

FOI DOF/2025-0334

Request

1. The date on which Triangle Housing Association submitted a request for valuation or registration of the property at 14, 39 McKeens Avenue, Carrickfergus, BT38 7HS.
2. A copy of any documentation or correspondence submitted by Triangle Housing Association in relation to this address.

DoF response

I can confirm the department holds the information requested as below.

Individuals and staff names/details are withheld (redacted) as this information is exempt under Section 40(2) of the Freedom of Information Act because such disclosure would contravene the first principle of the Data Protection Act 2018, which requires that personal data must be processed lawfully, fairly and in a transparent manner. Disclosure would be unfair, because the sole trader would not expect that this information would be made available to others.

Section 40(2) exempts personal information from disclosure if that information relates to someone other than the applicant and if disclosure of that information would contravene one of the data protection principles in the General Data Protection Regulations (GDPR) (or certain other provisions of the Data Protection Act 2018).

Having considered all the information contained within the Lawfulness, Fairness and Transparency Test (which we are providing as a separate attachment – Annex **D**), the department has established that, on balance, there is no lawful basis for the disclosure of third-party personal data falling within the scope of the request of which the requester is not the data subject

1. We can confirm that LPS received instructions from Triangle Housing Association to register the property on the 25/02/2025; Case 9064644 to value Apt 14, 39 McKeens Avenue was registered on 25/02/2025, and the certificate of valuation was issued on 13 May 2025.
2. Please see Appendix B & C for documentation or correspondence submitted by Triangle Housing Association in relation to this address.

Apartment 14, 39 McKeens
Avenue

Carrickfergus

BT38 7HS

13/01/2025

[REDACTED]
[REDACTED]
Finance Officer



Hours of work
Mon, Thurs 9-5
Tues, Wed, Fri 9-2

E: [REDACTED]@trianglehousing.org.uk
W: www.trianglehousing.org.uk

Head Office: 60 Eastermeade Gardens | Ballymoney | Co.Antrim | BT53 6BD | T: +44 (0)28 2766 6880



Please consider the environment and only print this email if you really need to. If you are not the intended recipient of this email, please advise the sender, then delete it.

From: DoF Housing Association LPSNI <Housing.Association@lpsni.gov.uk>

Sent: 27 May 2025 12:19

To: [REDACTED]@trianglehousing.org.uk>

Subject: Triangle new properties - [REDACTED] and McKeens Avenue, Carrickfergus

Hi [REDACTED],

There are a number of new apartments which have come on to our valuation list. Can you please confirm that Triangle owns the properties below and let me know the date they took possession of these?

Apartment 14, 39 McKeens Avenue, Carrickfergus

With best wishes

[REDACTED]
Revenue & Benefits | Central Collection Team
Land & Property Services

0300 200 7801 [REDACTED]
Lanyon Plaza | 7 Lanyon Place | Belfast, BT1 3LP

My working pattern: full time Monday to Friday, hybrid working

LAWFULNESS, FAIRNESS AND TRANSPARENCY TEST

Application of FOI exemption Section 40(2)

DOF/2025-0334 ANNEX D

A Lawfulness, Fairness and Transparency Test must be carried out by the Department of Finance when considering disclosure of third-party personal data which falls within the scope of an FOI or EIR request.

FOI / EIR request

1. The date on which Triangle Housing Association submitted a request for valuation or registration of the property at 14, 39 McKeens Avenue, Carrickfergus, BT38 7HS.
2. A copy of any documentation or correspondence submitted by Triangle Housing Association in relation to this address.

Consideration of the personal data falling within the scope of the request

Guidance from the Information Commissioner's office states that personal data only includes information relating to natural persons who:

- can be identified or who are identifiable, directly from the information in question; or
- who can be indirectly identified from that information in combination with other information.

Description of personal data/issue(s) under consideration:

LPS Staff & Third-Party names/details.

Lawfulness

Do either of the two lawful basis below, which allow for the disclosure of personal data, apply? **No**

- Consent:** This applies when the data subject(s) clear consent exists, allowing the department to disclose personal data falling within the scope of this request.
- Legitimate interests:** This applies when disclosure is necessary for the department's legitimate interests or the legitimate interests of a third party that overrides the data subject(s) rights and freedoms, particularly their right to privacy.

Conclusion

Having considered all the information contained within the Lawfulness, Fairness and Transparency Test, the department has established that, on balance, there is no lawful basis for the disclosure of third-party personal data falling within the scope of the request (of which the requester is not the data subject).

From: [DoF LPSNI Information Manager](#)
To: [DoF LPSNI Information Manager](#)
Subject: FW: DOF/2025-0334 FOI BA Notification
Date: 04 July 2025 09:26:40
Attachments: [image002.png](#)

From: [REDACTED] <[\[REDACTED\]@trianglehousing.org.uk](mailto:[REDACTED]@trianglehousing.org.uk)>
Sent: 24 February 2025 13:47
To: DoF Ballymena Valuation LPSNI <Ballymena.Valuation@lpsni.gov.uk>
Subject: RE: Email 2 of 2 CR3 forms for [REDACTED] units at [REDACTED] and [REDACTED] new build social housing properties at rear known as 39 McKeens Avenue, Carrickfergus

CAUTION – This email has been received from outside the NICS network. If you have any concerns, please report for investigation.

Email 2 of 2 includes all Refurbishment CR3 Forms and as built drawings

***Please Note the email is Two of Two due to size of documents.**

[REDACTED]
Development Officer

TRIANGLE

M: [REDACTED]
E: [\[REDACTED\]@trianglehousing.org.uk](mailto:[REDACTED]@trianglehousing.org.uk)
W: www.trianglehousing.org.uk

Head Office: 60 Eastermeade Gardens | Ballymoney | Co.Antrim | BT53 6BD | T: +44 (0)28 2766 6880

INVESTORS IN PEOPLE™
We invest in people Gold



without prejudice and subject to contract
Please consider the environment and only print this email if you really need to. If you are not the intended recipient of this email, please advise the sender, then delete it.

From: [REDACTED]
Sent: 24 February 2025 13:44
To: "ballymena.valuation@lpsni.gov.uk" <ballymena.valuation@lpsni.gov.uk>
Subject: Email 1 of 2 CR3 forms for [REDACTED] units at [REDACTED] and [REDACTED] new build social housing properties at rear known as 39 McKeens Avenue, Carrickfergus

Email 1 of 2 includes all New Build CR3 Forms

Hi,

Please see attached APPLICATION TO DISTRICT VALUER FOR REVISION OF THE VALUATION

