

Paige Jennings
Participation and the Practice of Rights (PPR)
Ground Floor
Community House
Citylink Business Park
Belfast
BT12 4HQ

2nd December 2021

Ref: FOI_21_239

Dear Ms Jennings

Freedom of Information Act 2000

Thank you for your Freedom of Information request received 9th November 2021 and your subsequent clarification email also received 9th November. Your request has been dealt with under the terms of the above legislation. You requested the following information:

- 1. What is the total number of social homes that will be removed from the area between Hillman Street and Stratheden Street to make way for the new scheme of 123 new social homes?*
- 2. An update of the total number of social homes currently in use at the New Lodge Carlisle Estate, and broken down by building for the tower blocks.*
- 3. An update of the demolition plans and replacement schemes for the New Lodge Tower Blocks including proposed timescales and estimated numbers of replacement social homes to be built for each.*
- 4. An indication of any new social housing foreseen for the New Lodge -- under the Social Housing Development Programme or from any other source -- with proposed timescales and numbers of units planned- in addition to those proposed under the RDA and the Tower Blocks Strategy.*

I would now respond as follows:

- 1. What is the total number of social homes that will be removed from the area between Hillman Street and Stratheden Street to make way for the new scheme of 123 new social homes?***

There will be no loss of social housing within the area designated for proposed redevelopment.

The proposed redevelopment of the Upper Long Streets (phase 2) will involve the demolition and replacement of 85 no social homes currently owned and managed by the Housing Executive.

2. An update of the total number of social homes currently in use at the New Lodge Carlisle Estate, and broken down by building for the tower blocks.

There are 681 NIHE properties in Carlisle/New Lodge. Of these 17 are currently void.

The details for the multi storey blocks are:

Block	Units
Cuchulainn House	50 units (all social) 3 Voids
Eithne House	50 units (49 social)
Fianna House	50 units (all social)
Finn House	50 units (49 social)
Grainne House	84 units (all social)
Maeve House	50 units (all social)
Oisin House	50 units (all social) 8 Voids

3. An update of the demolition plans and replacement schemes for the New Lodge Tower Blocks including proposed timescales and estimated numbers of replacement social homes to be built for each.

The Housing Executive's Tower Blocks Action Plan was approved by the Board of the Housing Executive in March 2019 and by the Department for Communities in August 2019. Given the complexity and scale of this plan, the blocks have been categorised into three (3) phases:

- Phase 1: Demolition (or disposal in some cases) in a 1 to 5 year time period;
- Phase 2: Demolition in a 6 to 10 year period, with remedial works to be carried out in the interim; and
- Phase 3: Demolition at a point beyond a 10 year period, with improvement works carried out as required.

The Action Plan is a high level document that sets out the broad timescales, actions and estimated funding required over the next fifteen to twenty years. Implementation of the proposals will be subject to approval of business cases for individual or groups of blocks as appropriate.

The current proposal in the Tower Blocks Action Plan for the Carlisle blocks is that Oisin, Finn & Fianna Houses will be demolished, with the combined cleared sites developed for new social housing. The Action Plan categorised Oisin House for 'Short' term action (demolition within 5 years), and Finn and Fianna Houses for 'Medium' term action (Demolition within 6-10

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years). The Housing Executive is currently reassessing this timescale to take account of the clearance needs from the proposed Redevelopment Area (RDA) for the Upper Long Streets.

As 'Medium' term action blocks Finn & Fianna Houses will receive holding investment in recognition that these blocks will be in use for some considerable time. If a decision is taken to delay the implementation of the Action Plan proposal for Oisín House we will also carry out holding investment to this block.

The other four blocks (Cuchulainn, Maeve, Eithne and Grainne Houses) have been designated as 'Long' Term and will be refurbished. An indicative programme for the refurbishment of the 12 'Long Term' blocks has been agreed. This is a seven and a half year programme and it is anticipated that work will start on site in 2022/2023 at the earliest.

The current indicative schedule for improvement works is:

- a) Grainne: 2023/2024;
- b) Maeve: 2024/2025;
- c) Cuchulainn: 2026/2027;
- d) Eithne: 2027/2028.

Cuchulainn and Eithne Houses have already had significant external fabric works implemented.

The Tower Blocks Action Plan proposes that Oisín, Finn and Fianna should be demolished and the combined site developed for new social housing. The Action Plan indicates a put-back of 96 units on this site. However, these numbers are only indicative and may change when further planning and feasibility work is undertaken.

4. An indication of any new social housing foreseen for the New Lodge -- under the Social Housing Development Programme or from any other source -- with proposed timescales and numbers of units planned- in addition to those proposed under the RDA and the Tower Blocks Strategy.

It is currently proposed that a minimum of 123 new social homes will be provided within the proposed New Lodge re-development area, specifically the area bounded by Hillman Street, New Lodge Road, Halliday's Road and Edlingham Street. This is an indicative number and will be further refined at the scheme design stage of the project.

As stated above, the Tower Blocks Action Plan proposes that Oisín, Finn and Fianna should be demolished and the combined site developed for new social housing. The Action Plan suggests an indicative put-back of 96 units on the site.

Current plans for the delivery of new social housing in the New Lodge area in addition to those proposed under the RDA and the Tower Blocks Action Plan are:

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1. Under the Social Housing Development Programme (SHDP), Clanmil Housing Association currently have a scheme programmed at Frederick Street, Belfast (64 units/ onsite year 2023/24).
2. A proposed scheme at St Kevin's Hall, North Queen Street, Belfast (10 units, onsite year 2024/25) has been included in the 2021 bids by Alpha Housing and should be added to the SHDP subject to board approval of the new draft Programme.

Please note that programmed schemes can be lost or slip to future programme years for a variety of reasons e.g. relating to delays in acquiring sites and/or failure to secure Planning Approval. Additional schemes can also be added to the SHDP 'in-year' through Competitive Design & Build procurement route and/or the purchase of Existing Satisfactory / Off-the-Shelf properties.

If you are unhappy with the level of service you have received in relation to your request, you may ask for an internal review within two calendar months of the date of this letter. You may write to:

Freedom of Information
Information Governance Team
Planning, Performance Risk & Governance
Northern Ireland Housing Executive
The Housing Centre
2 Adelaide Street
Belfast
BT2 8PB

or send an email to foi@nihe.gov.uk.

If you are not content with the outcome of the internal review, you have the right to apply directly to the Information Commissioner for a review of our original decision.

The Information Commissioner can be contacted at:

Information Commissioner's Office
Wycliffe House
Water Lane
Wilmslow,
Cheshire
SK9 5AF.

If you have any queries about this letter, please contact Kelly Anderton kelly.anderton@nihe.gov.uk or 028 95982764.

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Yours sincerely



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Elma Newberry
Assistant Director Land & Regeneration

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