



24 June 2025

Dear Applicant

Our Ref: FOI 785

Your request for information received on 27 May 2025 has been handled under the Freedom of Information Act 2000 (FOIA).

Request

As of 27th may 2025

How many vacant housing executive properties are there in the Fermanagh and Omagh district (FOD), and the Enniskillen dea?

Of those vacant properties please confirm the average void period for all vacant properties in the FOD and Ennikillen DEA?

Please confirm the target void turnaround times set by the council?

Confirm the number of properties that are now vacant beyond the target void date in FOD and Enniskillen DEA?

Please confirm what is the length of the oldest vacant property in Enniskillen DEA?

What are the reasons why properties remain vacant beyond the target void dates?

Please confirm how many people are on the homelessness register in FOD and the Enniskillen DEA?

Please confirm how long it takes on average for homeless people to be housed in temporary accommodation in FOD and the Enniskillen DEA?

How many people are in temporary accommodation in the FOD and the Enniskillen DEA?

Of those in temporary accommodation how long on average does it take for them to be housed in permanent accommodation?

Our response

1. How many vacant housing executive properties are there in the Fermanagh and Omagh district (FOD), and the Enniskillen dea?

As of 29th May 2025, the South West Area* Office had 57 actionable and 12 non-actionable void properties.

Actionable voids are properties which are vacant while in the process of being allocated/ awaiting change of tenancy repairs. These may also include properties deemed difficult to let. Non-Actionable voids are properties that are not immediately available for allocation and are held vacant for operational reasons i.e. decanting purposes (where they are being used to house a tenant on a temporary basis pending works to their home), planned maintenance schemes, and properties which have been identified for sale/transfer or have approval for demolition. It should be noted that void properties may change between these categories so void reporting is at a point in time.

2. Of those vacant properties please confirm the average void period for all vacant properties in the FOD and Ennikillen DEA?

In relation to the offer process the Housing Executive has two high-level categories - difficult to let (difflet) and never difficult to let (non-difflet) dwellings.

The tables below set out the average void periods for dwellings in the Omagh and Fermanagh District Offices, for the year 2024/25, broken down by letting status. For these two categories, the Housing Executive had a relet target of 30 days and 70 days respectively.

<i>Never difflet</i>	<i>Properties relet</i>	<i>Average void days</i>
<i>FERMANAGH</i>	<i>8</i>	<i>5</i>
<i>OMAGH</i>	<i>11</i>	<i>10</i>

<i>Difflet</i>	<i>Properties relet</i>	<i>Average void days</i>
<i>FERMANAGH</i>	<i>81</i>	<i>53</i>
<i>OMAGH</i>	<i>63</i>	<i>64</i>

3. Please confirm the target void turnaround times set by the council?

Target relet times are not set by councils. See question (ii) above.

4. Confirm the number of properties that are now vacant beyond the target void date in FOD and Enniskillen DEA?

Void performance is measured monthly and retrospectively. When relet in May 2025, 0 properties exceeded the non-difflet target, and 10 exceeded the difflet target.

5. Please confirm what is the length of the oldest vacant property in Enniskillen DEA?

As of 29th May 2025 the longest actionable property, an extensively fire damaged dwelling, had been void for 360 days.

6. What are the reasons why properties remain vacant beyond the target void dates?

The relet process combines an offer journey, and a property journey. Delays in either or both might in impact on relet times. Delays can be for various reasons e.g. extensive repair works/delays or repeated offer refusals.

*The Housing Executive does not report void data by DEA. Void data is provided for the entire South West Area Office geography or, where possible, former Omagh and Fermanagh Districts.

7. Please confirm how many people are on the homelessness register in FOD and the Enniskillen DEA?

Households accepted as homeless are published as part of the DfC Homelessness Bulletin. Please be advised our datasets do not support reporting at the District Electoral Area level, but are instead broken down by Local Government District.

The most recent figures* are available on tab 2.3 of [this link](#).

8. Please confirm how long it takes on average for homeless people to be housed in temporary accommodation in FOD and the Enniskillen DEA?

The Housing Executive has a duty to provide temporary accommodation to homeless applicants under the Housing (NI) Order 1988. Temporary accommodation is therefore provided at the point of need; there is no waiting time associated with receiving an initial offer of temporary accommodation.

The Housing Executive will make every effort to identify temporary accommodation that aligns to the needs of the Applicant, however there may be occasions when, due to the challenges in supply and demand for temporary accommodation, Applicants may determine that some aspects of suitability may not be entirely satisfactory. As a result, they may choose to decline an offer of temporary accommodation and make their own arrangements, until such time as an alternative temporary accommodation option is available.

9. How many people are in temporary accommodation in the FOD and the Enniskillen DEA?

As of 31st March 2025*, there were 186 households in temporary accommodation in the Fermanagh and Omagh District Council Area.

Please be advised our datasets do not support reporting at the District Electoral Area level.

10. Of those in temporary accommodation how long on average does it take for them to be housed in permanent accommodation?

The Housing Executive does not record this information.

Households in temporary accommodation in NI by length of stay and accommodation type are published as part of the DfC Homelessness Bulletin.

The most recent figures* are available on tab 3.5 of [this link](#).

The Housing Executive does record the length of time from the point of application to the point of an allocation of social housing, irrespective of any time spent in temporary accommodation therein.

The below tables should be read alongside the accompanying notes.

Table 1 below provides data on the number of housing allocations from 01/04/2024 to 31/03/2025 to applicants on the Social Housing Waiting List in Fermanagh and Omagh Local Government District, by Mean & Median Waiting Time and Mean & Median Points at the point of allocation:

Table 1: Allocations 01/04/2024 - 31/03/2025 to applicants on the Social Housing waiting list in Fermanagh and Omagh Local Government District, by Mean & Median Waiting Time (in months) and Mean & Median Points on the waiting list at the point of allocation					
Geography	No. of allocations	Mean Waiting Time (in months) at the point of allocation	Median Waiting Time (in months) at the point of allocation	Mean Points at the point of allocation	Median Points at the point of allocation
Fermanagh & Omagh Local Government District	235	31.3	21.0	147.5	152.0
N. Ireland Total	6,054	33.7	21.0	152.2	150.0

Table 2 below provides data on the number of housing allocations from 01/04/2024 to 31/03/2025 to applicants on the Social Housing Waiting List in Fermanagh NIHE Local Office, by Mean & Median Waiting Time and Mean & Median Points at the point of allocation:

Table 2: Allocations 01/04/2024 - 31/03/2025 to applicants on the Social Housing waiting list in Fermanagh NIHE Local Office, by Mean & Median Waiting Time (in months) and Mean & Median Points on the waiting list at the point of allocation					
Geography	No. of allocations	Mean Waiting Time (in months) at the point of allocation	Median Waiting Time (in months) at the point of allocation	Mean Points at the point of allocation	Median Points at the point of allocation
Fermanagh NIHE Local Office	124	32.7	21.0	141.9	146.0
N. Ireland Total	6,054	33.7	21.0	152.2	150.0

Notes:

- This response is based on the most recently published data* (allocations up to 31/03/2025).
- Allocations are aggregated over a 1-year period from 01/04/2024 to 31/03/2025 and include allocations to both Housing Executive and housing association properties.
- When a question of “average waiting times” or “average points” is asked, MEAN and MEDIAN averages are provided.

Reasons for this include:

The MEAN (arithmetic average) is useful for understanding overall trends but can be heavily skewed by outliers (unusually high or low values) – for example, applicants who have been on the waiting list for a number of years or who have just joined the waiting list.

The MEDIAN (middle value, a measure of central tendency) is less affected by outliers and represents a “typical” case better when the data is skewed.

By presenting both, we ensure that the analysis captures both central tendency and the potential impact of unusually high or low values.

We also note that when the number of applicants is small, statistical indicators become less reliable and have a much lower predictive value regarding the “typical” experience. In such cases, the figures may be more indicative of the specific circumstances of the individual applicant households rather than a broader trend. Caution must be exercised when interpreting the results.

* Please be advised that the Housing Executive is currently only able to provide figures up to and including 31st March 2025. This is because these figures are published as part of the DfC Housing and Homelessness Bulletins. Provision of the requested figures before publication of the relevant DfC Bulletin, in which the

dataset from which they would be drawn is published, would be a failure to comply with the Code of Practice for Statistics.

The figures beyond the period already covered by the latest Bulletins (after 31/03/2025) are therefore currently exempt from disclosure under Section 44 of the Freedom of Information Act – disclosure prohibited by other legislation, pending publication of the next Housing/ Homelessness Bulletin.

This concludes our response.