



21 July 2025

Dear Applicant

Our Ref: FOI 803

Your request for information received on 10 June 2025 has been handled under the Freedom of Information Act 2000 (FOIA).

Request

1. Housing Availability and Turnover (2023–2025 YTD):

- *How many NIHE-owned 2-bedroom and 3-bedroom houses (not flats) have become void in each of these areas over the past 18 months?*
- *How many of those were allocated to Full Duty Applicants (FDA)?*
- *What was the average number of points of successful applicants for these properties?*

2. Housing Stock Details:

- *How many 2-bedroom and 3-bedroom houses (not flats) does NIHE own in each area?*
- *What are the common building materials used in these houses (e.g. block, red brick, timber frame)?*
- *Are any areas affected by known housing quality issues such as poor insulation, damp, asbestos, or persistent repair complaints?*

3. Upcoming Voids and Repairs:

- *Are any 2-bedroom or 3-bedroom houses due to become available soon (within 3 months) in these CLAs?*
- *Are any homes currently void but unavailable due to repairs, asbestos clearance, or other delays?*

4. Digital and Economic Accessibility:

- *Are there any broadband blackspots that would make remote work, education, or digital healthcare impossible?*
- *For each area, what is the Local Housing Allowance (LHA) or Universal Credit housing cost contribution for a 2-bedroom and 3-bedroom home?*
- *Are there properties where UC is known not to cover the full rent, or where top-*

ups are routinely required?

5. Additional Context:

- Are any of these areas currently considered low demand by NIHE?*
- Are there Housing Association (HA) homes in these areas that are let via NIHE (e.g. Apex, Choice), and if so, are they included in offers to Full Duty Applicants?*

Areas I Am Requesting Info On:

- Crawfordsburn*
- Greyabbey*
- Rostrevor*
- Castlewellan*
- Gortin*
- Beragh / Sixmilecross*
- Clogher*
- Augher*
- Fivemiletown*
- Springfield / Letterbreem*
- Lisbellaw*
- Brookeborough*
- Tempo / Clabby*
- Kesh*
- Ederney*
- Belleek (Fermanagh)*
- Derrygonnelly*
- Florencecourt*
- Belcoo*

Our response

1. Housing Availability and Turnover (2023–2025 YTD):

- How many NIHE-owned 2-bedroom and 3-bedroom houses (not flats) have become void in each of these areas over the past 18 months?**
- How many of those were allocated to Full Duty Applicants (FDA)?**
- What was the average number of points of successful applicants for these properties?**

An email requesting clarification was sent to you on 25th June 2025 and subsequently a follow up email was issued on 9th July 2025. We are still awaiting to hear back from you and therefore the response is not available for question 1.

2. Housing Stock Details:

- How many 2-bedroom and 3-bedroom houses (not flats) does NIHE own in each area?**

The table below shows the number of Housing Executive dwellings of the type, and in the Common Landlord Area (CLAs), specified in your request.

CLAs	Count of Address
Augher	21
Belcoo	2
Belleek Fermanagh	15
Beragh Sixmilecross	15
Brookeborough	9
Castlewellan	42
Clogher	23
Crawfordsburn	3
Derrygonnelly	8
Ederney	17
Fivemiletown	35
Florencecourt	2
Gortin	6
Greyabbey	21
Kesh	17
Lisbellaw	13
Rostrevor	22
Springfield/Letterbreen/Monea	5
Tempo/Clabby	13
Grand Total	289

- **What are the common building materials used in these houses (e.g. block, red brick, timber frame)?**

The Housing Executive's properties are either redbrick and some are block. None of them are timber framed.

- **Are any areas affected by known housing quality issues such as poor insulation, damp, asbestos, or persistent repair complaints?**

None of these areas have any particular quality housing issues with regards to damp, poor insulation, asbestos, or repairs. They do not stand out from any other estates.

3. Upcoming Voids and Repairs:

- **Are any 2-bedroom or 3-bedroom houses due to become available soon (within 3 months) in these CLAs?**

Under the Housing Executive General Conditions of Tenancy, tenants are only required to provide 4 weeks' notice when terminating their tenancy. As of 19th June 2025, 1 tenant within the specified CLAs had given notice of intention to terminate a dwelling of the type specified.

When a notice of termination is received for a property, the local office will commence the offer process, to identify and offer the property to the highest placed relevant applicant, according to the rules of the Housing Selection Scheme.

- **Are any homes currently void but unavailable due to repairs, asbestos clearance, or other delays?**

As of 19th June 2025, there were no such properties.

4. Digital and Economic Accessibility:

- **Are there any broadband blackspots that would make remote work, education, or digital healthcare impossible?**

The Housing Executive do not hold this information.

- **For each area, what is the Local Housing Allowance (LHA) or Universal Credit housing cost contribution for a 2-bedroom and 3-bedroom home?**

LHA rates are published on our website and can be found [here](#).

- **Are there properties where UC is known not to cover the full rent, or where top-ups are routinely required?**

The Housing Executive does not administer Universal Credit; however, we do administer the Discretionary Housing Payment scheme. A DHP is financial support towards rental liability / housing costs. For the purposes of DHPs, and as defined by The Universal Credit Regulations (Northern Ireland) 2016, housing costs are rent only and exclude rates. DHPs are paid by the Housing Executive when it is shown that a customer needs more help with their rental liability / housing costs, and they are currently in receipt of:

- Housing Benefit (HB); or
- Universal Credit that includes housing costs.

Discretionary Housing Payments are not payments of Housing Benefit, but they are made in addition to Housing Benefit or Universal Credit housing costs.

At the end of June 2025, there were 4,854 claimants in receipt of a DHP, of these, 2,505 were in receipt of the housing costs element of Universal Credit.

5. Additional Context:

- **Are any of these areas currently considered low demand by NIHE?**

The Housing Executive does not categorise CLAs in this manner.

- **Are there Housing Association (HA) homes in these areas that are let via NIHE (e.g. Apex, Choice), and if so, are they included in offers to Full Duty Applicants?**

Housing Associations allocate their own properties in accordance with the Housing Selection Scheme.

This concludes our response.