



From: The Minister

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Our ref: AQW 21416/ 22-27

Date: 1 April 2025

Gerry Carroll MLA
Northern Ireland Assembly
Parliament Buildings
Ballymiscaw
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Dear Gerry

AQW 21416/22-27 – INFORMATION TO BE PLACED IN THE ASSEMBLY LIBRARY

Due to the volume of detail required to answer AQW 21416/22-27, the information attached at Annex A has been placed in the Assembly Library.

Yours sincerely,

Gordon Lyons MLA
Minister for Communities

Annex A

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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:

“The Housing Executive has its own internal Legal Services Unit, the details of legal cases presided by them are in table (a) below. Tables (b) – (g) are all other separate legal actions or cases in which external or panel solicitors were used.

*(a) The number of **Legal cases both issued by and against the Housing Executive through the Housing Executive’s internal Legal Services Unit**, in the last five calendar years, are set out in the Table below:*

Calendar Year	No. of Cases
2020	57
2021	53
2022	55
2023	61
2024	87

The nature of the legal cases in the above table includes the following:

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- *Ejectment Proceedings – on grounds of ASB, non-occupation, unlawful occupation (including failed succession applications).*
- *Injunctions relating to gas safety inspections, condition of property, removal of structures, removal of dogs, removal of solid fuel fire.*
- *Defence of Employment related claims – including 3 group claims with multiple claimants.*
- *Defence of Public liability claims.*
- *High Court Proceedings - debt claims.*
- *Defence of County Court – claims of discrimination in provision of service.*
- *Defence of Homeless Appeals and appeal against termination of tenancy by abandonment.*
- *Defence of Judicial Reviews - succession; grants; Rule 23 Intimidation points; homelessness allocation.*
- *Small Claims Proceedings.*

(b) The table below details the **number of cases that were heard at County Court for non-payment of rent & rates charges**, in the last five calendar years:

Calendar Year	No. of Cases Heard at County Court (non-payment of rent & rates charge)
2020	97
2021	56
2022	180
2023	264
2024	223

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(c) The table below details the number of **legal cases instigated by the Housing Executive's Accounts Receivable team for debt recovery**, in the last 5 calendar years:

Calendar Year	No. of Cases instigated by the Housing Executive's AR team
2020	0
2021	6
2022	9
2023	3
2024	4

(d) The table below details the number of **construction contract disputes** from the Housing Executive's Dispute Resolution's team, in the last five calendar years:

Calendar Year	No. of Construction Contract Disputes
2020	6
2021	10
2022	11
2023	3
2024	8

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(e) *The table below details the **number and nature of legal cases or actions related to contracts**, in the last five calendar years:*

Calendar Year	No. of Cases	Nature of Cases
2020	<i>0</i>	-
2021	<i>1</i>	<ul style="list-style-type: none">• <i>1x case relating to tender evaluation and the selection stage.</i>
2022	<i>2</i>	<ul style="list-style-type: none">• <i>1x case relating to issued writ due to missed Submission deadline.</i>• <i>1x case relating to issued writ challenging award decision. Writ was withdrawn.</i>
2023	<i>0</i>	-
2024	<i>0</i>	-

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(f) The table below details the **number and nature of legal cases related to the Housing Executives' Land & Regeneration Services unit**, in the last five calendar years:

Calendar Year	No. of Cases	Nature of Cases
2020	0	-
2021	1	<ul style="list-style-type: none">• 1 x SPED judicial review
2022	4	<ul style="list-style-type: none">• 1 x SPED judicial review• 1 x Private landlord dispute• 1 x Land dispute• 1 x Land sale dispute
2023	1	<ul style="list-style-type: none">• Adverse possession
2024	0	-

(g) The table below details the number of legal cases relating to Public Liability Claims in the last five calendar years.

Calendar Year	No. of Cases
2020	59
2021	46
2022	65
2023	64
2024	66"

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For any future queries relating to operational matters, you may wish to contact the Housing Executive directly. Making direct contact with the ALB will ensure that you receive the information in the shortest possible timeframe and make best use of public resources.