

Tower Blocks – Action Plan – Illustrative Implementation Plans

Area	Blocks	Life	Issues	Summary of Proposals
Larne town centre	Latharna	S	<ul style="list-style-type: none"> Demand for Latharna is poor and there are already a significant number of vacant properties in the block. 	<p>It is projected that the block could be cleared in 2 years by rehousing tenants into relets in existing NIHE & HA stock, and by acquiring the 2 sold flats.</p> <p>There is the potential to develop the cleared site for a 21 unit Category 1 Elderly scheme subject to housing need. Alternatively sale of the site could be considered given its town centre location.</p>
Rushpark estate, N'abbey	Woodland	S	<ul style="list-style-type: none"> Rushpark is a popular estate and the two blocks are stable. Nearly three-quarters of the flats across the two blocks are in private ownership. There has been considerable recent investment in Health & Safety works in both blocks. 	<p>Given the very high level of private ownership in the blocks it is intended to explore a private sector sale option.</p> <p>NIHE tenants would be transferred into new build or relets in other stock.</p>
	Beechwood	S		
Rathcoole estate, N'abbey	Monkscoole	S	<ul style="list-style-type: none"> Housing demand for Rathcoole is healthy and has been served by a number of recent housing association new build schemes. Demand for the four blocks is low/medium. Glencoole had MEI works carried out in 2009-11 Abbotscoole & Carncoole had major Health & Safety works carried out last year. Only five flats are currently occupied in Monkscoole. There is a telecommunications mast on Abbotscoole. 	<p>Monkscoole could be cleared of remaining residents in 1 year by the transfer of the sole remaining tenant to other stock and the acquisition of the 4 private properties. The block would then be demolished and the cleared site held until Abbotscoole is demolished.</p> <p>Abbotscoole would be cleared in 2 -3 years into the relets in existing NIHE and HA stock, with the acquisition of the 17 sold flats. The telecommunications mast would be relocated to Glencoole.</p>
	Abbotscoole	S		
	Carncoole	L		
	Glencoole	L		

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				<p>This would be followed by demolition of Abbotscoole and development of the combined cleared site for c.53 new dwellings.</p> <p>Carncoole and Glencoole will be retained and have full improvement works undertaken.</p>
Mount Vernon estate, north Belfast	Ross	S	<ul style="list-style-type: none"> • Demand for Mount Vernon estate and the two blocks is low. • There is a much higher level of turnover and less stability in Ross House. • Residents in Mount Vernon House are primarily older single households. • There is a telecommunications mast on Ross. • There is an opportunity to kick-start renewal through the development of an NIHE-owned site between the two blocks. 	<p>The NIHE site would be developed for c.32 new units (Category 1 Elderly scheme).</p> <p>It is projected that Ross could be concurrently cleared in 1 -2 years via turnover and the transfer of tenants into relets in existing stock. The block would then be demolished and the cleared site land-banked. The telecommunications mast on Ross would need to be relocated.</p> <p>Mount Vernon will have interim holding investment undertaken in recognition that it could take 4 -5 years to clear. The block would then be demolished and the cleared site will be used as an amenity site.</p> <p>Potential development of c.28 new dwellings on the cleared Ross site, subject to housing need.</p>
	Mount Vernon	M		
Carlisle estate, New Lodge, north Belfast	Oisin	S	<ul style="list-style-type: none"> • Carlisle/New Lodge is a very high demand area • At present there are no potential overspill sites in the vicinity and limited opportunity to kick-start renewal via relets. • There may be a competing demand (and higher priority) for overspill housing in respect of a potential Urban Renewal Area for the adjacent 	<p>Given that they are the least popular and most problematic of the blocks in the area while potentially providing the best potential development site, Oisin, Finn and Fianna would be cleared and demolished in turn through turnover, and the transfer of tenants into relets in existing stock and any new build sites that may become</p>
	Finn	M		

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	Fianna	M	<p>upper 'Long Streets'.</p> <ul style="list-style-type: none"> • 21 flats in Grainne are utilised as temporary homeless accommodation for families. • Grainne contains the central control point for the blocks CCTV operation. • The three centrally co-located blocks of Oisín, Finn and Fianna are the least popular due to anti-social behaviour and poor environment; discussions with local management suggest that this is where any regeneration should begin. • There are other areas in the estate subject to review (Bruslee/Pinkerton and Duncairn Parade) that could be tied in to the above. • There are only two private flats across the blocks. • There has been recent significant investment in cladding, new roof and windows in Cuchulainn & Eithne. 	<p>available.</p> <p>Given the likely lengthy timescale for this Finn and Fianna would have interim holding investment undertaken.</p> <p>In tandem with the above there would be continued investigation of potential new build sites that would be appropriate for overspill housing from Carlisle/ New Lodge.</p> <p>Consideration will be given to the potential of coordinating development with regeneration of other adjacent areas within the estate.</p> <p>The cleared Finn/Fianna/Oisín site for 96 units (6 no. 4-storey blocks: 1 block contains 16 no. 2-bed units & 5 blocks each contain 16 no. 1-bed units)</p> <p>Cuchulainn, Eithne, Grainne and Maeve will have full improvement works undertaken, and any future renewal will be dependent on housing need and the provision of overspill sites.</p>
	Maeve	L		
	Grainne	L		
	Cuchulainn	L		
	Eithne	L		
Lower Falls, west Belfast	Divis	L	<ul style="list-style-type: none"> • Housing need continues to be very high. • Divis is extremely popular and stable, with minimal annual turnover. • There are at this time no potential new build developments that would enable clearance. • A community-based radio station has a mast installed on the block. 	<p>Retention and full improvement works.</p> <p>Future clearance and redevelopment will be considered subject to the identification of local new build opportunities.</p>

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Finaghy estate, south Belfast	Moylena	S	<ul style="list-style-type: none"> • Finaghy is a popular and stable estate with a healthy waiting list. • Demand for the two blocks is not as high as for the rest of the estate. • Current significant investment in lift replacement and Health & Safety works in the two blocks. • Telecommunication mast on Moylena. • There is an opportunity to kick-start renewal through new build development of a nearby site at Gerragh Place. 	<p>Development of c.24 new dwellings on Gerragh Place site.</p> <p>Clearance of Moylena within 3 years into this new build and relets in existing NIHE and HA stock, plus the acquisition of 11 sold flats.</p>
	Moveen	L		<p>Demolition of Moylena followed by development of c.22 new dwellings on the cleared site.</p> <p>Moveen will be retained and have full improvement works.</p>
Seymour Hill & Conway estates, Dunmurry, south Belfast	Coolmoyne	S	<ul style="list-style-type: none"> • Housing demand for Seymour Hill and Conway estates is medium/high. • Demand for the five tower blocks is medium. • There are 100 privately-owned flats across the blocks, mostly in the Dales blocks. • MOD equipment is located on Coolmoyne. • Telecommunication mast on Rathmoyne. • Tree Protection Orders limit the potential new build putback on the Dales blocks site. • There is an opportunity to deliver housing overspill schemes to kick-start phased renewal through the development of nearby sites owned by Connswater HA & Clanmil HA. 	<p>Connswater HA's site would be developed for c.18 new dwellings. Clanmil HA's site would be developed for 33 new dwellings.</p>
	Rathmoyne	S		<p>Coolmoyne & Rathmoyne would be cleared within 4-5 years by transferring the tenants into this new build and relets in other stock, and by the acquisition of the 32 sold flats in the two blocks.</p>
	Ferndale	M		<p>Coolmoyne would be demolished first and the cleared site developed for c.54 new dwellings. Rathmoyne would then be demolished and the cleared site developed for c.88 new dwellings.</p>
	Parkdale	M		<p>Ferndale, Parkdale & Riverdale will have interim holding investment undertaken in recognition that they could take 5 years to clear. They will be cleared by transferring their tenants into the new build on the Coolmoyne/ Rathmoyne site, and by the acquisition of their 68 private flats.</p>
	Riverdale	M		

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				There is the potential for development of c.45 new dwellings on the cleared Dales site subject to housing need.
Belvoir estate, south Belfast	Breda	S	<ul style="list-style-type: none"> • Belvoir Park is a very popular estate. • Demand for the tower blocks is reasonable, but not as high as for the other stock in the estate. • Both blocks had MEI works carried out in the mid-2000s. • There is a potentially an opportunity for an overspill site to kick-start renewal via redevelopment of derelict low rise bedsit blocks in the estate currently being subjected to appraisal. • There is another potential new build site for c.44 dwellings at the former Minnowburn House care home, subject to acquisition being possible. 	<p>Redevelopment of the Belvoir bedsits site for new build of c.9 units (subject to approval).</p> <p>Breda will be cleared in 2-3 years by transferring tenants into the new build and relets, and by the acquisition of 1 sold flat. Breda will then be demolished and the site held for development until Belvoir is demolished.</p>
	Belvoir	M		<p>Belvoir will have interim holding investment undertaken in recognition that it could take up to 5 years to clear the block. The block will be cleared by transferring tenants into the relets and the acquisition of 4 sold flats.</p> <p>Belvoir will be demolished and the cleared combined site developed for c.63 new dwellings.</p>
Cregagh estate, east Belfast	Kilbroney	S	<ul style="list-style-type: none"> • Cregagh estate is popular and stable. • Demand for Woodstock and Willowbrook is healthy, but poor for Kilbroney. • Kilbroney has had less investment implemented than the other two blocks. • There is a telecommunication mast on Kilbroney. 	<p>It is projected that Kilbroney could be cleared in 2 years via turnover, transferring tenants into relets in existing NIHE and HA stock, and the acquisition of 1 sold flat. The telecommunications mast would be relocated to Woodstock House.</p>
	Willowbrook	L		<p>Kilbroney will be demolished and the cleared site developed for c.62 newbuild units.</p>

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	Woodstock	L	<ul style="list-style-type: none"> • There are no current overspill sites with which to kick-start renewal. • Flood Risk on the Woodstock/ Willowbrook site precludes new build on the majority of the site. 	Willowbrook and Woodstock will be retained and have full improvement works undertaken.
Clarawood estate, east Belfast	Clarawood	S	<ul style="list-style-type: none"> • Demand is low/medium for Clarawood estate and the tower block. • There are adjacent maisonette blocks for which future sustainability is uncertain and there may be potential to redevelop these in conjunction with the tower block. 	<p>It is projected that the block could be cleared in 2 years by rehousing the tenants into relets in existing NIHE and HA stock, and by acquiring the 1 sold flat.</p> <p>There is the potential to develop the cleared site for new build of 40 units (subject to housing need), or as part of a larger scheme in with the potential redevelopment of the nearby maisonette blocks.</p>
Braniel estate, east Belfast	Whincroft	L	<ul style="list-style-type: none"> • There has been recent significant investment in cladding, new windows and a new roof. • Braniel is a stable estate and demand for the block is sustainable. 	Whincroft will be retained and have full improvement works.
Ardcarn estate, east Belfast	Carnet	L	<ul style="list-style-type: none"> • There has been recent significant investment in cladding, new windows and a new roof. • Demand for the block is sustainable. • There is a telecommunications mast on the roof. 	Carnet will be retained and have full improvement works.
Portadown town centre	Magowan House	S	<ul style="list-style-type: none"> • The block comprises 19 social units in six floors atop ground and first floor retail premises that are not in NIHE ownership. • Social housing demand is low. 	<p>It is projected that the block could be cleared within 1-2 years by transferring the tenants into relets in existing NIHE and HA stock.</p> <p>Given its town centre location it is intended to market the block for sale.</p>