

# Response to Consultation

**Date:** 30 September 2008  
**Consultation:** Belfast City Centre Westside Regeneration District

## Introduction

The Northern Ireland Federation of Housing Associations (NIFHA) represents 42 housing associations. This includes the 35 associations registered and regulated by the Department for Social Development (DSD). Collectively, these associations provide 30,000 good quality, affordable homes for renting or equity sharing. Further information is available at [www.nifha.org](http://www.nifha.org)

## Background

The Federation is grateful to our colleagues within the DSD, to ensure that our members have been given the opportunity to comments on this proposal.

## General Comments

NIFHA welcomes the overall concept of the Westside Regeneration plan for Belfast city centre. Having discussed this proposal with our members, we would like to make the following specific points in relation to the published consultation:

1. Those responsible for the implementation of the plan must ensure that the proposed "sense of place" gives due consideration to mixed use development and in particular, prioritise the incorporation of social and affordable housing.
2. It is important that the planners are advised to take account of accessibility issues for those who may require special assistance, particularly in light of prescribed efforts to retain the original character of street areas and frontage.
3. All relevant stakeholders must be made aware that city centre living should not be confined to the development of the private sector alone, but mixed development must be encouraged in order to create and promote a healthy and well-balanced society.
4. The development of a high quality market, is a very welcome aspect of development and the Department should strengthen its links with the social economy network so that any new employment opportunities should focus particularly on including those living in close proximity to these market places. Our members have also intimated that the future of a vibrant city centre will be determined by a sensible mix of residential and commercial use.

**Submitted on behalf of NIFHA by:**

**Donall Henderson**  
**Housing Policy and Research Manager**

27

**Young, Brian**

---

**From:** Donall Henderson [DHenderson@nifha.org]  
**Sent:** 30 September 2008 16:00  
**To:** Business Support Unit  
**Cc:** Christopher Williamson; Maeve Kelly; Lucinda McMurrin  
**Subject:** Belfast City Centre Westside Regeneration District Draft Masterplan  
**Importance:** High  
**Attachments:** Westside Masterplan.doc

To Whom It May Concern:

Please find attached NIFHA's response to the above.

I trust that this is satisfactory. However, should you have any further queries, please do not hesitate to contact me.

**Donall Henderson**  
Housing Policy and Research Manager

**NIFHA - working together for better housing**

38 Hill Street Belfast BT1 2LB  
T: 028 9023 0446 F: 028 9023 8057 E: [dhenderson@nifha.org](mailto:dhenderson@nifha.org) W: [www.nifha.org](http://www.nifha.org)

**Consider the environment; please don't print this email unless you really need to.**  
**Disclaimer:** This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. Any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful. If you have received this email in error please notify the system manager. Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the Northern Ireland Federation of Housing Associations (NIFHA). Finally, the recipient should check this email and any attachments for the presence of viruses. NIFHA accepts no liability for any damage caused by any virus transmitted by this email.

Company Number: NI 11996