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Our ref: AQW 12033/ 22-27  
Date: 08 July 2024

Gerry Kelly MLA  
Northern Ireland Assembly  
Parliament Buildings  
Ballymiscaw  
Stormont

Dear Gerry

**AQW 12033 /22-27 – INFORMATION TO BE PLACED IN THE ASSEMBLY LIBRARY**

Due to the volume of detailed required to answer AQW 12033/22-27, the information attached at Annex A has been placed in the Assembly Library.

Yours sincerely,

**Gordon Lyons MLA**

**Minister for Communities**

(i) I am carefully considering advice and options which will support the long-term sustainability of the Housing Executive, this includes access to borrowing which would enable increased investment in homes. Rental income is critical in supporting investment work. My Department considers NIHE rent levels on an annual basis by taking into account inflation, projected running costs, spending requirements and tenant affordability. This ensures that investment keeps pace with rising costs, as far as possible, so as to fund improvements which will positively impact the delivery of tenant services including the condition of housing stock.

Depending on annual budget availability, my Department has been able to provide some grant funding to assist with the Housing Executive's capital improvement and adaptations programmes. The Executive agreed the 2024/25 budget on 25 April, I am now working with my officials to consider options to live within this budget. The budget position for 2024/25 is extremely constrained and difficult decisions will have to be made. When the budget decisions have been made, NIHE will be advised of the position.

(ii) 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:

*"In the North Belfast area the Housing Executive is facilitating a scheme to replace Finlock Guttering on up to 90 private homes on behalf of DfC, whilst also replacing these on its own stock in the same area.*

*The Northern Ireland Housing Executive has declared an area at Upper Long Streets, Belfast to be a Redevelopment Area and is applying for a Vesting Order to acquire and clear unfit housing in the area for the*

**Annex A****AQW 12033/ 22-27**

purposes of redevelopment. The Housing Executive working in partnership with Apex / Newington Housing Association plans to build approximately 120 new sustainable social homes in the area.

**Landlord Services**

Most of the Housing Executive's stock investment programme is funded by rental income. Depending on annual budget availability, the Department for Communities has been able to provide some grant funding to assist with the Housing Executive's capital improvement and adaptations programmes, albeit in recent years such funding has largely been allocated to the latter. However, the allocations are not yet available for 2024/25 and as such the Housing Executive does not yet know what Departmental grant funding there will be for investment in its stock at this time.

The table below identifies the scheme for North Belfast for the 24/25 & 25/26 financial years, these are funded by the rental income.

<b>2024/25</b>		
<i>External Cyclical Maintenance</i>	<i>Mount Vernon/ White City</i>	<i>265</i>
	<i>Antrim Road/ Glenbryn</i>	<i>313</i>
	<i>North Belfast (4)</i>	<i>503</i>
<i>Double Glazing</i>	<i>Ballysillan/ Oldpark</i>	<i>63</i>
	<i>New Lodge</i>	<i>177</i>
<i>Bathroom/Kitchen/Rewire</i>	<i>Ligoniel</i>	<i>90</i>
	<i>Mt Vernon/ Ligoniel</i>	<i>109</i>
	<i>Ardoyne</i>	<i>85</i>
<i>Bathrooms</i>	<i>Fortwilliam/ Mount Vernon/ Queen Victoria</i>	<i>62</i>
	<i>Fairyknowe/ Whitewell</i>	<i>83</i>

**Annex A****AQW 12033/ 22-27**

<i>Heating</i>	<i>North Belfast (2010)</i>	205
	<i>North Belfast Mop Up</i>	49
	<i>Ardilea/ Glenview</i>	33
<i>Cavity Wall Insulation</i>	<i>Graymount</i>	139
<i>External Wall Insulation</i>	<i>Ballysillan 4 EWI/ Finlock Guttering Lot 1</i>	64
<i>Insulation</i>	<i>North Loft Insulation</i>	121
<i>Multi-Element Improvement</i>	<i>Tigers Bay Carbon Zero</i>	70
<i>Doors</i>	<i>North Belfast Doors Phase 2</i>	174
<i>Estate Infrastructure</i>	<i>Retaining Wall at 16 Tyndale Green</i>	1
	<i>Ardoyne Flats retaining walls</i>	1
<i>Roofing</i>	<i>Shore Road/Graymount Roofing</i>	56
<b>2025/26</b>		
<i>External Cyclical Maintenance</i>	<i>Lower Oldpark/ Gainsborough (2017)</i>	178
	<i>Skegoniel/ Fitzwilliam (2017)</i>	182
	<i>Cave Hill (2017)</i>	265
<i>Bathroom/Kitchen/Rewire</i>	<i>Tranfield/ Ludlow (2003)</i>	115
	<i>North Queen Street/ Hillman</i>	92
	<i>Ligoniel</i>	63
	<i>North Belfast (4) Phase 4</i>	42

**Annex A****AQW 12033/ 22-27**

<i>Bathrooms</i>	<i>New Lodge</i>	<i>34</i>
	<i>Skegoniel</i>	<i>67</i>
	<i>Sunningdale</i>	<i>51</i>
	<i>Silverstream</i>	<i>183</i>
	<i>Mountcollyer/ Ashfield</i>	<i>106</i>
<i>Heating</i>	<i>North Belfast 4 (2011)</i>	<i>109</i>
	<i>North Belfast 6 (2011)</i>	<i>108</i>
<i>Cavity Wall Insulation</i>	<i>Ardoyne Long Streets</i>	<i>297</i>
<i>External Wall Insulation</i>	<i>Ballysillan 4 EWI/ Finlock Guttering Lot 2</i>	<i>63</i>
	<i>Ballysillan 4 EWI/ Finlock Guttering Lot 3</i>	<i>62</i>
	<i>Shore Crescent Flats EWI</i>	<i>63</i>
<i>Roofing</i>	<i>Pinkerton Walk Roofing &amp; Thermal Insulation</i>	<i>21</i>
<i>MEI</i>	<i>Upper Long Streets Comprehensive Improvements</i>	<i>9"</i>

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.