

Annadale Flats – Roof Replacement

- 1. Can the NIHE please advise what the current (2022) ownership status of those 202 flats are? (i.e. how many are still owned by the NIHE and how many are in private ownership?)**

125 properties are currently owned by the Housing Executive, and 77 properties out of the 202 flats have been sold to private ownership.

- 2. In 2012 it was reported that the NIHE had secured some £8m in capital funding to carry out replacement of flat roofs at Annadale in line with a pilot scheme (some 24 flats) that had previously taken place on two of the blocks.**

Can the NIHE advise what the cost was to the NIHE to replace roofs on these two blocks of flats?

Our investigations indicate that the pilot pitched roof works date back to 2005/6 and the files were transferred to off-site storage and hence would be destroyed now as they are outside the retention policy of 15 years.

- 3. Can the NIHE advise what the cost then was to replace all roofs in line with the £8m in funding?**

See above at Question 2

- 4. Can the NIHE advise what the ownership status was with regard these two blocks? (the breakdown between what was privately and NIHE owned)**

At this time, 2 properties had been sold within these two blocks.

- 5. Can the NIHE advise what if any cost was requested from those flat owners that were privately owned towards this work?**

No leaseholder was charged in respect of these works.

- 6. Can the NIHE advise whether all privately owned flats paid the contribution (if one was requested) and if not how many defaulted or didn't pay towards the work being carried out at that time?**

See above at Question 5

- 7. Can the NIHE advise what action was taken to recover contributions? and indeed as a result were any contributions then written off as being unpaid? If so how much?**

See above at Question 5

- 8. Can the NIHE advise what happened to that £8m in capital funding and how it was then spent?**

Due to the passage of time, we would not hold records in relation to the source or exact quantum of funding received specifically for this purpose. It can be assumed that the balance of any funding would have been spent on stock improvement to NIHE properties.

- 9. Subsequently in 2018 the NIHE appear to have undertaken further work in order to replace roofs on a number of other flats in line with that which had previously been piloted.**

Can the NIHE confirm the cost of this work?

£258,105.50

- 10. Can the NIHE confirm what the breakdown was on the ownership of those flats (that had the work carried out) in terms of private ownership and NIHE owned?**

Roofing work was carried out to Block 55s 61s & 67s (18 Flats) in 2017-2018 within Scheme 26.78.1001. There were 18 flats in this Building with 3 sold flats at that time.

- 11. Can the NIHE confirm what contribution was requested from private owners towards this work?**

63 sold properties have received estimated costs between £1455.33 and £2202.10, breakdown being:-
44 properties @ £1455.33
16 properties @ £1457.97
3 properties @ £2202.10

12. Can the NIHE confirm that all contributions towards this cost were paid in full by private owners?

We are unable to disclose the information requested as this is exempt under FOI Act Section 40 (2) – Personal Information of a third party and disclosure would contravene data protection principle (a) in Article 5 of the UK GDPR.

13. If not how many private owners didn't pay? and what if any action was taken to recover these costs? Does any still remain outstanding?

We are unable to disclose the information requested as this is exempt under FOI Act Section 40 (2) – Personal Information of a third party and disclosure would contravene data protection principle (a) in Article 5 of the UK GDPR.

14. Was any contribution requested from NIHE tenants? If so how much was requested?

Housing Executive tenants are not asked to pay a separate contribution towards improvement schemes as their contribution is via their rental charges.

15. In line with current plans to complete work on new roofs for the remaining blocks of flats can the NIHE advise the following.

What consultation took place between the NIHE and residents of these remaining flats?

No consultation has been undertaken as yet. We completed a new brief, Annadale Roofs Scheme No. 26.88.1019 for the remaining 27 Blocks/11 Buildings. We are awaiting the outcome of the Economic Appraisal, internal approvals and costs before any detailed consultation can be done. Our intention is to undertake this consultation if and when the scheme gets approval and costs are available.

16. How many residents were contacted and consulted? How many residents responded to the consultation? and if there was representation on behalf of residents who/what was the group that spoke on behalf of residents in these flats?

As at question 15, the consultation process will begin if and when the scheme gets approval.

17. What was the result of the consultation? where residents then advised of its outcome? and if so could a copy of that consultation report be provided now?

Please see question 15.

18. Of the remaining flats that are currently part of this current process how many flats are involved in getting roofs replaced?

160 remaining flats are involved in getting roofs replaced with the next scheme.

19. Again what is the ownership breakdown between these flats between those privately owned and the NIHE?

95 of the 160 remaining flats are Housing Executive and 65 are sold flats.

20. Is the contribution being asked from residents living in privately owned flats the same for all?

As costs have not yet been calculated, we do not hold the information to this question. Costs will vary for each block depending on the number of flats in each block and the amount of work required, and that all leaseholder costs will be apportioned appropriately and in accordance with the provisions of the "Flat" Lease.

21. What if any contribution is being requested from residents living in NIHE rented flats?

Housing Executive tenants are not asked to pay a separate contribution towards improvement schemes as their contribution is via their rental charges.