

SURROUNDED BY LAND BUT ‘NO SPACE’ FOR HOUSING?

Photo-Mapping the Belfast land which could be used to tackle the Housing Crisis



AN INITIATIVE OF THE EQUALITY CAN'T WAIT RESIDENTS GROUP

RESIDENTS FOREWORD:

Dear Minister for Social Development, elected representatives, Housing Executive and Housing Associations Chief Executives.

You all have a responsibility to protect and promote the Human Right to housing.

We are the residents of the Equality Can't Wait campaign and our rights are being denied. We are suffering because of ongoing religious inequality in social housing provision. Our campaign began in north Belfast but has since grown and supports many people from all communities across the city.

We are families, mostly mothers and children, who have been waiting for years for a place to call home. Between us we have 1000's of social housing need points. If we could move safely to areas of low demand we would be rehoused tomorrow. But it is not safe as our city is divided, so we wait.

While we wait we live in hostels, in temporary single let accommodation, in housing with such poor conditions that our children are made sick. While we wait we live in expensive insecure housing with unaccountable landlords. While we wait we are homeless and sleeping rough or dependent upon the charity of family and friends. While we wait our children grow up with nowhere to play, nowhere to call home, nowhere to make friends.

We have all complained and written numerous times to you - politicians, ministers, housing providers. We have supplied detailed evidence of how our human rights are being denied. We've had politicians, doctors, social workers, advice workers, family support workers and human rights groups speak on our behalf to stress just how badly our families are affected.

Twice the UN has called for action; twice the NI Executive has done nothing. 49 MLAs signed pledges to do all in their power in May 2014 but almost a year later no action has been taken at the Assembly.

We are always told it is somehow our fault because we were born in areas of high demand.

We are told there is neither the money nor the land to build homes for our families.

We have now carried out research which proves this untrue.

For years we have watched land which could become homes and communities being used up and sold off. We have gone round our communities and found the land that exists. We know the money exists. It is now time for action. We can't wait any longer.

But this is a choice, not a necessity. In the last year in excess of 2,000 student housing units have been announced for Belfast City Centre adjacent to north Belfast - precisely the area where families in dire need of housing were told housing was not possible.

It is clear now that the only solution is for windfall sites to be secured for social housing as a matter of priority. We call on all with responsibilities to use all of their powers to secure the following sites for social housing:








- **North Belfast** - Belfast Harbour, Dunnes Stores and Hillview Industrial Park (Crumlin Road/ Oldpark Road), Dock Street and land adjacent to Corporation Street
- **South & east Belfast** - Sirocco site, Cromac Street, Raphael Street, land beside Central Station, Grove Place
- **West Belfast** - Monagh bypass, Mackies site, vacant land at the former Vera Foster school

We await your response.

Signed the residents of the ECW campaign.

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► THE NEED FOR ADDITIONAL SOCIAL HOUSING



The need for additional social housing is well evidenced. In north Belfast, where the need for additional social housing is particularly acute for the Catholic community, the issue has been raised at the United Nations twice in the last five years.

In 2009,

“This Committee is concerned about the chronic shortage of housing, in particular social housing, for the most disadvantaged and marginalised individuals and groups, such as...Catholic families in Northern Belfast, in spite of the financial resources provided, and other measures taken, by the State party in this regard.”

Concluding Observations of the Committee on Economic, Social and Cultural Rights, United Kingdom of Great Britain and Northern Ireland, the Crown Dependencies and the Overseas Territories, paragraph 29, E/C.12/GBR/CO/5

In 2014,

"In May 2009, the Committee on Economic, Social and Cultural Rights expressed concern that inequality in housing policy in North Belfast continued to affect the Catholic community (E/C.12/GBR/CO/5, para. 29). The Special Rapporteur recognizes the efforts of the Government to address these challenges. However, during her visit, she observed that long-standing issues related to inequality continue to require concerted efforts."

Report of the Special Rapporteur on adequate housing as a component of the right to an adequate standard of living, and on the right to non-discrimination in this context,

Raquel Rolnik. Addendum

Mission to the United Kingdom of Great Britain and Northern Ireland, paragraph 73, A/HRC/25/54/Add.

HOUSING STATISTICS

The Northern Ireland Housing Executive (NIHE) collects and publishes a range of housing statistics which evidence housing need. These statistics demonstrate that the need for additional social housing in Belfast is overwhelming, particularly although not exclusively, in north Belfast where religious inequality impacting the Catholic community in the provision of housing is well documented.

Whilst the figures presented below have been sourced from NIHE reports or received from the NIHE under Freedom of Information legislation it should be noted at the outset that the methodology used by the Housing Executive to record the community background of housing applicants has been criticised both locally (PPR, Equality Can't Wait, 2013) and internationally (United Nations, Report of the Special Rapporteur, 2014) as not capturing the full extent of the problem. **Therefore, in reality, the inequality between communities in relation to the need for additional social housing may be larger.**¹

On the waiting list for a home in Belfast

The most recently published NIHE waiting list figures for the different NIHE areas within Belfast are in the table below.

	North Belfast Area	South & East Area	West Belfast Area (including Shankill)
Applicant	2374	4358	3527
Applicant in Housing Stress	1438	2190	2348

Source: NIHE District Housing Plan & Local Housing Strategy 2014/15

Can the existing social housing stock in Belfast meet this need?

Assessing if additional housing needs to be built requires more than just an examination of the housing need, it also requires a study of whether the existing stock in each area can meet this need. From a simple assessment of the most recently published NIHE figures regarding the turnover in existing stock (allocations & voids) it is clear that there is still a significant shortfall in existing housing stock to meet the need on the waiting list.

A more detailed analysis which highlighted the community background of those in need of housing and the capacity of housing stock in their areas of choice to address this need would give greater insight into the capacity of current stock to address housing need..

¹ For further information on the 'self reported' methodology used by the NIHE to monitor community background of housing applicants, please see (2013) PPR, Equality Can't Wait, Chapter 3.

	Waiting list	Housing Stress	Allocations	Voids	Residual Need / Shortfall
North Belfast Area	2374	1438	757	84	597
South & East Belfast Area	4358	2190	902	109	1179
West Belfast Area (including Shankill)	3527	2348	658	70	1620

Source: NIHE District Housing Plan & Local Housing Strategy 2014/15

How many social homes will need to be built in the next few years to meet the need?

According to the NIHE's Projected Housing Need Assessment between 2013 and 2018 the following units of additional social housing stock are required to address the housing need in Belfast.

	North Belfast Area	South & East Area	West Belfast Area (including Shankill)
5 Year Projected Social Housing Need	1058	1905	2368

Source: NIHE District Housing Plan & Local Housing Strategy 2014/15

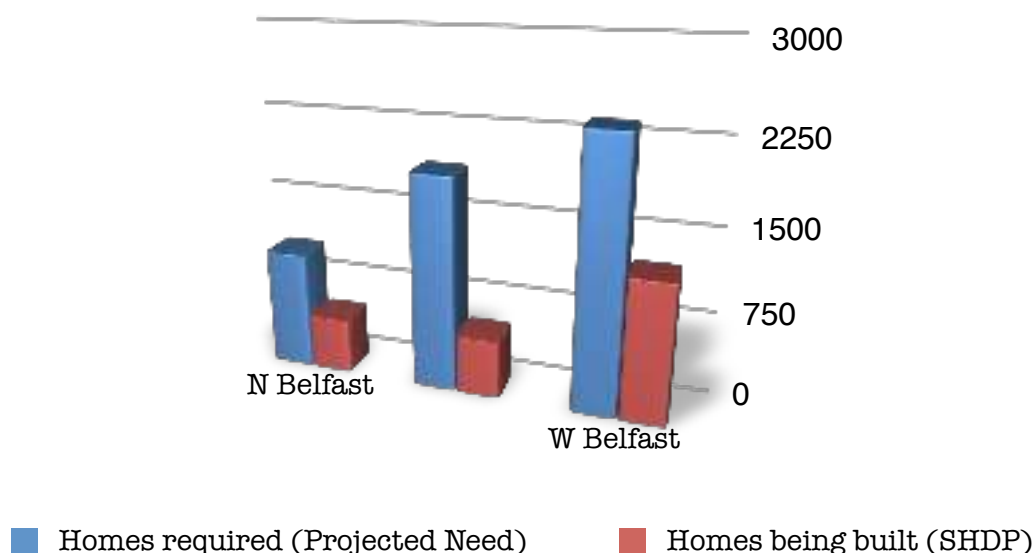
How many homes are being planned in the next few years to meet the need?

According to the NIHE Social Housing Development Programme, the following table shows the number of new build social housing targeted for completion between now and 2019.²

NIHE SHDP estimates completion dates between now and 2019 for the following numbers of additional new social homes	
Shankill	36
East	233
North	490
South	283
West	1207

² Information correct as of 25th March 2015, NIHE Social Housing Development Programme (New build only)

So, will the planned new homes be enough to meet the projected need for housing?



It is clear from these figures and the chart above that programmed new build social housing will not address the need. This is further compounded by the fact that whilst these figures are for planned new builds in the area, some of these new builds are to replace existing stock being redeveloped.

New builds but not ‘additional’

In some cases there will be less new homes being built to replace the previously existing homes. This will mean that new builds will not contribute to dealing with the waiting list at all - they will not be ‘additional’. For example, the NIHE regeneration plan for the Upper Long Streets area in north Belfast includes plans to demolish 178 of the 211 homes in the area. The Social Housing Development Programme shows that three phases of new builds are programmed in that area with a total of 105 homes being built, leaving a deficit of 73 homes not being replaced.

Across Northern Ireland this is also the case. According to the most recent annual Housing Statistics Bulletin (published October 2014) of the 1735 new build completions for Housing Associations recorded across Northern Ireland in 2013/14, only 1,299 of these (including those private sector properties acquired and brought up to Housing Association standards known as ‘rehabilitations’) actually represented additions to the social housing stock.³In north Belfast the situation is especially acute, not only because of the shortfall in new homes being programmed to address the projected need, but also because of the evidenced religious inequality and the disproportionate impact this has on the Catholic community in the area.

³ (2014) DSD, NI Housing Statistics 2013/14, p.29-30 accessed at: http://www.dsdni.gov.uk/northern_ireland_housing_statistics_2013-14.pdf

NORTH BELFAST

NIHE figures for the north Belfast area

In north Belfast, owing to the historically segregated nature of housing developments in the area, NIHE administrative areas - known as Common Landlord Areas - are overwhelmingly organised by single identity communities (predominately Catholic or Protestant).

The table below summarises information received by PPR from the NIHE in response to a Freedom of Information request. It provides a full picture of the need for new social housing by looking beyond merely who is on the waiting list, to include the allocations made, and the residual need or shortfall which can't be met by the existing stock and for which new housing needs to be built to address.

The table also shows programmed new social housing identified by the NIHE to address this need in the next few years.

	Waiting list	Housing Stress	Allocations	Voids	Residual Need / Shortfall	New Build on site 2013/2014	Draft SHDP 2014/17
Protestant CLAs	693	326	346	49	-72	2	64
Catholic CLAs	1681	1112	411	35	666	154	284

Source: NIHE Information received by PPR under Freedom of Information request, July 2014

It is clear from the table both that the overwhelming shortfall for additional social housing lies with the Catholic community and that the currently programmed new build housing will not go very far in addressing this need.

It should also be noted that there has been significant political interest in the figures for north Belfast with the previous Minister for Social Development, Nelson McCausland MLA criticising the figures as only representing part of north Belfast. This led to the publication of figures for the North Belfast parliamentary constituency, an area significantly larger than the NIHE north Belfast area encompassing mainly unionist areas such as Newtownabbey and the Woodvale.

These figures are presented in the table below. It is clear however, that regardless of boundary used, the overwhelming need for additional social housing lies in the Catholic community.

	Waiting list	Housing Stress	Allocations	Voids	Residual Need / Shortfall	New Build on site 2013/2014	Draft SHDP 2013/17
Protestant CLAs	2088	1081	653	164	264	23	130
Catholic CLAs	1755	1166	421	36	709	177	284

Source: NIHE Information received by PPR under Freedom of Information request, July 2014

WAITING TIMES

The impact on the people behind the statistics is often overlooked. For the Equality Can't Wait residents, this impact is felt in the prolonged wait for suitable housing that they and their families endure. The time spent in unsuitable or insecure tenancies often with damp/mould, inefficient heating and costly rent charges.

According to statistics supplied by the NIHE under Freedom of Information legislation, housing applicants considered to be in housing stress from a Catholic community background in all areas of Belfast wait longer to be rehoused than those from a Protestant community background.

NIHE area	Mean average months on the waiting list at the point of allocation (Catholic)	Mean average months on the waiting list at the point of allocation (Protestant)
East Belfast area	19.8	19.6
North Belfast area	20.7	11.5
South Belfast area	27.0	17.5
West Belfast area	37.1	19.5
Shankill area	17.0	14.2

Source: Freedom of Information response from NIHE, December 2014. Information relates to allocations over one year to 30th September 2014

► THE OBLIGATION TO ADDRESS HOUSING NEED

Government's use of land to address international human rights obligations is a topic of international focus. Whether potential sources of land are acquired by governments to deliver their obligations with regard to the international human right to adequate housing reveals much about how seriously states take their obligations.

Internationally there has been criticism by human rights experts at the prioritisation of land for industrial or commercial use over affordable housing for people in need. Former UN Special Rapporteur on the Right to Adequate Housing's 2012 report to the General Assembly makes the following point;

“Public land remains one of the most important potential sources of land for housing the poor, yet there remain obstacles to using public land for such purposes. For instance, poor land governance, corruption in land administration and the tight relationship that exists between tenure status and land values encourages nepotism, corruption, clientelism and market-driven interests in public land allocation.”

Report of the Special Rapporteur on adequate housing as a component of the right to an adequate standard of living, and on the right to non-discrimination in this context, Raquel Rolnik (2012) A/HRC/22/46 paragraph 78



This has been visible at mega events such as the FIFA World Cup in **Brazil** where communities protested the billions of US Dollars being used to build football stadiums on land in areas where social housing was desperately needed.

In areas of **London** close to the stadiums built for the 2012 Olympics, local Councils are choosing to sell land used for social housing to private developers which will leave many current residents unable to meet the exorbitant private rental charges for their homes and be forced to leave. This has led to the development of grassroots campaigns such as the Focus E-15 campaign in areas like the Carpenter Estate.

In **Belfast** it is also the case, with a potential windfall site for housing in north Belfast potentially being sold to private developers to pay for a tax cut for business. According to the Belfast Metropolitan Area Plan (BMAP), the Titanic Quarter of which the Belfast Harbour is part of, could potentially support up to 3,500 homes, of which 10-15% have been zoned for social housing by planners. This means that despite the overwhelming need for additional social housing in the surrounding

areas, the NI Executive is considering selling off land capable of delivering up to 525 social homes.

The international human rights obligations on the NI Executive are very clear.

As a signatory to the International Covenant on Economic, Social and Cultural Rights (ICESCR) the government of the United Kingdom, and through it the Northern Ireland Executive and Minister for Social Development (and other statutory bodies with housing functions) have certain obligations to realise the right to housing.

Article 11(1) of ICESCR

“1. The States Parties to the present Covenant recognize the right of everyone to an adequate standard of living for himself and his family, including adequate food, clothing and housing, and to the continuous improvement of living conditions. The States Parties will take appropriate steps to ensure the realization of this right, recognizing to this effect the essential importance of international co-operation based on free consent.”

Article 2 of ICESCR also places an obligation on the Northern Ireland Executive to ensure that the government **“take steps to the maximum of its available resources”** to progressively realise the right to housing.

The United Nations Committee with responsibility for oversight of ICESCR has clarified that such steps must be **“deliberate, concrete and targeted”** towards the realisation of rights.

Article 2 also provides that State Parties guarantee that the right to housing be exercised without discrimination of any kind as to race, colour, sex, language, religion, political or other opinion, national or social origin, property, birth or other status.

ICESCR also mandates that the Northern Ireland Executive give due priority to those social groups living in unfavourable conditions by giving them particular consideration. Policies and legislation should correspondingly not be designed to benefit already advantaged social groups at the expense of others. Significantly, the Committee also notes that the obligation to ensure the protection of the rights of vulnerable groups is relevant even in times of severe economic constraint or recession.

The NI Executive

These obligations have been freely signed up to by the UK government and ought to be adhered to by the devolved NI Executive. Significant numbers of elected representatives at the NI Assembly also recently reaffirmed their commitment to use their powers to uphold these human rights obligations specifically with relation to north Belfast.



In May 2014, 49 MLAs from six political parties at Stormont including Sinn Féin, SDLP, Alliance Party, Green Party, Ulster Unionist Party and NI21 – including no less than five Executive Ministers – signed pledges stating that:

“[name of MLA] echo the concerns of the United Nations Special Rapporteur, Raquel Rolnik, who observed in relation to north Belfast in 2014 that ‘long standing issues related to inequality continue to require concerted efforts’ and pledge to use my powers as a member of the legislative assembly to support a time bound, resourced strategy, developed with the active involvement of residents to tackle the problem.”

Despite these obligations and the political pledges of support, the issue has not progressed at all.

On the 10th September, Steven Agnew MLA (Green Party), who does not sit at the Executive table, asked the First Minister and deputy First Minister “whether the issue of religious inequality in North Belfast and the need for a time bound, resourced strategy to tackle this has been raised at any Executive meeting since May.”

This has not happened.

Equality & Objective Need

In addition to international human rights obligations, the NI Executive and all public bodies with housing, or housing related, responsibilities, are under local obligations to tackle inequality and target objective need.

Section 75 of the Northern Ireland Act 1998 requires all public authorities to have due regard to the promotion of equality of opportunity amongst nine specified groups and to have regard to the desirability of promoting good relations in all their functions.

in 2006 the St Andrews Agreement reaffirmed the NI Executive’s commitment to the targeting of objective need in all its actions and the policy commitment has been highlighted in consecutive Programmes for Government.

The NI Executive must take the lead in realising the right to housing; other authorities with responsibilities for housing, Belfast City Council, the Northern Ireland Housing Executive, various Housing Associations and others must also play their part.

► **THERE IS ENOUGH MONEY**

FUNDING NEW BUILD SOCIAL HOUSING: Government & Private Finance

According to the Department for Social Development's end of year accounts for 2013/2014, almost half (42%) of the Department's Housing Programme Capital Funding budget (£179.162million) for the period was spent on land purchases and the delivery of new build social housing.⁴ The DSD Resource Accounts confirm that 1,275 social and 500 affordable homes were delivered in this period.⁵

According to the Northern Ireland Federation of Housing Associations (NIFHA), of the 26 Housing Associations here which build social housing (the NIHE hasn't built new homes since the late 1990s), they receive around 45% of the money required from government in a grant with the remaining costs met through private finance raised by the associations.⁶

Whilst it is the NIHE's responsibility to assess the levels of housing need and therefore the need for new build social housing schemes in each area, it is the responsibility of Housing Associations to identify and acquire land and, with the NIHE's approval, develop scheme proposals for new social housing.

According to information PPR received through Freedom of Information legislation, the following breakdown of resources were available for social housing between 2006-2012.⁷ The information also shows units started and units completed:

Social Housing Development Programme Year	Units Started	Units Completed	Budget (£)	Private Finance (£)
2006/07	1,032	1,625	138,348,000	27,600,000
2007/08	1,595	1,410	161,134,000	60,207,000
2008/09	1,136	1,365	128,096,000	41,487,940
2009/10	1,838	1,504	157,273,000	74,058,068
2010/11	2,418	1,409	165,062,000	100,256,271
2011/12	1,410	1,310	139,820,000	68,047,649

⁴ (2014) DSD, Resource Accounts for the Year ended 31st March 2014 <http://www.dsdni.gov.uk/dsd-resource-accounts-2014.pdf> p.3

⁵ (2014) DSD, Resource Accounts for the Year ended 31st March 2014 <http://www.dsdni.gov.uk/dsd-resource-accounts-2014.pdf> p.17

⁶ NIFHA website <http://www.nifha.org/policy/development/> (last accessed 30th March 2015)

⁷ Information received from the NIHE via Freedom of Information request, dated 29th November 2012

“A record finance deal”

On 1st April 2014, one of the largest Housing Associations Clannmil, announced “a record finance deal” worth £180million which could see the construction of 1,600 new homes. With £120million being provided in bank loans, the Department for Social Development pledged the additional funds. At the time the media reported that Clannmil was “looking for land with development potential across Northern Ireland”⁸.



Current situation

On 4th December 2014 the Department for Social Development published its draft 2015-16 Budget for consultation. The draft budget had been reduced by £64.8million from the previous year. Despite acknowledging the pressing need to build more homes by stating that;

“It is now clear that there is a considerable build up of capital investment requirements in the existing social housing infrastructure. Too many people are living in unacceptable accommodation and this needs to be addressed.”⁹

funding for 1,500 homes (£98million) instead of the targeted 2000 is provided.

FUNDING NEW AND ADDITIONAL SOCIAL HOUSING: Examining other areas of government spending which could be used to build housing where it is

As the previous chapter points out however, international human rights obligations continue to apply even in times of severe economic constraints. During such times, it is critical that government ensure that resources are spent in the most efficient and effective manner to ensure government takes “deliberate, concrete and targeted” steps towards the realisation of rights.

The experience of the Equality Can't Wait residents and many others like them, is that the lengthy waits for social housing force people into the private rented sector, where for many the experience of insecure short term tenancies, unaccountable landlords and poor regulations worsen their situation. For many it is not a freely made choice.

⁸ (2014) BBC, £180M scheme for social housing in Northern Ireland, <http://www.bbc.co.uk/news/uk-northern-ireland-26830920>

⁹ (2014) DSD, Draft Budget for consultation, <http://www.dsdni.gov.uk/dsd-draft-budget-2015-16-consultation.pdf>

In 2012, PPR received information from the NIHE regarding the housing benefit payments made to private rented sector landlords over the previous ten years¹⁰. The information, reproduced in the table below, demonstrates that significant public resources are being paid to non-state actors for the delivery of housing to people in need. Instead of this public money in the form of housing benefit being recycled back into the public housing system it benefits private sector landlords.

Year	Total NI Private Housing Benefit expenditure (£)	Total Private Housing Benefit expenditure (£) (north Belfast only)
2002/03	153.0m	10.9m
2003/04	154.6m	10.8m
2004/05	176.5m	11.3m
2005/06	191.1m	14.1m
2006/07	210.0m	16.0m
2007/08	230.3m	17.0m
2008/09	262.3m	19.8m
2009/10	314.1m	23.1m
2010/11	351.7m	26.6m
2011/12	377.7m	28.7m

Despite the funding constraints and reductions to the DSD's 2015-16 Budget, the budget for certain housing initiatives has been protected. Notable amongst these is the £3million allocated for Housing Led regeneration under Building Successful Communities.¹¹

McCausland housing scheme which gave homes to people with no points is given more cash in budget

The Building Successful Communities initiative involves the building of new and additional social housing in areas of recognised low social housing need and has been the subject of criticism since it requires the allocation of resources in a manner which does not target objective need or tackle inequality.¹²

¹⁰ Information received from the NIHE via Freedom of Information request, dated 29th November 2012

¹¹ (2014) DSD, Draft Budget for consultation, <http://www.dsdni.gov.uk/dsd-draft-budget-2015-16-consultation.pdf> p.18

¹² (2013) PPR, Equality Can't Wait, Chapter 8 <http://pprproject.org/sites/default/files/Equality%20Can%27t%20Wait.pdf>

Additionally, the DSD Budget ringfences £10m for 'TBUC [Together Building a United Community] shared neighbourhoods'.¹³ TBUC Shared Neighbourhoods will involve resources directed towards 'shared future' housing. Such initiatives aim to provide housing based on the basis of government policy, not objective need or the tackling of inequality.

¹³ Ibid. p.17

► **THERE IS ENOUGH LAND**

It is well accepted that available land for social housing is at a premium – it is not, however nonexistent. What is required is political will to maximise the opportunities available. Equality Can't Wait residents have done much of the groundwork to make this a reality by photo mapping available land which could potentially be used for housing in the areas of Belfast they live.

To supplement this, Equality Can't Wait residents have also looked at areas zoned for social housing in the Belfast Metropolitan Area Plan (BMAP). Although not all of the areas listed in BMAP as zoned for social housing are vacant and despite some of the areas identified by residents not having been zoned for social housing in BMAP, the following shows the abundance of available land in Belfast to tackle the housing crisis.

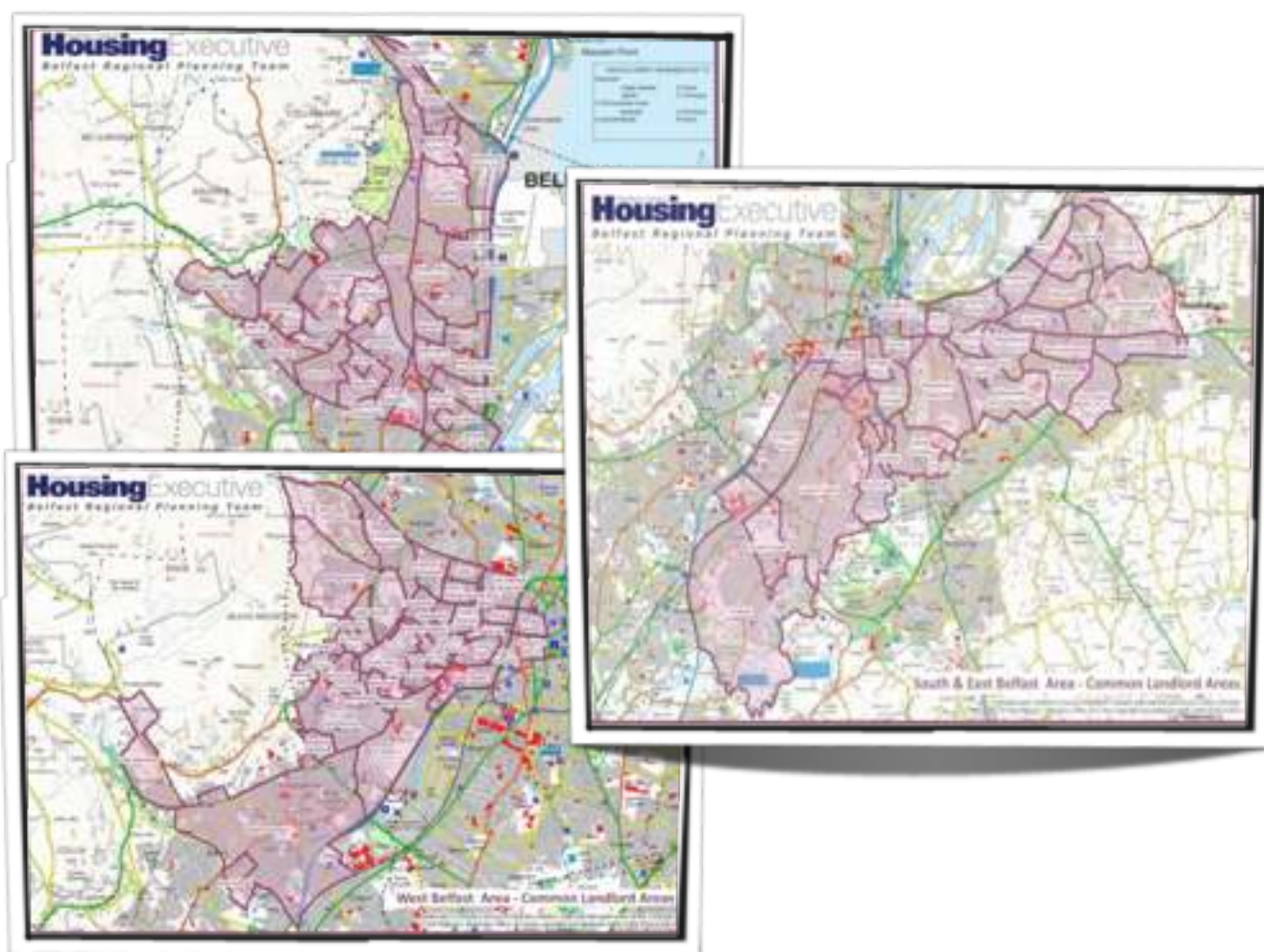


PHOTO MAPPING: NORTH BELFAST AREA

Key windfall site:

Former Dunnes stores and surrounding industrial site between Crumlin and Oldpark



Photo: Dunnes site from the Crumlin Road



Photo: Dunnes site from the Crumlin Road



Photo: Dunnes site



Photo: Dunnes site from the Crumlin Road



Photo: Dunnes site- No Access

Key windfall site:
Land at Belfast Harbour



Photo: The Docks - City Quays



Photo: Belfast Harbour -
Units to Let



Photo: The Docks - City
Quays



Photo: The Docks - City
Quays



Photo: Dock Street



Photo: Dock Street

Sample of other sites:



Photo: Panoramic of the Girdwood site. Only 60 homes are being built, despite capacity for much more



Photo: Girdwood site



Photo: Outside Girdwood site



Photo: Vacant Hillview Street industrial site



Photo: Vacant 'Holmes' industrial site, Hillview St



Photo: Vacant 'Holmes' industrial site, Hillview St



Photo: Vacant 'Holmes' industrial site, Hillman St



Photo: Land on Crumlin Road



Photo: North Queen Street



Photo: vacant Land at Carrick Hill



Photo: vacant land Mountcollier



Photo: Derelict Old Flax Mill Ardoyne



Photo: Derelict Old Flax Mill Ardoyne



Photo: Derelict buildings Limestone Road



Photo: Frederick Street



Photo: Frederick Street



Photo: Frederick Street



Photo: vacant land Little Patrick Street



Photo: vacant land Little Patrick Street



Photo: vacant land Little Patrick Street



Photo: Former Challenge for Youth Car Park- Little Patrick Street



Photo: Derelict building Little Patrick Street



Photo: Library Street



Photo: Library Street



Photo: Library Street



Photo: Stephen Street



Photo: Empty Carpark close to Unison buildings on York Street



Photo: vacant land near Unison



Photo: Car park, Corporation Street



Photo: Corporation Street



Photo: Corporation Street



Photo: Disused land,
Corporation Street



Photo: vacant land near
Corporation Street



Photo: Disused car park,
Bridge Street



Photo: Disused car park,
Bridge Street



Photo: vacant land,
Bridge Street

PHOTO MAPPING: SOUTH & EAST BELFAST AREA

Key windfall site:
Sirocco site



Photo: *Sirocco site*



Photo: *Sirocco site*



Photo: *Sirocco site*



Photo: *Sirocco site*



Photo: *Sirocco site*



Photo: *Sirocco site*



Photo: *Sirocco site*

Sample of other sites:



Photo: Cromac Street



Photo: Cromac Street



Photo: Cromac Street



Photo: Cromac Street Car
park



Photo: Cromac Street Car
park



Photo: Cromac Street Car
park



Photo: Eliza Street Car
park



Photo: Eliza Street Car
park



Photo: Eliza Street Car
park



Photo: Gasworks



Photo: Gasworks



Photo: Gasworks



Photo: RaphaelStreet Car
park



Photo: RaphaelStreet Car
park



Photo: RaphaelStreet Car
park



Photo: RaphaelStreet
wasteland



Photo: RaphaelStreet
wasteland



Photo: RaphaelStreet
wasteland



Photo: wasteland beside
Belfast Central Station



Photo: wasteland beside
Belfast Central Station



Photo: wasteland beside
Belfast Central Station



Photo: Alexandra Park



Photo: Alexandra Park



Photo: Grove Place

PHOTO MAPPING: WEST BELFAST AREA

Key windfall site:
Monagh Bypass



Photo: Monagh Bypass



Photo: Monagh Bypass



Photo: Monagh Bypass



Photo: Monagh Bypass

Key windfall site:
Former Mackies site



Photo: *Former Mackies site*



Photo: *Former Mackies site*



Photo: *Former Mackies site*



Photo: *Former Mackies site*

Sample of other sites:



Photo: Beechmount, Falls Road



Photo: Beechmount, Falls Road



Photo: Empty House for over one year Beechmount, Falls Road



Photo: Land close to NIHE offices



Photo: Derelict property, Broadway



Photo: Land at top of Loney



Photo: Land between New Barnsley & Whiterock



Photo: Land at top of Loney



Photo: Land between New Barnsley & Whiterock



Photo: Land between New Barnsley & Whiterock



Photo: Ramoan Gardens, Andersonstown



Photo: Rosnareen, Andersonstown



Photo: Land at Stewartstown Road



Photo: Land at Stewartstown Road



Photo: Land at Stewartstown Road



Photo: Twinbrook Stewartstown Road



Photo: Twinbrook, view from Broom Park Heights



Photo: Twinbrook



Photo: Twinbrook



Photo: Twinbrook



Photo: Twinbrook



Photo: Twinbrook



Photo: vacant land beside St Paul's school



Photo: vacant land beside St Paul's school



Photo: Vera Foster School New Barnsley



Photo: Vera Foster School New Barnsley



Photo: waste Land beside Blackie Centre Beechmount



Photo: vacant land at Lanark way

► CONCLUSION & RECOMMENDATIONS

The Equality Can't Wait campaign was born in May 2012 following a political deal regarding housing at the Girdwood site in north Belfast.

The deal represented a massive reduction in the potential housing which the site could accommodate.

Girdwood was another in a documented long line of failed opportunities to tackle inequality and build homes according to need.¹⁴ The work of residents such as those involved in the Equality Can't Wait campaign has shown that the impact of failing to capitalise on opportunities is devastating for people who need homes.¹⁵



In the last year in excess of 2,000 student housing units have been announced for Belfast City Centre adjacent to north Belfast - precisely the area where families in dire need of housing were told housing was not possible.

It is clear now that the only solution is for windfall sites to be secured for social housing as a matter of priority. We call on all with responsibilities to use all of their powers to secure the following sites for social housing:

- **North Belfast** - Belfast Harbour, Dunnes Stores and Hillview Industrial Park (Crumlin Road/ Oldpark Road), Dock Street and land adjacent to Corporation Street
- **South & east Belfast** - Sirocco site, Cromac Street, Raphael Street, land beside Central Station, Grove Place
- **West Belfast** - Monagh bypass, Mackies site, vacant land at the former Vera Foster school

Meaningful steps should be taken to overcome any barriers to accessing available land, these steps could include vesting land not already in public ownership for social housing.

This research demonstrates that both the money and the land are available to tackle long standing inequality and target objective need. Not only is doing so a requirement of the law, it will have significant impact on the lives of those who continue to wait for their rights to be realised.

All that is required is political will.

¹⁴ For a comprehensive analysis, please see (2013) PPR, Equality Can't Wait, <http://pprproject.org/sites/default/files/Equality%20Can%27t%20Wait.pdf>

¹⁵ For example, please see (2014) Equality Can't Wait, Residents Tell Their Stories research, available at <http://pprproject.org/sites/default/files/THE%20HUMAN%20IMPACT%20reduced%20file%20size.pdf>

► APPENDIX: BELFAST METROPOLITAN AREA PLAN (BMAP) ZONING FOR SOCIAL HOUSING

BMAP District Proposals (Part 4 Volume 2) lists specific areas zoned for social housing in Belfast. In some of these listings, specific site requirements relating to how many units of social housing could be built are also listed. In other cases where no such site requirements have been listed, the BMAP Plan Strategy & Framework (Volume 1) (p.37) which accompanies the District Proposals suggests a calculation of 25 units per hectare.

Accordingly, a PPR estimate of the number of units of housing each site could accommodate is included with these listings.

As has already been noted, not all sites zoned for social housing are available for use and other sites, in addition to those zoned for social housing in BMAP are available.

Summary

	Total and zoned for social housing (Hectares)	PPR estimate of number of units of social housing which could be built here
City Centre	7.12	191
North Belfast	30.67*	797
West Belfast	26.12*	1203
South Belfast	6.6	165
East Belfast	4.95	125

*Total excludes additional specified lands where no size is given but minimum number of units is specified.

City Centre (BMAP p.26-27) 7.12 hectares

Address	Hectares	Social Housing Units Potential (PPR estimate) Specified site requirement? If not presume 25/ha * rounded to nearest unit
Galway Place, College Place and College Gate, off College Square North, Hamill Street and Galway Street	0.12	x 25 = 3
67-87 Carrick Hill	0.12	x 25 = 3
Botanic Link/Botanic Avenue and Bradbury Place	0.25	x 25 = 6
McAuley Street and Stewart Street	0.98	x 25 = 25
Site at Nelson St, Great George's St and Little York Street	0.34	x 25 = 9

Car Park at Library Street, Little Donegal St and Stephen Street	0.24	x 25 = 6
Site at Chambers Street, Ratcliffe Street and Posnett St Carpark	0.78	x 25 = 20
Frederick St Car Park	0.39	x 25 = 10
Hamilton St/ Catherine St North	0.46	Minimum of 30/ ha = 19
Catherine St / Joy St	0.29	Minimum of 30/ha = 9
Cromac St / Raphael St	2.76	x 25 = 69
Car Park at Little Donegal St	0.39	Minimum of 30/ha = 12
Total	7.12	191

North Belfast (BMAP p.80-81) 30.67 hectares

“In total the Plan has zoned the following sites to contribute toward meeting social housing need in North Belfast”

Address	Hectares	Social Housing Units Potential (PPR estimate) Specified site requirement? If not presume 25/ha * rounded to nearest unit
Mill Avenue & Wolfhill Gardens	1.84	x 25 = 46
Torrens Road /Drive/ Crescent Avenue and Havana Way	1.03	x 25 = 26
Herbert Street & Flax Street	0.30	x 25 = 8
Ardglen Place	1.23	x 25 = 31
Weavershill Road, Mews, Court and Square, Ligionel Road	1.56	x 25 = 39
Glenbryn Park and Drive	0.91	x 25 = 23
St James St and Mews, off Antrim Road	0.60	x 25 = 15
Lepper St, Spamount Street, Fortfield Place	0.51	x 25 = 13
Lands north east of 211-227 Old Park Road	0.32	x 25 = 8
199-221 Whitewell Road	0.45	x 25 = 11
47-49 York Road and Ivan Close	0.52	x 25 = 13
Deacon Street, Crosscollyer Street, Mountcollyer Street and Glencollyer St	0.90	x 25 = 23
Antrim Close/Mews and 454 Jamaica St	1.21	x 25 = 30
70-84 Jamaica Street	0.19	x 25 = 5
Land at Kinnaird Terrace	0.13	x 25 = 3
Land at Glenbryn park including 2-8, 1-9 and Glenbryn Drive	1.75	x 25 = 44

Land between Thornbury Development and Mill Valley Development	13.07	x 25 = 327
Mountcollyer St, Glencollyer St and 12-28, 25-37 Crosscollyer St	0.98	x 25 = 25
Land at 17 Somerton Road	0.20	x 25 = 5
Parkend St, Clanchattan St and 3-27 Parkside Gardens	0.55	x 25 = 14
Land adjacent to 199 Whitewell Road	0.29	x 25 = 7
454 Antrim Road	0.21	x 25 = 5
Land at Skegoneill Avenue and Fortwilliam Parade	1.92	x 25 = 48
Land at Marmount Gardens*	(4.62)	28 of units built here required to be social housing
Total	30.67 (not including land marked with *)	797

West Belfast sites (BMAP p.86-88) 26.12 hectares

Address	Hectares	Social Housing Units Potential (PPR estimate) Specified site requirement? If not presume 25/ha * rounded to nearest unit
Land at the junction of Forthriver way and forthriver crescent	0.36	x 25 = 9
Site between Westrock Mews, Westrock Square and Corpus Christi College	0.27	x 25 = 7
Land to the west of New Barsnley Crescent, Whiterock Road	1.51	Minimum of 30/ha = 45
Geoffrey Street and Tennent Street	0.13	x 25 = 3
Cambrai Cottages and Cambrai Street	0.27	x 25 = 7
Malcomson Street, Springfield Road and Spring Meadow	0.51	x 25 = 13
Aimsworth Avenue, Bainesmore Drive, Dunmoyle Street, Belair Street, March Street and Kirk Street	2.07	x 25 = 52
Derryveagh Development, 74-80 Horn Drive and Suffolk Road	3.07	x 25 = 77
Silabh Dubh View Development off Springfield Road	4.89	x25= 122

Springfield Road, Violet Street and Cavendish Square	0.14	x25= 4
Springfield Road, Colinpark Street, Colinward Street	0.23	x 25 = 6
79-83 Ardmonagh Gardens	0.17	x25= 4
Whiterock Road and Whiterock Grove	0.22	x25= 6
Waterville Street, St Gall's Avenue and site at the junction of St Gall's Avenue, Conway Street and Conway Place	1.23	x25= 31
Shanvis Court at the junction of Percy Street and Beverly Street	0.23	x25= 6
Percy Street, Divis Street and site at the junction of Ardmoulin Street and Divis St	0.23	x25= 6
Bray St and Rathlin St	0.24	x25= 6
Millenium Way, Forfar Street, Farfar Lane and Forfar Way	0.34	x25= 9
Edenderry Close, Sydney Street West and Tennent Street	0.32	x25= 8
Shaw's Road, Shaw's Close and Rossnareen Park	0.34	x25= 9
Westrock Mews and Westrock Grove	0.37	x25= 9
Springhill Drive, Springhill Grove and Corpus Christi RC Church	0.77	x25= 19
Devonshire Street, Devonshire Way, Close and Place, Albert Court and Cullingtree Road	0.88	x25= 22
Beechmount Walk, Beechmount Grove, Beechmount and Beechmount Pass	0.79	x25= 20
Crumlin Road, Baden Powell Street and Snugville Street	0.68	x25= 17
Land between Forth River Primary School, Mountainview Parade and Ingledale Park	5.65	x25= 141
166-194 Woodvale Road	0.21	x25= 5
Site between Glen Road, Glencolin Rise, Glencolin Grove, Meadowhill and Glen Road Heights *	(Minimum 240 units)	Minimum 240
Mixed use- Land at Monagh Bypass/Upper Springfield Road *	(Minimum 300 units)	Minimum 300
Total	26.12 (not including land marked with *)	1203

South Belfast sites (BMAP p.91-92) 6.6 hectares

Address	Hectares	Social Housing Units Potential (PPR estimate) Specified site requirement? If not presume 25/ha *rounded to nearest unit
Site at Belfast City Hospital and 98 Fane Street	1.60	x 30 = 48
Land at Knightsbridge Park, Stranmillis	1.15	x 17 = 20
Roden Street and Beit Street	0.47	x 25 = 12
609 Ormeau Road	0.15	x 25 = 4
157, 159 and 173 Lisburn Road	0.12	x 25 = 3
Lavinia Development, off Ormeau Road between Shaftesbury Avenue and Hatfield Street	3.11	x 25 = 78
Total	6.6	165

East Belfast (BMAP p.96-97) 4.95 hectares

Address	Hectares	Social Housing Units Potential (PPR estimate) Specified site requirement? If not presume 25/ha *rounded to nearest unit
Yukon Street, Oval Court and McAlister Court	0.95	x 25 = 24
Beersbridge Road, Grove Street East, Fashoda Street and Woodlee Court	0.98	x 25 = 25
Land Park, adjacent to Knocknagoney Park	1.21	x 25 = 30
Dee Street and land between Tamar Street and Pansy Street	0.10	x 25 = 3
Mersey Street	0.17	x 25 = 4
Euston Parade	0.11	x 25 = 3
Site between Lower Newtownards Road, Belvoir Street and Baskin Street	0.70	x 25 = 18
Land to the rear of 34-66 Onslow Parade	0.49	x 25 = 12
Junction of Belvoir Street and Lower Newtownards Road	0.04	x 25 = 1
Site between Woodlee Court and Elmgrove Primary School	0.20	x 25 = 5
Total	4.95	125

