



Department for

Communities

An Roinn

Pobal

Mánnystrie o

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From: The Minister

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Our ref: AQW 20442 /22-27

Date: 3 February 2025

Daniel McCrossan MLA
Northern Ireland Assembly
Parliament Buildings
Ballymiscaw
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Dear Daniel

AQW 20442 /22-27 – INFORMATION TO BE PLACED IN THE ASSEMBLY LIBRARY

Due to the volume of detail required to answer AQW 20442/22-27, 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) to detail the number of people waiting for adaptations to their Housing Executive home;

- *Major Adaptations – 373 nr*
- *Minor Adaptations – 706 nr*

(ii) the length of time they have been waiting, broken down by constituency.

Please see the below tables for wait times broken down by constituency.

(Major Adaptations) Nr of MAPD's awaiting start, per constituency & the length of time they have been waiting

	0 to 3 Months	4 to 6 Months	7 to 9 Months	10 to 12 Months	13 to 15 Months	16 to 18 Months	19 to 24 Months	25 to 30 Months	31 to 36 Months	37 to 48 Months	49 to 60 Months	On hold	No date	Grand Total MAPD's	Constituency % of All Projects
Belfast East						1	4	2		1			1	9	2.41%
Belfast North	2	1		2			2	1				1	3	12	3.20%
Belfast South		1	1			1	4	1				1	1	10	2.68%
Belfast West		5	8	3	8	2	7	4	2	3		4	4	50	13.40%
East Antrim			1	1	1	1	4	2				1	1	12	3.22%
East Londonderry	5	3	1	1	3	3	3	1	2			1	10	33	8.85%
Fermanagh and South Tyrone	1	1				1	1							4	1.07%
Foyle	1	7	5	2	1	4	8	9	3	1			4	45	12.06%
Lagan Valley		6	2		2	1	3		1		1	1	6	23	6.17%
Mid Ulster	1	2	1		1		2	2					3	12	3.22%
Newry and Armagh			1	2		3	1	2	3			3	7	22	5.90%
North Antrim		1	3	2	3	3	3		1			5	8	29	7.77%
North Down	1	2		2	2	5	3	2					4	21	5.63%
South Antrim								3	2					5	1.34%
South Down		1	1	3	1	1	2	1	1			2	6	19	5.09%
Strangford	2	7		2			2	2				2	6	23	6.17%
Upper Bann	1	4	1	2	1	2	1	2	2	1			2	19	5.09%
West Tyrone		1	1	3	1	3	5	4	1	1			5	25	6.70%
Grand Total MAPD's	14	42	26	25	24	31	55	38	18	7	1	21	71	373	99.98%
Month Band % of All Projects	3.75%	11.26%	6.97%	6.70%	6.43%	8.31%	14.75%	10.19%	4.83%	1.88%	0.27%	5.63%	19.03%	100.00 %	

Supporting Notes:

- *Issues impacting the speed of delivery for major adaptations across all areas include, obtaining build over agreements, statutory approvals, contractor capacity, procurement issues i.e. nil returns, changes to briefs, tenant refusals, design constraints, technical resources, complexity of requirements etc and availability of decant properties.*

Table 2 – Minor Adaptations

Constituency	Months Outside Response Time					Grand Total
	0-3	3-6	6-9	9-12	12+	
BELFAST EAST	6	2	3	1		12
BELFAST NORTH	39	1	3		1	44
BELFAST SOUTH	4	1		2		7
BELFAST SOUTH AND MID DOWN		1				1
BELFAST WEST	49	3	14	10	1	77
EAST ANTRIM	6	1			1	8
EAST LONDONDERRY	23	29	70	9	15	146
FERMANAGH AND SOUTH TYRONE	24	1				25
FOYLE	26	4		1	1	32

LAGAN VALLEY	3	10	3			16
MID ULSTER	4	1				5
NEWRY AND ARMAGH	7		1			8
NORTH ANTRIM	11	6	5	4	1	27
NORTH DOWN	1					1
SOUTH ANTRIM	2					2
SOUTH DOWN			1			1
STRANGFORD	3	1		2		6
UPPER BANN	4		1			5
WEST TYRONE	9	4	1			14
Grand Total	221	65	102	29	20	437

Supporting Notes:

- **The above is a list of individual adaptation jobs which are Outside Response Time. There are 24 properties which have more than 1 minor adaptation pending.*
- *The additional 269 jobs, included within the 706 nr. noted above in response (i), are inside agreed timeframes for completion of works.”*

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.

