

Housing Executive

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B.C.C.R.D.

/ 2 FEB 2007

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INVESTOR IN PEOPLE

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1 February 2007

*Received after cut
off date*

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Re: Comments on the North West Quarter Draft Masterplan

Please find enclosed comments on behalf of the NIHE in response to the above plan.

1. Ensuring Neutrality/Social Housing provision

The Northern Ireland Housing Executive is charged with "ensuring that all social housing programmes and services are delivered in a manner which is demonstrably fair and equitable on the basis of objective assessment of housing need". It is therefore difficult for the Housing Executive to fail to address the acute housing shortage evident within the nationalist community of North Belfast; conversely there is little housing need for social supply of housing from the Protestant community. It is our belief that provision of single identity housing on Protestant land because of land availability should be avoided, while we are failing to supply new housing within perceived Catholic areas where housing need exists.

We would also contend the view that social housing is inevitably associated with polarisation, but believe that innovative and creative housing design can cater for housing need from applicants who do not identify with one or other of the main political/religious groupings.

2. Integrated Housing/Shared Housing Approach

We should enthusiastically embrace the challenge to explore the potential of sharing social housing and seek ways to engage with both communities. In North Belfast, based on our knowledge and experience to date, the highly segregated nature of the communities means that the issues of territoriality will be difficult to overcome.

3. Achieving Regeneration

It is important that there is clarity around the future land use designation of lands in public ownership. It is our view, that it is important that the redevelopment of

Carrickhill is completed with the last phase of new build due on site in 2008/09 in the Stanhope Drive area. There is also a planning consent for 11 family homes in Upper Library Street which has been delayed pending the outcome of the masterplan. We believe that there may be potential to pursuing a co- ownership or affordable private housing options which in turn may make a positive contribution to addressing housing need and therefore may be more acceptable to the local community.

There is a need for clarity around the status of the final masterplan and the level of public intervention required to promote/regulate future land uses.

I trust you will find these comments helpful.

Yours faithfully,

PP
Sharon Beattie
Paddy McIntyre
Chief Executive