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Dear Kevin

EMPTY HOMES AND HOUSING NEED

At the Social Development Committee on 12 November 2015 a question was raised about the assessment of empty homes and areas of housing need.

The table attached at Annex A was recently completed by the Department and the Housing Executive. It shows the number of empty properties held by DFP Land and Property Services broken down by Council area; the number of actual empty properties reported to the Housing Executives Empty Homes Unit; and the housing need in each Council area.

When assessing a five year need projection for an area the Housing Executive considers waiting list information at settlement level/town sector level including the number of applicants on the list, the number of property relets and the number of void properties.

Of the 1,222 properties reported to the Housing Executive's Empty Homes Unit:

- 277 are "closed cases" i.e. occupied, have been sold or undergoing renovation;
- 301 are "deferred cases".i.e. boarded up; and
- 644 are "live cases".

Of the 644 "live cases" 354 are in areas of low housing demand and only 235 of the owners have been identified to date.

I hope this information is helpful.

Yours sincerely

A handwritten signature in black ink, appearing to read "Eilish O'Neill". The signature is written in a cursive style with a large initial 'E' and a distinct 'O'.

Eilish O'Neill

Empty Homes reported by Council Area and Housing Need

| Council Area | No. of Empty Homes recorded by LPS (includes empty social housing) | Empty Homes Reported to NIHE | NIHE Housing District | No. of Empty Homes Reported to Empty Homes Unit by Housing District | Housing Need |
|----------------------------------------------------|--------------------------------------------------------------------|------------------------------|-----------------------|---------------------------------------------------------------------|--------------|
| Antrim & Newtownabbey Borough Council | 894 | 89 | Antrim | 23 | L-M |
| | | | Newtownabbey | 66 | M |
| Ards & North Down Borough Council | 1471 | 72 | Bangor | 41 | M |
| | | | Ards | 31 | L-M |
| Armagh City, Banbridge & Craigavon Borough Council | 2333 | 110 | Armagh | 24 | L-M |
| | | | Banbridge | 14 | M |
| | | | Craigavon | 72 | L-M |
| Belfast City Council | 3970 | 498 | North | 169 | VH |
| | | | South | 150 | VH |
| | | | East | 85 | M |
| | | | West | 43 | VH |
| | | | Shankill | 51 | L-M |
| Causeway Coast & Glens District Council | 1957 | 61 | Coleraine | 25 | L-M |
| | | | Limavady | 11 | L |
| | | | Ballycastle | 17 | L-M |
| | | | Ballymoney | 8 | L |
| Derry & Strabane District Council | 1268 | 69 | Derry | 53 | H |
| | | | Strabane | 16 | L-M |
| Fermanagh & Omagh District Council | 2665 | 40 | Fermanagh | 24 | L-M |
| | | | Omagh | 16 | L |

| Council Area | No. of Empty Homes recorded by LPS (includes empty social housing) | Empty Homes Reported to NIHE | NIHE Housing District | No. of Empty Homes Reported to Empty Homes Unit by Housing District | Housing Need |
|--------------------------------------------------|---------------------------------------------------------------------------|-------------------------------------|------------------------------|----------------------------------------------------------------------------|---------------------|
| Lisburn & Castlereagh City Council | 1219 | 93 | Lisburn | 64 | M |
| | | | Castlereagh | 29 | VH |
| Mid & East Antrim Borough Council | 1154 | 96 | Ballymena | 32 | M |
| | | | Carrickfergus | 21 | L-M |
| | | | Larne | 43 | L |
| Mid Ulster District Council | 2234 | 24 | Cookstown | 7 | L-M |
| | | | Dungannon | 10 | M |
| | | | Magherafelt | 7 | L |
| Newry, Mourne & Down District Council | 2481 | 70 | Downpatrick | 38 | H |
| | | | Newry | 32 | H |
| Total | 21646 | 1222 | | 1222 | |

HOUSING NEED BANDS

0 - 38 Low Need (L)

39 - 155 Low to Moderate Need (L-M)

156 - 440 Moderate Need (M)

441 - 860 High Need (H)

861 - 1478 Very High Need (VH)