



Department for

**Communities**

An Roinn

**Pobal**

Mánnystrie o

**Communities**

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Our ref: AQW 20974 /22-27

Date: 14 February 2025

Carál Ní Chuilín MLA  
Northern Ireland Assembly  
Parliament Buildings  
Ballymiscaw  
Stormont

Dear Carál,

**AQW 20974/ 22-27 – INFORMATION TO BE PLACED IN THE ASSEMBLY  
LIBRARY**

Due to the volume of detail required to answer AQW 20974 22-27, the information attached at Annex A has been placed in the Assembly Library.

Yours Sincerely,

**Gordon Lyons MLA  
Minister for Communities**

This issue is an operational matter for the Housing Executive.

I have sought the requested information from the Chief Executive, who has advised me as follows:

*“(i) As of 22nd January 2025, there were 56 actionable\* and 188 non-actionable\*\* void Housing Executive dwellings in the North Belfast Office area.*

*(ii) Please see table 1 below, which sets out the details, broken down by Common Landlord Area (CLA).*

*(iii) \*Actionable voids are properties which are vacant while in the process of being allocated / awaiting change of tenancy repairs. These may also include properties deemed difficult to let. \*\*Non-Actionable voids are properties that are not immediately available for allocation and are held vacant for operational reasons i.e. decanting purposes (where they are being used to house a tenant on a temporary basis pending works to their home), planned maintenance schemes, and properties which have been identified for sale/transfer or have approval for demolition.*

*Effective voids management is a key responsibility and core function of the Housing Executive. At a time when there is a critical shortage of housing stock available, the Housing Executive’s twin goals are to have the lowest possible number of void properties and to re-let good quality, secure and affordable housing as quickly and efficiently as possible. As an organisation, we have a target to relet properties within an average of*

*30 days; the North Belfast Area Office average was 27 days as of December 2024. To achieve this performance the local office monitors both allocations, to ensure they are made in a timely manner, and change of tenancy repair work progress with contractors on a weekly basis, analysing voids, turnaround times and trends to identify and remove obstacles to service delivery.*

*A significant number of the Non-Actionable Voids relate to the phased clearance of North Belfast Tower Blocks in line with the Tower Block strategy in addition to the planned clearance of dwellings in Phase 2 of the Upper Long Streets Redevelopment area.*

**Table 1:**

<b><i>Common Landlord Area</i></b>	<b><i>Actionable Voids</i></b>	<b><i>Non-Actionable Voids</i></b>
<i>Ardavon</i>	<i>2</i>	<i>0</i>
<i>Ardoyne</i>	<i>5</i>	<i>1</i>
<i>Ballysillan</i>	<i>4</i>	<i>3</i>
<i>Carlisle Multis</i>	<i>3</i>	<i>6</i>
<i>Carlisle/New Lodge</i>	<i>3</i>	<i>54</i>
<i>Cavehill</i>	<i>1</i>	<i>2</i>
<i>Cliftonville</i>	<i>2</i>	<i>1</i>
<i>Duncairn Gardens/Newington</i>	<i>1</i>	<i>0</i>
<i>Fairhill/Waverley/Downview</i>	<i>0</i>	<i>2</i>
<i>Gainsborough/Mountcollyer</i>	<i>4</i>	<i>3</i>

<i>Gray Mount/Shore Crescent</i>	<i>4</i>	<i>0</i>
<i>Lower Ligoniel/Glenbank</i>	<i>1</i>	<i>1</i>
<i>Lower Oldpark</i>	<i>5</i>	<i>0</i>
<i>Mount Vernon Estate</i>	<i>0</i>	<i>3</i>
<i>Mount Vernon Multis</i>	<i>0</i>	<i>90</i>
<i>Oldpark</i>	<i>1</i>	<i>2</i>
<i>Skegoneill/Ashfield/Fortwilliam</i>	<i>6</i>	<i>2</i>
<i>Sunningdale</i>	<i>1</i>	<i>1</i>
<i>Tigers Bay</i>	<i>4</i>	<i>9</i>
<i>Upper Ligoniel</i>	<i>1</i>	<i>3</i>
<i>Westland</i>	<i>2</i>	<i>1</i>
<i>Wheatfield</i>	<i>2</i>	<i>0</i>
<i>White City</i>	<i>3</i>	<i>0</i>
<i>Whitewell/Fairyknowe</i>	<i>1</i>	<i>1</i>
<i>Not Recorded***</i>	<i>0</i>	<i>3</i>
<b>Total</b>	<b>56</b>	<b>188</b>

### **Supporting Notes**

\*\*\* *There are a small number of non-actionable void properties on our housing management system unassigned to a CLA. These are not available for let."*

For any future queries relating to operational matters, you may wish to contact the Housing Executive directly. Making direct contact with them

will ensure that you receive the information in the shortest possible timeframe and make best use of public resources.