



25 September 2025

Dear Applicant

Our Ref: FOI 844

Your request for information received on 03 July 2025 has been handled under the Freedom of Information Act 2000 (FOIA).

Request

- 1. Does the housing executive of northern Ireland have a time limit on how long it has to give a homeless decision letter? (I believe it's 31 days by law is this correct)*
- 2. Does NIHE Newry office have an legal exemption as to why it does not provide homeless applications with their homeless decision letter?*
- 3. If a homeless decision letter is not provided to a homeless applicant would this be in violation of the law?*
(The housing order of northern Ireland)
- 4. How many homeless applications are currently with NIHE in total and within Newry office alone?*
- 5. How many NIHE accommodation houses are under construction or ready to live in within Northern Ireland?*
- 6. Does the number of housing executive houses in northern Ireland cover the current need for homeless housing or current housing applicants?*
- 7. In relation to number 6 are these accommodations provisions made for Irish or British nationals or Foreign nationals and to what percentage?*
(Nationals meaning persons)

Clarification received:

5. A breakdown of all current available housing and also a breakdown of all current housing under construction

Number of rooms / areas / completion or use status

7. A breakdown of all allocations of housing in northern Ireland

Detailing: Age range / Gender / Nationality

A detailed breakdown for each year over the past 5 years please

Our response

1. Does the housing executive of Northern Ireland have a time limit on how long it has to give a homeless decision letter? (I believe it's 31 days by law is this correct).

Notification of decisions must be given to all homeless applicants when the Housing Executive has completed its enquiries and made its final decision on the case. This is required under Article 9 of The Housing (NI) Order 1988, which outlines the decisions of which applicants must be notified and that the notice must be given in writing.

The legislation does not stipulate a timeframe in which notification of a decision must be made.

2. Does NIHE Newry office have a legal exemption as to why it does not provide homeless applications with their homeless decision letter?

All Housing Executive offices must comply with Article 9 of The Housing (NI) Order 1988 as outlined above; there are no exemptions to this.

3. If a homeless decision letter is not provided to a homeless applicant would this be in violation of the law?

In the event the Housing Executive refused to provide a homeless applicant with a decision letter on completion of its inquiries regarding homelessness, this would not be in compliance with Article 9 of The Housing (NI) Order 1988 as outlined above. Please be advised that Article 9(5) further states:

“The notice required to be given to a person under this Article shall be given in writing and shall, if not received by him, be treated as having been given to him only if it is made available for a reasonable period at the office of the Executive to which he applied, for collection by him or on his behalf.”

4. How many homeless applications are currently with NIHE in total and within Newry office alone?

The number of homelessness presentations and acceptances are published up to 31st March 2025 as part of the DfC Homelessness Bulletin.

Homelessness presentations are available on tab 1.3 of [this link](#).

Homelessness acceptances are available on tab 2.3 of [this link](#).

5. How many NIHE accommodation houses are under construction or ready to live in within Northern Ireland? Clarification: A breakdown of all current available housing and also a breakdown of all current housing under construction. Number of rooms / areas / completion or use status

- The table below shows details of current domestic Housing Executive stock, broken down by property type and bedroom size, as of 3rd September 2025.

Property Type	Bedroom Count										
	1	2	3	4	5	6	7	8	9	*Data not held	Total
BEDSIT	130	0	0	0	0	0	0	0	0	0	130
BUNG	4589	11581	1657	79	11	0	0	0	0	1	17918
COTT	2	429	236	22	5	0	0	0	0	0	694
FLAT	5589	10690	498	7	0	0	0	0	1	3	16788
HOUS	81	9436	32078	3950	373	26	2	4	1	10	45961
MAIS	5	667	507	22	0	0	0	0	0	0	1201
Total	10396	32803	34976	4080	389	26	2	4	2	14	82692

*Properties acquired by the Housing Executive, pending disposal, for which bedroom data is not held on our housing management system. These are not available for let.

- There are currently 5471 social housing units under construction. The detail of these units is provided in the table below broken down by Local Government District.

Social housing units under construction in Northern Ireland.

Local Government District	Shared	1-Bed Flat	1-Bed House	1-Bed Bung	2-Bed Flat	2-Bed House	2-Bed Bung	3-Bed Flat	3-Bed House	3-Bed Bung	4-Bed+ Flat	4-Bed+ House	4-Bed+ Bung	Total
Antrim & Newtownabbey	0	34	0	0	132	28	0	0	16	0	0	4	0	214
Ards & North Down	0	12	0	0	22	36	2	0	45	3	0	11	3	134
Armagh Banbridge & Craigavon	0	6	0	0	56	94	4	2	84	1	0	1	0	248
Belfast	0	179	0	0	603	465	5	36	428	12	0	37	3	1768

Causeway Coast & Glens	14	119	0	2	87	106	11	0	42	5	0	18	0	404
Derry & Strabane	0	255	0	0	330	449	6	0	223	10	0	33	7	1313
Fermanagh & Omagh	0	10	0	0	16	54	2	0	42	6	0	2	4	136
Lisburn & Castlereagh	0	34	0	0	127	104	5	0	32	0	0	2	0	304
Mid & East Antrim	0	35	0	0	60	115	3	0	61	1	0	17	3	295
Mid Ulster	0	48	0	0	38	74	4	0	66	1	0	14	2	247
Newry Mourne & Down	0	41	0	1	146	89	0	2	104	2	0	19	4	408
Total	14	773	0	3	1617	1614	42	40	1143	41	0	158	26	5471

6. Does the number of housing executive houses in Northern Ireland cover the current need for homeless housing or current housing applicants?

No, the number of housing executive and housing associations homes do not meet the need for homelessness housing or current housing applicants.

New Build Housing Requirements by LGD: 2020-2035

<i>Local Government District</i>	<i>Market</i>	<i>Intermediate</i>	<i>Social</i>	<i>All Tenures</i>
<i>Antrim & Newtownabbey</i>	<i>3,370</i>	<i>910</i>	<i>1,540</i>	<i>5,810</i>
<i>Ards & North Down</i>	<i>3,470</i>	<i>1,060</i>	<i>1,500</i>	<i>6,020</i>
<i>Armagh, Banbridge & Craigavon</i>	<i>10,310</i>	<i>2,680</i>	<i>2,940</i>	<i>15,920</i>
<i>Belfast</i>	<i>5,040</i>	<i>2,090</i>	<i>6,020</i>	<i>13,140</i>
<i>Causeway Coast & Glens</i>	<i>3,630</i>	<i>930</i>	<i>1,390</i>	<i>5,950</i>
<i>Derry City & Strabane</i>	<i>2,060</i>	<i>680</i>	<i>2,390</i>	<i>5,130</i>
<i>Fermanagh & Omagh</i>	<i>3,570</i>	<i>860</i>	<i>920</i>	<i>5,350</i>
<i>Lisburn & Castlereagh</i>	<i>7,280</i>	<i>2,050</i>	<i>2,680</i>	<i>12,010</i>
<i>Mid & East Antrim</i>	<i>3,170</i>	<i>890</i>	<i>1,400</i>	<i>5,450</i>
<i>Mid Ulster</i>	<i>6,460</i>	<i>1,740</i>	<i>2,000</i>	<i>10,190</i>
<i>Newry, Mourne & Down</i>	<i>6,540</i>	<i>1,570</i>	<i>2,520</i>	<i>10,630</i>
<i>Northern Ireland Total</i>	<i>54,890</i>	<i>15,450</i>	<i>25,280</i>	<i>95,620</i>
	<i>57.4%</i>	<i>16.2%</i>	<i>26.4%</i>	<i>100%</i>

**7. In relation to number 6 are these accommodations provisions made for Irish or British nationals or Foreign nationals and to what percentage?
(Nationals meaning persons)**

Thank you for your clarification of 3rd September in which you confirmed that you were asking for a breakdown of all allocations of housing in Northern Ireland detailing: age range / gender and nationality over the last 5 years. The table below provides data on the number of allocations to applicant households from the Social Housing Waiting List for a 5-

year period from 01/07/2020 to 30/06/2025 by nationality, sex and age at the point of allocation, broken down by individual years. The table should be viewed in conjunction with the accompanying notes.

Allocations statistics are produced quarterly so the figures to 30/06/25 are the latest available.

No. of allocations to applicant households from the Social Housing Waiting List from 01/07/2020 to 30/06/2025 in Northern Ireland by Nationality, Sex, Age at the point of allocation and Year of Allocation							
Nationality	Sex	Age at the point of allocation	Year of Allocation				
			Allocations from 01/07/2020 to 30/06/2021	Allocations from 01/07/2021 to 30/06/2022	Allocations from 01/07/2022 to 30/06/2023	Allocations from 01/07/2023 to 30/06/2024	Allocations from 01/07/2024 to 30/06/2025
British / Irish / Northern Irish	Female	16 - 25 Yrs	912	804	588	643	659
		26 - 29 Yrs	463	427	348	357	433
		30 - 39 Yrs	805	731	734	718	803
		40 - 49 Yrs	405	375	335	390	424
		50 - 59 Yrs	380	354	344	334	382
		60 - 64 Yrs	164	146	151	148	177
		65+ Yrs	412	370	397	359	414
		Total	3,541	3,207	2,897	2,949	3,292
	Male	16 - 25 Yrs	381	287	236	202	197
		26 - 29 Yrs	214	210	165	162	160
		30 - 39 Yrs	608	506	463	437	449
		40 - 49 Yrs	388	354	301	328	345
		50 - 59 Yrs	423	361	354	389	398
		60 - 64 Yrs	210	169	168	179	194
		65+ Yrs	371	341	370	371	375
		Total	2,595	2,228	2,057	2,068	2,118
Other, incl. Mixed	Female	16 - 25 Yrs	33	27	35	19	31
		26 - 29 Yrs	28	17	19	24	16
		30 - 39 Yrs	79	79	71	87	91
		40 - 49 Yrs	43	37	50	59	78
		50 - 59 Yrs	24	23	24	24	37
		60 - 64 Yrs	<10	<10	10	14	13
		65+ Yrs	<10	11	13	17	30
		Total	224	194*	222	244	296
	Male	16 - 25 Yrs	<10	<10	<10	17	15
		26 - 29 Yrs	<10	<10	10	10	10
		30 - 39 Yrs	45	24	29	35	38
		40 - 49 Yrs	37	32	28	39	39
		50 - 59 Yrs	26	25	17	19	34
		60 - 64 Yrs	<10	12	12	18	<10
		65+ Yrs	12	<10	13	15	17
		Total	144	117	109*	153	161
Refused	Female	16 - 25 Yrs	<10	<10	<10	-	-
		26 - 29 Yrs	<10	<10	<10	-	<10
		30 - 39 Yrs	<10	<10	<10	<10	<10
		40 - 49 Yrs	-	-	-	<10	-
		50 - 59 Yrs	<10	-	-	-	-
		60 - 64 Yrs	-	-	-	-	<10
		65+ Yrs	-	-	-	-	-
		Total	<10	<10	<10	<10	<10

No. of allocations to applicant households from the Social Housing Waiting List from 01/07/2020 to 30/06/2025 in Northern Ireland by Nationality, Sex, Age at the point of allocation and Year of Allocation							
Nationality	Sex	Age at the point of allocation	Year of Allocation				
			Allocations from 01/07/2020 to 30/06/2021	Allocations from 01/07/2021 to 30/06/2022	Allocations from 01/07/2022 to 30/06/2023	Allocations from 01/07/2023 to 30/06/2024	Allocations from 01/07/2024 to 30/06/2025
	Male	16 - 25 Yrs	<10	<10	-	-	-
		26 - 29 Yrs	-	<10	-	-	-
		30 - 39 Yrs	<10	-	<10	<10	-
		40 - 49 Yrs	-	-	<10	-	-
		50 - 59 Yrs	<10	<10	<10	-	<10
		60 - 64 Yrs	-	-	<10	-	-
		65+ Yrs	-	-	<10	-	-
		Total	<10	<10	<10	<10	<10
Unknown	Female	16 - 25 Yrs	46	27	12	17	16
		26 - 29 Yrs	25	24	16	13	14
		30 - 39 Yrs	66	65	47	60	29
		40 - 49 Yrs	36	33	36	20	31
		50 - 59 Yrs	27	26	17	31	27
		60 - 64 Yrs	13	14	17	10	<10
		65+ Yrs	31	35	29	28	38
		Total	244	224	174	179	164
	Male	16 - 25 Yrs	16	13	<10	-	14
		26 - 29 Yrs	16	13	<10	<10	6<10
		30 - 39 Yrs	41	26	20	26	30
		40 - 49 Yrs	20	14	22	15	20
		50 - 59 Yrs	25	19	23	22	29
		60 - 64 Yrs	17	13	<10	12	16
		65+ Yrs	32	26	20	30	22
		Total	167	124	107	111	137
N. Ireland Total			6,924	6,111	5,586	5,707	6,173

Notes:

- This response is based on the most recently published data at the point of the request (allocations up to 30/06/2025).
- Allocations are aggregated over five 1-year periods from 01/07/2020 to 30/06/2025 and include allocations to both Housing Executive and housing association properties.
- Other nationalities are nationalities other than British, Irish and Northern Irish.
- Equality data retrieval improvements were implemented in June 2025 in order to enhance data quality. Where there is no data on the household held on the system, the value is retrieved from the main applicant's record.
- Where the number of allocations is less than 10, the figure has been shown as <10 in accordance with Data Protection and UK GDPR requirements.
- * Totals minus cases where there were less than 10 allocations

This concludes our response.