**Greater Shankill Vacant Sites - Action Requests**

**Department for Communities**

Promotion of Greater Shankill for Housing Investment

DfC, in its regeneration role, to facilitate a series of locally based Greater Shankill Regeneration events that bring housing developers to the area to learn about the development opportunities and the attractions of the area. This should be an ongoing process, subject to need.

Market Release of DfC Excess Sites

DfC to prepare, in consultation with BUILD, a programme of vacant site release. This programme will provide for the release and sale of all DfC owned sites by the end of 2025. The vast majority of sites should be sold for housing or mixed commercial/ housing development purposes e.g. living over the shop.

DfC to release land that is deemed excess to requirements onto the market in accordance with the proposed programme of site release. As appropriate, release of sites in packages. Sites should be sold with sale agreements requiring the site purchasers to sell new homes built only for owner-occupation.

Privately Owned Vacant Sites

In its regeneration role, DfC to prepare and deliver, in consultation and cooperation with BUILD, a programme of meetings with Greater Shankill privately owned vacant site owners who have been sitting on sites without developing them. The purpose would be to encourage site development or putting them on the market.

Alternatively, seek voluntarily sale of the sites to DfC and subsequent disposal of sites by DfC.

If neither of the above are successful, DfC to initiate compulsory purchase proceedings.

Urban Development Grant

DfC to target Urban Development Grant and promote uptake to secure development of problematic vacant sites in the Greater Shankill.

Urban Regeneration Community Development Policy Framework

Provide clarification regarding whether it has, since the introduction of the Urban Regeneration Community Development Policy Framework in July 2013, monitored and evaluated the vacant site situation in the Greater Shankill and taken action in response to evaluations.

Neighbourhood Renewal Progress Monitoring

Within the framework of DfC Neighbourhood Renewal monitoring, include an output measure for the number of derelict sites developed.

**Department of Finance**

Deprivation Measurement

NISRA Deprivation Team to review of the scoring mechanism under the Local Environment domain with a view to ensuring that the occurrence of vacant sites is taken account of.

Land Disposal

DoF to review land asset management of public bodies holding land in the Greater Shankill to ensure they are acting in accordance with the requirements of the documents, ‘Disposal of Surplus Public Sector Property In Northern Ireland October 2018 – DoF’ and ‘Managing Public Money NI (Protocol for Disposals of Land, Property and Other Assets)’ in terms of holding and disposal of public land.

**Northern Ireland Housing Executive**

Corporate Plan/ Housing Investment Plans

Within the NIHE Corporate Plan and Belfast Housing Investment Plan, specify how the NIHE will promote housing development on the vacant sites by way of release of its sites that are excess to requirements.

Market Release of NIHE Excess Sites

NIHE to prepare a programme of vacant site release that will provide for the release and sale of all NIHE owned Greater Shankill sites by 2027. The vast majority of sites should be sold for housing development purposes.

NIHE to release land that is deemed excess to requirements onto the market in accordance with Department of Finance requirements. As appropriate, release sites in packages. Also, make available resources to enable required economic appraisals to be carried out. Sites should be sold by the NIHE with sale agreements requiring the site purchasers to sell new homes built only for owner-occupation and that these homes should be three-bedroom family houses and not apartments.

Social Housing

The NIHE should continue to support social housing development scheme proposals from housing associations on the basis of social housing need assessments.

NIHE to extend the use of Regeneration to support schemes during the Social Housing Need Assessment ‘sensitivity analysis’ process.

The NIHE should continue to apply its policy of adopting a flexible approach in meeting housing need across housing local housing area boundaries.

The NIHE to deliver workshops to provide information on the Social Housing Need Assessment (SHNA) process and the Housing Selection Scheme in Shankill local communities to promote awareness and understanding and to identify latent demand.

**Belfast City Council**

Local Policies Plan Site Designations

BCC should ensure that, through its ‘Call For Sites’ process, the vast majority of privately and publicly owned Greater Shankill vacant sites are designated for housing development in the Local Policies Plan.

Planning Approvals

BCC to provide planning approvals for a period of less than five years in situations of repeat planning applications without development.

Belfast LDP Strategy Plan Policy OS1 Protection of Open Spaces

BCC to explain how Belfast LDP Strategy Plan Policy OS1 Protection of Open Spaces will not create obstacles to the development of Greater Shankill vacant sites.

**General**

Progress Monitoring

Establishment of a Vacant Site Development Monitoring Group. The purpose of the group would be to put in place a framework for monitoring vacant site development progress and to monitor, on a regular basis, progress. This group would include community representatives.

Site Maintenance

Provision of resources to make safe, secure and clean publicly and privately owned vacant sites.