

15 December 2023

Our Ref: FOI 226

Request

We received your request on 28 November 2023 for the following information:

The information I would like to receive is in regards to the multi-storey buildings within Rathcoole, Newtownabbey.

(i) How many properties are currently available each in within Abbotscoole House, Carncoole House and Glencoole House?

(ii) Are any condemned and what is their reasoning for not fit for residential purpose?

(iii) I would also request a listed cost of the service charges for tenants and home owners within these named tower blocks above? If any difference, could a breakdown list as to why this charge has been implemented and date applied?

Your request has been handled under the Freedom of Information Act 2000 (FOIA).

Our response

How many properties are currently available each in within Abbotscoole House, Carncoole House and Glencoole House?

Abbotscoole – 7
Carncoole - 1
Glencoole – 0

Are any condemned and what is their reasoning for not fit for residential purpose?

There are no condemned properties in Abbotscoole House, Carncoole House and Glencoole House.

Personal Information

To find out how we use your personal information and your individual rights you can view the full version of our Privacy Notice at <https://www.nihe.gov.uk/about-us/data-protection/privacy-notice>

The business case is nearing completion for Abbotscoole House and some of the Change of Tenancy costs for the properties in Abbotscoole are significant. This is being kept under review and a decision will be made depending on the outcome of the Business Case.

I would also request a listed cost of the service charges for tenants and home owners within these named tower blocks above? If any difference, could a breakdown list as to why this charge has been implemented and date applied?

Firstly, we would advise that tenants are not required to pay separate service charges. The rent scheme in operation by the Housing Executive at present requires tenants to make a payment on a weekly basis for rent and rates as part of their tenancy agreement.

I can confirm that flat owners are bound by a number of leasehold obligations as set out in the "Flat" Lease. Under the terms of the "Flat" Lease the Housing Executive is responsible for maintaining the building/premises of which individual flats form part of with the Leaseholder having an obligation to pay their proportion part of all these repair/maintenance improvement works. This would include works to the main structure of the building and all internal and external communal areas.

Charging of leaseholders in connection with the provision of services, repairs, maintenance, insurance and the carrying out of improvements to the building of which the flat forms part and to the premises are subject to a number of factors. The elemental component breakdown of the block, the administrative block in which the flat is located (as identified in the flat lease), the number of units within the block and the use of the internal and external communal services being examples of how we proportionately charge the leaseholder.

By the end of March each year we provide the leaseholder with a letter telling them of the estimated General Service Charge for their property for the incoming financial year. Below is a breakdown of the estimated general service charges for the period 1 April 2023 to 31 March 2024 for each of the blocks queried and a brief description of each component:-

ABBOTSCOOLE HOUSE

Estimated annual service charge £2,164.68

Service	Description	Estimate Charge
ADMIN	Administration Charge	57.50
BCON	Block Concierge Personnel C	570.00
COMELC	Communal Electricity	325.00
GENRM	General Response Maintenar	90.00
GRAD	Ground Rent	10.00
INLGT	Inspect Landlord Lighting	350.00
INSU	Insurance	222.00
MANG	Management Costs	140.92

Service	Description	Estimate Charge
SEDES	Service Door Entry Systems	27.59
SERDR	Service Dry Risers	10.24
SERFE	Service Fire Equipment	37.07
SERLC	Service Lightning Conductors	17.89
SERLFT	Servicing of Lifts	46.74
SERTV	Service CCTV / Aerials	37.03
SERVEN	Service Ventilation System	29.50
SERWAB	Service Water Boosters	73.54

SERWIN	Service Windows	55.00
SGEN	Service Generator	64.66

CARNCOOLE HOUSE

Estimated annual service charge £2088.55

Service	Description	Estimate Charge
ADMIN	Administration Charge	57.50
BCON	Block Concierge Personnel	570.00
COMELC	Communal Electricity	320.00
GENRM	General Response Mainteni	90.00
GRAD	Ground Rent	10.00
INLGT	Inspect Landlord Lighting	350.00
INSU	Insurance	222.00
MANG	Management Costs	134.45

SEDES	Service Door Entry Systems	27.59
SERDR	Service Dry Risers	10.24
SERFE	Service Fire Equipment	37.07
SERLC	Service Lightning Conducto	17.89
SERLFT	Servicing of Lifts	46.74
SERTV	Service CCTV / Aerials	37.03
SERVEN	Service Ventilation System	29.50
SERWAB	Service Water Boosters	73.54

SERWIN	Service Windows	55.00
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GLENCOOLE HOUSE

Estimated annual service charge £2,116.68

Service	Description	Estimate Charge
ADMIN	Administration Charge	57.50
BCON	Block Concierge Personnel Cost	570.00
COMELC	Communal Electricity	295.00
GENRM	General Response Maintenance	90.00
GRAD	Ground Rent	10.00
INLGT	Inspect Landlord Lighting	350.00
INSU	Insurance	204.00

MANG	Management Costs	140.92
SEDES	Service Door Entry Systems	27.59
SERDR	Service Dry Risers	10.24
SERFE	Service Fire Equipment	37.07
SERLC	Service Lightning Conductors	17.89
SERLFT	Servicing of Lifts	46.74
SERTV	Service CCTV / Aerials	37.03

SERVEN	Service Ventilation System	29.50
SERWAB	Service Water Boosters	73.54
SERWIN	Service Windows	55.00
SGEN	Service Generator	64.66

This concludes our response.