibrant, attractive, connected and environmentally friendly city.

### The HIP and the Local Development Plan (LDP)

The LDP will influence housing development in Belfast for fifteen years. It is therefore important that the community plan and HIP themes and outcomes be taken into account in the preparation of the LDP.

In the past year, the Housing Executive has delivered briefings to the council's LDP team based on the data from the HIP and the most recent housing need assessment. The Housing Executive will provide a full submission on its analysis of the housing market to inform the preparation of LDP's preferred options paper.



Programme for Government (PfG)

## Context

### Strategic Context

The HIP annual update has been developed within the context of the Northern Ireland policy framework. There has been significant development in this area since the publication of the HIP. The relevant policies and strategies, which set the financial, legal and policy parameters within which the housing industry currently operates in Northern Ireland, are discussed.

### The draft Programme for Government (PfG)

On 26 May 2016, the NI Executive agreed the draft Programme for Government (PfG) Framework 2016-21. The draft framework contains 14 strategic outcomes which, taken together, set a clear direction of travel and enable continuous improvement on the essential components of societal wellbeing. A consultation on the draft Framework has been launched and will run until 22 July 2016.

### A Fresh Start

*A Fresh Start, The Stormont Agreement and Implementation Plan* agreed a number of initiatives, including:

- Government Restructuring;
- NI Executive Budget;
- Welfare Reform.

Northern Ireland **government departments** have been restructured, reducing the number from 12 to nine.





NI Executive Budget

Under the restructuring the Department for Communities (DfC), will be responsible for housing and regeneration. A new **Budget** was approved in January 2016 based on the new government departments. There are a number of emerging objectives which the Minister for DfC will consider establishing priorities according to the available resources in 2016-17, including:

- how to continue to support vulnerable members of society through joined up service delivery;
- how to support and develop vibrant communities through providing access to decent affordable homes, and creating urban centres which are sustainable, welcoming and accessible; and
- manage staffing levels to deliver required cost reductions while ensuring business continuity through housing reform.

The 2016-17 Northern Ireland Executive's Budget requires a reduction of 5.7% to unprotected areas of DfC which equates to a reduction of £38.5 million. Pressure will continue to be applied to make savings while maintaining existing and new housing services.

Under the 'Fresh Start Agreement', the Northern Ireland Executive agreed to examine ways of mitigating hardships created by **Welfare Reform** legislation. The Welfare Reform Mitigations Group, has put forward a number of proposals for a four year period including:

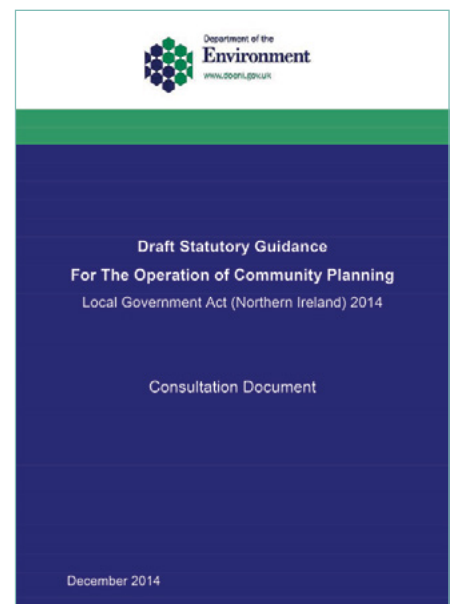
- a series of supplementary payments to carers, people suffering from ill health and low income families;

- the 'bedroom tax' should not be introduced; and
- resources originally earmarked for those who lose out from tax credit cuts be allocated to those who will be adversely affected by the introduction of universal credit.

### Local Government Reform

**Statutory Guidance for the Operation of Community Planning** was issued by DOE in October 2015. A partnership panel established by the Northern Ireland Executive will monitor the role of government departments in the community planning process.

Councils are required to publish a community plan by April 2017. After the community plan is published, councils must release a progress report once every two years. The HIP annual update will inform this process.



Statutory Guidance for the Operation of Community Planning



Facing the Future: The Housing Strategy for Northern Ireland 2012-2017

Included in the reform of local government is a change in the regulatory regime for Houses in Multiple Occupation (HMOs). It is anticipated that following the approval of the **HMO Bill** this year, the responsibility for HMO licensing will transfer from the Housing Executive to councils in 2017/18.

### Housing Strategy 'Facing the Future'

A number of initiatives emanating from the Housing Strategy – '*Facing the Future*'; continue in their development.

During 2015, the **Social Housing Reform Programme** developed policy reform proposals in a number of areas. Public consultation on a draft **Tenant Participation Strategy** was successfully completed and the final strategy and action plan was published in January 2016.

There are a number of actions to be completed by March 2018, including establishing:

- an independent tenant organisation;
- a tenant advocate role; and
- a housing policy panel.

Public consultation on proposals for a **New Regulatory Framework for Social Housing Providers** was also completed successfully. This sets out the framework that will be used to regulate activities and services provided by social landlords. The publication of the final framework and guidance is due in 2016.

Options for **structural reform for the social housing** industry in Northern Ireland have been identified and assessed however; this work is being revisited in light of the Northern Ireland Executive's 'Fresh Start Agreement'.

The **Review of Supporting People**, carried out by the Department for Social Development (DSD) was completed and published in December 2015. The Housing Executive is working closely with DfC to develop an action plan to deliver the report's recommendations over the next two to three years. The key priorities are to deliver:

- a Strategic Needs Assessment;
- an outcomes framework;
- value for money;
- provider selection; and
- regulation of services.

Following publication of research into the fundamental **Review of the Social Housing Allocation Policy**, DfC is currently working up proposals based on the recommendations. Proposals will be subject to public consultation.

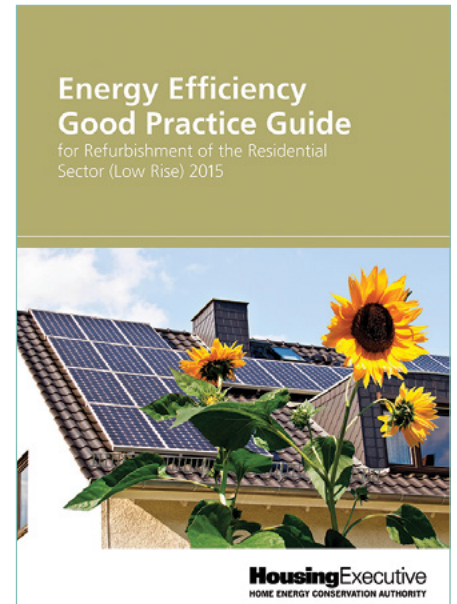
DSD published a **Review of the Role and Regulation of the Private Rented Sector** (PRS) in November 2015. The review identifies key issues relating to the PRS and compares the role and regulation of private renting across Europe. The review does not set out firm proposals; these will be contained in a second consultation document.

## Housing design

An ageing demographic and a rise in the number of people surviving trauma and congenital conditions is anticipated to increase the demand for more flexibly designed wheelchair accommodation. DfC and the Housing Executive are working to review wheelchair design and space standards for social housing that reflects best practice. On approval, new standards will be included in the Housing Association Guide.

The Housing Executive has prepared an **Energy Efficiency Good Practice Guide for Refurbishment**, which can be applied across all tenures. At present, energy efficiency measures tend to be carried out in an ad hoc manner. This has proved less than effective in tackling fuel poverty.

The Housing Executive advocates a whole house energy efficiency programme which simultaneously delivers heating, wall insulation, loft insulation, double-glazing and external doors. This external fabric plus heating approach will deliver maximum comfort to householders in one scheme. We would advocate this approach should be applied across all housing tenures to reduce fuel poverty and CO2 emissions whilst enhancing health and well-being.



[Energy Efficiency Good Practice Guide](#)

### Local Context

Belfast provides opportunities for learning, employment, leisure and entertainment and is a popular residential location with a growing population. This section summarises the current state of the local housing market and issues that have the potential to affect its future development.

### Housing Market Update

The local housing market is slowly recovering following the economic crash in 2007. Despite a small increase in house prices over the past year a number of imbalances in the housing market remain. The decline in private sector house development, low house prices, a lack of mixed tenure development, an oversupply of private rented accommodation in particular locations and an increasing number of applicants in housing stress on the social housing waiting list all pose particular challenges. Addressing these issues will require a multi-agency approach, such as the framework provided by the community planning process.

The population of Belfast is likely to increase slightly in the near future. Similar to other councils, its older population is growing at a faster rate. Whilst the need for family accommodation remains strong, there is also a requirement to construct dwellings to facilitate the increase in elderly and smaller households.

Housing Growth Indicators (HGIs) are estimates of new dwelling requirements based on new household projections. The Department for Regional Development have realigned HGIs for Northern Ireland, based on 2012 household figures and it is anticipated that these will be announced by the Department for Infrastructure in 2016. This information will inform the Belfast LDP on the need for additional development land.

The economic performance of Belfast as demonstrated through levels of unemployment, economically inactive and low incomes, continues to lag behind other parts of the U.K. Parts of Belfast rank amongst the most deprived areas in Northern Ireland. The local economic performance affects the capacity for development in the private sector housing market.

### Owner Occupied Sector

The private housing market had been showing some signs of improvement with gradually increasing numbers of transactions. However, this trend has plateaued during 2015. House prices have increased marginally in the past year but are still behind those reached in 2007. Lending restrictions and lack of suitable development sites has led to low numbers of private sector starts and completions in 2015/2016. The construction of apartments has been particularly affected in the past few years.

Feedback from local estate agents reports the following:

- demand is highest in the South and East of the city where prices have traditionally been higher;
- sustained recovery in the new build sector is not yet achieved, nor does it appear likely in the short to medium term;
- three to four bed semi-detached dwellings are popular; and
- prices have increased slightly but location is important.

## Private Rented Sector (PRS)

The PRS continues to play a significant role in the local housing market. Local estate agents report that there is continuing strong demand for private sector accommodation particularly at the top end of the market and in the University/Lisburn Road/Stranmillis areas.

Local estate agents have indicated that key drivers affecting the PRS in Belfast include:

- high demand for private rental;
- no net additional supply;
- high demand and low turnover in the social housing sector;
- job and income uncertainty;
- low numbers of private new build development;
- lending restrictions; and
- a high level of negative equity.

Local estate agents also indicated that rents have not increased in the past 12 months, however the popularity of this sector and limited additional supply mean rent increases are likely in the short term. This could potentially exclude households currently using local housing allowance to fund their rent.

Housing benefit nevertheless, continues to play a vital role in supporting low-income tenants in the PRS. At March 2016, 12,667 private tenants in Belfast were in receipt of housing benefit.

Whilst it is envisaged that the risk of disinvestment in the sector is low, the market is unsure of the effect of the recent tax changes for private landlords. This matter will be closely monitored.

A significant number of planning applications and approvals have been made in the past year in respect of Purpose Built Student Accommodation (PBSA) in Belfast. These complexes are being built to high standards and will likely have an effect on the private rental market in the Holylands and Lisburn Road areas. The impact of these new developments will be closely monitored over the period of the HIP.

## Social Housing Sector

The requirement for new social housing in Belfast has consistently increased since 2010. The five-year assessment for 2015-20 shows a need for nearly 6,000 units. Need is evident in all four sectors of the city (North, South, East and West). Land availability continues to impact on housing need although there is some evidence that sites controlled by NAMA are being released to the market for development.

Approximately 75% of the social housing waiting list comprises single households, and small families. The predominance of single and smaller family households will mean a high requirement for one and two bedroom dwellings.

Land availability is a key issue for the future delivery of social housing in Belfast. There was insufficient land zoned for social housing within BMAP and it is hoped that the new Local Development Plan (LDP) currently being drawn up will address this.



New Build



Private Rented Sector (PRS)

Much of the recent social housing built in Belfast has been on windfall sites not previously zoned within BMAP. Surplus public sector land has also been an important source of sites for social housing in the past few years and a number of schemes due to commence in 2016/2017 will be on such land, for example, Lisnasharragh High School.

It is important these sites are developed to deliver sustainable, mixed tenure, mixed income communities. Despite difficulties in supplying the required levels of new private housing, it is critical that development of available sites does not deliver large concentrations of social housing, deprivation and social inequality.

It is important that the emerging community plans and LDP, through engagement with local communities and elected representatives, take the opportunity to develop a housing strategy for Belfast, which promotes sustainable, mixed tenure communities in line with the Regional Development Strategy and the Strategic Planning Policy Statement.

### Regeneration

Regeneration and sustaining communities were key themes of DSD's Housing Strategy and Urban Regeneration and Policy Framework, which sets out policy objectives that will form the basis of any future policy or programme development in urban regeneration and community development. There are a number of regeneration initiatives within Belfast which include:

#### Building Successful Communities

The Building Successful Communities programme is a strand of the "Facing the Future – Housing Strategy for Northern Ireland" and aims to use housing interventions as one of the main catalysts for local regeneration. The objectives of the programme are to:

- improve current housing and infrastructure
- deliver new social and affordable homes
- deliver environmental upgrading works
- improve access to amenities; and
- improve access to economic and social activity

Six pilot areas, five of which are in Belfast were selected based on their levels of deprivation. The five Belfast areas are – Lower Shankill/Brown Square, Lenadoon and Glen Colin, Lower Falls, Lower Oldpark and Hillview and Tiger's Bay. DSD established a forum in each area which include both statutory and community representatives.

£3m funding was available for 2015/2016. Further funding in 2016/17 will facilitate works such as land acquisition and development.

#### Urban Villages

As part of the Northern Ireland Executive's Together: Building a United Community strategy (TBUC), Urban Villages are intended to provide a new approach to support regeneration at neighbourhood level. Five Urban Villages have been announced, four of which are in Belfast, Ardoyne/Ballysillan in North Belfast, the Markets/ Donegall Pass area in South Belfast, the Lower Newtownards Road in East Belfast and Colin in West Belfast. The approach will seek to develop engagement with local people and statutory agencies to identify potential projects. Capital funding of £2.2m and revenue funding of £1.6m is available. Community engagement for the project has commenced with support from the Housing Executive and the programme will be formally launched in July 2016.

#### Urban Renewal Areas

The current Urban Renewal Programme focused in Belfast continued to transform neighbourhoods throughout the city in the past year. A third and final phase of social housing was completed in the Village area of South Belfast. An area of public open space was also delivered here as a result of partnership with Fold Housing Association, Belfast City Council and the local community. The remaining land in the Village will be released under development brief for affordable private sector housing will complement the social provision and complete the renewal of the area.

In North Belfast the first phase of 31 new social homes started in the Upper New Lodge Redevelopment Area. In addition the second and final phase of development started in the Fortwilliam URA following the demolition of the existing older obsolete housing.

A third phase of social housing will commence later in 2016 in the Lawnbrook urban renewal area in the Shankill. In addition to family housing, two bespoke dwellings will be provided here for families with complex needs.

### Update on resources/budget

Pressure on public spending continues to be applied, requiring public bodies to adapt with new, more effective and efficient ways of delivering high quality

services for citizens in Northern Ireland. An austere fiscal environment, reducing pay-bill, changing demographics and public expectation, services for the convenience of customers, and keeping up with advances in technology are some of the considerable challenges public bodies face in the service arena.

Cross cutting themes and objectives in the PfG set out the direction of travel for public services. The early engagement in the community planning process has also highlighted the potential for collaboration between councils, statutory partners and the third sector to deliver effective services. Community planning will also enable the better targeting of limited public sector resources more efficiently.

The past year has delivered significant housing investment, for a wide range of services, and the 2015/16 public sector housing investment totalled over £97 million for Belfast. Housing expenditure and projected housing investment is set out in the table below:



Lagan Weir

Table 1: Belfast actual/projected public sector housing spend

Activity areas	Actual spend £m	Projected spend £m
	2015/16	2016/17
Capital improvement work	3.38	13.11
Planned maintenance work*	25.05	24.01
Response maintenance	13.17	13.54
Private sector grants	1.80	2.23
Grounds maintenance	1.32	2.33
Supporting People	22.649	23.721
Community development	0.325	0.650
Investment in new build**	29.93	***
Total	97.624	79.591

Source: NIHE

\* Includes minor disabled person adaptations, redecoration and displacement grants.

\*\* Investment in new build is the total cost of schemes starting in the programme year but which may be spent over more than one year. The amount includes Housing Association Grant (HAG) and housing association funding.

\*\*\* The total cost of units in the gross Social Housing Development Programme (SHDP) for 2016/17 has not been finalised.

### Progress Report

The following sections contain progress report tables for each HIP outcome. The tables detail progress of housing proposals set out in the HIP for 2015-19, new plans and schemes for 2016-19 and reaffirm the ten-year vision.

Where updated or new relevant data is available to that identified in the HIP, this has been incorporated in graphic or tabular form. The updated statistical information is reported by each HIP theme.





# THEME ONE

## Identify and meet housing need and demand

### OUTCOME 1: IDENTIFY NEW HOUSING REQUIREMENTS

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
NIHE will update the Net Stock Model (NSM) in 2015 following the 2015 review of household projections.	Achieved. An ongoing requirement was estimated at 1,600 new social housing units per annum.	The NSM will be updated in 2017 and 2019.	NIHE will deliver updated objective assessments of affordable housing (social and intermediate housing) need by household type.
NIHE will carry out an annual 5-year social housing need assessment for Belfast.	Achieved.	NIHE will carry out an annual 5-year social housing need assessment for Belfast.	Continuously evaluate and update housing need and demand in line with best practice.
NIHE will annually assess demand for intermediate housing for Belfast.	Achieved.	NIHE will annually assess demand for intermediate housing for Belfast.	
NIHE will produce a HIP annual update for 2016/17 monitoring housing market performance across all tenures.	Achieved.	NIHE will produce HIP annual updates for 2017/18 and 2018/19 monitoring housing market performance across all tenures.	Determine new housing requirements for local development planning through collaborative working between Housing Executive, Department for Communities (DfC), NISRA and Department for Infrastructure (DfI).

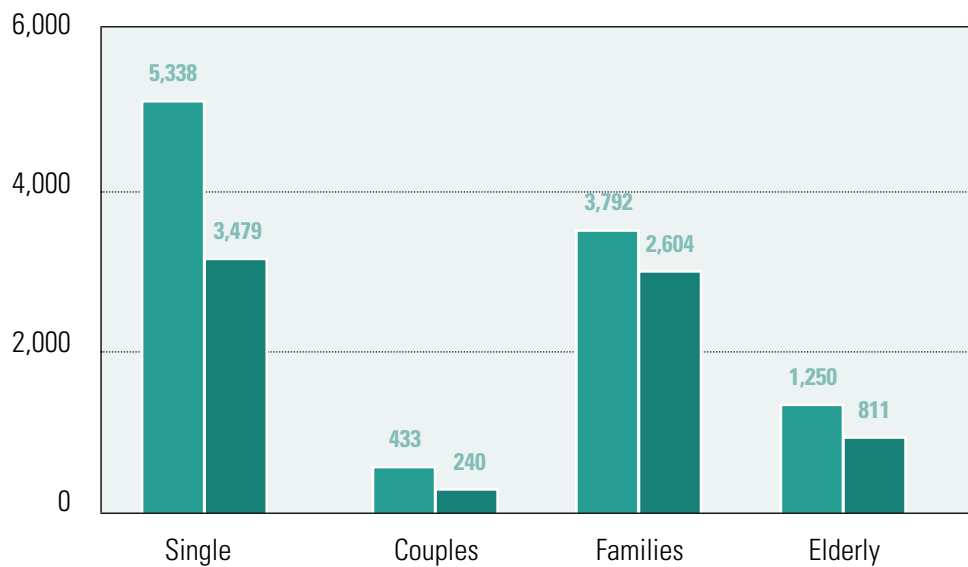
**OUTCOME 1: IDENTIFY NEW HOUSING REQUIREMENTS - *continued***

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
DRD will review HGIs for LDPs.	<p>Currently underway.</p> <p>The rate of new house building in Belfast has fallen short of the annual requirement of 1558, as set out in the Regional Development Strategy 2035 (RDS). This may be revised downwards following the review of housing growth indicators which is currently underway. The DOE's Northern Ireland Availability Report for 2013, (Planning NI: 2014) shows potential capacity for almost 19,000 additional dwellings in Belfast which is sufficient at current build rates up to 2035.</p>	<p>Department of Infrastructure will announce HGIs in 2016.</p>	<p>NIHE will provide evidence based cross tenure analysis of the local housing market to inform local development and community planning.</p>
NIHE will annually update councils with affordable housing need reports for the production of local development and community plans.	<p>Achieved.</p>	<p>NIHE to deliver annual updates of affordable housing requirement to inform local development and community plan.</p>	
NIHE will review housing market geographies for NI and deliver Housing Market Assessments across NI.	<p>Housing market geographies research scheduled to commence in 2017/18.</p>	<p>NIHE will review housing market geographies for NI and deliver Housing Market Assessments across NI.</p>	

Demographics	Mid-year estimate 2004	Mid-year estimate 2014	Projected 2024
Children	68,364 (21%)	66,184 (19.6%)	72,113 (20.8%)
Working age	209,361 (64.2%)	221,482 (65.8%)	216,102 (62.4%)
Older people	48,543 (14.8%)	49,164 (14.6%)	57,619 (16.6%)
Total Population	326,268	336,830	345,834
Households	-	145,185	149,066
Average Household Size	-	2.32	2.32

Source: NISRA

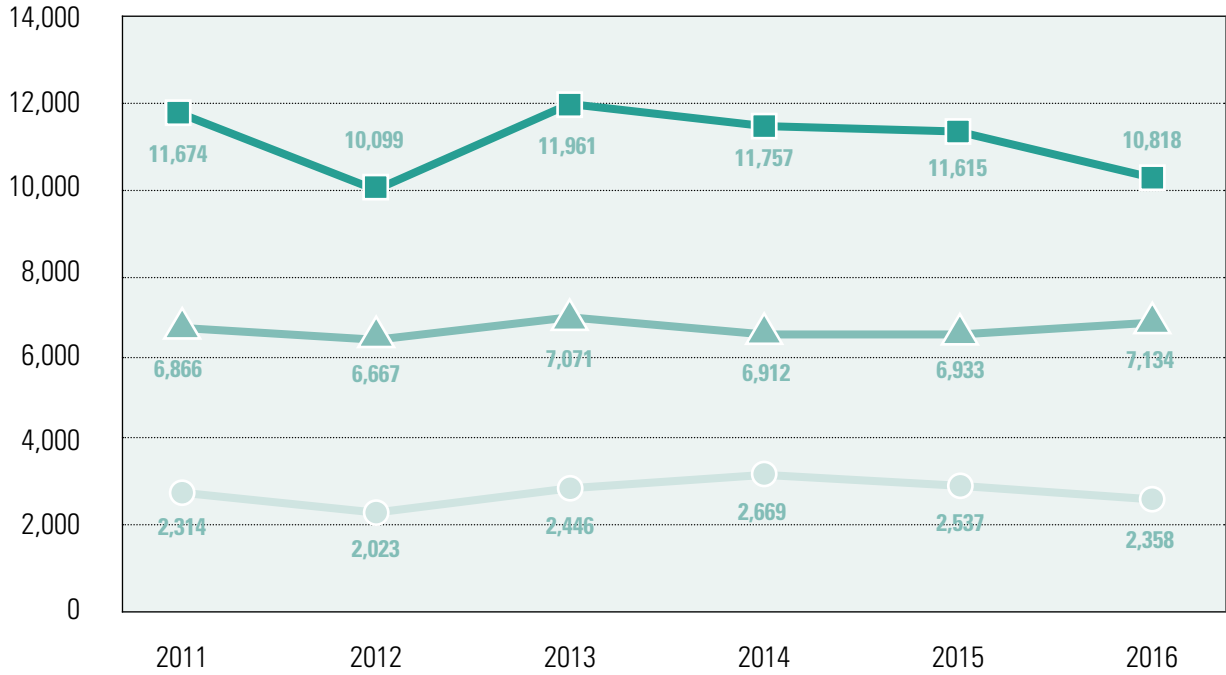
Social Housing waiting list by households March 2016



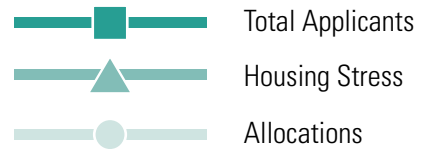
Source: NIHE

■ All Applicants ■ Housing Stress

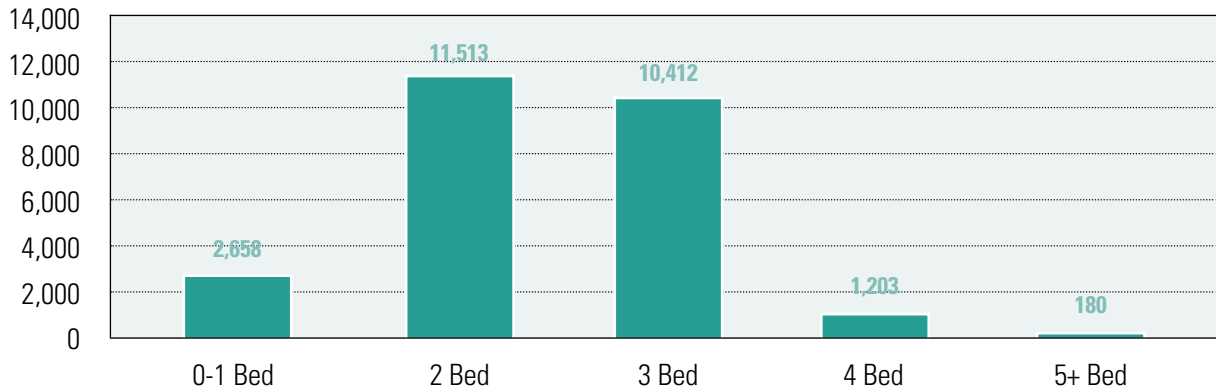
**Social Housing Waiting List Trends**



Source: NIHE



**NIHE Housing Stock by bedroom March 2016**



Source: NIHE

**OUTCOME 2: INCREASE THE SUPPLY OF AFFORDABLE RENTING TO MEET THE NEEDS OF COMMUNITIES**

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
<p>DSD will approve a gross, 3-year 2015/18 SHDP.</p> <p>NIHE with DSD and HAs will formulate a delivery strategy for the SHDP ready for implementation in April 2016.</p>	<p>The SHDP delivered new build starts, for 1,568 units, in 2015/16 in NI.</p> <p>Ongoing. A Commissioning Prospectus is currently being finalised. Work is also underway to produce a SHDP Delivery Strategy document and Action Plan.</p>	<p>DfC will approve a gross, 3-year 2015/18 SHDP.</p> <p>A new approach to commissioning the SHDP will be informed by the publication of the Commissioning Prospectus which will provide a strategic cross tenure overview of housing need and demand across NI. A formal Delivery Strategy document (and accompanying Action Plan) will be submitted for NIHE Board &amp; Ministerial approval in August 2016, prior to publication.</p>	<p>Maximise public funding through the procurement of affordable housing.</p>
<p>NIHE will work with councils to develop social housing policies for the new LDP.</p> <p>DOE and DSD will publish PPS22 Affordable Housing.</p>	<p>Planning has commenced collaborative work with NIHE on LDP's preferred options paper.</p> <p>DSD carried out and published economic research on viability of PPS22.</p>	<p>NIHE will work with councils to develop social housing policies for the new LDP.</p> <p>DfC &amp; DfI will engage with key stakeholders on recommendations detailed in the research report. Provision of affordable housing will be promoted in the LDP.</p>	<p>Housing and planning will introduce policies to identify land for mixed tenure development through development planning processes.</p> <p>Introduce developer contributions for affordable housing.</p>

**OUTCOME 2: INCREASE THE SUPPLY OF AFFORDABLE RENTING TO MEET THE NEEDS OF COMMUNITIES** - *continued*

<b>Plans 2015/16</b>	<b>Progress</b>	<b>Plans 2016/19</b>	<b>Long Term Objectives</b>
<p>DSD will continue to implement landlord registration and tenancy deposit schemes and analyse the data received.</p> <p>DSD will complete a fundamental review of the PRS in 2016.</p>	<p>Achieved.</p> <p>First phase of consultation completed February 2016.</p>	<p>DfC will continue to implement landlord registration and tenancy deposit schemes and analyse the data received.</p> <p>DfC will assess consultation responses for phase 1 of the Review of Regulation and the Role of the PRS in 2016 and will publish a phase 2 consultation document.</p>	<p>Monitor and evaluate the performance of the PRS to assess effectiveness in meeting affordable housing need.</p> <p>Introduce effective regulation for the PRS to maintain physical and management standards.</p>
<p>NIHE plan to process new public/private HB claims within the 25-day target and HB claim amendment within 8 days.</p> <p>NIHE have made £450k available to fund Smartmove private rented access scheme across NI for 2015/16.</p>	<p>NIHE funded Smartmove private rented access scheme to a value of £359k across NI during 2015/16.</p>	<p>NIHE plan to process new public/private HB claims within the 25-day target and HB claim amendment within 8 days.</p> <p>NIHE has made £370k available to fund Smartmove private rented access scheme across NI for 2016/17.</p>	

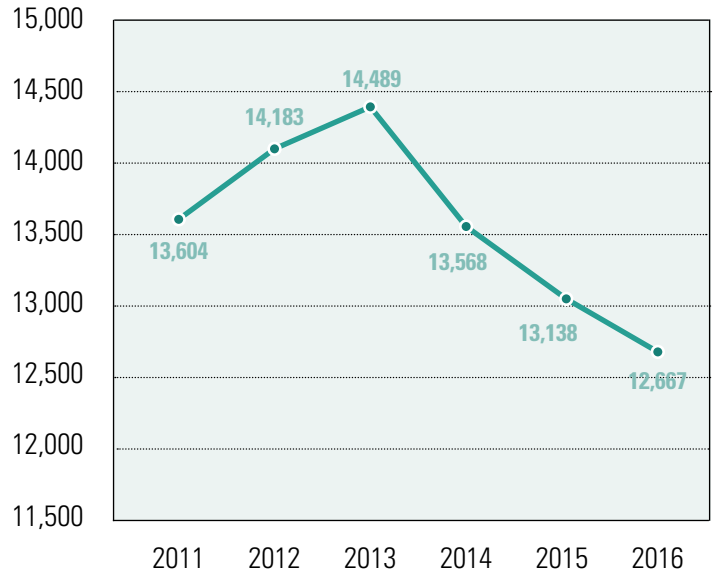
Housing Benefit NIHE and HA Claimants at March 2016



**28,254**

Source: NIHE

### Private Housing Benefit Claimants



Source: NIHE

DSD's Landlord Registration Scheme identified **26,493** tenancies at 2016 up from **23,245** at 2015

Source: DSD

### Average Monthly private sector Rent



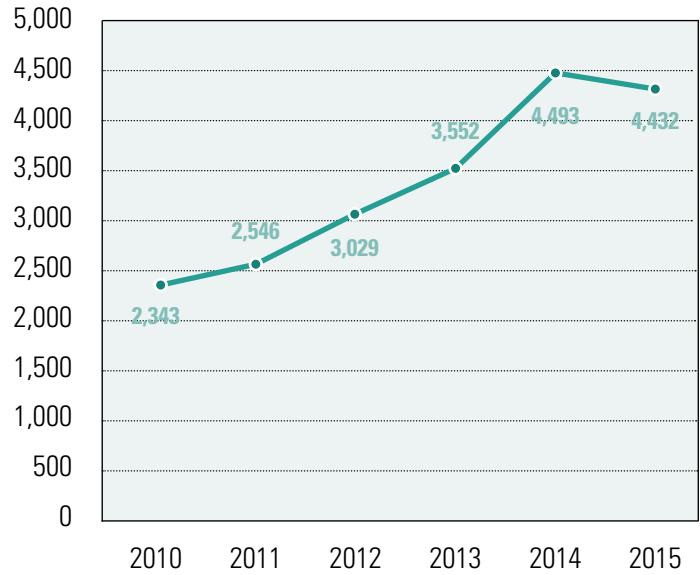
Source: University of Ulster

Ten year intermediate housing demand  
2015-2025



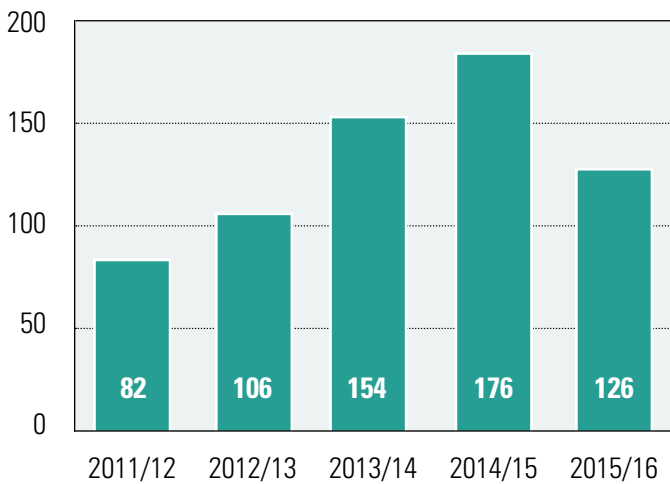
Source: NIHE

**House Sales**



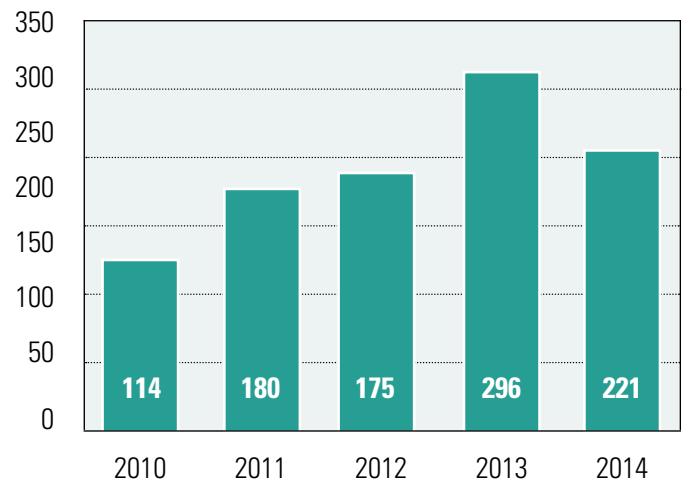
Source: LPS

**Co-Ownership Approvals**



Source: Co-Ownership

**Repossessions**



Source: DSD



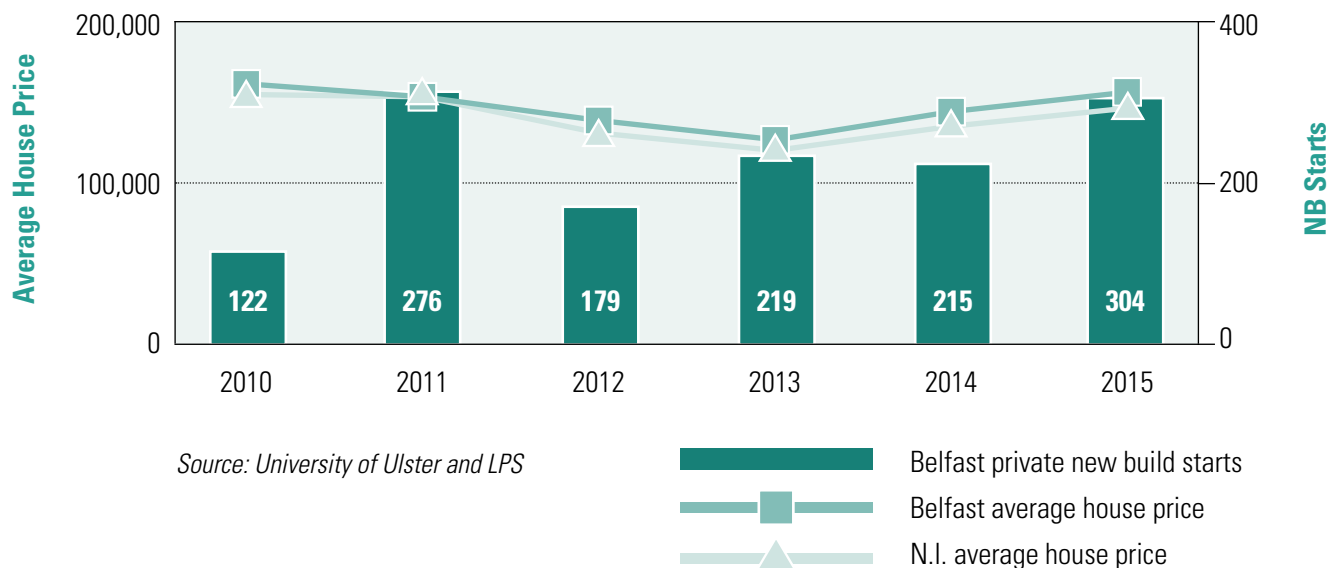
### OUTCOME 3: ASSIST HOME OWNERSHIP

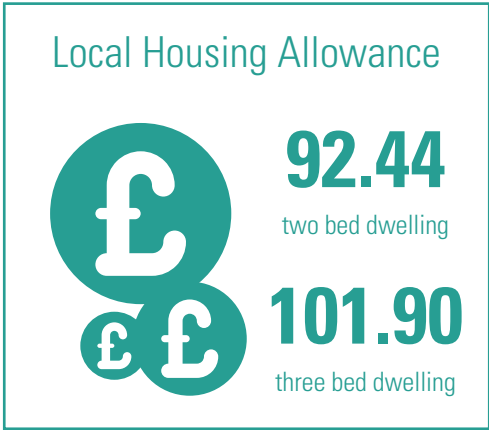
Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
NIHE and housing associations will implement the House Sales and Equity Sharing Scheme.	Ongoing.	NIHE and housing associations will implement the House Sales and Equity Sharing Scheme.	Continue to assist home ownership through House Sales and Equity Sharing.
DSD has committed funding of £15m to Co-ownership for 2015/16 with a target of 300 approvals in NI.	DSD has committed a total of £96.3m to Co-ownership for their core scheme shared equity programme for the period 2015/16 to 2018/19.	DfC will administer committed funding of £96.3M to Co-ownership for 2015/16 -2018/19 with a target of 2,643 affordable homes for NI.	Continue to assist households their home through shared ownership.
<p>DSD will pilot a number of initiatives across NI using the Affordable Home Loans Fund (AHLF) to deliver affordable housing. These include:</p> <ol style="list-style-type: none"> <li>1. £19m to provide up to 600 affordable homes;</li> <li>2. £9.2m in Financial Transactions Capital (FTC) funding to an empty homes scheme (being delivered by Clanmil); and</li> <li>3. £5m to date in FTC funding for a Rent to Own scheme (being delivered by Co-ownership).</li> <li>4. Developing intermediate housing on surplus NIHE land (Clanmil and APEX).</li> </ol>	<p>DSD has awarded £19m FTC under AHLF.</p> <p>£12.5 million FTC has been awarded to Co-ownership for the Rent to Own initiative.</p> <p>An economic appraisal has been submitted to Department of Finance and Personnel (DFP) for the Cliftonpark Avenue site. The appraisal shows a build to sale deficit. DfC awaits approval from DFP to meet the deficit through a new Housing Development Grant.</p> <p>DSD carried out and published economic research on viability of PPS 22.</p>	<p>It is expected that the Co-ownership Rent To Own initiative will become operational in 2016/17.</p> <p>Plans for Cliftonpark Avenue are to be developed once decision is made by DFP.</p> <p>DfC will evaluate the research into PPS 22</p>	<p>Introduce a developer contribution to increase the supply of intermediate housing.</p> <p>Deliver finance models to make better use of funding for intermediate housing.</p> <p>Deliver a range of intermediate housing products, such as intermediate rent.</p>

**OUTCOME 3: ASSIST HOME OWNERSHIP - continued**

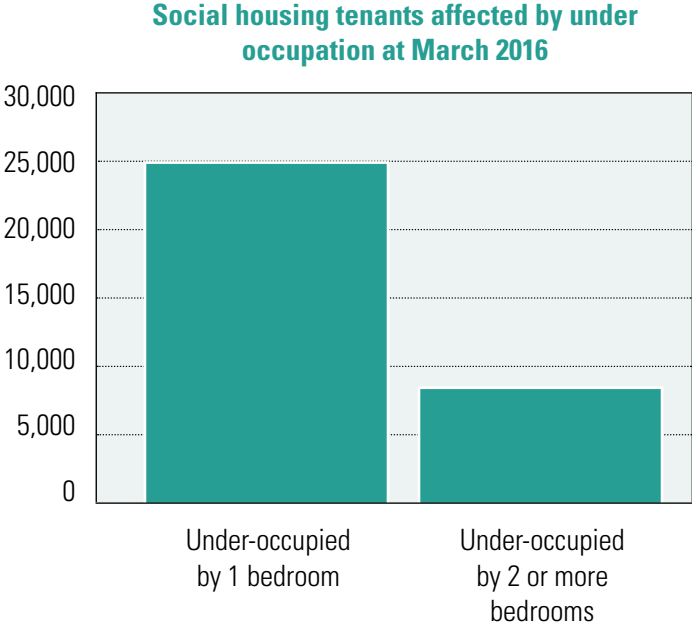
Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
DOE and DSD will work to finalise PPS 22 'Affordable Housing' to facilitate intermediate housing.  NIHE will work with councils to develop intermediate housing policies through the LDP.	Planning has commenced collaborative work with NIHE on LDP's preferred options paper.	NIHE will work with councils to develop intermediate housing policies through the LDP.	Deliver mixed tenure housing schemes in communities through planning.
NIHE will continue to investigate with housing associations, the potential for community self-build products for home ownership.	Work on site investigation is ongoing with Habitat in Humanity.	NIHE will continue to investigate with housing associations, the potential for community self-build products for home ownership.	Deliver a self-build affordable housing model.

**Belfast Average House Prices and Private New Build Starts**

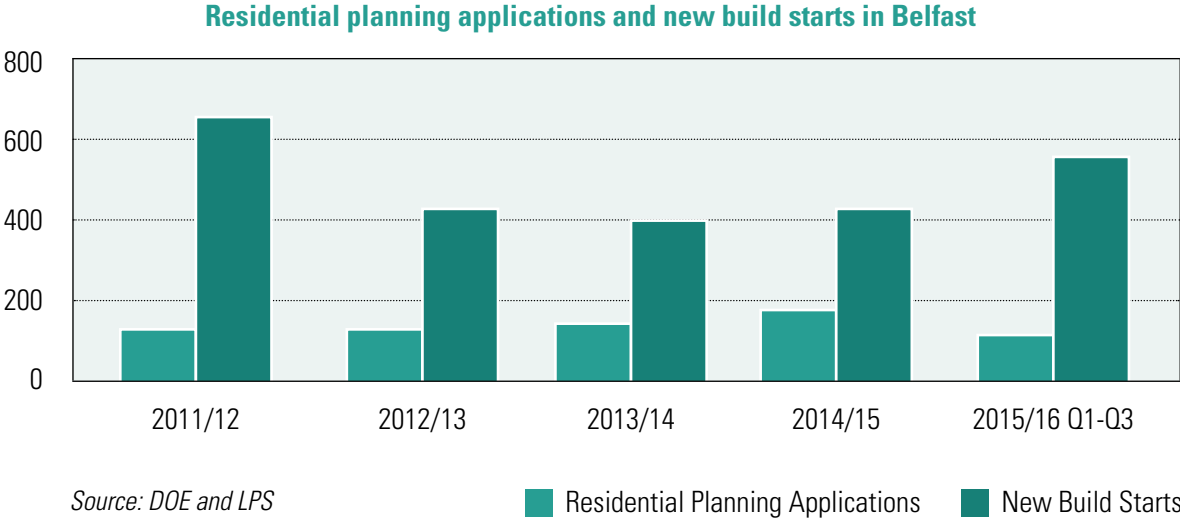




Source: NIHE



Source: NIHE



Source: DOE and LPS



# THEME TWO

## Improving people's homes

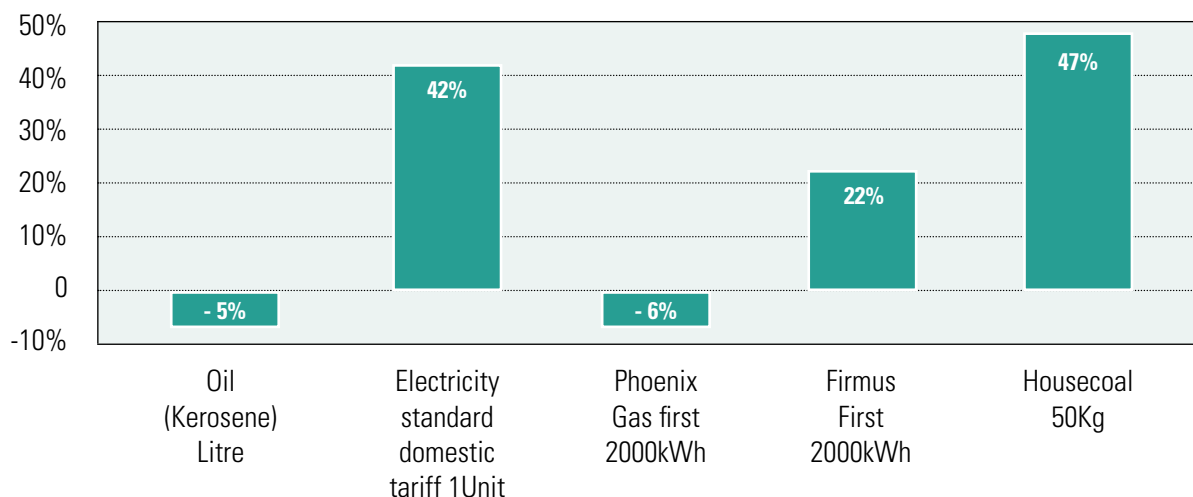
### OUTCOME 4: IMPROVE THE QUALITY OF THE HOUSING STOCK

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
NIHE will continue to administer private sector grants subject to budget availability.	A total of £1.8m was spent on private sector grants in Belfast in 2015/16.	A budget of £2.23m is available for private sector grants in Belfast in 2016/17.	Deliver policies to support sustainable design and improve the fabric of dwellings.
DSD and NIHE will introduce a pilot loan scheme for private house maintenance in NI in 2015/16 with funding of £1m.	Pilot loan scheme suspended until further research is carried out.	Complete further research into other loan schemes for private house maintenance.	Deliver innovative approaches to finance housing maintenance across all tenures.
Repair notices issued by councils on private rented landlords can be recovered through a mandatory grant of up to £7,500.	Ongoing.	NIHE will issue mandatory Repair Grants as required.	
NIHE will register and inspect HMOs for building and management standards.	In the past year, 73 Article 80 Notices (fit for the number of occupants) and 544 Article 79 Notices (Management Regulations) were served in Belfast.	NIHE will register and inspect HMOs for building and management standards.	
NIHE will monitor house conditions on a Northern Ireland basis.		NIHE will commence work on the 2016 House Condition Survey.	To ascertain the condition of the total housing stock.
Funding for NIHE planned maintenance schemes in 2015/16 is estimated at £25m for 36 schemes.	NIHE spent £25.05m on planned maintenance work in Belfast in 2015/16.	Funding for NIHE planned maintenance schemes in 2016/17 is estimated at £24m for approximately 5,000 dwellings.	NIHE will maintain properties in line with its Asset Management Strategy.

**OUTCOME 4: IMPROVE THE QUALITY OF THE HOUSING STOCK - *continued***

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
Funding for NIHE capital improvement schemes in 2016/17 is estimated at £13.11m.	NIHE spent £3.38m on capital improvements in 2015/16 in Belfast.	There will be increased spend on capital improvements as the Asset Management Strategy progresses.	Unfitness and decent home standards will be identified through NIHE House Condition Survey reports.
NIHE will complete response maintenance repairs within the required target time.	Achieved.	NIHE will complete response maintenance repairs within the required target time.	NIHE has agreed with DfC that reporting on maintenance expenditure and targets from 2016/17 will be on the basis of completions rather than starts.
NIHE will carry out response maintenance repairs to customer's satisfaction.	Ongoing.	NIHE will carry out response maintenance repairs to customer's satisfaction.	
NIHE stock condition survey will complete in 2015 and inform the Asset Management Strategy.	Achieved.	NIHE will use information from the survey to build future programmes of improvement work. DfC will use the survey to forecast future investment requirements for NIHE homes across NI.	

**Household Fuel cost % change April 2007 to January 2016 (NI)**



Source: NIHE

## OUTCOME 5: DEVELOP LOW CARBON HOMES AND REDUCE FUEL POVERTY

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
NIHE funded energy efficiency awareness programme will be delivered annually to 160 schools across NI by Bryson House.	Achieved. Two schools were visited in Belfast during 2015/16.	NIHE funded energy efficiency awareness programme will be delivered annually to 160 schools across NI by Bryson House.	Promote energy efficiency awareness.
NIHE will implement Affordable Warmth scheme. Funding of £16.5m is available for 2015/16 across NI.	Almost £11.5m was spent on the Affordable Warmth scheme in 2015/16 throughout NI.	NIHE will implement Affordable Warmth scheme. Funding of £15.5m is available for 2016/17 across NI.	Reduce fuel poverty.
NIHE will implement Boiler Replacement scheme to 2016 with a budget of £2m across NI.	In Belfast 1,038 properties had boilers replaced at cost of £726.6k.	NIHE will implement the Boiler Replacement scheme 2016-19 with a budget of £3m for 2016/17 across NI.	Develop and promote alternative natural energies to improve environmental wellbeing and combat fuel poverty in the home.
NIHE's 2015/18 energy efficiency programme includes 12 schemes for 2,824 units at a cost of £6.15m.	Ongoing.	NIHE's 2016/19 energy efficiency programme includes 12 schemes for over 2,000 units at a cost of approximately £6m.	Deliver zero carbon dwellings within the SHDP.
Bryson House have been appointed by NIHE to develop a network of oil buying clubs across NI until 2018 to negotiate lower fuel prices for club members.	There were 27 oil buying clubs established in NI by November 2015.	NIHE aims to increase membership of the established oil buying clubs.	
During 2015/16, 1,000 PV panels will be installed in NIHE properties across NI, valued at £6m.	At March 2016, 889 installations of PV panels were completed across NI, 124 of these were in Belfast.	NIHE aims to complete a further 111 planned PV panel installations across NI. Consideration is being given to a further phase of 2,000 NIHE properties, 24 offices and up to 400 commercial properties for PV panel installation across NI.	Reduce fuel poverty and carbon emissions.





# THEME THREE

## Transforming people's lives

### OUTCOME 6: PROVIDE SUITABLE ACCOMMODATION AND SUPPORT SERVICES FOR VULNERABLE RESIDENTS

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
<p>The gross, three year (2015/18) SHDP contains three supported housing schemes for 29 units, two of which are programmed to commence construction in 2015/16.</p>	Ongoing.	<p>The gross, three year (2016/19) SHDP contains 3 supported housing schemes for 63 units 24 of which are programmed to commence construction in 2016/17.</p>	<p>Maintain collaborative working practices between NIHE, Health Trusts and Probation Service to deliver innovation, capacity and housing care and support services.</p>
<p>Deliver the Supporting People programme in Belfast.</p>	<p>£22.6m was spent in delivering the Supporting People programme for 2015/16.</p> <p>204 accommodation based schemes for 4,274 service users.</p> <p>19 floating support schemes for 1,800 service users.</p>	<p>£23.7m has been approved to deliver the Supporting People programme for 2016/17.</p>	
<p>2015/18 SHDP incorporates support for 20 wheelchair units.</p>	Ongoing.	<p>2016/19 SHDP incorporates support for 25 wheelchair units.</p>	
<p>DSD and NIHE will complete the review of the Supporting People Strategy by 2016.</p> <p>NIHE initiated research to identify supported housing needs by client group.</p>	Achieved.	<p>Implementation of the recommendations of the DfC Supporting People Review.</p>	

**OUTCOME 6: PROVIDE SUITABLE ACCOMMODATION AND SUPPORT SERVICES FOR VULNERABLE RESIDENTS - *continued***

<b>Plans 2015/16</b>	<b>Progress</b>	<b>Plans 2016/19</b>	<b>Long Term Objectives</b>
Complete NIHE research to evaluate accommodation based Supporting People schemes.	Ongoing.	Implementation of the recommendations of the DfC Supporting People Review.	Establish a supported housing need assessment methodology by client group.
NIHE will monitor and review Supporting People services through the contract management framework and take actions to remodel / realign services as needed.	Activity Plan for 2015/16 completed.	Activity Plan for 2016/17 in place.	
NIHE will assess need for social housing wheelchair housing.	Achieved. NIHE identified an annual need for 43 wheelchair properties for 2015/20.	NIHE will assess need for social housing wheelchair housing.	
NIHE had funding of approximately £1m for disabled facilities grants for the private sector in 2015/16.	NIHE approved 109 disabled facilities grants in Belfast in 2015/16, spending £976k.	NIHE has funding of approximately £1m for disabled facilities grants for the private sector in 2016/17 in Belfast.	Promote independent living through information, disabled facilities grants and adaptations.
NIHE will provide adaptations to their properties as required.	NIHE spent £1,212k on 83 adaptations to its properties in Belfast during 2015/16.	NIHE will provide adaptations to their properties as required.	

## OUTCOME 7: HOMELESSNESS IS PREVENTED OR IS ADDRESSED EFFECTIVELY

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
<p>Widen homeless advice through a housing options service to prevent homelessness.</p> <p>Enhance the work in the pilot private rented sector access scheme to prevent homelessness. NIHE have made £450k available to fund the Smartmove private rented access scheme across NI for 2015/16.</p>	<p>This approach has evolved to focus on homeless prevention through the development of a Housing Solutions and Support Approach. Housing Solutions and Support teams have been established in 3 pilot Housing Executive offices.</p> <p>NIHE funded Smartmove private rented access scheme to a value of £359k across NI during 2015/16.</p>	<p>Roll in of the Housing Solutions and Support Approach will continue across NI.</p> <p>NIHE has made £370k available to fund Smartmove private rented access scheme across NI for 2016/17.</p>	<p>Deliver a framework and model for a fully operational housing options service.</p> <p>Ensure information is readily available across all tenures to meet the needs of a housing options service.</p> <p>Deliver an adequate supply of permanent accommodation to prevent homelessness and repeat homelessness.</p>
<p>NIHE will work with organisations to deliver homeless services, in line with Homelessness Strategy 2012-17.</p> <p>Homeless applications to be processed within 33 working day target.</p> <p>NIHE will review the Homelessness Strategy in 2017.</p>	<p>NIHE confirmed 5,664 homeless applications were received and 3,316 applicants were awarded Full Duty Applicant status.</p> <p>Under review.</p> <p>N/A</p>	<p>NIHE will work with organisations to deliver homeless services, in line with Homelessness Strategy 2012-17.</p> <p>Homeless applications to be processed within 33 working day target.</p> <p>NIHE will review the Homelessness Strategy in 2017.</p>	<p>Maintain and improve collaborative working arrangements to provide services to homeless people.</p> <p>Maximise return on funding for temporary homeless accommodation.</p>

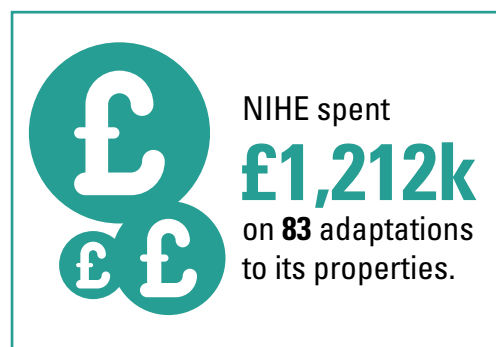
### Supporting People Information

Type of Service	Client Group	No. of Schemes	No. of Providers	Actual Payments 2015-16 (£k)	Max Annual Contracted funding (£k)	Max. No. of Service Users
Accommodation Based Services	Older People	109	15	1709	2650	2775
	Homelessness	36	19	10403	10343	835
	Learning Disability	20	9	1946	2208	230
	Physical Disability	8	3	2528	2702	93
	Mental Health	26	7	928	990	265
	Young People	5	5	838	798	76
	<b>Total</b>		<b>204</b>	<b>58</b>	<b>18352</b>	<b>19691</b>
Floating Support Services	Older People	2	1	371	408	200
	Homelessness	9	9	2229	1947	955
	Learning Disability	1	1	41	55	18
	Physical Disability	3	3	1183	1147	390
	Mental Health	2	2	300	300	156
	Young People	2	2	173	173	81
	<b>Total</b>		<b>19</b>	<b>18</b>	<b>4297</b>	<b>4030</b>
<b>Grand Total</b>		<b>223</b>	<b>76</b>	<b>22649</b>	<b>23721</b>	<b>6074</b>

### Homeless Figures

Year	No. of Homeless Presenters	No. of Homeless Acceptances	Households placed in Temporary Accommodation
2011/12	5,285	2,493	912
2012/13	5,367	2,856	1,007
2013/14	5,329	2,506	1,047
2014/15	5,843	3,064	983
2015/16	5,664	3,316	1,205

Source: NIHE

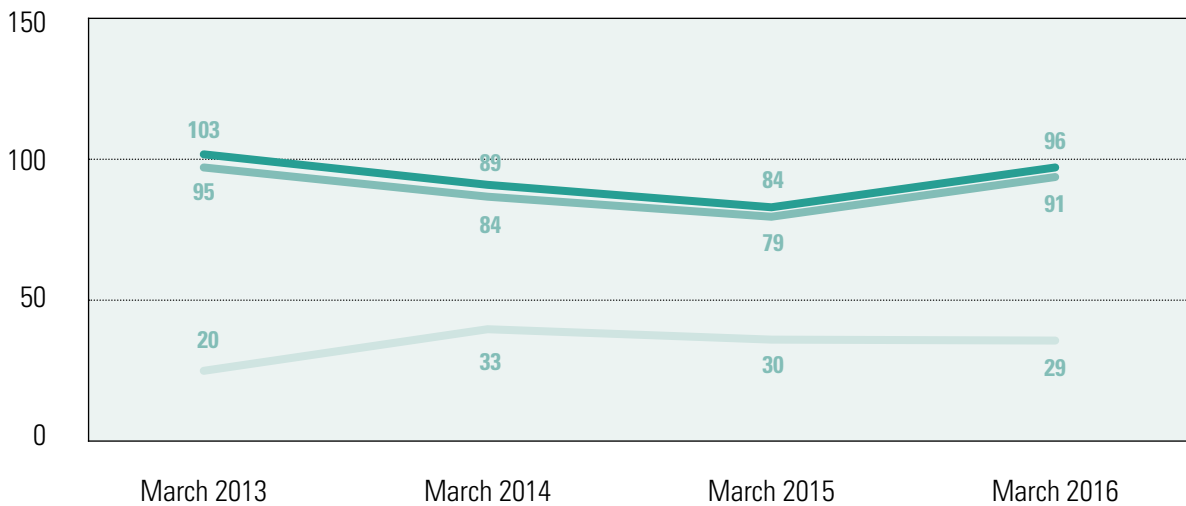


### Disabled Facilities Grants figures

Year	2011/12	2012/13	2013/14	2014/15	2015/16
DFGs approved	183	136	172	143	109
Funding	£1,100k	£799k	£1,100k	£1,448k	£976k

Source: NIHE

### Social Housing Wheelchair Statistics



Source: NIHE

- Wheelchair Applicants on the Waiting List
- Wheelchair Applicants in Housing Stress on the Waiting List
- Wheelchair Applicants allocated social housing in the past year

### Accessible Housing Executive Stock

Property Type	Bungalows	* Mobility Bungalows	Accessible Properties including extensions and lifts	Ground floor flats
Number	2,401	1,408	684	2,880

Source: NIHE \* subset of bungalows



# THEME FOUR

## Enabling sustainable neighbourhoods

### OUTCOME 8: REGENERATE NEIGHBOURHOODS

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
<p>DSD have funded £64k for Areas at Risk, SPOD and Neighbourhood Renewal programmes for 2015/16.</p> <p>NIHE will implement an empty homes scheme to meet social housing need.</p> <p>Promote housing led regeneration through master planning proposals in urban and village centres.</p>	<p>DSD funded £82k for Areas at Risk, SPOD and Neighbourhood Renewal programmes for 2015/16.</p> <p>Ongoing.</p> <p>Ongoing.</p>	<p>DfC will fund Areas at Risk, SPOD and Neighbourhood Renewal programmes for 2016/17.</p> <p>NIHE will implement an empty homes scheme to meet social housing need.</p> <p>Promote housing led regeneration through master planning proposals in urban and village centres.</p>	<p>Develop collaborative working arrangements between DfC, NIHE and councils to deliver housing led regeneration in partnership with communities.</p> <p>Improve the quality of urban and rural design and townscape quality in local communities.</p>
<p>NIHE will update and implement the Rural Housing Policy and Action Plan 2016-20.</p> <p>NIHE will implement a Social Enterprise Strategy and provide social investment finance.</p>	<p>Rural Housing Policy and Action Plan out for consultation.</p> <p>Strategy 2015-18 was launched in September 2015 and made 9 awards totalling £189.5k to a range of social economy/social housing enterprise initiatives in Belfast.</p>	<p>NIHE will update and implement the Rural Housing Policy and Action Plan 2016-20.</p> <p>Strategy will invest £0.5m in NI annually to support social housing enterprise developments. It will also create new and additional social enterprises within communities and introduce a Digital Skills and Development Support Framework to up-skill local social enterprises and social entrepreneurs.</p>	<p>Support sustainable rural communities through a Rural Housing Policy and Action Plan.</p> <p>Support local businesses and job creation through social enterprise.</p>
<p>NIHE will transfer assets under the CAT framework to deliver community regeneration.</p>	<p>Ongoing.</p>	<p>NIHE will transfer assets under the CAT framework to deliver community regeneration.</p>	

**OUTCOME 9: CREATE SAFER AND COHESIVE COMMUNITIES**

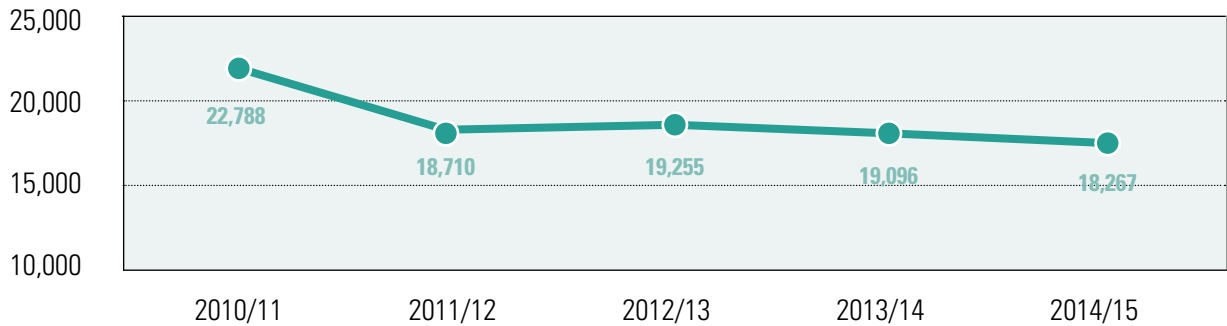
<b>Plans 2015/16</b>	<b>Progress</b>	<b>Plans 2016/19</b>	<b>Long Term Objectives</b>
Implement NIHE's Community Safety Strategy 2014-17. Update the Strategy in 2017/18.	Ongoing.	Implement NIHE's Community Safety Strategy 2014-17. Update the Strategy in 2017/18.	Prevent crime and the fear of crime especially amongst the most vulnerable in society.
NIHE will continue to be a designated agency in the PCSPs.	NIHE continues to work in partnership with PCSPs as a designated agency.	NIHE will continue to be a designated agency in the PCSPs.	Reduce anti-social behaviour crime.
Bids for £6.1k have been submitted from community groups for community safety projects in 2015/16.	Achieved: During 2015/16, NIHE continued to deal with cases of anti-social behaviour.	Bids have been submitted from community groups for community safety projects in 2016/17.	
NIHE will continue to partner on Anti-Social Behaviour Forum and Multi Agency Risk Assessment Conferences.  NIHE will continue to provide support to victims of domestic abuse.	Ongoing.  Ongoing.	NIHE will continue to partner on Anti-Social Behaviour Forum and Multi Agency Risk Assessment Conferences.  NIHE will continue to provide support to victims of domestic abuse.	
NIHE will continue to fund Supporting Communities NI (SCNI) in their work with communities.	Ongoing.	Update the Community Involvement Strategy in 2017/18.	Increase tenant involvement in the management and future development of their communities.
NIHE will implement the Community Involvement Strategy and update in 2017/18.	Achieved: NIHE funded £921k for community involvement work across Northern Ireland.	NIHE will implement the Community Involvement Strategy and update in 2017/18.  Work will commence on the Community Involvement Strategy in 2017.	Establish strong, collaborative working arrangements between government agencies, voluntary organisations and local community groups to support community regeneration.
NIHE will work to prevent hate crimes through its Good Relations Strategy and Race Relations Policy.	NIHE has provided Hate Crime Training to more than 70 staff across the organisation.	NIHE will implement bespoke training in good relations for staff and community groups.	Promote the development of shared communities through education programmes and shared new build developments.
NIHE will implement BRIC 2. NIHE will promote the good neighbour charter and the 5 cohesion themes of Race Relations, Communities in Transition, Interfaces, Flags, Emblems & Sectional Symbols.	NIHE has completed phase 1 of the BRIC 2 programme with 26 estates involved across NI.	NIHE will identify a further 26 groups to be involved in phase 2 of the BRIC 2 across NI.	



**OUTCOME 9: CREATE SAFER AND COHESIVE COMMUNITIES - continued**

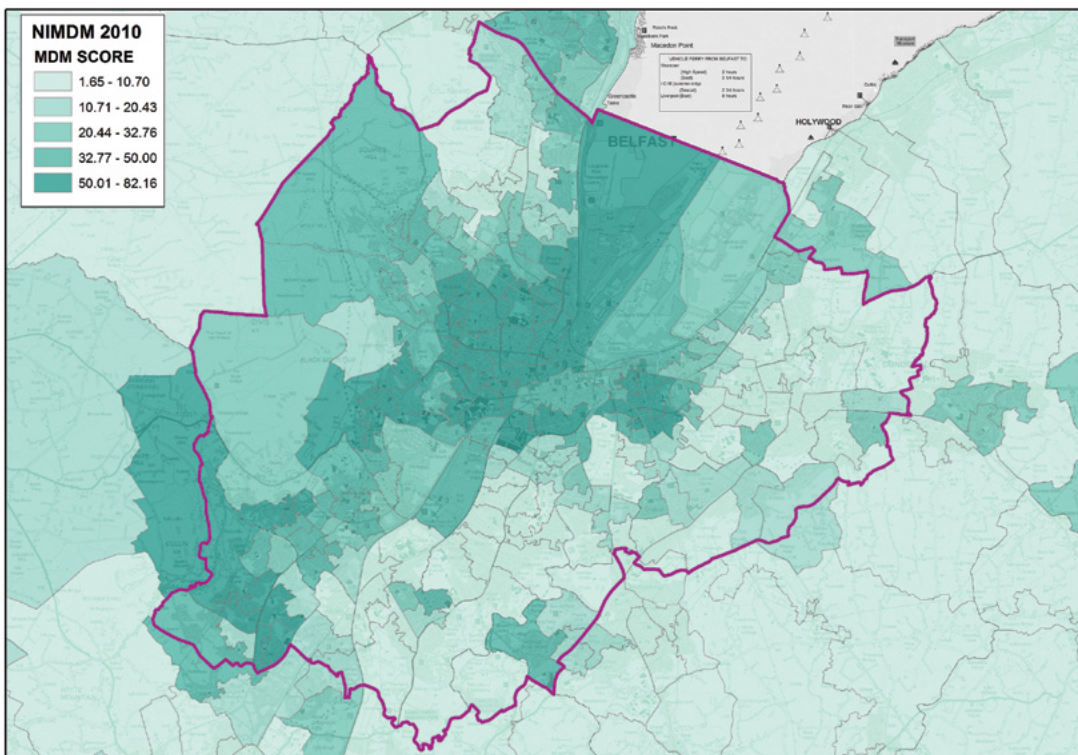
Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
Funding of almost £50k for 2015/16 for Community Grants and Scrutiny Panels was available in Belfast.	Ongoing.	Funding of almost £50k for 2016/17 for Community Grants and Scrutiny Panel will be made available by NIHE.	

**Anti social Behavioural Incidents**



Source: NIHE

**Multiple Deprivation Measure 2010**



Source: NISRA



# THEME FIVE

## Delivering quality services

### OUTCOME 10: DELIVER BETTER SERVICES

Plans 2015/16	Progress	Plans 2016/19	Long Term Objectives
<p>Increase rent collection to reinvest to improve services.</p> <p>Reduce arrears to maximise income.</p> <p>Meet the Public Accounts Committee to establish a tenancy fraud baseline for future monitoring.</p>	<p>NIHE collected 99.8% of rent during 2015/16.</p> <p>Arrears were reduced by £100k during 2015/16.</p> <p>Baseline level of tenancy fraud established. Action Plan in place and statistics reported quarterly to DSD.</p>	<p>Increase rent collection to reinvest to improve services.</p> <p>Reduce arrears to maximise income.</p> <p>Implement the Tenancy Fraud Action Plan.</p>	<p>Maximise income to deliver better services and improve stock.</p> <p>Monitor and reduce tenancy fraud.</p>
<p>Maintain voids below 1% of total stock to make best use of housing stock and increase revenue from rents.</p>	<p>NIHE voids at April 16 were 0.99% of total stock.</p>	<p>Maintain voids below 1% of total stock to make best use of housing stock and increase revenue from rents.</p>	<p>Make best use of stock.</p>
<p>Implement the Sustaining Tenancy Strategy.</p> <p>Implement the welfare reform action plan as required.</p> <p>Continue to monitor tenant's satisfaction through the CTOS.</p>	<p>Revised Customer Support and Tenancy Sustainment Strategy approved by the Board and work commenced on the development of local action plans.</p> <p>Ongoing.</p>	<p>Implement the Strategy locally and incorporate the approach in the Build Yes ways of working.</p> <p>The Welfare Reform Action Plan focussed mainly on the proposed Social Sector Size Criteria (SSRC – also referred to as the Bedroom Tax). We have been tracking legislative developments in relation to its introduction in Northern Ireland and linking with DSD on the Government's proposals to provide full mitigation of the bedroom tax for Housing Executive and Housing Association tenants.</p> <p>NIHE will continue to liaise with DfC in relation to how the SSSC will be mitigated, in order to determine what action may be required in the year ahead.</p> <p>Continue to monitor tenant's satisfaction through the CTOS.</p>	<p>Reduce tenancy failure and help tenants stay in their own home.</p> <p>Implement the welfare reform action plan as required.</p>



# Appendices

## Appendix One: Social housing need and demand by settlement 2016/20: Belfast City

SETTLEMENT	SOCIAL HOUSING NEED 2016/20
Belfast City	
North Belfast Sector	
North Belfast 1	1,225
North Belfast 2	0
<b>North Belfast Total</b>	<b>1,225</b>
South & East Sector	
Donegall Road	100
Finaghy	25
Inner East Belfast	0
Lisburn Road	460
Lower Ormeau	200
Middle East Belfast	250
Outer East Belfast	60
Short Strand	90
Upper Ormeau	275
<b>South &amp; East Belfast Total</b>	<b>1,460</b>
West Belfast Sector	
Ainsworth/Woodvale	0
Areema	76
Ballygomartin	0
Inner West Belfast	800
Lower Shankill	0
Mid Shankill	35
Middle West Belfast	1,548
Outer West Belfast	505
<b>West Belfast Total</b>	<b>2,965</b>
<b>Belfast City Total</b>	<b>5,650</b>

## New Intermediate Housing Demand for Belfast 2015/25:

COUNCIL	INTERMEDIATE HOUSING DEMAND 2015/25
Belfast	850

**Appendix Two:  
Social Housing Development Programme: Belfast**

**SCHEMES COMPLETED APRIL 2015 – MARCH 2016**

Scheme	No of units	Client group	Housing Association	Policy theme
107 Colinvale	1	General Needs	Apex	West Belfast
155 Park Avenue	1	General Needs	Apex	East Belfast
4 Aitnamona Crescent	1	General Needs	Apex	West Belfast
7 Ladymar Grove	1	General Needs	Apex	West Belfast
70 Brittons Parade	1	General Needs	Apex	West Belfast
8 Havana Walk	1	General Needs	Apex	North Belfast
Andersonstown Library Site	4	General Needs	Apex	West Belfast
Andersonstown S.S.O, Slieveban Drive	25	General Needs	Apex	West Belfast
Lenadoon Flats EA Phase 1 (T)	9	General Needs	Apex	West Belfast
West Belfast Acquisitions 22A	2	General Needs	Apex	West Belfast
3 Avonorr Drive	1	General Needs	Choice	East Belfast
48 Avonorr Drive	1	General Needs	Choice	East Belfast
509 & 511 Oldpark Road	2	General Needs	Clanmil	North Belfast
68 Lower Braniel Road	15	Elderly Cat 1	Connswater	East Belfast
Ballysillan Avenue (T)	14	General Needs	Connswater	North Belfast
Former PSNI Site, Torrens Avenue	15	General Needs	Fold	North Belfast
Former PSNI Site, Torrens Avenue	1	Complex Needs	Fold	North Belfast
Mitchells GAA	44	General Needs	Fold	West Belfast
Upper Springfield Road	19	General Needs	Fold	West Belfast
Village ATC Rehabs (T)	13	General Needs	Fold	South Belfast
Village URA Phase 3 (T)	27	General Needs	Fold	South Belfast
Moorelands, 86 Andersonstown Road	6	General Needs	Habinteg	West Belfast
Moorelands, 86 Andersonstown Road	2	General Needs	Habinteg	West Belfast
10 Glentoran Place	1	General Needs	Helm	East Belfast
23 Ravenhill Court	1	General Needs	Helm	South Belfast
5 Ulsterville Avenue	2	General Needs	Helm	South Belfast
Flat 7 Marsden Gardens	1	General Needs	Helm	North Belfast
16 Havana Walk	1	General Needs	North Belfast	North Belfast
29 Clonfadden Crescent	1	General Needs	North Belfast	West Belfast
3 Sultan Way	1	General Needs	North Belfast	West Belfast
31 Ardoyne Road	1	General Needs	North Belfast	North Belfast
33 Jamaica Road	1	General Needs	North Belfast	North Belfast
34 Elmfield Street	1	General Needs	North Belfast	West Belfast

Scheme	No of units	Client group	Housing Association	Policy theme
39 Valsheda Court	1	General Needs	North Belfast	North Belfast
46 Ross Road	1	General Needs	North Belfast	West Belfast
5 Ross Road	1	General Needs	North Belfast	West Belfast
58 Victoria Parade	1	General Needs	North Belfast	North Belfast
6 Kingston Court	1	General Needs	North Belfast	North Belfast
6 Westhill Way	1	General Needs	North Belfast	West Belfast
60 Rockville Street	1	General Needs	North Belfast	West Belfast
68 Duneden Park	1	General Needs	North Belfast	North Belfast
73 Aitnamona Crescent	1	General Needs	North Belfast	West Belfast
73 Kerrykeel Gardens	1	General Needs	North Belfast	West Belfast
201 The Belgravia, Lisburn Road	1	General Needs	Oaklee	South Belfast
Ballygomartin Road/Somervale (T)	41	General Needs	Oaklee	West Belfast
Cupar Street Site St Galls Ph. 3 (T)	2	Complex Needs	Oaklee	West Belfast
Cupar Street Site St Galls Ph. 3 (T)	12	General Needs	Oaklee	West Belfast
Lower Shankill, Belfast (T)	21	General Needs	Oaklee	West Belfast
13 Rossnareen Avenue	1	General Needs	Oaklee/Trinity	West Belfast
152 Madrid Street	1	General Needs	Oaklee/Trinity	East Belfast
17 Lewis Drive	1	General Needs	Oaklee/Trinity	East Belfast
65 Dunraven Park	1	General Needs	Oaklee/Trinity	East Belfast
Bedeque House, 3 Annesley Street	15	General Needs	Oaklee/Trinity	North Belfast
Dermot Hill, Whiterock Road	5	General Needs	Oaklee/Trinity	West Belfast
110 Madrid Street	1	General Needs	St Matthews	East Belfast
56 Harper Street	1	General Needs	St Matthews	East Belfast
8 Arran Street	1	General Needs	St Matthews	East Belfast
10 Cheviot Street	2	Learning Disabilities	Triangle	Supported
32 Orangefield Gardens	1	General Needs	Triangle	East Belfast
33 Invernook Park	1	General Needs	Triangle	East Belfast
<b>Total</b>	<b>335</b>			

<b>SCHEMES STARTED APRIL 2015 – MARCH 2016</b>				
<b>Scheme</b>	<b>No of units</b>	<b>Client group</b>	<b>Housing Association</b>	<b>Policy theme</b>
107 Colinvale Ph 22F	1	General Needs	Apex	West Belfast
155 Park Avenue Ph 21E	1	General Needs	Apex	East Belfast
24 Innisfayle Gardens Ph 22D	1	General Needs	Apex	North Belfast
4 Aintnamona Crescent Ph 22F	1	General Needs	Apex	West Belfast
64 Joanmount Gardens Ph 22D	1	General Needs	Apex	North Belfast
7 Ladymar Grove Ph 21E	1	General Needs	Apex	West Belfast
70 Britton's Parade Ph 22F	1	General Needs	Apex	West Belfast
8 Havana Walk Ph 22F	1	General Needs	Apex	North Belfast
8 Rock Grove Ph 23D	1	General Needs	Apex	West Belfast
9 Jamaica Street Ph 22D	1	General Needs	Apex	North Belfast
Bryson Street Ph 1A	10	General Needs	Apex	East Belfast
Bryson Street Ph1B	1	Complex Needs	Apex	East Belfast
Lenadoon Flats Ph 2A [T]	13	General Needs	Apex	West Belfast
Lenadoon Flats Ph 2B [T]	1	Complex Needs	Apex	West Belfast
Roslyn St-Complex Needs	1	General Needs	Apex	South Belfast
St.Bernadette's Glenalina A	25	General Needs	Apex	West Belfast
St.Bernadette's Glenalina B	2	Complex Needs	Apex	West Belfast
24-54 Fortwilliam Parade A [T]	8	General Needs	Choice	North Belfast
24-54 Fortwilliam Parade B [T]	1	Complex Needs	Choice	North Belfast
3 Avonorr Drive	1	General Needs	Choice	East Belfast
48 Avonorr Drive	1	General Needs	Choice	East Belfast
Apt 1 Hazeldon Building Ross Mill Ave.	1	General Needs	Choice	West Belfast
Apt 3 Anderson House Ross Mill Ave	1	General Needs	Choice	West Belfast
Apt 7 Duffy House Ross Mill Ave	1	General Needs	Choice	West Belfast
Apt 8 Anderson House Ross Mill Ave	1	General Needs	Choice	West Belfast
Apt 205 Skainos Newtownards Rd	1	General Needs	Choice	East Belfast
Carr's Glen, Ballysillan Park A	9	General Needs	Choice	North Belfast
Carr's Glen, Ballysillan Park B	3	Complex Needs	Choice	North Belfast
Clearwater Brookhill Avenue	22	Mental Health	Choice	Supported
Dermott Hill Way, Whiterock	5	General Needs	Choice	West Belfast
Dympna House (Re-Provision)	12	Learning Disabilities	Choice	Supported
336-344 Oldpark Road	22	General Needs	Clanmil	North Belfast
49-57 Fitzroy Avenue	15	General Needs	Clanmil	South Belfast



Scheme	No of units	Client group	Housing Association	Policy theme
BTS Durham Street A	10	Elderly Cat 1	Clanmil	West Belfast
BTS Durham Street B	1	General Needs	Clanmil	West Belfast
BTS Durham Street C	6	General Needs	Clanmil	West Belfast
BTS Durham Street D	6	Elderly Cat 1	Clanmil	West Belfast
Glenbryn Park (BRO)	12	General Needs	Clanmil	North Belfast
Glenwood Green, Poleglass [T]	6	General Needs	Clanmil	West Belfast
Grovetree House, Cullingtree Road	30	Elderly Cat 3	Clanmil	Supported
1 Colinbrook Drive, Dunmurry	1	General Needs	Connswater	West Belfast
14 Braniel Crescent	1	General Needs	Connswater	East Belfast
6 Kimona Drive	1	General Needs	Connswater	East Belfast
8 Monagh Drive	1	General Needs	Connswater	West Belfast
19 Abbey Court Phase 3	1	Elderly Cat 1/2	Fold	East Belfast
Fashoda St/Grove Street East	13	General Needs	Fold	East Belfast
Peter Pan Complex (D&B)	90	General Needs	Fold	West Belfast
Torrens Playpark BCC A [T]	4	General Needs	Fold	North Belfast
Torrens Playpark BCC B [T]	1	Complex Needs	Fold	North Belfast
Apt 6 Mooreland House	1	General Needs	Habinteg	West Belfast
1 Park Avenue	4	General Needs	Helm	East Belfast
101 My Lady's Road	1	General Needs	Helm	South Belfast
12 Lagmore View, Poleglass	1	General Needs	Helm	West Belfast
15 My Lady's Road	1	General Needs	Helm	South Belfast
156-160 Ravenhill Road	9	General Needs	Helm	South Belfast
16 Linen Lofts, Flax Street	1	General Needs	Helm	North Belfast
34 Ravenhill Street	1	General Needs	Helm	South Belfast
36 Donard Street	1	General Needs	Helm	South Belfast
38 Belmont Avenue West	1	General Needs	Helm	South Belfast
58 Broom Park, Poleglass	11	General Needs	Helm	West Belfast
Flat 7 Marsden Gardens	1	General Needs	Helm	North Belfast
12 Loughview Terrace [T]	1	General Needs	Newington	North Belfast
216 Hillman Street	1	General Needs	Newington	North Belfast
3 Edlingham Street	1	General Needs	Newington	North Belfast
46 Brucevale Park	1	General Needs	Newington	North Belfast
Parkside URA Phase 2 A [T]	15	General Needs	Newington	North Belfast
Parkside URA Phase 2 B [T]	1	Complex Needs	Newington	North Belfast
Upper New Lodge Phase 1A [T]	23	General Needs	Newington	North Belfast

## Belfast

### Housing Investment Plan

### Annual Update 2016

Scheme	No of units	Client group	Housing Association	Policy theme
Upper New Lodge Phase 1B [T]	8	Elderly Cat 1	Newington	North Belfast
12 Downfine Gardens	1	General Needs	North Belfast	West Belfast
16 Havana Walk Ph 10c	1	General Needs	North Belfast	North Belfast
160 Bromton Park	1	General Needs	North Belfast	North Belfast
25 Cliftonville Avenue Ph 2	3	General Needs	North Belfast	North Belfast
29 Clonfadden Crescent	1	General Needs	North Belfast	West Belfast
29 Hopefield Avenue	3	General Needs	North Belfast	North Belfast
3 Sultan Way Ph 1a	1	General Needs	North Belfast	West Belfast
31 Ardoyne Road Ph 10c	1	General Needs	North Belfast	North Belfast
33 Jamaica Street	1	General Needs	North Belfast	North Belfast
34 Elmfield Street	1	General Needs	North Belfast	North-Belfast
39 Velsheda Court Ph 10c	1	General Needs	North Belfast	North-Belfast
46 Ross Road	1	General Needs	North Belfast	West Belfast
46 Shaws Road	1	General Needs	North Belfast	West Belfast
5 Ross Road Ph1F	1	General Needs	North Belfast	West Belfast
58 Victoria Parade Ph 10C	1	General Needs	North Belfast	North Belfast
6 Kingston Court Ph 10C	1	General Needs	North Belfast	North Belfast
6 Westhill Way Ph 1d	1	General Needs	North Belfast	West Belfast
60 Rockville Street Ph 1e	1	General Needs	North Belfast	West Belfast
68 Duneden Park Ph 10c	1	General Needs	North Belfast	North Belfast
73 Aitnamona Crescent Ph 1c	1	General Needs	North Belfast	West Belfast
73 Kerrykeel Gardens Ph 1b	1	General Needs	North Belfast	West Belfast
110 Madrid Street	1	General Needs	St.Matthew's	East Belfast
28 Edgar Street	1	General Needs	St.Matthew's	East Belfast
28 Mountforde Drive	1	General Needs	St.Matthew's	East Belfast
56 Harper Street	1	General Needs	St.Matthew's	East Belfast
24 Castlecoole Park	1	General Needs	Triangle	South Belfast
87b Belvoir Drive	1	General Needs	Triangle	South Belfast
70 Salisbury Avenue	1	Complex Needs	Ulidia	North Belfast
<b>Total</b>	<b>467</b>			

## SCHEMES PROGRAMMED 2016/17

Scheme	No of units	Client group	Housing Association	Policy theme
1 Kerrera Street	1	General Needs	Apex	North Belfast
35a-41 Glenbank Place	6	General Needs	Apex	North Belfast
Gray's Lane, 792 Shore Road [T]	6	General Needs	Apex	North Belfast
Hallidays Road [T]	6	General Needs	Apex	North Belfast
Belfast ESP Ph 10 2016/17 North Area	3	General Needs	Apex	North Belfast
Belfast ESP Ph 10 2016/17 West Area	4	General Needs	Apex	West Belfast
Lenadoon Flats Phase 3 [T]	4	General Needs	Apex	West Belfast
Areema Drive, Dunmurry [T]	25	General Needs	Apex	West Belfast
10-12a Parkgate Avenue	8	General Needs	Apex	East Belfast
Westbourne Church	6	General Needs	Apex	East Belfast
Belfast ESP Ph 10 2016/17 S&E Area	3	General Needs	Apex	East Belfast
Bryson Street Ph 2	8	Elderly Cat 1	Apex	East Belfast
McClure Street	23	General Needs	Apex	South Belfast
Tyndale Gardens [T]	4	General Needs	Choice	North Belfast
5,7,9 Beechmount Avenue	3	General Needs	Choice	West Belfast
Moyard (BCC Playground) [T]	18	General Needs	Choice	West Belfast
Hannahstown Ph.1B (O'Hare)	80	General Needs	Choice	West Belfast
263 Beersbridge Road (Woodlee/Lecumpher Ph 2) [T]	9	General Needs	Choice	East Belfast
Parkgate Avenue	41	General Needs	Choice	East Belfast
136-183-211 Beersbridge Road (3-Sites)	21	General Needs	Choice	East Belfast
Windsor Road	28	General Needs	Choice	South Belfast
Blackmountain Way [T]	2	Complex Needs	Choice	Shankill
64 Deerpark Road (Womens Aid)	24	Vulnerable Women	Choice	Supported
Gainsborough Phase 3 [T]	10	General Needs	Clanmil	North Belfast
39-41 Falls Road	11	General Needs	Clanmil	West Belfast
Moyard Park	5	General Needs	Clanmil	West Belfast
Lisnasharragh High School	30	General Needs	Clanmil	East Belfast
Annadale Port Building	55	General Needs	Clanmil	South Belfast
Coleshill Gardens Ph 1 [T]	5	General Needs	Clanmil	South Belfast
Coleshill Gardens Ph 2 [T]	2	Complex Needs	Clanmil	South Belfast
Possnet Street [T]	30	General Needs	Clanmil	South Belfast
249-259 Ormeau Road	36	General Needs	Clanmil	South Belfast
57-63 Templemore Avenue (BRO)	5	General Needs	Connswater	East Belfast
Visteon Factory A	186	General Needs	Fold	West Belfast

## Belfast

### Housing Investment Plan

### Annual Update 2016

Scheme	No of units	Client group	Housing Association	Policy theme
Visteon Factory B	10	Complex Needs	Fold	West Belfast
Village Rehabs Ph 3 [T]	4	General Needs	Fold	South Belfast
Lawnbrook Phase 3 [T]	20	General Needs	Fold	Shankill
54-60 Whitewell Road	10	General Needs	Habinteg	North Belfast
Buy Backs Ph 15 North Area	5	General Needs	Habinteg	North Belfast
159 Glen Road	15	General Needs	Habinteg	West Belfast
161 Glen Road	15	General Needs	Habinteg	West Belfast
6 Suffolk Road	12	General Needs	Habinteg	West Belfast
93-95 Falls Road	11	General Needs	Habinteg	West Belfast
Buy Backs Ph 15 West Area	5	General Needs	Habinteg	West Belfast
2 Sussex Place	12	General Needs	Habinteg	South Belfast
Buy Backs Ph 15 South Area	5	General Needs	Habinteg	South Belfast
Ormeau Centre	33	Homeless Singles	Habinteg	Supported
Millburn Close Ext	6	Mental Health	Habinteg	Supported
Rossetta Cottages: Ormeau Road	2	General Needs	Hearth	South Belfast
192 - 196 Cavehill Road	11	Elderly Cat 1	Helm	North Belfast
149 Springfield Road	12	Elderly Cat 1	Helm	West Belfast
54-56 Broom Park, Poleglass [T]	11	General Needs	Helm	West Belfast
Altan Gardens, Poleglass	11	General Needs	Helm	West Belfast
7 Ulsterville Avenue	4	Singles Couples	Helm	South Belfast
23-25 Wyndham Street	2	General Needs	Newington	North Belfast
50 Victoria Parade Ph 2	1	General Needs	Newington	North Belfast
5 Little George's Street Ph 2	1	General Needs	Newington	North Belfast
5 Ballymoney Street	1	General Needs	North Belfast	North Belfast
North Belfast Acquired Ph 14	10	General Needs	North Belfast	North Belfast
92-98 Alliance Avenue	12	General Needs	North Belfast	North Belfast
1 Hopefield Avenue	9	General Needs	North Belfast	North Belfast
119 Forthriver Road	18	General Needs	North Belfast	Shankill
268 A&B Falls Road	2	General Needs	South Ulster	West Belfast
24 La Salle Drive	1	General Needs	South Ulster	West Belfast
1-3 Eia Street	12	General Needs	South Ulster	North Belfast
College Court Central Ph 1	28	General Needs	South Ulster	West Belfast
St Gerards Upper Springfield Road	40	General Needs	TBC	West Belfast
East Belfast ESPs	10	General Needs	Triangle	East Belfast
<b>Total</b>	<b>1,069</b>			

**Appendix Three:**  
**Maintenance information – Belfast City**

<b>SCHEMES COMPLETED 1ST APRIL 2015 – 31ST MARCH 2016</b>		
<b>Work Category</b>	<b>Scheme</b>	<b>Units</b>
Smoke Alarm Replacement	Lisburn/Dairyfarm	307
	Smoke Alarm head replacement	425
External Cyclic Maintenance	Glencairn	256
	Lower Springfield/Mid Falls	164
	Ardoyne/Ardilea/Glenview	151
	Lisburn/Ulsterville	184
	Lower Shankill Ph 3 & 4	211
	Midland/Lower Duncairn	139
	Henry Street	69
	Glenbryn	80
	Glencolin/Hamill	159
	Whitecity	167
	Ligoniel A	145
	Bally/Oldpark	231
	Liverpool/Glenties	125
	Mountcollyer/Gainsborough	62
	Tullycarnet E7 Phase 2	46
	Greenway Flats	27
	Colinvale/Glendowan	87
	Summerhill/Thornhill	139
Colinbrook	93	
Heating Installation	Irwell/St James	67
	Clonard/Kilmore	183
	Annadale	120
	Lower Beersbridge/Mountforde	187
	Dover BBU	114
	Lower Shankill BBU	129
	Oil Replacement West 2B	114
	Albert/ Hamill	87
	Whiterock/Brittons BBU	202
	Pre 1998 Roomheater/Oil S/E	38
	Emergency One Offs	121
	North Belfast BBU	196

Work Category	Scheme	Units
	Shankill BBU	66
	Poleglass	10
	Lisburn/Dairyfarm	34
Revenue Replacement	Tower Court	105
	Turf Lodge/Norglen	126
	Bloomfield	77
	Mountcollyer Avenue	47
	Sunningdale	60
	Finaghy	100
	Major/Hornby	114
	Brucevale/Vicinage	87
	Bearneagh/Bingnian	112
	Queen Victoria/Fairyknowe/Whitewell	135
	Double Glazing	Cliftonville/Cavehill
Lower Woodstock		225
Newtownards Road/Short Strand		118
Lisburn/Donegall Road		247
Abingdon/Barrington		94
Donegall Pass		218
Ainsworth		63
Kenard/Ramoan		172
Whiterock		170

## PROGRAMME OF WORK FOR 2016/17

Work Category	Scheme	Units
Double Glazing	Lower Lenadoon	104
	Carrick Hill	86
External Cyclical Maintenance	Glasvey/Juniper	260
	South Cregagh	191
	Taughmonagh	388
	Skegoneill/Fortwilliam	190
	Beechmount/Rockmount	111
	Dover Street/Brown Square	304
	Glenmonagh/Gransha	95
	Lower Newtownards Road	492
	Clarawood	277
	Sandy Row 1	334
	Aitnamona	100
	Lower Lenadoon	205
	Lower Oldpark/Gainsborough	190
	Turf Lodge/Monagh	204
	Tudor/ Mid Shankill (Reserve)	119
	Cavehill (Reserve)	264
	Upper Lenadoon/Carrigart (Reserve)	196
	Health and Safety	New Lodge High Rise Fire Doors
High Rise Fire Doors		469
Community Lets		20
Heating Installation	Pre 98 Roomheater/Oil (North)	64
	General One Offs	75
	Pre 2002 Gas (North)	207
	Pre 2002 Gas (South & East)	132
	Electric Heating (South & East)	117
	Corrib Avenue Flats	21
	1998/99 Oil (South & East)	184
	Pre 2002 Gas (West – Reserve)	150
	Pre 2002 Gas (North – Reserve)	214
	Pre 2002 Gas (Shankill – Reserve)	141
	Pre 2002 Oil (Shankill – Reserve)	196
	Pre 2002 Gas (South & East – Reserve)	188
Carrigart Avenue Flats	53	

Work Category	Scheme	Units
Revenue Repair/ Replacement	West Twinbrook	76
	South Tullycarnet	98
	Castlereagh/Downshire	145
	Garnerville/Knocknagoney	107
	Oldpark – 1980s/90s	134
	Finaghy pre 1990	74
	Summerhill Bathroom/Kitchen pre 1990	53
	Beechmount/Cavendish pre 1990	110
	Cambrai Bathroom/ Kitchen 1995/96	149
	Upper North Bathroom/Kitchen	125
	Short Strand Bathroom/Kitchen	92
	South Belvoir/Bests Hill (Reserve)	54
	Donegall Pass Bathroom/Kitchen (Reserve)	139
	Duncairn Bathroom/Kitchen (Reserve)	101
	Tower Court Bathrooms	90
	Ashmount Gardens/Park Bathrooms	77
Incremental Improvement	Lenadoon Avenue Pitched Roof	18
	Ballysillan Finlock Guttering	99
	Springmartin Pitched Roof	135
	Alliance/Ardoyne Bathroom/Kitchen/Roof	106
	Glencolin Bathroom/Kitchen/Roof	57
	Sydenham Bathroom/Kitchen/Roof (Reserve)	54
	Woodvale Bathroom/Kitchen/Roof (Reserve)	38
	Cregagh Estate Roof Coverings	186
	Cappagh Gardens Structural Repairs	48
Multi Element Improvement	Carrick House Hostel	14
	Finaghy Bungalows	28
	Constance Street	8
	Belfast Single House Rehab	17
	Annadale Crescent	19
	Orsay Walk Flats	6
Special Schemes	Whincroft and Carnet Multi Storey Flats	128
	Strathroy Kitchen Extensions	27
Insulation	Whiterock Cavity Walls	145
	Roof Insulation	135



### ADAPTATIONS TO HOUSING EXECUTIVE STOCK IN BELFAST 2015/16

Adaptations commenced April 2015 to March 2016	Adaptations spend April 2015 to March 2016 (£)
83	1,212,000

*Adaptations include extensions to dwellings, provision of lifts and showers.*

### DEFINITION OF WORK CATEGORIES

External Cyclical Maintenance	Work to the external fabric of a dwelling and its immediate surrounding area.
Revenue Replacement	Replacement of obsolete internal elements, e.g. sanitary ware and kitchen units.
Smoke Alarm Installation/Replacement	Installation/replacement of hard wire smoke alarms (replacement after 10 years).
Heating Installation	Replacement of solid fuel or electric heating.
Health and Safety	Specific works where health and safety issues have been identified.
Double Glazing	Replacement of single glazed with double glazed units.
Special Scheme	Improvement works to dwellings outside the Improvement to Purpose Built Stock programme

**Appendix Four:**  
**Household composition of housing applicants at March 2016**

	TYPE	SINGLE PERSON	SMALL ADULT	SMALL FAMILY	LARGE ADULT	LARGE FAMILY	OLDER PERSON	TOTAL
North Belfast Sector								
Alliance	Applicant	6	2	4	-	-	-	12
	<b>App (HS)</b>	<b>4</b>	<b>2</b>	<b>1</b>	-	-	-	<b>7</b>
	Allocation	-	-	2	-	-	1	3
Ardavon	Applicant	3	1	-	-	-	34	38
	<b>App (HS)</b>	<b>2</b>	<b>1</b>	-	-	-	<b>26</b>	<b>29</b>
	Allocation	1	-	-	-	-	-	1
Ardoyne	Applicant	116	11	45	-	8	12	192
	<b>App (HS)</b>	<b>85</b>	<b>8</b>	<b>42</b>	-	<b>5</b>	<b>6</b>	<b>146</b>
	Allocation	15	1	27	-	1	4	48
Ballysillan	Applicant	44	8	30	2	11	8	103
	<b>App (HS)</b>	<b>22</b>	<b>5</b>	<b>17</b>	<b>1</b>	<b>3</b>	<b>4</b>	<b>52</b>
	Allocation	8	-	13	1	2	-	24
Carlisle Multis	Applicant	56	-	1	-	1	-	58
	<b>App (HS)</b>	<b>39</b>	-	<b>1</b>	-	<b>1</b>	-	<b>41</b>
	Allocation	34	-	-	-	-	-	34
Carlisle New Lodge	Applicant	160	6	82	3	6	12	269
	<b>App (HS)</b>	<b>116</b>	<b>6</b>	<b>68</b>	<b>2</b>	<b>5</b>	<b>6</b>	<b>203</b>
	Allocation	24	-	12	-	-	3	39
Carrick Hill	Applicant	13	-	7	1	1	3	25
	<b>App (HS)</b>	<b>9</b>	-	<b>7</b>	-	<b>1</b>	<b>2</b>	<b>19</b>
	Allocation	5	-	3	-	-	-	8
Cavehill	Applicant	162	8	62	3	15	29	279
	<b>App (HS)</b>	<b>122</b>	<b>4</b>	<b>41</b>	<b>2</b>	<b>9</b>	<b>23</b>	<b>201</b>
	Allocation	11	1	6	-	1	7	26
Cliftondene	Applicant	3	3	10	-	1	2	19
	<b>App (HS)</b>	<b>1</b>	<b>3</b>	<b>7</b>	-	<b>1</b>	<b>2</b>	<b>14</b>
	Allocation	1	-	1	-	2	1	5
Cliftonville	Applicant	204	11	100	5	30	26	376
	<b>App (HS)</b>	<b>139</b>	<b>7</b>	<b>78</b>	<b>4</b>	<b>28</b>	<b>19</b>	<b>275</b>
	Allocation	46	-	21	-	3	14	84
Duncairn Gardens	Applicant	22	2	4	-	2	-	30
	<b>App (HS)</b>	<b>16</b>	<b>1</b>	<b>3</b>	-	-	-	<b>20</b>
	Allocation	2	-	-	-	-	-	2

	TYPE	SINGLE PERSON	SMALL ADULT	SMALL FAMILY	LARGE ADULT	LARGE FAMILY	OLDER PERSON	TOTAL
Fairhill / Waverley	Applicant	9	1	15	1	1	3	30
	<b>App (HS)</b>	<b>7</b>	<b>1</b>	<b>4</b>	-	<b>1</b>	<b>1</b>	<b>14</b>
	Allocation	1	1	1	-	1	-	4
Gainsborough / Mountcollyer	Applicant	16	3	14	-	3	10	46
	<b>App (HS)</b>	<b>9</b>	<b>1</b>	<b>6</b>	-	<b>1</b>	<b>7</b>	<b>24</b>
	Allocation	9	-	6	-	1	-	16
Glandore	Applicant	8	1	6	2	1	-	18
	<b>App (HS)</b>	<b>6</b>	-	<b>5</b>	<b>1</b>	<b>1</b>	-	<b>13</b>
	Allocation	-	-	-	-	-	-	0
Graymount / Shore Crescent	Applicant	44	3	6	1	3	7	64
	<b>App (HS)</b>	<b>27</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>36</b>
	Allocation	19	-	3	-	-	2	24
Grove	Applicant	20	2	16	-	1	10	49
	<b>App (HS)</b>	<b>10</b>	-	<b>6</b>	-	<b>1</b>	<b>7</b>	<b>24</b>
	Allocation	7	-	7	-	-	-	14
Ligoniel / Glenbank	Applicant	18	1	4	1	1	7	32
	<b>App (HS)</b>	<b>10</b>	-	<b>2</b>	<b>1</b>	<b>1</b>	<b>7</b>	<b>21</b>
	Allocation	5	1	4	-	1	5	16
Lower Oldpark	Applicant	21	-	8	-	3	3	35
	<b>App (HS)</b>	<b>10</b>	-	<b>4</b>	-	<b>2</b>	<b>2</b>	<b>18</b>
	Allocation	16	2	10	-	2	-	30
Mount Vernon	Applicant	6	1	4	-	1	1	13
	<b>App (HS)</b>	<b>4</b>	-	<b>3</b>	-	-	-	<b>7</b>
	Allocation	2	-	-	-	1	1	4
Mount Vernon Multis	Applicant	1	-	2	-	-	-	3
	<b>App (HS)</b>	-	-	<b>1</b>	-	-	-	<b>1</b>
	Allocation	22	1	-	-	-	-	23
Newington / Limestone	Applicant	33	2	38	1	8	9	91
	<b>App (HS)</b>	<b>25</b>	<b>2</b>	<b>28</b>	-	<b>8</b>	<b>7</b>	<b>70</b>
	Allocation	5	-	-	-	2	2	9
Oldpark	Applicant	40	1	40	1	4	7	93
	<b>App (HS)</b>	<b>27</b>	<b>1</b>	<b>30</b>	<b>1</b>	<b>3</b>	<b>4</b>	<b>66</b>
	Allocation	2	-	8	-	5	-	15

	TYPE	SINGLE PERSON	SMALL ADULT	SMALL FAMILY	LARGE ADULT	LARGE FAMILY	OLDER PERSON	TOTAL
Rosewood / Crumlin Road	Applicant	2	-	1	-	-	-	3
	<b>App (HS)</b>	<b>2</b>	-	-	-	-	-	<b>2</b>
	Allocation	-	-	-	-	-	-	0
Skegoneill / Fortwilliam	Applicant	25	8	20	1	2	27	83
	<b>App (HS)</b>	<b>14</b>	<b>2</b>	<b>7</b>	-	<b>1</b>	<b>15</b>	<b>39</b>
	Allocation	13	1	2	1	1	3	21
Sunningdale	Applicant	5	2	9	-	1	1	18
	<b>App (HS)</b>	<b>2</b>	-	<b>4</b>	-	<b>1</b>	<b>1</b>	<b>8</b>
	Allocation	4	-	2	-	-	-	6
Torrens	Applicant	5	2	13	-	4	3	27
	<b>App (HS)</b>	<b>3</b>	<b>2</b>	<b>10</b>	-	<b>2</b>	<b>3</b>	<b>20</b>
	Allocation	1	-	7	2	4	-	14
Upper & Lower Duncairn	Applicant	25	2	6	1	2	-	36
	<b>App (HS)</b>	<b>14</b>	-	<b>3</b>	-	<b>1</b>	-	<b>18</b>
	Allocation	33	1	5	-	1	2	42
Upper Ligoniel	Applicant	43	1	39	-	7	5	95
	<b>App (HS)</b>	<b>39</b>	<b>1</b>	<b>35</b>	-	<b>7</b>	<b>5</b>	<b>87</b>
	Allocation	2	1	5	-	5	2	15
Westland	Applicant	7	-	4	-	-	1	12
	<b>App (HS)</b>	<b>2</b>	-	<b>2</b>	-	-	<b>1</b>	<b>5</b>
	Allocation	4	1	3	-	1	-	9
Wheatfield	Applicant	11	2	5	-	1	1	20
	<b>App (HS)</b>	<b>3</b>	-	<b>2</b>	-	<b>1</b>	-	<b>6</b>
	Allocation	9	-	5	-	-	1	15
White City	Applicant	7	-	4	-	2	-	13
	<b>App (HS)</b>	<b>6</b>	-	<b>4</b>	-	<b>1</b>	-	<b>11</b>
	Allocation	5	-	2	-	-	1	8
Whitewell / Fairyknowe	Applicant	68	3	50	1	18	10	150
	<b>App (HS)</b>	<b>49</b>	<b>1</b>	<b>35</b>	-	<b>16</b>	<b>7</b>	<b>108</b>
	Allocation	4	1	5	-	-	1	11
<b>North Belfast Total</b>	<b>Applicant</b>	<b>1,203</b>	<b>87</b>	<b>649</b>	<b>24</b>	<b>138</b>	<b>231</b>	<b>2,332</b>
	<b>App (HS)</b>	<b>824</b>	<b>50</b>	<b>458</b>	<b>13</b>	<b>102</b>	<b>158</b>	<b>1,605</b>
	<b>Allocation</b>	<b>310</b>	<b>12</b>	<b>160</b>	<b>4</b>	<b>34</b>	<b>50</b>	<b>570</b>

	TYPE	SINGLE PERSON	SMALL ADULT	SMALL FAMILY	LARGE ADULT	LARGE FAMILY	OLDER PERSON	TOTAL
Albertbridge Road	Applicant	67	2	16	-	2	4	91
	<b>App (HS)</b>	<b>40</b>	-	<b>6</b>	-	<b>1</b>	<b>1</b>	<b>48</b>
	Allocation	25	1	11	-	1	-	38
Annadale	Applicant	34	3	13	-	5	6	61
	<b>App (HS)</b>	<b>23</b>	<b>2</b>	<b>9</b>	-	<b>3</b>	<b>3</b>	<b>40</b>
	Allocation	7	2	3	-	-	1	13
Ardcarn	Applicant	16	1	3	1	2	-	23
	<b>App (HS)</b>	<b>7</b>	-	-	-	<b>1</b>	-	<b>8</b>
	Allocation	6	-	2	-	-	-	8
Ashmount	Applicant	4	1	10	1	1	5	22
	<b>App (HS)</b>	<b>2</b>	<b>1</b>	<b>7</b>	-	-	<b>5</b>	<b>15</b>
	Allocation	2	-	-	-	-	2	4
Ballyhackamore	Applicant	29	4	14	-	5	48	100
	<b>App (HS)</b>	<b>13</b>	<b>2</b>	<b>7</b>	-	<b>4</b>	<b>31</b>	<b>57</b>
	Allocation	2	-	1	-	-	12	15
Beattie Park	Applicant	3	2	2	-	2	2	11
	<b>App (HS)</b>	<b>1</b>	<b>1</b>	<b>2</b>	-	<b>1</b>	<b>2</b>	<b>7</b>
	Allocation	1	-	1	-	-	1	3
Belvoir	Applicant	76	11	43	6	13	25	174
	<b>App (HS)</b>	<b>45</b>	<b>3</b>	<b>16</b>	<b>4</b>	<b>6</b>	<b>6</b>	<b>80</b>
	Allocation	22	1	15	-	-	5	43
Bloomfield / Ravenscroft	Applicant	65	5	30	4	8	11	123
	<b>App (HS)</b>	<b>33</b>	<b>4</b>	<b>16</b>	<b>3</b>	<b>5</b>	<b>7</b>	<b>68</b>
	Allocation	13	-	7	-	1	12	33
Braniel	Applicant	48	6	30	6	13	19	122
	<b>App (HS)</b>	<b>21</b>	<b>4</b>	<b>18</b>	<b>3</b>	<b>7</b>	<b>7</b>	<b>60</b>
	Allocation	28	2	5	-	2	3	40
Bridge End / Rotterdam Court	Applicant	4	-	-	1	1	1	7
	<b>App (HS)</b>	<b>1</b>	-	-	-	<b>1</b>	-	<b>2</b>
	Allocation	3	-	1	-	1	-	5
Castlereagh	Applicant	39	7	23	3	5	19	96
	<b>App (HS)</b>	<b>18</b>	<b>3</b>	<b>12</b>	-	<b>2</b>	<b>12</b>	<b>47</b>
	Allocation	4	-	1	-	-	-	5

	TYPE	SINGLE PERSON	SMALL ADULT	SMALL FAMILY	LARGE ADULT	LARGE FAMILY	OLDER PERSON	TOTAL
Cherryvalley	Applicant	-	1	2	1	-	4	8
	<b>App (HS)</b>	-	-	<b>1</b>	<b>1</b>	-	<b>3</b>	<b>5</b>
	Allocation	-	-	-	-	-	-	0
Clarawood	Applicant	30	1	12	1	2	-	46
	<b>App (HS)</b>	<b>12</b>	-	<b>5</b>	<b>1</b>	<b>2</b>	-	<b>20</b>
	Allocation	18	3	4	-	-	1	26
Cregagh	Applicant	89	12	50	7	6	40	204
	<b>App (HS)</b>	<b>46</b>	<b>5</b>	<b>20</b>	<b>4</b>	<b>4</b>	<b>19</b>	<b>98</b>
	Allocation	26	2	9	1	1	5	44
Cromac	Applicant	51	4	27	-	1	6	89
	<b>App (HS)</b>	<b>42</b>	<b>3</b>	<b>23</b>	-	<b>1</b>	<b>5</b>	<b>74</b>
	Allocation	20	1	2	-	-	5	28
Donegall Pass	Applicant	54	5	14	1	5	2	81
	<b>App (HS)</b>	<b>36</b>	<b>3</b>	<b>12</b>	-	<b>2</b>	-	<b>53</b>
	Allocation	20	1	4	-	4	2	31
Donegall Road	Applicant	130	8	30	5	9	17	199
	<b>App (HS)</b>	<b>70</b>	<b>1</b>	<b>12</b>	<b>3</b>	<b>4</b>	<b>12</b>	<b>102</b>
	Allocation	59	3	27	-	4	8	101
Downshire Park	Applicant	-	2	3	-	-	-	5
	<b>App (HS)</b>	-	<b>1</b>	<b>2</b>	-	-	-	<b>3</b>
	Allocation	-	-	-	-	-	-	0
Dundela	Applicant	13	1	4	-	4	5	27
	<b>App (HS)</b>	<b>7</b>	-	<b>4</b>	-	<b>2</b>	<b>4</b>	<b>17</b>
	Allocation	3	-	1	-	-	-	4
Edenvale	Applicant	10	1	8	3	-	21	43
	<b>App (HS)</b>	<b>10</b>	<b>1</b>	<b>2</b>	<b>2</b>	-	<b>14</b>	<b>29</b>
	Allocation	1	-	-	1	-	2	4
Finaghy	Applicant	91	8	52	1	19	27	198
	<b>App (HS)</b>	<b>60</b>	<b>5</b>	<b>30</b>	-	<b>9</b>	<b>13</b>	<b>117</b>
	Allocation	19	2	5	-	-	2	28
Flush Park	Applicant	10	3	10	2	4	11	40
	<b>App (HS)</b>	<b>5</b>	<b>2</b>	<b>5</b>	<b>2</b>	<b>2</b>	<b>8</b>	<b>24</b>
	Allocation	4	-	1	1	-	5	11

	TYPE	SINGLE PERSON	SMALL ADULT	SMALL FAMILY	LARGE ADULT	LARGE FAMILY	OLDER PERSON	TOTAL
Garnerville	Applicant	5	1	9	1	1	2	19
	<b>App (HS)</b>	<b>4</b>	-	<b>6</b>	-	<b>1</b>	<b>2</b>	<b>13</b>
	Allocation	6	1	2	-	1	-	10
Geary Road	Applicant	-	-	-	-	-	-	0
	<b>App (HS)</b>	-	-	-	-	-	-	<b>0</b>
	Allocation	-	-	-	-	-	-	0
Inverary	Applicant	15	1	4	1	1	4	26
	<b>App (HS)</b>	<b>12</b>	<b>1</b>	<b>3</b>	<b>1</b>	-	<b>1</b>	<b>18</b>
	Allocation	11	-	-	-	2	5	18
Knocknagoney	Applicant	15	3	12	3	3	5	41
	<b>App (HS)</b>	<b>9</b>	<b>3</b>	<b>8</b>	<b>2</b>	<b>3</b>	<b>5</b>	<b>30</b>
	Allocation	-	-	8	-	-	1	9
Lisburn Road	Applicant	385	22	76	2	27	39	551
	<b>App (HS)</b>	<b>262</b>	<b>13</b>	<b>48</b>	<b>1</b>	<b>21</b>	<b>26</b>	<b>371</b>
	Allocation	18	4	8	-	-	5	35
Lower Ormeau	Applicant	206	9	38	4	9	10	276
	<b>App (HS)</b>	<b>152</b>	<b>4</b>	<b>32</b>	<b>4</b>	<b>6</b>	<b>4</b>	<b>202</b>
	Allocation	9	1	6	-	1	2	19
Lower Beersbridge	Applicant	30	6	10	1	3	1	51
	<b>App (HS)</b>	<b>17</b>	<b>2</b>	<b>4</b>	<b>1</b>	<b>2</b>	-	<b>26</b>
	Allocation	23	-	8	-	1	-	32
Milltown / Gray's Park	Applicant	-	-	-	-	-	-	0
	<b>App (HS)</b>	-	-	-	-	-	-	<b>0</b>
	Allocation	1	-	2	1	2	-	6
Milltown / Shaws Bridge	Applicant	-	-	-	-	-	4	4
	<b>App (HS)</b>	-	-	-	-	-	<b>4</b>	<b>4</b>
	Allocation	1	2	1	-	-	-	4
Newtownards Road	Applicant	167	12	21	5	6	17	228
	<b>App (HS)</b>	<b>97</b>	<b>6</b>	<b>13</b>	<b>2</b>	<b>1</b>	<b>11</b>	<b>130</b>
	Allocation	46	3	21	1	11	6	88
Orchard Park	Applicant	-	-	-	-	-	2	2
	<b>App (HS)</b>	-	-	-	-	-	<b>1</b>	<b>1</b>
	Allocation	-	-	-	-	-	-	0

	TYPE	SINGLE PERSON	SMALL ADULT	SMALL FAMILY	LARGE ADULT	LARGE FAMILY	OLDER PERSON	TOTAL
Rosewood Park	Applicant	1	-	1	-	-	-	2
	<b>App (HS)</b>	-	-	<b>1</b>	-	-	-	<b>1</b>
	Allocation	-	-	-	-	-	-	0
Sandy Row	Applicant	59	2	9	1	-	4	75
	<b>App (HS)</b>	<b>33</b>	<b>1</b>	<b>3</b>	-	-	<b>2</b>	<b>39</b>
	Allocation	31	2	6	2	3	5	49
Short Strand	Applicant	39	3	23	1	3	6	75
	<b>App (HS)</b>	<b>30</b>	<b>1</b>	<b>17</b>	-	<b>1</b>	<b>6</b>	<b>55</b>
	Allocation	5	2	8	-	-	1	16
Stranmillis	Applicant	19	-	7	-	2	2	30
	<b>App (HS)</b>	<b>11</b>	-	<b>6</b>	-	<b>1</b>	<b>2</b>	<b>20</b>
	Allocation	-	-	-	-	-	-	0
Summerhill	Applicant	3	1	6	1	1	3	15
	<b>App (HS)</b>	-	-	<b>4</b>	-	-	<b>2</b>	<b>6</b>
	Allocation	-	-	-	-	-	-	0
Sunderland	Applicant	-	-	-	-	-	3	3
	<b>App (HS)</b>	-	-	-	-	-	<b>2</b>	<b>2</b>
	Allocation	-	-	1	-	-	5	6
Sydenham / Lisavon	Applicant	60	10	53	2	16	26	167
	<b>App (HS)</b>	<b>35</b>	<b>5</b>	<b>21</b>	<b>2</b>	<b>10</b>	<b>19</b>	<b>92</b>
	Allocation	7	-	4	-	2	3	16
Taughmonagh	Applicant	27	2	10	1	1	6	47
	<b>App (HS)</b>	<b>13</b>	<b>1</b>	<b>4</b>	-	-	<b>1</b>	<b>19</b>
	Allocation	4	2	4	-	1	3	14
Tullycarnet	Applicant	39	4	23	2	4	6	78
	<b>App (HS)</b>	<b>21</b>	<b>2</b>	<b>9</b>	-	<b>1</b>	<b>2</b>	<b>35</b>
	Allocation	21	2	8	2	1	1	35
Upper Ormeau	Applicant	164	13	73	5	19	72	346
	<b>App (HS)</b>	<b>113</b>	<b>5</b>	<b>45</b>	<b>3</b>	<b>12</b>	<b>34</b>	<b>212</b>
	Allocation	19	1	8	-	1	10	39
Vionville	Applicant	-	1	-	-	-	-	1
	<b>App (HS)</b>	-	<b>1</b>	-	-	-	-	<b>1</b>
	Allocation	-	-	1	-	-	-	1



	TYPE	SINGLE PERSON	SMALL ADULT	SMALL FAMILY	LARGE ADULT	LARGE FAMILY	OLDER PERSON	TOTAL
Wandsworth	Applicant	6	3	5	-	1	6	21
	<b>App (HS)</b>	<b>2</b>	-	<b>3</b>	-	-	<b>4</b>	<b>9</b>
	Allocation	1	-	1	-	1	3	6
Willowfield / Upper Castlereagh Road	Applicant	57	6	34	5	6	77	185
	<b>App (HS)</b>	<b>36</b>	<b>2</b>	<b>16</b>	<b>2</b>	<b>4</b>	<b>49</b>	<b>109</b>
	Allocation	9	-	8	3	1	8	29
Woodstock / Ravenhill	Applicant	176	26	119	5	26	39	391
	<b>App (HS)</b>	<b>113</b>	<b>12</b>	<b>55</b>	<b>4</b>	<b>15</b>	<b>22</b>	<b>221</b>
	Allocation	51	5	30	-	4	10	100
<b>South &amp; East Belfast Total</b>	<b>Applicant</b>	<b>2,336</b>	<b>213</b>	<b>929</b>	<b>83</b>	<b>236</b>	<b>607</b>	<b>4,404</b>
	<b>App (HS)</b>	<b>1,452</b>	<b>100</b>	<b>507</b>	<b>45</b>	<b>135</b>	<b>351</b>	<b>2,590</b>
	<b>Allocation</b>	<b>546</b>	<b>43</b>	<b>235</b>	<b>12</b>	<b>46</b>	<b>134</b>	<b>1,016</b>

West Belfast Sector								
Agnes / Crumlin	Applicant	-	-	-	-	-	1	1
	<b>App (HS)</b>	-	-	-	-	-	<b>1</b>	<b>1</b>
	Allocation	-	-	-	-	-	-	0
Ainsworth	Applicant	17	2	8	-	2	2	31
	<b>App (HS)</b>	<b>9</b>	<b>2</b>	<b>3</b>	-	-	<b>1</b>	<b>15</b>
	Allocation	7	1	6	-	-	1	15
Andersonstown	Applicant	520	45	509	18	87	180	1,359
	<b>App (HS)</b>	<b>388</b>	<b>35</b>	<b>406</b>	<b>14</b>	<b>73</b>	<b>136</b>	<b>1,052</b>
	Allocation	53	1	27	3	9	21	114
Ardmoulin	Applicant	3	-	-	-	-	-	3
	<b>App (HS)</b>	<b>3</b>	-	-	-	-	-	<b>3</b>
	Allocation	-	-	-	-	-	-	0
Ballygomartin	Applicant	9	8	20	-	8	16	61
	<b>App (HS)</b>	<b>3</b>	<b>6</b>	<b>10</b>	-	<b>4</b>	<b>10</b>	<b>33</b>
	Allocation	12	1	18	2	2	2	37
Ballymurphy	Applicant	16	-	25	-	5	4	50
	<b>App (HS)</b>	<b>12</b>	-	<b>20</b>	-	<b>5</b>	<b>2</b>	<b>39</b>
	Allocation	-	-	-	-	3	-	3

	TYPE	SINGLE PERSON	SMALL ADULT	SMALL FAMILY	LARGE ADULT	LARGE FAMILY	OLDER PERSON	TOTAL
Beechmount	Applicant	46	1	71	3	12	7	140
	<b>App (HS)</b>	<b>35</b>	-	<b>53</b>	<b>3</b>	<b>10</b>	<b>5</b>	<b>106</b>
	Allocation	2	-	6	-	-	-	8
Brown Square	Applicant	4	-	3	-	-	1	8
	<b>App (HS)</b>	<b>1</b>	-	-	-	-	<b>1</b>	<b>2</b>
	Allocation	6	-	1	-	-	-	7
Cambrai / Woodvale	Applicant	50	5	13	1	2	30	101
	<b>App (HS)</b>	<b>17</b>	<b>2</b>	<b>5</b>	-	<b>1</b>	<b>25</b>	<b>50</b>
	Allocation	24	1	21	-	3	14	63
Cavendish Street	Applicant	1	-	10	-	2	-	13
	<b>App (HS)</b>	<b>1</b>	-	<b>7</b>	-	<b>2</b>	-	<b>10</b>
	Allocation	-	1	1	-	1	-	3
Cluain Mor	Applicant	3	-	7	-	-	1	11
	<b>App (HS)</b>	<b>2</b>	-	<b>5</b>	-	-	<b>1</b>	<b>8</b>
	Allocation	-	-	1	-	-	1	2
Dermott Hill	Applicant	1	-	2	-	-	-	3
	<b>App (HS)</b>	<b>1</b>	-	<b>2</b>	-	-	-	<b>3</b>
	Allocation	-	-	-	-	-	-	0
Divis Complex	Applicant	21	-	4	1	1	-	27
	<b>App (HS)</b>	<b>16</b>	-	<b>4</b>	-	<b>1</b>	-	<b>21</b>
	Allocation	4	-	5	-	2	2	13
Dover	Applicant	10	1	-	-	-	1	12
	<b>App (HS)</b>	<b>2</b>	-	-	-	-	<b>1</b>	<b>3</b>
	Allocation	11	-	3	2	1	-	17
Falls Court / Clonard Crescent	Applicant	43	-	74	3	12	10	142
	<b>App (HS)</b>	<b>33</b>	-	<b>63</b>	<b>1</b>	<b>8</b>	<b>9</b>	<b>114</b>
	Allocation	8	-	11	1	8	2	30
Glencairn	Applicant	32	1	9	-	-	4	46
	<b>App (HS)</b>	<b>10</b>	-	<b>6</b>	-	-	<b>4</b>	<b>20</b>
	Allocation	32	1	7	-	4	4	48
Gransha / Downfine	Applicant	1	-	1	-	-	-	2
	<b>App (HS)</b>	<b>1</b>	-	<b>1</b>	-	-	-	<b>2</b>
	Allocation	-	-	-	-	-	-	0

	TYPE	SINGLE PERSON	SMALL ADULT	SMALL FAMILY	LARGE ADULT	LARGE FAMILY	OLDER PERSON	TOTAL
Hamill St / John Street	Applicant	33	2	8	1	1	2	47
	<b>App (HS)</b>	<b>28</b>	<b>1</b>	<b>7</b>	<b>1</b>	<b>1</b>	-	<b>38</b>
	Allocation	14	-	6	-	-	-	20
Hannahstown	Applicant	5	-	18	1	3	-	27
	<b>App (HS)</b>	<b>4</b>	-	<b>16</b>	-	<b>2</b>	-	<b>22</b>
	Allocation	2	-	10	-	1	-	13
Highfield	Applicant	26	1	5	-	3	2	37
	<b>App (HS)</b>	<b>13</b>	<b>1</b>	<b>2</b>	-	-	<b>1</b>	<b>17</b>
	Allocation	5	2	8	-	1	1	17
Huss Row / Agnes St	Applicant	1	-	-	-	-	2	3
	<b>App (HS)</b>	<b>1</b>	-	-	-	-	<b>2</b>	<b>3</b>
	Allocation	5	-	2	-	-	2	9
Lawnbrook	Applicant	10	2	8	1	2	1	24
	<b>App (HS)</b>	<b>6</b>	<b>1</b>	<b>3</b>	<b>1</b>	<b>1</b>	-	<b>12</b>
	Allocation	2	1	8	-	-	1	12
Lower Falls	Applicant	144	8	48	2	6	10	218
	<b>App (HS)</b>	<b>114</b>	<b>7</b>	<b>43</b>	<b>1</b>	<b>5</b>	<b>9</b>	<b>179</b>
	Allocation	10	-	12	-	1	1	24
Lower Suffolk	Applicant	11	2	4	-	1	1	19
	<b>App (HS)</b>	<b>5</b>	<b>1</b>	<b>2</b>	-	-	<b>1</b>	<b>9</b>
	Allocation	9	-	7	1	1	1	19
Lower Shankill / Hopewell	Applicant	50	1	5	-	2	3	61
	<b>App (HS)</b>	<b>18</b>	-	<b>3</b>	-	<b>2</b>	<b>2</b>	<b>25</b>
	Allocation	21	2	12	-	2	1	38
Lower Springfield Road	Applicant	67	3	45	3	5	8	131
	<b>App (HS)</b>	<b>46</b>	<b>2</b>	<b>29</b>	-	<b>4</b>	<b>2</b>	<b>83</b>
	Allocation	6	-	2	-	1	-	9
Mid Shankill	Applicant	92	7	27	1	12	24	163
	<b>App (HS)</b>	<b>41</b>	<b>1</b>	<b>10</b>	<b>1</b>	<b>3</b>	<b>20</b>	<b>76</b>
	Allocation	17	1	11	1	1	4	35
Moyard	Applicant	5	-	7	-	-	1	13
	<b>App (HS)</b>	<b>4</b>	-	<b>6</b>	-	-	<b>1</b>	<b>11</b>
	Allocation	-	-	2	-	-	-	2

	TYPE	SINGLE PERSON	SMALL ADULT	SMALL FAMILY	LARGE ADULT	LARGE FAMILY	OLDER PERSON	TOTAL
New Barnsley	Applicant	10	-	20	-	5	-	35
	<b>App (HS)</b>	<b>4</b>	<b>-</b>	<b>17</b>	<b>-</b>	<b>4</b>	<b>-</b>	<b>25</b>
	Allocation	-	-	1	-	-	-	1
Rockmount	Applicant	3	-	1	-	1	-	5
	<b>App (HS)</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>-</b>	<b>2</b>
	Allocation	-	-	1	-	-	-	1
Roden Street	Applicant	7	1	10	-	-	2	20
	<b>App (HS)</b>	<b>5</b>	<b>1</b>	<b>8</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>15</b>
	Allocation	-	-	1	-	2	-	3
Springfield Park	Applicant	6	-	4	-	-	2	12
	<b>App (HS)</b>	<b>3</b>	<b>-</b>	<b>2</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>6</b>
	Allocation	-	-	-	-	-	-	0
Springhill	Applicant	9	-	25	-	4	-	38
	<b>App (HS)</b>	<b>4</b>	<b>-</b>	<b>22</b>	<b>-</b>	<b>4</b>	<b>-</b>	<b>30</b>
	Allocation	2	-	5	-	-	-	7
Springmartin	Applicant	9	5	3	1	3	4	25
	<b>App (HS)</b>	<b>2</b>	<b>3</b>	<b>3</b>	<b>1</b>	<b>3</b>	<b>3</b>	<b>15</b>
	Allocation	7	-	3	-	-	1	11
St James	Applicant	28	6	30	1	8	19	92
	<b>App (HS)</b>	<b>21</b>	<b>5</b>	<b>18</b>	<b>1</b>	<b>6</b>	<b>15</b>	<b>66</b>
	Allocation	2	-	3	-	1	3	9
Tudor	Applicant	6	-	2	-	-	2	10
	<b>App (HS)</b>	<b>3</b>	<b>-</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>2</b>	<b>6</b>
	Allocation	1	-	4	-	-	-	5
Turf Lodge / Gortnamonagh	Applicant	31	3	35	-	5	19	93
	<b>App (HS)</b>	<b>23</b>	<b>2</b>	<b>25</b>	<b>-</b>	<b>4</b>	<b>14</b>	<b>68</b>
	Allocation	4	1	4	-	2	2	13
Twaddell / Woodvale	Applicant	15	3	18	-	6	15	57
	<b>App (HS)</b>	<b>8</b>	<b>2</b>	<b>10</b>	<b>-</b>	<b>4</b>	<b>9</b>	<b>33</b>
	Allocation	2	-	7	-	-	1	10
Twinbrook / Poleglass	Applicant	358	14	283	5	34	25	719
	<b>App (HS)</b>	<b>255</b>	<b>13</b>	<b>248</b>	<b>4</b>	<b>25</b>	<b>17</b>	<b>562</b>
	Allocation	29	3	67	1	10	3	113

	TYPE	SINGLE PERSON	SMALL ADULT	SMALL FAMILY	LARGE ADULT	LARGE FAMILY	OLDER PERSON	TOTAL
Upper Shankill	Applicant	24	2	7	-	1	5	39
	<b>App (HS)</b>	<b>9</b>	<b>1</b>	<b>4</b>	-	<b>1</b>	<b>2</b>	<b>17</b>
	Allocation	7	-	6	-	-	4	17
Upper Dunmurry Lane / Areema	Applicant	46	8	30	2	5	5	96
	<b>App (HS)</b>	<b>32</b>	<b>3</b>	<b>25</b>	<b>2</b>	<b>4</b>	<b>2</b>	<b>68</b>
	Allocation	-	-	2	-	-	5	7
Westrock	Applicant	5	1	14	-	1	-	21
	<b>App (HS)</b>	<b>5</b>	<b>1</b>	<b>13</b>	-	<b>1</b>	-	<b>20</b>
	Allocation	3	-	1	-	-	-	4
Whiterock	Applicant	21	1	30	-	7	3	62
	<b>App (HS)</b>	<b>14</b>	-	<b>27</b>	-	<b>6</b>	<b>2</b>	<b>49</b>
	Allocation	1	-	10	-	-	2	13
<b>West Belfast Total</b>	<b>Applicant</b>	<b>1,799</b>	<b>133</b>	<b>1,443</b>	<b>44</b>	<b>246</b>	<b>412</b>	<b>4,077</b>
	<b>App (HS)</b>	<b>1,203</b>	<b>90</b>	<b>1,129</b>	<b>30</b>	<b>185</b>	<b>302</b>	<b>2,939</b>
	<b>Allocation</b>	<b>308</b>	<b>16</b>	<b>302</b>	<b>11</b>	<b>56</b>	<b>79</b>	<b>772</b>

Applicant – Housing applicants at March 2016

App (HS) – Housing stress applicants at March 2016 (i.e. 30 points or more)

Allocation – Annual allocations for year ending March 2016

### Definition of household composition of housing applicants

DEFINITION OF HOUSEHOLD TYPES	
Single person	1 person 16-59 years old
Older person	1 or 2 persons aged 16 or over, at least 1 over 60
Small adult	2 persons 16-59 years old
Small family	1 or 2 persons aged 16 or over, with 1 or 2 children
Large family	1 or 2 persons aged 16 or over, and 3 or more persons 0-15, or 3 or more persons 16 or over and 2 or more persons aged 0-15
Large adult	3 or more persons aged 16 or over with or without 1 person aged 0-15

**Appendix Five:**  
**Housing Executive stock at March 2016**

Sold Stock in bold

COMMON LANDLORD AREA	BUNG (i)	FLAT	HOUSE	MAIS (ii)	COTTAGE	TOTAL	VOID*
<b>North Belfast Sector</b>							
Alliance	33	0	59	0	0	92	0
	<b>0</b>	<b>0</b>	<b>27</b>	<b>0</b>	<b>0</b>	<b>27</b>	
Ardavon	0	43	0	0	0	43	1
	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Ardoyne	36	25	544	0	0	605	11
	<b>2</b>	<b>8</b>	<b>523</b>	<b>1</b>	<b>0</b>	<b>534</b>	
Ballysillan	0	9	403	0	0	412	0
	<b>0</b>	<b>1</b>	<b>296</b>	<b>0</b>	<b>0</b>	<b>297</b>	
Carlisle Multis	0	358	0	0	0	358	6
	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	
Carlisle New Lodge	9	189	472	29	0	699	5
	<b>1</b>	<b>32</b>	<b>504</b>	<b>26</b>	<b>0</b>	<b>563</b>	
Carrick Hill	0	14	75	0	0	89	3
	<b>0</b>	<b>4</b>	<b>34</b>	<b>0</b>	<b>0</b>	<b>38</b>	
Cavehill	0	64	34	0	0	98	3
	<b>0</b>	<b>34</b>	<b>90</b>	<b>0</b>	<b>0</b>	<b>124</b>	
Cliftondene	7	0	43	0	0	50	1
	<b>1</b>	<b>0</b>	<b>104</b>	<b>0</b>	<b>0</b>	<b>105</b>	
Cliftonville	8	9	140	1	0	158	11
	<b>8</b>	<b>18</b>	<b>205</b>	<b>0</b>	<b>0</b>	<b>231</b>	
Duncairn Gardens	0	59	0	0	0	59	0
	<b>0</b>	<b>5</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>6</b>	
Fairhill / Waverley	13	35	133	0	0	181	1
	<b>0</b>	<b>13</b>	<b>272</b>	<b>0</b>	<b>0</b>	<b>285</b>	
Gainsborough / Mountcollyer	7	72	140	0	0	219	2
	<b>0</b>	<b>22</b>	<b>136</b>	<b>0</b>	<b>0</b>	<b>158</b>	
Glandore	0	0	16	0	0	16	0
	<b>0</b>	<b>0</b>	<b>60</b>	<b>0</b>	<b>0</b>	<b>60</b>	
Graymount / Shore Crescent	29	95	119	0	0	243	1
	<b>2</b>	<b>4</b>	<b>201</b>	<b>0</b>	<b>0</b>	<b>207</b>	
Ligoniel / Glenbank	13	8	121	0	0	142	0
	<b>3</b>	<b>2</b>	<b>73</b>	<b>0</b>	<b>0</b>	<b>78</b>	

COMMON LANDLORD AREA	BUNG (i)	FLAT	HOUSE	MAIS (ii)	COTTAGE	TOTAL	VOID*
Lower Oldpark	46	6	209	0	0	261	2
	<b>1</b>	<b>18</b>	<b>55</b>	<b>0</b>	<b>0</b>	<b>74</b>	
Mount Vernon	0	22	96	0	0	118	1
	<b>0</b>	<b>0</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>100</b>	
Mount Vernon Multis	0	137	0	0	0	137	7
	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	
Newington / Limestone	0	0	0	0	0	0	0
	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Oldpark	63	19	283	1	0	366	2
	<b>5</b>	<b>7</b>	<b>173</b>	<b>0</b>	<b>0</b>	<b>185</b>	
Rosewood / Crumlin Road	0	0	3	0	0	3	0
	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>3</b>	
Skegoneill / Fortwilliam	0	110	75	0	0	185	3
	<b>0</b>	<b>18</b>	<b>91</b>	<b>0</b>	<b>0</b>	<b>109</b>	
Sunningdale	0	28	43	11	0	82	3
	<b>1</b>	<b>11</b>	<b>187</b>	<b>2</b>	<b>0</b>	<b>201</b>	
Torrens	0	0	11	0	0	11	0
	<b>0</b>	<b>0</b>	<b>19</b>	<b>0</b>	<b>0</b>	<b>19</b>	
Upper & Lower Duncairn	79	51	359	0	0	489	6
	<b>0</b>	<b>5</b>	<b>377</b>	<b>4</b>	<b>0</b>	<b>386</b>	
Upper Ligoniel	77	11	242	0	0	330	2
	<b>6</b>	<b>1</b>	<b>133</b>	<b>0</b>	<b>0</b>	<b>140</b>	
Westland	0	0	127	0	0	127	1
	<b>0</b>	<b>0</b>	<b>78</b>	<b>0</b>	<b>0</b>	<b>78</b>	
Wheatfield	0	35	108	0	0	143	3
	<b>0</b>	<b>1</b>	<b>120</b>	<b>0</b>	<b>0</b>	<b>121</b>	
White City	42	25	109	0	0	176	1
	<b>5</b>	<b>3</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>58</b>	
Whitewell / Fairyknowe	6	46	88	0	0	140	1
	<b>3</b>	<b>13</b>	<b>207</b>	<b>0</b>	<b>0</b>	<b>223</b>	
<b>North Belfast Total</b>	468	1,470	4,052	42	0	6,032	<b>77</b>
	<b>38</b>	<b>224</b>	<b>4,119</b>	<b>33</b>	<b>0</b>	<b>4,414</b>	

## Belfast

Housing Investment Plan

Annual Update 2016

COMMON LANDLORD AREA	BUNG (i)	FLAT	HOUSE	MAIS (ii)	COTTAGE	TOTAL	VOID*
South & East Belfast Sector							
Albertbridge Road	16	108	321	8	0	453	16
	<b>0</b>	<b>9</b>	<b>145</b>	<b>2</b>	<b>0</b>	<b>156</b>	
Annadale	19	140	19	2	0	180	0
	<b>2</b>	<b>77</b>	<b>63</b>	<b>1</b>	<b>0</b>	<b>143</b>	
Ardcarn	0	94	50	0	0	144	2
	<b>0</b>	<b>27</b>	<b>97</b>	<b>0</b>	<b>2</b>	<b>126</b>	
Ashmount	22	0	68	0	0	90	1
	<b>3</b>	<b>0</b>	<b>60</b>	<b>0</b>	<b>0</b>	<b>63</b>	
Ballyhackamore	0	9	14	0	0	23	0
	<b>1</b>	<b>5</b>	<b>23</b>	<b>0</b>	<b>0</b>	<b>29</b>	
Beattie Park	24	0	35	0	0	59	1
	<b>2</b>	<b>0</b>	<b>105</b>	<b>0</b>	<b>0</b>	<b>107</b>	
Belvoir	187	274	69	120	0	650	31
	<b>36</b>	<b>109</b>	<b>573</b>	<b>58</b>	<b>0</b>	<b>776</b>	
Bloomfield / Ravenscroft	0	16	104	0	0	120	1
	<b>0</b>	<b>2</b>	<b>116</b>	<b>0</b>	<b>0</b>	<b>118</b>	
Branial	38	195	99	81	0	413	7
	<b>21</b>	<b>76</b>	<b>534</b>	<b>5</b>	<b>6</b>	<b>642</b>	
Bridge End / Rotterdam Court	0	22	8	0	0	30	0
	<b>0</b>	<b>18</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>26</b>	
Castlereagh	8	17	104	0	0	129	0
	<b>0</b>	<b>7</b>	<b>205</b>	<b>0</b>	<b>0</b>	<b>212</b>	
Cherryvalley	0	0	18	0	0	18	0
	<b>0</b>	<b>0</b>	<b>48</b>	<b>0</b>	<b>0</b>	<b>48</b>	
Clarawood	27	147	94	31	0	299	2
	<b>2</b>	<b>20</b>	<b>255</b>	<b>1</b>	<b>0</b>	<b>278</b>	
Cregagh	24	329	188	0	0	541	5
	<b>0</b>	<b>124</b>	<b>551</b>	<b>0</b>	<b>0</b>	<b>675</b>	
Cromac	0	104	206	0	0	310	1
	<b>0</b>	<b>39</b>	<b>314</b>	<b>0</b>	<b>0</b>	<b>353</b>	
Donegall Pass	25	66	248	0	0	339	6
	<b>0</b>	<b>17</b>	<b>150</b>	<b>0</b>	<b>0</b>	<b>167</b>	
Donegall Road	34	47	542	0	0	623	8
	<b>3</b>	<b>25</b>	<b>509</b>	<b>0</b>	<b>0</b>	<b>537</b>	



COMMON LANDLORD AREA	BUNG (i)	FLAT	HOUSE	MAIS (ii)	COTTAGE	TOTAL	VOID*
Downshire Park	0	4	19	0	0	23	0
	<b>0</b>	<b>0</b>	<b>186</b>	<b>0</b>	<b>0</b>	<b>186</b>	
Dundela	0	25	2	0	0	27	0
	<b>0</b>	<b>5</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>11</b>	
Edenvale	4	22	13	0	0	39	1
	<b>0</b>	<b>5</b>	<b>57</b>	<b>0</b>	<b>0</b>	<b>62</b>	
Finaghy	47	161	143	26	0	377	1
	<b>1</b>	<b>141</b>	<b>441</b>	<b>14</b>	<b>0</b>	<b>597</b>	
Flush Park	0	51	38	0	0	89	0
	<b>0</b>	<b>20</b>	<b>147</b>	<b>0</b>	<b>0</b>	<b>167</b>	
Garnerville	27	26	105	0	0	158	0
	<b>2</b>	<b>2</b>	<b>64</b>	<b>0</b>	<b>0</b>	<b>68</b>	
Geary Road	0	0	7	0	0	7	0
	<b>0</b>	<b>0</b>	<b>43</b>	<b>0</b>	<b>0</b>	<b>43</b>	
Inverary	45	25	76	0	0	146	2
	<b>1</b>	<b>3</b>	<b>76</b>	<b>0</b>	<b>0</b>	<b>80</b>	
Knocknagoney	1	2	95	2	0	100	0
	<b>0</b>	<b>0</b>	<b>167</b>	<b>4</b>	<b>0</b>	<b>171</b>	
Lisburn Road	0	47	118	0	0	165	5
	<b>1</b>	<b>43</b>	<b>176</b>	<b>0</b>	<b>0</b>	<b>220</b>	
Lower Beersbridge	9	68	184	0	0	261	1
	<b>1</b>	<b>16</b>	<b>130</b>	<b>0</b>	<b>0</b>	<b>147</b>	
Lower Ormeau	4	3	190	0	0	197	2
	<b>0</b>	<b>5</b>	<b>166</b>	<b>0</b>	<b>0</b>	<b>171</b>	
Milltown / Grays Park	24	10	20	0	0	54	2
	<b>2</b>	<b>13</b>	<b>125</b>	<b>0</b>	<b>0</b>	<b>140</b>	
Milltown / Shaws Bridge	35	3	35	0	0	73	0
	<b>9</b>	<b>1</b>	<b>94</b>	<b>0</b>	<b>0</b>	<b>104</b>	
Newtownards Road	49	257	563	2	0	871	9
	<b>3</b>	<b>48</b>	<b>313</b>	<b>1</b>	<b>0</b>	<b>365</b>	
Orchard Park	11	0	16	0	0	27	0
	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Rosewood Park	3	11	0	0	0	14	0
	<b>15</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>22</b>	
Sandy Row	8	176	308	0	0	492	8
	<b>1</b>	<b>33</b>	<b>189</b>	<b>0</b>	<b>0</b>	<b>223</b>	

## Belfast

Housing Investment Plan

Annual Update 2016

COMMON LANDLORD AREA	BUNG (i)	FLAT	HOUSE	MAIS (ii)	COTTAGE	TOTAL	VOID*
Short Strand	31	112	186	0	0	329	0
	<b>5</b>	<b>59</b>	<b>254</b>	<b>0</b>	<b>0</b>	<b>318</b>	
Stranmillis	0	0	15	0	0	15	1
	<b>0</b>	<b>0</b>	<b>46</b>	<b>0</b>	<b>0</b>	<b>46</b>	
Summerhill	4	0	34	0	0	38	0
	<b>0</b>	<b>0</b>	<b>82</b>	<b>0</b>	<b>0</b>	<b>82</b>	
Sunderland	0	31	0	0	0	31	1
	<b>0</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7</b>	
Sydenham / Lisavon	0	6	122	0	0	128	4
	<b>0</b>	<b>0</b>	<b>155</b>	<b>0</b>	<b>0</b>	<b>155</b>	
Taughmonagh	145	46	186	0	0	377	0
	<b>20</b>	<b>12</b>	<b>193</b>	<b>0</b>	<b>0</b>	<b>225</b>	
Tullycarnet	21	197	210	0	0	428	4
	<b>3</b>	<b>8</b>	<b>437</b>	<b>0</b>	<b>0</b>	<b>448</b>	
Upper Ormeau	0	6	99	0	0	105	2
	<b>0</b>	<b>6</b>	<b>155</b>	<b>0</b>	<b>0</b>	<b>161</b>	
Vionville	0	0	48	0	0	48	0
	<b>0</b>	<b>0</b>	<b>93</b>	<b>0</b>	<b>0</b>	<b>93</b>	
Wandsworth	4	0	43	0	0	47	0
	<b>0</b>	<b>0</b>	<b>175</b>	<b>0</b>	<b>0</b>	<b>175</b>	
Willowfield / Upper Castlereagh Road	4	2	63	7	0	76	2
	<b>0</b>	<b>6</b>	<b>111</b>	<b>21</b>	<b>0</b>	<b>138</b>	
Woodstock / Ravenhill	39	78	432	0	0	549	6
	<b>5</b>	<b>8</b>	<b>294</b>	<b>0</b>	<b>0</b>	<b>307</b>	
<b>South &amp; East Belfast Total</b>	939	2,937	5,557	279	0	9,712	132
	<b>139</b>	<b>1,003</b>	<b>8,131</b>	<b>107</b>	<b>8</b>	<b>9,388</b>	

West Belfast Sector							
Agnes / Crumlin	0	0	0	0	0	0	0
	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Ainsworth	11	17	96	0	0	124	1
	<b>0</b>	<b>5</b>	<b>64</b>	<b>0</b>	<b>0</b>	<b>69</b>	
Andersonstown	114	362	836	139	0	1,451	11
	<b>45</b>	<b>241</b>	<b>2,642</b>	<b>44</b>	<b>7</b>	<b>2,979</b>	

COMMON LANDLORD AREA	BUNG (i)	FLAT	HOUSE	MAIS (ii)	COTTAGE	TOTAL	VOID*
Ardmoulin	1	0	27	0	0	28	0
	<b>0</b>	<b>0</b>	<b>55</b>	<b>0</b>	<b>0</b>	<b>55</b>	
Ballygomartin	0	50	101	0	0	151	3
	<b>1</b>	<b>18</b>	<b>180</b>	<b>0</b>	<b>0</b>	<b>199</b>	
Ballymurphy	4	0	323	0	0	327	1
	<b>0</b>	<b>0</b>	<b>330</b>	<b>0</b>	<b>0</b>	<b>330</b>	
Beechmount	1	4	49	0	0	54	0
	<b>1</b>	<b>0</b>	<b>40</b>	<b>0</b>	<b>0</b>	<b>41</b>	
Brown Square	12	3	51	0	0	66	0
	<b>1</b>	<b>1</b>	<b>45</b>	<b>0</b>	<b>0</b>	<b>47</b>	
Cambrai / Woodvale	52	53	206	0	0	311	4
	<b>1</b>	<b>8</b>	<b>122</b>	<b>0</b>	<b>0</b>	<b>131</b>	
Cavendish Street	3	0	155	0	0	158	1
	<b>1</b>	<b>0</b>	<b>131</b>	<b>0</b>	<b>0</b>	<b>132</b>	
Cluain Mor	6	0	93	0	0	99	0
	<b>1</b>	<b>0</b>	<b>64</b>	<b>0</b>	<b>0</b>	<b>65</b>	
Dermott Hill	0	0	2	0	0	2	0
	<b>0</b>	<b>0</b>	<b>24</b>	<b>0</b>	<b>0</b>	<b>24</b>	
Divis Complex	14	110	190	0	0	314	2
	<b>0</b>	<b>33</b>	<b>128</b>	<b>0</b>	<b>0</b>	<b>161</b>	
Dover	79	30	109	0	0	218	0
	<b>5</b>	<b>2</b>	<b>51</b>	<b>0</b>	<b>0</b>	<b>58</b>	
Falls Court / Clonard Crescent	26	0	176	0	0	202	1
	<b>4</b>	<b>0</b>	<b>147</b>	<b>0</b>	<b>0</b>	<b>151</b>	
Glencairn	16	44	363	0	0	423	2
	<b>3</b>	<b>52</b>	<b>366</b>	<b>44</b>	<b>0</b>	<b>465</b>	
Gransha / Downfine	19	0	11	0	0	30	0
	<b>2</b>	<b>0</b>	<b>109</b>	<b>0</b>	<b>0</b>	<b>111</b>	
Hamill St / John St	2	0	46	0	0	48	0
	<b>0</b>	<b>0</b>	<b>129</b>	<b>0</b>	<b>0</b>	<b>129</b>	
Hannahstown	8	0	9	0	1	18	0
	<b>1</b>	<b>0</b>	<b>26</b>	<b>0</b>	<b>7</b>	<b>34</b>	
Highfield	25	40	320	0	0	385	3
	<b>1</b>	<b>14</b>	<b>196</b>	<b>0</b>	<b>0</b>	<b>211</b>	
Huss Row / Agnes St	14	17	73	0	0	104	0
	<b>3</b>	<b>2</b>	<b>38</b>	<b>0</b>	<b>0</b>	<b>43</b>	

## Belfast

### Housing Investment Plan

### Annual Update 2016

COMMON LANDLORD AREA	BUNG (i)	FLAT	HOUSE	MAIS (ii)	COTTAGE	TOTAL	VOID*
Lawnbrook	11	15	65	0	0	91	1
	<b>0</b>	<b>1</b>	<b>39</b>	<b>0</b>	<b>0</b>	<b>40</b>	
Lower Falls	32	55	347	0	0	434	5
	<b>7</b>	<b>10</b>	<b>274</b>	<b>0</b>	<b>0</b>	<b>291</b>	
Lower Shankill / Hopewell	14	23	388	0	0	425	0
	<b>2</b>	<b>1</b>	<b>96</b>	<b>0</b>	<b>0</b>	<b>99</b>	
Lower Springfield Road	9	0	103	0	0	112	0
	<b>1</b>	<b>0</b>	<b>75</b>	<b>0</b>	<b>0</b>	<b>76</b>	
Lower Suffolk	0	71	102	0	0	173	0
	<b>0</b>	<b>19</b>	<b>156</b>	<b>0</b>	<b>0</b>	<b>175</b>	
Mid Shankill	51	71	267	0	0	389	1
	<b>6</b>	<b>6</b>	<b>145</b>	<b>0</b>	<b>0</b>	<b>157</b>	
Moyard	16	0	125	0	0	141	0
	<b>1</b>	<b>0</b>	<b>74</b>	<b>0</b>	<b>0</b>	<b>75</b>	
New Barnsley	0	11	177	0	0	188	0
	<b>0</b>	<b>1</b>	<b>113</b>	<b>0</b>	<b>0</b>	<b>114</b>	
Rockmount	0	0	22	0	0	22	0
	<b>0</b>	<b>0</b>	<b>53</b>	<b>0</b>	<b>0</b>	<b>53</b>	
Roden Street	0	42	141	18	0	201	0
	<b>0</b>	<b>10</b>	<b>81</b>	<b>10</b>	<b>0</b>	<b>101</b>	
Springfield Park	0	0	33	0	0	33	0
	<b>0</b>	<b>0</b>	<b>46</b>	<b>0</b>	<b>0</b>	<b>46</b>	
Springhill	4	0	118	0	0	122	0
	<b>4</b>	<b>0</b>	<b>42</b>	<b>0</b>	<b>0</b>	<b>46</b>	
Springmartin	0	20	115	0	0	135	0
	<b>0</b>	<b>1</b>	<b>90</b>	<b>0</b>	<b>0</b>	<b>91</b>	
St James	5	8	110	0	0	123	1
	<b>0</b>	<b>8</b>	<b>185</b>	<b>0</b>	<b>0</b>	<b>193</b>	
Tudor	6	29	63	0	0	98	0
	<b>0</b>	<b>2</b>	<b>54</b>	<b>0</b>	<b>0</b>	<b>56</b>	
Turf Lodge / Gortnamonagh	63	5	375	6	0	449	1
	<b>15</b>	<b>4</b>	<b>519</b>	<b>0</b>	<b>0</b>	<b>538</b>	
Twaddell / Woodvale	1	0	137	0	0	138	1
	<b>0</b>	<b>0</b>	<b>242</b>	<b>0</b>	<b>0</b>	<b>242</b>	
Twinbrook / Poleglass	293	327	1,201	4	0	1,825	11
	<b>110</b>	<b>48</b>	<b>1,713</b>	<b>0</b>	<b>0</b>	<b>1,871</b>	

COMMON LANDLORD AREA	BUNG (i)	FLAT	HOUSE	MAIS (ii)	COTTAGE	TOTAL	VOID*
Upper Dunmurry Lane / Areema	13	28	37	0	0	78	0
	<b>3</b>	<b>26</b>	<b>128</b>	<b>0</b>	<b>0</b>	<b>157</b>	
Upper Shankill	48	44	159	0	0	251	0
	<b>1</b>	<b>2</b>	<b>73</b>	<b>0</b>	<b>0</b>	<b>76</b>	
Westrock	20	0	80	0	0	100	0
	<b>10</b>	<b>0</b>	<b>43</b>	<b>0</b>	<b>0</b>	<b>53</b>	
Whiterock	1	0	150	0	0	151	0
	<b>0</b>	<b>0</b>	<b>242</b>	<b>0</b>	<b>0</b>	<b>242</b>	
<b>West Belfast Total</b>	994	1,479	7,551	167	1	10,192	<b>50</b>
	<b>230</b>	<b>515</b>	<b>9,370</b>	<b>98</b>	<b>14</b>	<b>10,227</b>	

**Appendix Six:  
Management Team contact details**

OFFICE	CONTACT	CONTACT INFORMATION
<b>All enquiries 03448 920 900</b>		
Belfast Regional Manager 32-36 Great Victoria Street Belfast BT2 7BA	Ian McCrickard	<a href="mailto:ian.mccrickard@nihe.gov.uk">ian.mccrickard@nihe.gov.uk</a>
North Belfast Area Office 32-36 Great Victoria Street Belfast BT2 7BA	Malachy McKinney Area Manager	<a href="mailto:belfastnorth@nihe.gov.uk">belfastnorth@nihe.gov.uk</a>
South & East Belfast Area Office 32-36 Great Victoria Street Belfast BT2 7BA	Gary Ballantyne Area Manager (A)	<a href="mailto:sandebelfast@nihe.gov.uk">sandebelfast@nihe.gov.uk</a>
West Belfast Area Office 32-36 Great Victoria Street Belfast BT2 7BA	Sharon Beattie Area Manager	<a href="mailto:belfastwest@nihe.gov.uk">belfastwest@nihe.gov.uk</a>
Lisburn- Castlereagh Area Office 29 Antrim Street Lisburn BT28 1AU	Aengus Hannaway Area Manager	Lisburn <a href="mailto:lisburnantrimst@nihe.gov.uk">lisburnantrimst@nihe.gov.uk</a> Castlereagh <a href="mailto:Castlereagh@nihe.gov.uk">Castlereagh@nihe.gov.uk</a>

<b>REGIONAL SERVICES</b>		
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Central Grants 2 Adelaide Street Belfast BT2 8PB	Terry Waide	<a href="mailto:terry.waide@nihe.gov.uk">terry.waide@nihe.gov.uk</a>
Regional Place Shaper 2 Adelaide Street Belfast BT2 8PB	Robin Hawe	<a href="mailto:robin.hawe@nihe.gov.uk">robin.hawe@nihe.gov.uk</a>

## Appendix Seven: Glossary

Affordable Housing	Affordable housing is defined as social rented housing and intermediate housing for eligible households.
Affordable Housing Fund	Administered by DSD/DfC, this finances an interest-free loan to housing associations, to fund the provision of new affordable homes and the refurbishment of empty homes.
Areas at Risk	This programme aims to intervene in areas of risk of slipping into social or environmental decline by working with residents.
Building Relations in Communities (BRIC)	Provides training on good relations and funding for good relations plans
Building Successful Communities (BSC)	Carried out in six pilot areas; this uses housing intervention to regenerate areas and reverse community decline.
CAT	Community Asset Transfer provides for a change in management and/or ownership of land or buildings, from public bodies to communities
Community Cohesion	Cohesive communities are communities where there is a sense of belonging, and there are positive relationships within the community, regardless of background.
CTOS	Continuous Tenant Omnibus Survey, is an assessment of the attitudes of Housing Executive tenants
Decent Home	A decent home is one which is wind and watertight, warm and has modern facilities and is a minimum standard that all social housing should have met through time.
Department for Communities (DfC)	New government department in Northern Ireland which came into effect in May 2016 and replaces the Department for Social Development (DSD)
Disabled Facility Grant (DFG)	A grant to help improve the home of a person with a disability who lives in the private sector to enable them to continue to live in their own home.
Department for Infrastructure (DfI)	New government department in Northern Ireland which came into effect in May 2016 and replaces the Department for Regional Development (DRD)
Discretionary Housing Payment	Is an extra payment to help pay the difference or shortfall between the rent charged by a landlord and housing benefit
Equity Sharing	Equity sharing allows social housing tenants to buy part of their dwelling (starting at 25%). The remaining portion is rented from the Housing Executive or registered housing association
Floating Support	This enables users to maintain or regain independence in their own homes. Floating support is not tied to the accommodation but is delivered to individual users.
Frost Stat	A thermostat used to turn on a heating system automatically when the temperature drops below a threshold.

Fuel Poverty	A household is in fuel poverty if, in order to maintain an acceptable temperature throughout the home, it would have to spend more than 10% of its income on all household fuel.
Full Duty Applicant (FDA)	A Full Duty Applicant is a person to whom the Housing Executive owes a duty under Article 10 (2) of the Housing (NI) Order, 1988 to “ensure accommodation becomes available for his/her occupation”.
HCN	Housing Community Network assists residents’ associations to develop local services.
HECA	Home Energy Conservation Authority, the Housing Executive is the HECA for Northern Ireland.
HMO	A House of Multiple Occupation means a house occupied by more than two people who are not all members of the same family.
House Sales Scheme	The House Sales Scheme gives eligible tenants of the Northern Ireland Housing Executive (NIHE) or registered housing associations the right to buy their property from their landlord at a discount.
Housing Growth Indicators (HGI)	Figures contained in the Regional Development Strategy to estimate the new dwelling requirement for council areas and the Belfast Metropolitan Urban Area for 2008-25.
Housing Market Area	A market area is the geographic area within which the majority of households move, work and live.
Housing Market Analysis (HMA)	This is an evidence base for housing and planning policies, which examines the operation of Housing Market Areas, including the characteristics of the housing market, how key factors work together and the potential housing need and demand on a cross tenure basis.
Housing Needs Assessment	This is an assessment of local housing needs primarily in relation to general needs social housing, supported housing, travellers and affordable housing.
Housing Stress	Applicants on the waiting list who have a points total of 30 or above are considered to be in housing stress, or housing need.
Intermediate Housing	Intermediate Housing consists of shared ownership housing provided through a Registered Housing Association (e.g. Co-ownership Housing Association) and helps eligible households who can afford a small mortgage, but that are not able to afford to buy a property outright. The property is split between part ownership by the householder and part social renting from the Registered Housing Association.
Latent demand test	Housing needs survey carried out in a rural area to assess any potential hidden need.



Lifetime Homes	Housing design standards, which make a home more adaptable through a person's life cycle
Mandatory repair grant	This is a grant made available by the Housing Executive to landlords who have been served a repair notice by the council.
Neighbourhood Renewal	Government Departments and agencies working in partnership to tackle disadvantage and deprivation
Net Stock Model	An assessment of housing need at a Northern Ireland level, using net household projections
NIFHA	Northern Ireland Federation of Housing Associations
NISRA	Northern Ireland Statistics and Research Agency
OFMDFM	Office of the First Minister and Deputy First Minister
Oil buying clubs	Oil buying clubs are designed to help consumers reduce their costs by purchasing oil orders in bulk as part of a group.
PCSPs	Policing and Community Safety Partnerships
PPS	Planning Policy Statement
Quality Assessment Framework	The Quality Assessment Framework sets out the standards expected in the delivery of Supporting People services.
RDP	Rural Development Programme
SCNI	Supporting Communities Northern Ireland provides training and funding for community groups.
Shared Housing	These are communities where people choose to live with others regardless of their religion or race, in a neighbourhood that is safe and welcoming to all.
SHDP	Social Housing Development Programme, the SHDP provides grant funding to housing associations to build social housing. The programme is managed by the Housing Executive on a three-year rolling programme.
Smartmove Housing	This is a charitable organisation offering advice; support and accommodation to people who are homeless and in acute housing need.
Social Enterprise	Social enterprises are businesses with primarily social objectives whose profits are reinvested to achieve these objectives in a community.
Social Rented Housing	Social Rented Housing is housing provided at an affordable rent by the Housing Executive and registered housing associations; that is, housing associations, which are registered and regulated by the Department for Communities as a social housing provider. Social rented accommodation is offered in accordance with the Common Selection Scheme, administered by the Northern Ireland Housing Executive, which prioritises households who are living in unsuitable or insecure accommodation.

SPOD	Small Pockets of Deprivation is a delivery vehicle for neighbourhood renewal.
Stock Transfer Programme	The aim of the Stock Transfer Programme is to deliver major refurbishment works to social homes through transfer of stock from the Housing Executive to housing associations.
Supported Housing	A term used to describe a range of both long and short-term accommodation provided for people who need an additional level of housing related support to help them lead an independent life.
Supporting People Programme	The Supporting People Programme is designed to provide housing related support to prevent difficulties that can typically lead to hospitalisation, homelessness or institutional care and can aid a smooth transition to independent living for those leaving an institutionalised environment.
TBUC	The Northern Ireland Executive Together Building a United Community Strategy containing objectives for a united and shared community and improved community relations.



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