

PPR's Input to the DFC's Call for Evidence for a new 15-year Housing Supply Strategy

Fri 16 July 2021



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1. Input on the Introduction

A. Proposed vision (*'every household has access to a good quality, affordable and sustainable home that is appropriate for its needs'*)

Adequate housing is a right that is grounded in binding international law. It is a key component of the right to an adequate standard of living (article 11.1 of the [International Covenant on Economic, Social and Cultural Rights](#)), and its components are detailed in the United Nations Committee on ESC Rights' [General Comment 4](#) of 1991: security of tenure; availability of services, materials, facilities and infrastructure; affordability; habitability; accessibility; location; and cultural adequacy. It is widely recognised that all human rights are indivisible, interdependent and inter-related; the fulfilment of the right to housing has a positive impact on a person's ability to realise other rights such as health, education, employment and participation. Other UN General Comments address in detail the way in which the right to adequate housing interconnects with the right to the highest attainable standard of [health](#) amongst others. Supplemental guidance can be found in the 1989 World Health Organisation [Health Principles for Housing](#).

The Northern Ireland Act 1998 codifies the domestic rights framework for duty bearers here: to have due regard to the need to promote equality of opportunity ([section 75](#)) and to tackle poverty, social exclusion and patterns of deprivation based on objective need ([section 28E](#)). Annex B of the 2006 [St Andrew's Agreement](#) details further NI government commitments on human rights and equality.

To adequately reflect this context and reinforce the Department's commitment to fulfilling its obligations, the vision should be amended to

The right to adequate housing is fully and equally met for every household -- including those living in the greatest objective need -- through access to a good quality, affordable, secure and sustainable home that is appropriate for its needs.

B. Proposed objectives

In line with the above, the proposed objectives (in *italics*) should be amended as follows (additions in **bold italic**):

- *Increase housing supply and affordable options across all tenures -- **prioritising social homes for those with the greatest objective need and guaranteeing equality of opportunity in access** -- to meet current and future demand.*
- *Reduce housing stress and homelessness and improve housing solutions for the most vulnerable, **prioritising their greater objective need and the obligation to fulfil their right to adequate housing through equal access to a sufficient supply of social homes to meet local demand.***
- *Improve housing quality **by ensuring all homes meet the habitability and services standards set out in the General Comment on the right to housing, and through appropriate monitoring, data collection and public transparency on housing quality***

- *Ensure the provision of housing options that contribute to the building and maintaining of thriving, inclusive communities and places.*
- *Support the transition to carbon neutrality by reducing whole-life carbon emissions from both new homes and existing homes.*

2. PPR Evidence on 'Supporting people, shaping places and building communities'

2.1 Evidence relevant to Sustainable communities and homes

Letter inviting Communities Minister, Deirdre Hargey, to 24 June 2021 Status Quo is Not an Option event, 19 May 2021 at

https://issuu.com/ppr-org/docs/deirdre_hargey_invite_24.06.21_event. Invitation from the Town and Country Planning Association, Dr. Rory Hearne, Queens University Belfast School of Natural and Built Environment + PPR to a discussion about challenging the narrative around housing in contested spaces.

Open letter to the Minister for Communities, Take Back the City Coalition, 9 Sep 2020 at https://issuu.com/ppr-org/docs/tbtc_coalition_letter_3_-_copy. The letter presents the vision statement and webinar reports and lays out the case for seeing the site of the former Mackies factory in West Belfast as an opportunity to help address the housing stress and homelessness crisis in the area. It calls for a moratorium on decision making on disposal of the Mackies site "until such time as options for **sustainable social, public or cooperative housing** on the site are given serious consideration, including a full Equality Impact Assessment to guide public resources and efforts appropriately".

*Draft Vision for a **Sustainable Community** at Mackies: prototyping changes for communities to respond equitably and resiliently to climate change, Take Back the City Coalition, Town and Country Planning Association and PPR, Sep 2020 at* https://issuu.com/ppr-org/docs/vision_document. The vision for Mackie's is to create one of Europe's most **sustainable and inclusive, community housing projects** which will demonstrate how our communities can build their own future based on key principles of co creation in design; local employment and skills; creation of a healthy, climate-ready and inclusive place; and community self-management.

Key Points: Take Back the City. Architecture, Take Back the City Coalition + PPR, 30 Apr 2020 at https://issuu.com/ppr-org/docs/architecture_report_0_-_copy. Summary of an online webinar about possibilities for the Mackies site and beyond, including key architectural principles (co-design, **sustainability**); international best practice examples; and key messages on design, co-design and the Mackies site specifically.

*Key Points: Take Back the City. **Sustainability**, Take Back the City Coalition + PPR, 23 Apr 2020 at* https://issuu.com/ppr-org/docs/sustainability_report_0_-_copy. Summary of an online webinar about possibilities for the Mackies site and beyond, including best practice examples and opportunities around **sustainability** and key messages to take away.

Report on Fire Safety of PVC Cladding on Belfast Tower Blocks, Dr. Tom Woolley, Jan 2018 at https://issuu.com/ppr-org/docs/2018_report_on_fire_safety_of_pvc_c. Topics covered include insulation to the affected tower blocks, smoke toxicity, lack of adequate fire stopping and roof ventilation among others.

An architect's alternative vision for Hillview, PPR + Barsav Architects, 13 Sep 2017 at https://issuu.com/ppr-org/docs/hillview_-_residential_commercial_co. A **sustainable proposal** for mixed-use development including both residential and commercial elements.

Build Homes Now! A Sustainable Solution for Dunnes/Hillview, North Belfast, PPR + Equality Can't Wait, Sep 2016 at https://issuu.com/ppr-org/docs/build_homes_now_2016. Includes an overview of the human rights, statutory and policy context for planning decisions about the Hillview site; an **alternative, sustainable proposal for mixed use development** on the site that would include social housing; and messages of support for housing on the site from local political party representatives.

2.2 Evidence on equality and human rights

Response to the UN Special Rapporteur on the Right to Adequate Housing's Call for Submissions on the Responsibilities of Sub-National Governments, PPR, 10 Oct 2014 at https://issuu.com/ppr-org/docs/2014_oct_un_special_rapporteur_call. The submission covers distribution of formal responsibilities related to the **right to adequate housing** in NI; the bases for allocation of these responsibilities; roles and compliance mechanisms at different levels of government; coordination of programmes and policies; legal accountability with regard to the right to adequate housing; reporting mechanisms to international bodies; statutory / political accountability mechanisms; and an overview of the main challenges to accountability in the area of housing rights.

2.2.1 Evidence on the right to adequate housing of Section 75 groups: religious belief

Letter inviting Communities Minister, Deirdre Hargey, to 24 June 2021 Status Quo is Not an Option event, 19 May 2021 at https://issuu.com/ppr-org/docs/deirdre_hargey_invite_24.06.21_event. Invitation from the Town and Country Planning Association, Dr. Rory Hearne, Queens University Belfast School of Natural and Built Environment + PPR to a discussion about challenging the narrative around housing in **contested spaces**.

Input to the UN Special Rapporteur on the Right to Adequate Housing - in response to his call for input on discrimination and segregation in housing, PPR, 30 Apr 2021 at https://issuu.com/ppr-org/docs/ppr_input_to_special_rapporteur_on_cbe171ac1f9fa4. This submission includes evidence -- ranging from official housing data to direct testimony from affected people obtained by survey -- on discrimination in access to housing on the basis of income, **religious community** and affecting refugee, asylum-seeking and migrant groups.

"Council plans for Mackie's site in west Belfast criticised amid calls for social housing", Rory Winters at the Detail, 24 Apr 2020 at <https://thedetail.tv/articles/council-plans-for-mackie-s-site-criticised-amid-calls-for-social-housing-in-west-belfast>. One in a series of articles on housing and land justice, produced in collaboration between The Detail and PPR with funding from the Bertha Foundation.

"No commitment to social housing in 'masterplan' for west Belfast land", Rory Winters at the Detail, 29 Sep 2020 at <https://thedetail.tv/articles/masterplan-involving-mackie-s-shows-no-commitment-to-social-housing-proposals-on-west-belfast-site>. Analysis of plans for the Mackies site as part of a series of articles on housing and land justice, produced in collaboration between The Detail and PPR with funding from the Bertha Foundation.

"Close to 100% of social housing need in north Belfast **concentrated in predominantly Catholic neighbourhoods**", Rory Winters at the Detail, 19 Feb 2020 at <https://thedetail.tv/articles/housing-inequality-north-belfast>. First in a series of articles on housing and land justice, produced in collaboration between The Detail and PPR with funding from the Bertha Foundation.

Response to Belfast City Council's "Reconnecting Open Spaces" consultation on designs (Ballygomartin to Springfield Road), PPR, 24 October 2019 at https://issuu.com/ppr-org/docs/ppr_consultation_response_24.10.19-2_-_copy. The site of the former Mackie's factory in West Belfast is a vast swathe of publicly owned, derelict land, adjacent to the communities with the highest housing need in Northern Ireland. This consultation concerned Belfast City Council plans to use the space as greenspace and an active transport corridor, with no reference to urgently needed social housing. Issues include failures in **equality** screening; concerns about the consultation process; and concerns about transparency and other governance principles with regard to the plan.

A briefing for Belfast City Councillors, Build Homes Now + PPR, 1 Jul 2019 at https://issuu.com/ppr-org/docs/build_homes_now_a_briefing_for_bel. The pack for incoming councillors was written in the context of Belfast City Council's December 2018 motion on homelessness. It includes briefings on acute housing need and developments with regard to the Hillview site in North Belfast; acute housing need and plans around the Mackies site in West Belfast; and the situation of Syrian refugees from the Vulnerable Persons Resettlement Scheme in Belfast.

Situation Update: social housing in Northern Ireland, PPR, Nov 2018 at https://issuu.com/ppr-org/docs/ni_situation_update_on_child_homele. An evidence-based briefing to the UN Special Rapporteur on Extreme Poverty and Human Rights, focusing on child homelessness, resources for social housing and **religious inequality in social housing provision**.

Hillview, Housing, Inequality and Spotlight: An Overview, PPR, Mar 2018 at https://issuu.com/ppr-org/docs/hillview_files_an_overview. The document explains how the Hillview site offers an opportunity to **address housing inequality** and social housing shortage in North Belfast and reviews of the roles of the duty bearers involved.

Briefing by the Equality Can't Wait Group on the Northern Ireland Executive's Compliance with ICESCR's Article 11 on the Right to Adequate Housing, Equality Can't Wait + PPR, 8 Jun 2016 at https://issuu.com/ppr-org/docs/briefing_note_on_right_to_housing_f. Includes the Executive's failures around **non-discrimination** and progressive realisation of the right to adequate housing.

Shadow Report to the UN Committee on Economic, Social and Cultural Rights, PPR, 9 May 2016 at https://issuu.com/ppr-org/docs/ppr_cescr_submission_may_2016_2. Elements highlighted in the area of the right to adequate housing include the **religious inequality in the provision of social housing** in North Belfast; use of data to reduce the apparent **extent of inequalities**; use of public land; and housing for asylum seekers.

Submission to the United Nations Committee on Economic, Social and Cultural Rights, PPR, 26 Aug 2015 at https://issuu.com/ppr-org/docs/ppr_cescr_report_2015. The submission includes evidence pertaining to the right to adequate housing with regard to use of public land, disaggregated data and evidence of **religious inequality in social housing provision**.

The Human Impact: Residents Tell their Stories, Equality Can't Wait + PPR, 27 Jan 2014 at https://issuu.com/ppr-org/docs/the_human_impact_2014. Excerpt: "We are North Belfast residents, some of us with families, who are living in poor housing, some of us for years. Despite our extremely high number of points and our constant efforts and pleas to the Northern Ireland Housing Executive, our families remain living in unsuitable housing. in hostels, living in high rise with small children, living with damp, mould, freezing temperatures and poor conditions. The answer from the NIHE is always the same - '**your area of choice is extremely high demand**'. Our area of choice is where we grew up, where our families and wider support networks live, where our children go to school and where we work."

Equality Can't Wait: The Right to Housing campaign, PPR, 21 Aug 2013 at https://issuu.com/ppr-org/docs/equality_can_t_wait. In May 2012, North Belfast residents supported by PPR launched an 'Equality Can't Wait' campaign calling for the Minister for Social Development to build new social housing on the basis of objective need and equality. This report examines the range of failed strategies and missed opportunities to tackle **housing inequality in North Belfast** over the last decade.

The Right to Housing: A People's Inquiry, 24 June 2010. Recommendations from the International Panel. Seven Towers Residents Group + PPR, May 2011 at https://issuu.com/ppr-org/docs/the_right_to_housing_a_people_s_inquiry_recommendations. Expert panel recommendations in the areas of the meaning of the right to adequate housing; action in times of severe resource constraint; participation as a process; the right to information as a mechanism of accountability; and attention to vulnerable groups.

2009 Submission to the United Nations Committee on Economic, Social and Cultural Rights, PPR, 10 Sep 2009 at <https://issuu.com/ppr-org/docs/un-report-final>. The submission includes information related to the right to adequate housing as a component of the right to an adequate standard of living, and addresses **inequality in the provision of social housing** as well as failures in the duty to progressively realise rights.

2.2.2 Evidence on the right to adequate housing of Section 75 groups: race

*Submission to the Northern Ireland Affairs Committee of the UK Parliament Call for evidence on the **experience of minority ethnic and migrant people** in Northern Ireland*, PPR, 21 May 2021 at <https://issuu.com/ppr->

[org/docs/ppr_submission_21_may_2021_to_ni_affairs_committee](https://www.ppr.org/docs/ppr_submission_21_may_2021_to_ni_affairs_committee). This is a compilation of evidence, **including from refugees and asylum seekers**. It covers a range of issues including housing, poverty, children's issues, hate crime, discrimination and access to employment. Specifically on housing, evidence from asylum seekers pertains to issues like enforced destitution and conditions in asylum accommodation. Refugees' evidence relates to housing conditions and placement of refugee housing amongst other concerns.

Input to the UN Special Rapporteur on the Right to Adequate Housing - in response to his call for input on discrimination and segregation in housing, PPR, 30 Apr 2021 at https://issuu.com/ppr-org/docs/ppr_input_to_special_rapporteur_on_cbe171ac1f9fa4. This submission includes evidence -- ranging from official housing data to direct testimony from affected people obtained by survey -- on housing discrimination on the basis of income, religious community and affecting **refugee, asylum-seeking and migrant groups**.

"Racist intimidation in the Village in south Belfast 'going on for years'", Rory Winters at the Detail, 29 Apr 2020 at <https://www.thedetail.tv/articles/racist-intimidation-in-the-village-in-south-belfast-been-going-on-for-years>. Part of a series of articles on housing and land justice, produced in collaboration between The Detail and PPR with funding from the Bertha Foundation.

Response to the Northern Ireland Housing Executive's consultation on a Chronic Homelessness Action Plan, PPR, August 2019 at https://issuu.com/ppr-org/docs/consultation-response-form_chronic_homelessness_ac. The plan as presented does not address **the enforced destitution of asylum seekers** or the situation of homeless people excluded from FDA status, amongst other issues.

A briefing for Belfast City Councillors, Build Homes Now + PPR, 1 Jul 2019 at https://issuu.com/ppr-org/docs/build_homes_now_a_briefing_for_bel. The pack for incoming councillors was written in the context of Belfast City Council's December 2018 motion on homelessness. It includes briefings on acute housing need and developments with regard to the Hillview site in North Belfast; acute housing need and plans around the Mackies site in West Belfast; and the **situation of Syrian refugees** from the Vulnerable Persons Resettlement Scheme in Belfast.

A Prison without Walls: asylum, migration and human rights, Housing4All + PPR, Jun 2019 at https://issuu.com/ppr-org/docs/h4all_report_june_2019_final_17.06. The report communicates the results of a survey developed by the Housing4All group and carried out amongst **70 asylum seekers** in Belfast in late 2018. Findings and recommendations were presented in the areas of destitution, housing conditions and related issues.

Shadow Report to the UN Committee on Economic, Social and Cultural Rights, PPR, 9 May 2016 at https://issuu.com/ppr-org/docs/ppr_cescr_submission_may_2016_2. Elements highlighted in the area of the right to adequate housing include the religious inequality in the provision of social housing in North Belfast; use of data to reduce the apparent extent of inequalities; use of public land; and **housing for asylum seekers**.

2.2.3 Evidence on the right to adequate housing of Section 75 groups: age / disability (elderly)

Housing, Human Rights and Self Help in West Belfast, 1 Jun 2021 at <https://nlb.ie/blog/2021-05-grey-panthers-the-residents-report-on-their-housing>. Report of efforts by **residents of Bleach Green Court supported housing complex** to realise their right to adequate housing.

The Human Impact: Residents Tell their Stories, Equality Can't Wait + PPR, 27 Jan 2014 at https://issuu.com/ppr-org/docs/the_human_impact_2014. Excerpt: "We are North Belfast residents, some of us with families, who are living in poor housing, some of us for years. Despite our extremely high number of points and our constant efforts and pleas to the Northern Ireland Housing Executive, our families remain living in unsuitable housing, in hostels, living in high rise with small children, living with damp, mould, freezing temperatures and poor conditions. The answer from the NIHE is always the same - 'your area of choice is extremely high demand'. Our area of choice is where we grew up, where our families and wider support networks live, where our children go to school and where we work." Includes testimony from **people with disabilities and carers**.

The Right to Housing: A People's Inquiry, 24 June 2010. Recommendations from the International Panel. Seven Towers Residents Group + PPR, May 2011 at https://issuu.com/ppr-org/docs/the_right_to_housing_a_people_s_inquiry_recommendations. Expert panel recommendations in the areas of the meaning of the right to adequate housing; action in times of severe resource constraint; participation as a process; the right to information as a mechanism of accountability; and **attention to vulnerable groups**.

2.2.4 Evidence on the right to adequate housing of Section 75 groups: age (children's particular rights), gender and persons with dependants (households with children)

Input to the UN Special Rapporteur on the Right to Adequate Housing - in response to his call for input on discrimination and segregation in housing, PPR, 30 Apr 2021 at https://issuu.com/ppr-org/docs/ppr_input_to_special_rapporteur_on_cbe171ac1f9fa4. This submission includes evidence -- ranging from official housing data to direct testimony from affected people obtained by survey -- on housing discrimination on the basis of income, religious community and affecting refugee, asylum-seeking and migrant groups. Includes official data **on under-18s** affected by housing stress and homelessness.

Locked Down and Cut Off: marginalised young people's experiences and solutions to lack of internet access during the 2020 pandemic, No One Left Behind, 30 Mar 2021 at https://issuu.com/ppr-org/docs/lockeddown_cutoff_ppr_a4_final. This report is based on the findings of research carried out by young people living in homeless hostels during the pandemic amongst 140 of their peers. It introduces digital rights and examines the digital divide in NI. It looks closely at the impact of the pandemic of the **young people's employment, mental health and accommodation and includes survey findings on the impact of blockages to internet access on the lives of the young respondents**. It sets out

some of the barriers to internet access for young people living in hostels, examines the roles of a range of duty bearers and proposes solutions.

"Homeless families 'suffocated' in hostel during Covid-19 lockdown", Rory Winters at the Detail, 29 Apr 2020 at <https://www.thedetail.tv/articles/raising-a-family-in-a-homeless-hostel-during-covid-19-sometimes-you-feel-suffocated>. Another in a series of articles on housing and land justice, produced in collaboration between The Detail and PPR with funding from the Bertha Foundation.

Response to Belfast City Council's "Reconnecting Open Spaces" consultation on designs (Ballygomartin to Springfield Road), PPR, 24 October 2019 at https://issuu.com/ppr-org/docs/ppr_consultation_response_24.10.19-2_-_copy. The site of the former Mackie's factory in West Belfast is a vast swathe of publicly owned, derelict land, adjacent to the communities with the highest housing need in Northern Ireland. This consultation concerned Belfast City Council plans to use the space as greenspace and an active transport corridor, with no reference to urgently needed social housing. Issues include failures in equality screening; concerns about the consultation process; and concerns about transparency and other governance principles with regard to the plan. Includes official data **on under-18s** affected by housing stress and homelessness.

Response to the Department for Communities' consultation on the definition of affordable housing, PPR, September 2019 at https://issuu.com/ppr-org/docs/affordable_housing_fin_sept_2019.docx. The proposed re-definition focuses on provision of intermediate housing instead of prioritising objective need. PPR urges the Department rather to make meeting social housing need and alleviating housing stress and homelessness its objectives, in line with the Programme for Government and its obligations under international human rights standards around the right to adequate housing. Includes official figures on **child homelessness and housing stress** obtained by FOI request.

A briefing for Belfast City Councillors, Build Homes Now + PPR, 1 Jul 2019 at https://issuu.com/ppr-org/docs/build_homes_now_a_briefing_for_bel. The pack for incoming councillors was written in the context of Belfast City Council's December 2018 motion on homelessness. It includes briefings on acute housing need, including as it affects **under-18s**. Other areas are developments with regard to the Hillview site in North Belfast; acute housing need and plans around the Mackies site in West Belfast; and the situation of Syrian refugees from the Vulnerable Persons Resettlement Scheme in Belfast.

Domestic Violence & Non-Molestation Orders - A Call to Action report, Footprints Women's Centre + PPR, 14 May 2015 at https://issuu.com/ppr-org/docs/domestic_violence_non-molestation. Evidence on the impact of **domestic violence** in households in the Colin community.

The Human Impact: Residents Tell their Stories, Equality Can't Wait + PPR, 27 Jan 2014 at https://issuu.com/ppr-org/docs/the_human_impact_2014. Excerpt: "We are North Belfast residents, some of us **with families**, who are living in poor housing, some of us for years. Despite our extremely high number of points and our constant efforts and pleas to the Northern Ireland Housing Executive, our families remain living in unsuitable housing. in

hostels, **living in high rise with small children**, living with damp, mould, freezing temperatures and poor conditions. The answer from the NIHE is always the same - 'your area of choice is extremely high demand'. Our area of choice is where we grew up, where our families and wider support networks live, **where our children go to school** and where we work."

The Right to Housing: A People's Inquiry, 24 June 2010. Recommendations from the International Panel. Seven Towers Residents Group + PPR, May 2011 at https://issuu.com/ppr-org/docs/the_right_to_housing_a_people_s_inquiry_recommendations. Expert panel recommendations in the areas of the meaning of the right to adequate housing; action in times of severe resource constraint; participation as a process; the right to information as a mechanism of accountability; and attention to **vulnerable groups**.

Fourth Report on Progress of Human Rights Indicators, Seven Towers Monitoring Group + PPR, Jan 2009 at https://issuu.com/ppr-org/docs/fourth_progress_report_from_the_seven_towers_monitoring_group. The report includes monitoring of indicators around removal of pigeon waste, **families living in tower blocks**, sewage and drainage problems, dampness and mould and residents' involvement in NIHE decision making.

2.3 Housing supply in rural areas

n/a

2.4 Housing and poverty

Letter inviting Communities Minister, Deirdre Hargey, to 24 June 2021 Status Quo is Not an Option event, 19 May 2021 at https://issuu.com/ppr-org/docs/deirdre_hargey_invite_24.06.21_event. Invitation from the Town and Country Planning Association, Dr. Rory Hearne, Queens University Belfast School of Natural and Built Environment + PPR to a discussion about challenging the narrative around housing in contested spaces.

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Locked Down and Cut Off: marginalised young people's experiences and solutions to lack of internet access during the 2020 pandemic, No One Left Behind, 30 Mar 2021 at https://issuu.com/ppr-org/docs/lockeddown_cutoff_ppr_a4_final. This report is based on the findings of research carried out by **young people living in homeless hostels** during the pandemic amongst 140 of their peers. It introduces digital rights and examines the digital divide in NI. It looks closely at the impact of the pandemic on the young people's employment, mental health and accommodation and includes survey findings on the impact

of blockages to internet access on the lives of the young respondents. It sets out some of the barriers to internet access for young people living in hostels, examines the roles of a range of duty bearers and proposes solutions.

Response to the NI Executive's draft Programme for Government Outcomes Framework, PPR, 21 Mar 2021 at https://issuu.com/ppr-org/docs/ppr_pfg_outcomes_framework_consultation_response. The response includes information on existing inequalities have become more acute due to the Covid-19 pandemic and must be addressed by the Programme for Government going forward. With regard to housing, this includes the areas of **homelessness and housing stress; vulnerable security of tenure for private renters; and rough sleeping**.

"Council plans for Mackie's site in west Belfast criticised amid calls for social housing", Rory Winters at the Detail, 24 Apr 2020 at <https://thedetail.tv/articles/council-plans-for-mackie-s-site-criticised-amid-calls-for-social-housing-in-west-belfast>. One in a series of articles on housing and land justice, produced in collaboration between The Detail and PPR with funding from the Bertha Foundation.

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"Homeless families 'suffocated' in hostel during Covid-19 lockdown", Rory Winters at the Detail, 29 Apr 2020 at <https://www.thedetail.tv/articles/raising-a-family-in-a-homeless-hostel-during-covid-19-sometimes-you-feel-suffocated>. Another in a series of articles on housing and land justice, produced in collaboration between The Detail and PPR with funding from the Bertha Foundation.

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Response to the Department for Communities' consultation on the definition of affordable housing, PPR, September 2019 at https://issuu.com/ppr-org/docs/affordable_housing_fin_sept_2019.docx. The proposed re-definition focuses on provision of intermediate housing instead of prioritising **objective need**. PPR urges the Department rather to make meeting social housing need and alleviating **housing stress and homelessness** its objectives, in line with the Programme for Government and its obligations under international human rights standards around the right to adequate housing.

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A briefing for Belfast City Councillors, Build Homes Now + PPR, 1 Jul 2019 at https://issuu.com/ppr-org/docs/build_homes_now_a_briefing_for_bel. The pack for incoming councillors was written in the context of Belfast City Council's **December 2018 motion on homelessness**. It includes briefings on **acute housing need** and developments with regard to the Hillview site in North Belfast; **acute housing need** and plans around the Mackies site in West Belfast; and the situation of Syrian refugees from the Vulnerable Persons Resettlement Scheme in Belfast.

Homeless Action: human rights, homelessness and change, Homeless not Voiceless + PPR, July 2019 at https://issuu.com/ppr-org/docs/homeless_not_voiceless_report_july. The report presents the results of human rights monitoring amongst **homeless people** in NI, focusing on elements including length of stay in 'temporary' accommodation; **repeat homelessness; denial of FDA status to people who are homeless**; and the mental health impacts of **homelessness**.

A Prison without Walls: asylum, migration and human rights, Housing4All + PPR, Jun 2019 at https://issuu.com/ppr-org/docs/h4all_report_june_2019_final_17.06. The report communicates the results of a survey developed by the Housing4All group and carried out amongst 70 asylum seekers in Belfast in late 2018. Findings and recommendations were presented in the areas of **destitution**, housing conditions and related issues.

Situation Update: social housing in Northern Ireland, PPR, Nov 2018 at https://issuu.com/ppr-org/docs/ni_situation_update_on_child_homele. An evidence-based briefing to the UN Special Rapporteur on Extreme Poverty and Human Rights, focusing on **child homelessness**, resources for social housing and religious inequality in social housing provision.

"We came here for sanctuary" Syrian refugee families' experience of racism and substandard housing conditions in West Belfast, PPR + Build Homes Now, 30 Jul 2018 at https://issuu.com/ppr-org/docs/we_came_here_for_sanctuary_report_-. The report includes case studies of Syrian families living in Belfast under the Vulnerable Persons Resettlement Scheme, including substandard housing conditions and the impact these have on their mental and physical health and that of their children, amongst other issues. It

concludes with targeted recommendations to duty bearers including the Housing Executive and the Department for Communities.

Hillview, Housing, Inequality and Spotlight: An Overview, PPR, Mar 2018 at https://issuu.com/ppr-org/docs/hillview_files_an_overview. The document explains how the Hillview site offers an opportunity to address housing inequality and **social housing shortage** in North Belfast and reviews of the roles of the duty bearers involved.

Report on Fire Safety of PVC Cladding on Belfast Tower Blocks, Dr. Tom Woolley, Jan 2018 at https://issuu.com/ppr-org/docs/2018_report_on_fire_safety_of_pvc_c. Topics covered include insulation to the affected **social housing tower blocks**, smoke toxicity, lack of adequate fire stopping and roof ventilation among others.

Chasing Homes not Points: a critique of the fundamental review of social housing allocations, PPR + Equality Can't Wait / Build Homes Now, Nov 2017 at https://issuu.com/ppr-org/docs/fn_chasing_homes_not_points PPR explains its concerns that the proposals contained in the Fundamental Review of Social Housing Allocations focus on reducing the appearance of housing need, rather than resolving the **housing crisis** through building social homes and allocating these in line with **objective need**. The proposed policy (1) Removes points for **homelessness**; (2) Abolishes intimidation points; (3) Promotes private rented housing; (4) Applies a punitive approach; (5) Subverts the principle of **objective need**; (6) Restricts "reasonable" offers.

Build Homes Now! A Sustainable Solution for Dunnes/Hillview, North Belfast, PPR + Equality Can't Wait, Sep 2016 at https://issuu.com/ppr-org/docs/build_homes_now_2016. Includes an overview of the human rights, statutory and policy context for planning decisions about the Hillview site; an alternative, sustainable proposal for mixed use development on the site that would include **much-needed social housing**; and messages of support for housing on the site from local political party representatives.

Briefing by the Equality Can't Wait Group on the Northern Ireland Executive's Compliance with ICESCR's Article 11 on the Right to Adequate Housing, Equality Can't Wait + PPR, 8 Jun 2016 at https://issuu.com/ppr-org/docs/briefing_note_on_right_to_housing_f. Includes the Executive's failures around non-discrimination, **social housing provision** and progressive realisation of the right to adequate housing.

Shadow Report to the UN Committee on Economic, Social and Cultural Rights, PPR, 9 May 2016 at https://issuu.com/ppr-org/docs/ppr_cescr_submission_may_2016_2. Elements highlighted in the area of the right to adequate housing include the religious inequality in the **provision of social housing** in North Belfast; use of data to reduce the apparent extent of inequalities; use of public land; and housing for asylum seekers.

Submission to the United Nations Committee on Economic, Social and Cultural Rights, PPR, 26 Aug 2015 at https://issuu.com/ppr-org/docs/ppr_cescr_report_2015. The submission includes evidence pertaining to the right to adequate housing with regard to use of public land, disaggregated data and evidence of religious inequality in **social housing provision**.

Equality Can't Wait Newsletter, Equality Can't Wait + PPR, 18 May 2015 at https://issuu.com/ppr-org/docs/ecw_newsletter_10_3_15_pdffinal. The newsletter contains analysis of **social housing need**; campaign updates; and **quotes from housing campaigners**.

Ending Homelessness: Identifying the Barriers, The Homeless Action Project (supported by Simon Community NI and PPR), 9 Apr 2015 at https://issuu.com/ppr-org/docs/the_homeless_action_project_ending. This report includes findings from research into the experiences of frontline Simon Community Northern Ireland staff as well as targeted recommendations to address the barriers identified: **lack of available social housing**; inadequacy of private sector provision of **homeless accommodation**; institutionalisation; and failures in **support provision**.

Surrounded by land but 'no space' for housing?; photomapping the Belfast land which could be used to tackle the housing crisis, PPR + Equality Can't Wait, March 2015 at https://issuu.com/ppr-org/docs/surrounded_by_land_final_research. A photo-mapping of the Belfast land which could be used to tackle the **social housing crisis**.

Response to the UN Special Rapporteur on the Right to Adequate Housing's Call for Submissions on the Responsibilities of Sub-National Governments, PPR, 10 Oct 2014 at https://issuu.com/ppr-org/docs/2014_oct_un_special_rapporteur_call. The submission covers distribution of responsibilities related to the right to adequate housing in NI; the bases for allocation of these responsibilities; roles and compliance mechanisms at different levels of government; coordination of programmes and policies; legal accountability with regard to the right to adequate housing; reporting mechanisms to international bodies; statutory / political accountability mechanisms; and an overview of the main challenges to **accountability in the area of housing rights**.

The Human Impact: Residents Tell their Stories, Equality Can't Wait + PPR, 27 Jan 2014 at https://issuu.com/ppr-org/docs/the_human_impact_2014. Excerpt: "We are North Belfast residents, some of us with families, who are living in poor housing, some of us for years. Despite our extremely high number of points and our constant efforts and pleas to the Northern Ireland Housing Executive, our families remain living in unsuitable housing. in hostels, living in high rise with small children, living with damp, mould, freezing temperatures and poor conditions. The answer from the NIHE is always the same - 'your area of choice is extremely high demand'. Our area of choice is where we grew up, where our families and wider support networks live, where our children go to school and where we work."

Homeless Action: Human Rights Indicators and Benchmarks, Simon Community NI + PPR, 27 Jan 2014 at https://issuu.com/ppr-org/docs/homeless_action_human_rights_indica. This presents Homeless Action Group's unique series of human rights indicators and benchmarks for use in monitoring service delivery to **people who are or are at risk of becoming homeless**.

Equality Can't Wait: The Right to Housing campaign, PPR, 21 Aug 2013 at https://issuu.com/ppr-org/docs/equality_can_t_wait. In May 2012, North Belfast residents

supported by PPR launched an 'Equality Can't Wait' campaign calling for the Minister for Social Development to build new social housing on the basis of **objective need** and equality. This report examines the range of failed strategies and missed opportunities to tackle housing inequality in North Belfast over the last decade.

The Right to Housing newsletter, PPR, May 2013 at https://issuu.com/ppr-org/docs/the_right_to_housing_newsletter_2013_issuu_optimiz. Content includes **residents' stories**; cladding concerns; a campaign update and more.

A Human Rights Budget Analysis of the Northern Ireland Housing Executive's Current Plans to Clad the Seven Towers Flats, PPR, Aug 2011 at https://issuu.com/ppr-org/docs/a_human_rights_budget_analysis_report_on_nihe_s_pl. Analysis of **social housing in North Belfast tower blocks that fails to meet standards**. "Current proposals will not meet the residents' rights in relation to housing which is warm and free from damp as required by the Convention. Furthermore it demonstrates a violation of the Covenant's imposition of the duty to abstain from taking any deliberately retrogressive measures. Consequently, the initiative places the Department for Social Development and its service delivery body the Northern Ireland Housing Executive in clear breach of their international human rights law obligation."

PPR's Response to NIHE's Preliminary Consultation on the Housing Selection Scheme, PPR, July 2011 at https://issuu.com/ppr-org/docs/ppr_s_response_to_nihe_s_preliminary_consultation. PPR's consultation response highlights a range of human rights concerns, particularly with regard to the proposals' impact on applicants living in unsuitable accommodation and **homeless applicants in temporary accommodation**.

Refurbishing the Seven Towers - Independent Scoping Review, Prof Geoff Green & Prof David Ormandy, Jun 2011 at https://issuu.com/ppr-org/docs/refurbishing_the_seven_towers_-_independent_scopin. This expert scoping review was commissioned by PPR on behalf of the Seven Towers Residents Group.

The Right to Housing: A People's Inquiry, 24 June 2010. Recommendations from the International Panel. Seven Towers Residents Group + PPR, May 2011 at https://issuu.com/ppr-org/docs/the_right_to_housing_a_people_s_inquiry_recommenda. Expert panel recommendations in the areas of the meaning of the right to adequate housing; action in times of severe resource constraint; participation as a process; the right to information as a mechanism of accountability; and **attention to vulnerable groups**.

2009 Submission to the United Nations Committee on Economic, Social and Cultural Rights, PPR, 10 Sep 2009 at <https://issuu.com/ppr-org/docs/un-report-final>. The submission includes information related to the right to adequate housing as a component of the right to an adequate standard of living, and addresses inequality in the provision of social housing as well as failures in the duty to progressively realise rights.

Fourth Report on Progress of Human Rights Indicators, Seven Towers Monitoring Group + PPR, Jan 2009 at <https://issuu.com/ppr->

[org/docs/fourth_progress_report_from_the_seven_towers_monit](https://www.ppr.org/docs/fourth_progress_report_from_the_seven_towers_monit). The report includes monitoring of indicators around removal of pigeon waste, families living in tower blocks, sewage and drainage problems, dampness and mould and residents' involvement in NIHE decision making.

First Housing Hearing - Findings of the International Panel, PPR, 1 Sep 2007 at https://issuu.com/ppr-org/docs/first_housing_hearing_-_findings_of_the_internatio. The topics covered in the expert panel's findings include government and agencies as duty bearers; priority to **groups living in unfavourable conditions**; resources; participation; retrogression; institutional changes required; and accountability.

Transcript of the First Housing Hearing, PPR, June 2007 at https://issuu.com/ppr-org/docs/transcript_of_the_first_housing_hearing_june_2007. Seven Towers residents present the housing issues affecting them to a panel of housing experts from around the world.

3. PPR Evidence on 'Land and Property'

Letter inviting Communities Minister, Deirdre Hargey, to 24 June 2021 Status Quo is Not an Option event, 19 May 2021 at

https://issuu.com/ppr-org/docs/deirdre_hargey_invite_24.06.21_event. Invitation from the Town and Country Planning Association, Dr. Rory Hearne, Queens University Belfast School of Natural and Built Environment + PPR to a discussion about challenging the narrative around housing in **contested spaces**.

"'Bertha Challenge' on **housing and land rights** in Belfast comes to an end", Rory Winters at The Detail, 2 Mar 2021 at <https://www.thedetail.tv/articles/bertha-challenge-on-housing-and-land-rights-in-belfast-comes-to-a-close>. Retrospective look at the Bertha Foundation funded collaboration between The Detail and PPR to produce a series of articles relating to housing and land justice in Belfast.

Open letter to the Minister for Communities, Take Back the City Coalition, 9 Sep 2020 at https://issuu.com/ppr-org/docs/tbtc_coalition_letter_3_-_copy. The letter presents the vision statement and webinar reports and lays out the case for seeing the **site of the former Mackies factory** in West Belfast as an opportunity to help address the housing stress and homelessness crisis in the area. It calls for a moratorium on decision making on disposal of the Mackies site "until such time as options for sustainable social, public or cooperative housing on the site are given serious consideration, including a full Equality Impact Assessment to guide public resources and efforts appropriately".

Draft Vision for a Sustainable Community at Mackies: **prototyping changes for communities to respond equitably and resiliently to climate change**, Take Back the City Coalition, Town and Country Planning Association and PPR, Sep 2020 at https://issuu.com/ppr-org/docs/vision_document. The vision for Mackie's is to create one of Europe's most sustainable and inclusive, community housing projects which will demonstrate how our communities can build their own future based on key principles of co creation in design; local employment and skills; creation of a healthy, climate-ready and inclusive place; and community self-management.

"Council plans **for Mackie's site** in west Belfast criticised amid calls for social housing", Rory Winters at the Detail, 24 Apr 2020 at <https://thedetail.tv/articles/council-plans-for-mackie-s-site-criticised-amid-calls-for-social-housing-in-west-belfast>. One in a series of articles on **housing and land justice**, produced in collaboration between The Detail and PPR with funding from the Bertha Foundation.

"No commitment to social housing in '**masterplan**' for west Belfast land", Rory Winters at the Detail, 29 Sep 2020 at <https://thedetail.tv/articles/masterplan-involving-mackie-s-shows-no-commitment-to-social-housing-proposals-on-west-belfast-site>. Analysis of plans for the Mackies site as part of a series of articles on housing and land justice, produced in collaboration between The Detail and PPR with funding from the Bertha Foundation.

Key Points: *Take Back the City. Architecture*, Take Back the City Coalition + PPR, 30 Apr 2020 at https://issuu.com/ppr-org/docs/architecture_report_0_-_copy. Summary of an online

webinar about possibilities for **the Mackies site and beyond**, including key architectural principles (co-design, sustainability); international best practice examples; and key messages on design, co-design and the Mackies site specifically.

Response to Belfast City Council's "Reconnecting Open Spaces" consultation on designs (Ballygomartin to Springfield Road), PPR, 24 October 2019 at [https://issuu.com/ppr-org/docs/ppr_consultation_response_24.10.19-2 - copy](https://issuu.com/ppr-org/docs/ppr_consultation_response_24.10.19-2_-_copy). The site of the former Mackie's factory in West Belfast is a **vast swathe of publicly owned, derelict land**, adjacent to the communities with the highest housing need in Northern Ireland. This consultation concerned Belfast City Council plans to use the space as greenspace and an active transport corridor, with no reference to urgently needed social housing. Issues include failures in equality screening; concerns about the consultation process; and concerns about transparency and other governance principles with regard to the plan.

Response to the Department for Communities' consultation on the definition of affordable housing, PPR, September 2019 at https://issuu.com/ppr-org/docs/affordable_housing_fin_sept_2019.docx. The proposed re-definition focuses on **provision of intermediate housing instead of prioritising objective need**. PPR urges the Department rather to make meeting social housing need and alleviating housing stress and homelessness its objectives, in line with the Programme for Government and its obligations under international human rights standards around the right to adequate housing.

A briefing for Belfast City Councillors, Build Homes Now + PPR, 1 Jul 2019 at https://issuu.com/ppr-org/docs/build_homes_now_a_briefing_for_bel. The pack for incoming councillors was written in the context of Belfast City Council's December 2018 motion on homelessness. It includes briefings on acute housing need and developments with regard to **the Hillview site** in North Belfast; acute housing need and plans around **the Mackies site** in West Belfast; and the situation of Syrian refugees from the Vulnerable Persons Resettlement Scheme in Belfast.

Hillview, Housing, Inequality and Spotlight: An Overview, PPR, Mar 2018 at https://issuu.com/ppr-org/docs/hillview_files_an_overview. The document explains how the **Hillview site** offers an opportunity to address housing inequality and social housing shortage in North Belfast and reviews of **the roles of the duty bearers involved**.

Hillview: the case for an independent inquiry, PPR + Equality Can't Wait / Build Homes Now, 29 Nov 2017 at https://issuu.com/ppr-org/docs/rev_fn_hillview_independent_inquiry. Analysis of problematic decision-making that led to granting of permission **for retail-only development on the Hillview site** despite chronic levels of local homelessness and religious inequality, plus the alternative plans presented by campaigners.

Build Homes Now! A Sustainable Solution for Dunnes/Hillview, North Belfast, PPR + Equality Can't Wait, Sep 2016 at https://issuu.com/ppr-org/docs/build_homes_now_2016. Includes an overview of the human rights, statutory and policy context for planning decisions about **the Hillview site**; an alternative, sustainable proposal for mixed use development on the site that would include social housing; and messages of support for housing on the site from local political party representatives.

Shadow Report to the UN Committee on Economic, Social and Cultural Rights, PPR, 9 May 2016 at https://issuu.com/ppr-org/docs/ppr_cescr_submission_may_2016_2. Elements highlighted in the area of the right to adequate housing include the religious inequality in the provision of social housing in North Belfast; use of data to reduce the apparent extent of inequalities; **use of public land**; and housing for asylum seekers.

Submission to the United Nations Committee on Economic, Social and Cultural Rights, PPR, 26 Aug 2015 at https://issuu.com/ppr-org/docs/ppr_cescr_report_2015. The submission includes evidence pertaining to the right to adequate housing with regard to **use of public land**, disaggregated data and evidence of religious inequality in social housing provision.

Surrounded by land but 'no space' for housing?; photomapping the Belfast land which could be used to tackle the housing crisis, PPR + Equality Can't Wait, March 2015 at https://issuu.com/ppr-org/docs/surrounded_by_land_final_research. **A photo-mapping of the Belfast land** which could be used to tackle the Housing Crisis.

Response to the UN Special Rapporteur on the Right to Adequate Housing's Call for Submissions on the Responsibilities of Sub-National Governments, PPR, 10 Oct 2014 at https://issuu.com/ppr-org/docs/2014_oct_un_special_rapporteur_call. The submission covers **distribution of responsibilities related to the right to adequate housing in NI**; the bases for allocation of these responsibilities; roles and compliance mechanisms at different levels of government; coordination of programmes and policies; legal accountability with regard to the right to adequate housing; reporting mechanisms to international bodies; statutory / political accountability mechanisms; and an overview of the main challenges to accountability in the area of housing rights.

4. PPR Evidence on 'Planning'

PPR submission to the Belfast Agenda review. This piece of work is currently underway, and will be shared with you for the purposes of this Call for Evidence upon completion. It will include analysis of **social housing need** in Belfast against the Belfast Agenda / Local Development Plan targets, which focus on new intermediate housing. It will highlight the corresponding **absence of concrete targets or plans for meeting existing social housing need** in the Belfast Agenda / LDP. It will also review the limitations on any positive impact on social housing need of the proposed '20% affordable housing' requirement for new residential developments over 5 units in the Belfast LDP, given the Department for Communities' decision to redefine 'affordable housing' in a manner that **prioritises building intermediate housing over meeting social housing need**, in defiance of its human rights obligations and responsibilities to meet objective need.

Key Points: Take Back the City. Planning, Take Back the City Coalition + PPR, 7 May 2020 at https://issuu.com/ppr-org/docs/planning_report_0_-_copy. Summary of an online webinar about possibilities for the Mackies site and beyond, setting out the legal and policy framework; case studies from the campaign for social housing on the Hillview site and the Greencastle Save our Sperrins anti-mining campaign; key messages and possible future steps.

Hillview, Housing, Inequality and Spotlight: An Overview, PPR, Mar 2018 at https://issuu.com/ppr-org/docs/hillview_files_an_overview. The document explains how the Hillview site offers an opportunity to address housing inequality and social housing shortage in North Belfast and reviews of the **roles of the duty bearers involved**.

Hillview: the case for an independent inquiry, PPR + Equality Can't Wait / Build Homes Now, 29 Nov 2017 at https://issuu.com/ppr-org/docs/rev_fn_hillview_independent_inquiry. Analysis of **problematic decision-making that led to granting of permission for retail-only development on the Hillview site** despite chronic levels of local homelessness and religious inequality, plus the **alternative plans** presented by campaigners.

An architect's alternative vision for Hillview, PPR + Barsav Architects, 13 Sep 2017 at https://issuu.com/ppr-org/docs/hillview_-_residential_commercial_co. A sustainable **proposal for mixed-use development** including both residential and commercial elements.

Surrounded by land but 'no space' for housing?; photomapping the Belfast land which could be used to tackle the housing crisis, PPR + Equality Can't Wait, March 2015 at https://issuu.com/ppr-org/docs/surrounded_by_land_final_research. A **photo-mapping** of the Belfast land which could be used to tackle the Housing Crisis.

Response to the UN Special Rapporteur on the Right to Adequate Housing's Call for Submissions on the Responsibilities of Sub-National Governments, PPR, 10 Oct 2014 at https://issuu.com/ppr-org/docs/2014_oct_un_special_rapporteur_call. The submission covers **distribution of responsibilities related to the right to adequate housing in NI**; the bases for allocation of these responsibilities; roles and compliance mechanisms at different levels of government; coordination of programmes and policies; **legal accountability with**

regard to the right to adequate housing; reporting mechanisms to international bodies; statutory / political accountability mechanisms; and an overview of the main challenges to accountability in the area of housing rights.

5. PPR Evidence on 'Finance'

Key Points: Take Back the City. Finance and Ownership, Take Back the City Coalition + PPR, 9 Apr 2020 at https://issuu.com/ppr-org/docs/finance_ownership_-_copy. Summary of an online webinar about possibilities for the Mackies site and beyond, including different **housing ownership models; financing examples and opportunities**; and key messages to take away.

Funding for New Social Housing: research paper on public authority pension funds as a source of finance for new social housing, Paul Gosling + PPR, July 2016 at https://issuu.com/ppr-org/docs/funding_for_new_social_housing_july The report outlines how an increase in social housing provision could be funded through a policy of promoting mixed tenure (social and private) developments.

Response to the UN Special Rapporteur on the Right to Adequate Housing's Call for Submissions on the Responsibilities of Sub-National Governments, PPR, 10 Oct 2014 at https://issuu.com/ppr-org/docs/2014_oct_un_special_rapporteur_call. The submission covers **distribution of responsibilities related to the right to adequate housing in NI**; the bases for allocation of these responsibilities; roles and compliance mechanisms at different levels of government; coordination of programmes and policies; legal accountability with regard to the right to adequate housing; reporting mechanisms to international bodies; statutory / political accountability mechanisms; and an overview of the main challenges to accountability in the area of housing rights.

The Right to Housing: A People's Inquiry, 24 June 2010. Recommendations from the International Panel. Seven Towers Residents Group + PPR, May 2011 at https://issuu.com/ppr-org/docs/the_right_to_housing_a_people_s_inquiry_recommendations. Expert panel recommendations in the areas of the meaning of the right to adequate housing; action in times of **severe resource constraint**; participation as a process; the right to information as a mechanism of accountability; and attention to vulnerable groups.

6. PPR Evidence on 'Infrastructure'

Report on Fire Safety of PVC Cladding on Belfast Tower Blocks, Dr. Tom Woolley, Jan 2018 at https://issuu.com/ppr-org/docs/2018_report_on_fire_safety_of_pvc_c. Topics covered include insulation to the affected tower blocks, smoke toxicity, lack of adequate fire stopping and roof ventilation among others.

Surrounded by land but 'no space' for housing?; photomapping the Belfast land which could be used to tackle the housing crisis, PPR + Equality Can't Wait, March 2015 at https://issuu.com/ppr-org/docs/surrounded_by_land_final_research. A photo-mapping of the Belfast land which could be used to tackle the Housing Crisis.

The Right to Housing newsletter, PPR, May 2013 at https://issuu.com/ppr-org/docs/the_right_to_housing_newsletter_2013_issuu_optimiz. Content includes residents' stories; cladding concerns; a campaign update and more.

A Human Rights Budget Analysis of the Northern Ireland Housing Executive's Current Plans to Clad the Seven Towers Flats, PPR, Aug 2011 at https://issuu.com/ppr-org/docs/a_human_rights_budget_analysis_report_on_nihe_s_pl. "Current proposals will not meet the residents' rights in relation to housing which is warm and free from damp as required by the Convention. Furthermore it demonstrates a violation of the Covenant's imposition of the duty to abstain from taking any deliberately retrogressive measures. Consequently, the initiative places the Department for Social Development and its service delivery body the Northern Ireland Housing Executive in clear breach of their international human rights law obligation."

Refurbishing the Seven Towers - Independent Scoping Review, Prof Geoff Green & Prof David Ormandy, Jun 2011 at https://issuu.com/ppr-org/docs/refurbishing_the_seven_towers_-_independent_scopin. This expert scoping review was commissioned by PPR on behalf of the Seven Towers Residents Group.

7. PPR Evidence on 'Climate change / net zero'

*Draft Vision for a Sustainable Community at Mackies: prototyping changes for communities to respond equitably and resiliently to **climate change***, Take Back the City Coalition, Town and Country Planning Association and PPR, Sep 2020 at https://issuu.com/ppr-org/docs/vision_document. The vision for Mackie's is to create one of Europe's most sustainable and inclusive, community housing projects which will demonstrate how our communities can build their own future based on key principles of co creation in design; local employment and skills; creation of a healthy, **climate-ready** and inclusive place; and community self-management.

*An architect's **alternative vision** for Hillview*, PPR + Barsav Architects, 13 Sep 2017 at https://issuu.com/ppr-org/docs/hillview_-_residential_commercial_co. A **sustainable proposal** for mixed-use development including both residential and commercial elements.

8. PPR Evidence on 'Innovation'

*Open letter to the Minister for Communities, Take Back the City Coalition, 9 Sep 2020 at https://issuu.com/ppr-org/docs/tbtc_coalition_letter_3_-_copy. The letter presents the **vision statement** and webinar reports and lays out the case for seeing the site of the former Mackies factory in West Belfast as an opportunity to help address the housing stress and homelessness crisis in the area. It calls for a moratorium on decision making on disposal of the Mackies site "until such time as options for sustainable social, public or cooperative housing on the site are given serious consideration, including a full Equality Impact Assessment to guide public resources and efforts appropriately".*

*Draft Vision for a Sustainable Community at Mackies: **prototyping changes for communities to respond equitably and resiliently to climate change**, Take Back the City Coalition, Town and Country Planning Association and PPR, Sep 2020 at https://issuu.com/ppr-org/docs/vision_document. The vision for Mackie's is to create one of Europe's most sustainable and inclusive, community housing projects which will demonstrate how our communities can build their own future based on key principles of co creation in design; local employment and skills; creation of a healthy, climate-ready and inclusive place; and community self-management.*

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*Build Homes Now! A Sustainable Solution for Dunnes/Hillview, North Belfast, PPR + Equality Can't Wait, Sep 2016 at https://issuu.com/ppr-org/docs/build_homes_now_2016. Includes an overview of the human rights, statutory and policy context for planning decisions about the Hillview site; an **alternative, sustainable proposal for mixed use development** on the site that would include social housing; and messages of support for housing on the site from local political party representatives.*

9. PPR Evidence on 'Skills'

Conscious Cruelty: Social Security, the Economy and Human Rights, Right to Work: Right to Welfare group + PPR, Oct 2018 at https://issuu.com/ppr-org/docs/concious_cruelty_draft3. The report describes the R2W group's successful campaign for the adoption of social clauses by local Councils in order to create employment opportunities for the long term unemployed, through the **Real Jobs Now model**.

The People's Proposal: Realising the Right to Social Security, 2015, Right to Work: Right to Welfare Group + PPR at https://issuu.com/ppr-org/docs/peoples_proposal_-_final/3. This includes the **Real Jobs Now campaign** for councils to use the 'social clause' procurement mechanism to combat local long term unemployment.

Human Rights Indicators and Benchmarks, Right to Work Right to Welfare group + PPR, Mar 2014 at https://issuu.com/ppr-org/docs/rtw_indicator. One of the areas addressed is **government-supported training and work schemes**.

Thank you for your attention to this submission. We look forward to participating in the next steps of the consultation process, please include us in all correspondence and/or follow-up in this regard.

* * *

To be submitted to dfchousingsupplystrategy@communities-ni.gov.uk by Friday 16 July 2021.