



11 September 2025

Dear Applicant

Our Ref: FOI 905

Your request for information received on 21 August 2025 has been handled under the Freedom of Information Act 2000 (FOIA).

Request

Dear Northern Ireland Housing Executive, How many properties does the NIHE have that are suitable for a wheelchair user?

How many properties does the NIHE have that could be adapted for a wheelchair user?

How many properties does the NIHE have that are suitable for a wheelchair user in Ballymena?

How many properties does the NIHE have that are suitable for a wheelchair user in Cullybackey?

Are there any known reasons why the NIHE would not adapted one of its housing stock to accomodate a wheelchair user?

Our response

The Housing Executive, in conjunction with the Northern Ireland Federation of Housing Associations (NIFHA), developed an In-House Accessible Housing Register (AHR) solution which completed in March 2021.

We now have facilities to capture accessible data via an electronic AHR survey form and an electronic calculation engine which will assign the appropriate AHR classification based upon the property attributes being matched against the relevant design standards i.e. wheelchair, lifetime home, mobility etc. This links in with National Register of Social Housing standards.

The AHR classification are detailed below:

A Fully wheelchair accessible

- B Partially wheelchair accessible – accessible entrance and access to all essential rooms on the access level i.e. living room, kitchen, bedroom, bathroom & dining room (if available).
- C Lifetime Homes (this standard is exclusive to HA stock)
- D Mobility Standard
- E Step-free
- EE Minimal steps (0-3 steps)
- F General needs (+4 steps)

Housing Executive AHR data is currently being collected via the Asset Management Stock Condition Survey (AMSCS) which commenced in July 2021. Work is ongoing to build the pool of accessible stock data however regrettably in the absence of the full picture we are not in a position at this time to provide the requested data.

e) Are there any known reasons why the NIHE would not adapt one of its housing stock to accommodate a wheelchair user?

The Trusts are responsible for carrying out an assessment of need to ensure arrangements are made to provide housing adaptations where deemed necessary and appropriate, in line with regionally agreed best practice guidance regarding access to adaptations.

Following assessment, and if a need has been established, arrangements for provision are made in collaboration with the Housing Executive who will determine if the proposed work is reasonable and practicable.

There can be legitimate instances where modifying a tenant's property to be wheelchair accessible may not be viable, such as structural or practical limitations, disproportionate cost, planning restrictions or lack of feasibility for long-term use.

When determining viability and decision to undertake works, consideration may also be given to effective housing management and the utilisation of existing modified stock to accommodate a customer with a disability, such as a transfer to a suitable property.

This concludes our response.