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Our ref: AQW 55546/22-27

**From: The Minister**

**Mark Durkan MLA**
**Northern Ireland Assembly**
**Parliament Buildings**
**Ballymiscaw**
**Stormont**

Dear Mark

**AQW 55546/22-27 – INFORMATION TO BE PLACED IN THE ASSEMBLY LIBRARY**

Due to the volume of detail required to answer AQW 55546/22-27, the information attached at Annex A has been placed in the Assembly Library.

Yours sincerely,



**Gordon Lyons MLA**

**Minister for Communities**

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**AQW 55546 22-27 – Annex A**

**Housing Executive Tenancy Successions and Joint-to-Single Tenancy Changes, 2018/19–2025/26**

This issue is an operational matter for Northern Ireland Housing Executive, they have advised me as follows:

*"(i) Housing Executive tenancies are recorded on the Housing Management System and are assigned a reason code (why the tenancy has been created or awarded). Our records show that there are 2,359 tenancies with a reason code of Succession (Statutory) with tenancy commencement dates between 2018/19 Financial Year and 2025/26 Financial Year and a further 499 with a reason code of Succession (Policy) within the same time parameters. In addition, there are 4,641 tenancies with a reason code of Joint to Single.*

*The 1983 Housing (NI) Order provides the statutory provision for succession and details that any deceased tenant is a successor if they were previously the joint tenant and then became the sole tenant. Please see detailed breakdown of total figures for each financial year in Table 1 and broken down by Council Area for each financial year in Tables 2, 3 and 4 below.*

*(ii) The Housing Executive does not hold centrally collated, routinely published statistics on unsuccessful succession numbers. Succession decisions are recorded at case level.*

***Table 1: Detailed breakdown of total figures for each Financial year***

| ***Fin Yrs*** | ***Succession (Statutory)*** | ***Succession (Policy)*** | ***Joint to Single*** |
|---|---|---|---|
| ***2018/19*** | *339* | *60* | *603* |
| ***2019/20*** | *318* | *65* | *647* |
| ***2020/21*** | *299* | *63* | *523* |
| ***2021/22*** | *316* | *82* | *602* |
| ***2022/23*** | *298* | *73* | *575* |
| ***2023/24*** | *266* | *78* | *574* |
| ***2024/25*** | *281* | *45* | *526* |
| ***2025/26*** | *242* | *33* | *591* |
| ***TOTAL*** | ***2,359*** | ***499*** | ***4,641*** |

***Caveats:***

1. *Neither Statutory succession nor joint to single tenancies use the terminology "successful" as the tenancies change by operation of law.*

2. *The figures provided for the reason code Joint to Single include tenancy changes due to termination and as a result of the death of the joint tenant (which are treated as successions). The Housing Executive does not hold or collate the information in the format requested to extract figures for each joint to single reason.*
3. *Succession tenancies are most often created from the date of death of the tenant as opposed to date of decision.*
4. *There may be some undecided succession cases which mean the numbers given may change if requested again.*

***Table 2: Statutory (Legal) Successions broken down by council area for each financial year from 2018/19 Fin Yr to 2025/26 Fin Yr***

| Council Area | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | Grand Total |
|---|---|---|---|---|---|---|---|---|---|
| Antrim & Newtownabbey | 17 | 21 | 13 | 10 | 7 | 17 | 15 | 14 | 114 |
| Ards & North Down | 16 | 10 | 9 | 18 | 17 | 23 | 19 | 28 | 140 |
| Armagh, Banbridge & Craigavon | 36 | 29 | 30 | 26 | 23 | 27 | 21 | 22 | 214 |
| Belfast | 119 | 101 | 91 | 110 | 112 | 85 | 86 | 84 | 788 |
| Causeway Coast & Glens | 20 | 20 | 28 | 21 | 26 | 24 | 10 | 15 | 164 |
| Derry & Strabane | 57 | 45 | 42 | 46 | 32 | 37 | 50 | 27 | 336 |
| Fermanagh & Omagh | 10 | 12 | 8 | 11 | 18 | 13 | 14 | 8 | 94 |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| *Lisburn & Castlereagh* | *10* | *7* | *16* | *14* | *9* | *8* | *14* | *11* | *89* |
| *Mid & East Antrim* | *18* | *12* | *12* | *19* | *13* | *10* | *16* | *13* | *113* |
| *Mid Ulster* | *12* | *16* | *24* | *17* | *23* | *12* | *16* | *6* | *126* |
| *Newry, Mourne & Down* | *24* | *45* | *26* | *24* | *18* | *10* | *20* | *14* | *181* |
| ***Grand Total*** | ***339*** | ***318*** | ***299*** | ***316*** | ***298*** | ***266*** | ***281*** | ***242*** | ***2,359*** |

***Table 3: Policy Successions broken down by council area for each financial year from 2018/19 Fin Yr to 2025/26 Fin Yr***

| *Council Area* | *2018/19* | *2019/20* | *2020/21* | *2021/22* | *2022/23* | *2023/24* | *2024/25* | *2025/26* | *Grand Total* |
|---|---|---|---|---|---|---|---|---|---|
| *Antrim & Newtownabbey* | *3* | *2* | *5* | *2* | *4* | *7* | *2* | *1* | *26* |
| *Ards & North Down* | *2* | *3* | *4* | *1* | *3* | *5* | *2* | *4* | *24* |
| *Armagh, Banbridge & Craigavon* | *6* | *8* | *7* | *6* | *4* | *6* | *5* | *6* | *48* |
| *Belfast* | *21* | *23* | *17* | *24* | *23* | *20* | *11* | *7* | *146* |
| *Causeway Coast & Glens* | *5* | *4* | *3* | *6* | *7* | *9* | *3* | *3* | *40* |
| *Derry & Strabane* | *9* | *13* | *12* | *16* | *14* | *15* | *6* | *8* | *93* |
| *Fermanagh & Omagh* | *3* | *2* | *0* | *3* | *5* | *6* | *0* | *0* | *19* |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| *Lisburn & Castlereagh* | *6* | *4* | *5* | *8* | *6* | *4* | *6* | *3* | *42* |
| *Mid & East Antrim* | *3* | *0* | *3* | *5* | *1* | *2* | *4* | *0* | *18* |
| *Mid Ulster* | *2* | *2* | *0* | *5* | *1* | *2* | *0* | *0* | *12* |
| *Newry, Mourne & Down* | *0* | *4* | *7* | *6* | *5* | *2* | *6* | *1* | *31* |
| ***Grand Total*** | ***60*** | ***65*** | ***63*** | ***82*** | ***73*** | ***78*** | ***45*** | ***33*** | ***499*** |

***Table 4: Joint to Single broken down by council area for each financial year from 2018/19 Fin Yr to 2025/26 Fin Yr***

| Council Area | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | Grand Total |
|---|---|---|---|---|---|---|---|---|---|
| Antrim & Newtownabbey | 55 | 50 | 36 | 41 | 36 | 42 | 41 | 43 | 344 |
| Ards & North Down | 68 | 55 | 50 | 48 | 60 | 59 | 49 | 64 | 453 |
| Armagh, Banbridge & Craigavon | 41 | 57 | 37 | 50 | 41 | 45 | 33 | 38 | 342 |
| Belfast | 159 | 175 | 126 | 154 | 150 | 144 | 121 | 161 | 1190 |
| Causeway Coast & Glens | 55 | 67 | 55 | 61 | 59 | 49 | 59 | 66 | 471 |
| Derry & Strabane | 65 | 65 | 62 | 70 | 70 | 62 | 70 | 66 | 530 |
| Fermanagh & Omagh | 25 | 16 | 27 | 20 | 24 | 24 | 27 | 30 | 193 |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| *Lisburn & Castlereagh* | *36* | *42* | *31* | *40* | *32* | *39* | *21* | *37* | *278* |
| *Mid & East Antrim* | *42* | *62* | *47* | *45* | *40* | *45* | *41* | *36* | *358* |
| *Mid Ulster* | *20* | *26* | *26* | *41* | *31* | *24* | *35* | *23* | *226* |
| *Newry, Mourne & Down* | *37* | *32* | *26* | *32* | *32* | *41* | *29* | *27* | *256* |
| ***Grand Total*** | ***603*** | ***647*** | ***523*** | ***602*** | ***575*** | ***574*** | ***526*** | ***591*** | ***4,641”*** |