

Housing Executive – Tower Blocks Action Plan

- 1) **How many tenants have been moved out of accommodation within a tower block which is part of the Housing Executive Tower Blocks Action Plan since March 2019, with a subsequent breakdown of the figures per year since 2019?**

To date 268 NIHE tenants have left the tower blocks as a consequence of the Tower Blocks Action Plan. The annual breakdown since 2019 is recorded in the table below:

Year	Number of tenants
2019	0
2020	29
2021	88
2022	108
2023 (to date)	43

- 2) **How many people have been moved into accommodation within a tower block which is part of the Housing Executive Tower Blocks Action Plan since March 2019, with a subsequent breakdown of the figures per year since 2019?**

There have been 384 cases where people have been moved into accommodation within a tower block which is part of the Housing Executive Tower Blocks Action Plan since March 2019. The annual breakdown since 2019 is recorded in the table below.

Year	Number of cases
2019	89
2020	76
2021	99
2022	74
2023 (to date)	46

- 3) **How much money has been spent on incentivising tenants to move out of accommodation within tower blocks which are included in the Housing Executive Tower Blocks Action Plan since March 2019, with a subsequent breakdown of the figures per year since 2019?**

The Housing Executive does not incentivise tenants to move by using monetary payments. However, residents and owners who are displaced in consequence of

our plans may be entitled to statutory Home Loss & Disturbance payments subject to them meeting the qualifying criteria. To date we have paid a total of £1,620,272 million in Home Loss & Disturbance Payments to residents and owners who have moved from the tower blocks. We do not hold this information in the format requested.

4) What is the estimated cost of the demolition and subsequent clean-up of all tower blocks within the Housing Executive Tower Blocks Action Plan?

The Tower Blocks Action Plan is based on the premise that the Housing Executive's aim remains the eventual decommissioning of all of the tower blocks. Therefore, all blocks will eventually be decommissioned at a point in time. However, the Action Plan currently proposes 21 'Short' and 'Medium' term blocks for decommissioning over a ten year period. The first of these blocks, Monkscoole House is now demolished.

As part of our Strategic Outline Case for the Tower Block Action Plan we projected that, should all of the blocks be retained for a further thirty years, there will be a funding requirement for improvements and planned maintenance of £138.8 million (an average per flat of £84k, compared to an average of £44k across the Housing Executive's entire stock). These investment costs combined with projected cyclical/response maintenance costs and management costs amount to a total estimated requirement of £308.8 million.

This funding requirement far exceeds the projected income from the blocks over the same period of some £152.4 million (from rents, service charges and leasing charges).

Given that construction costs and the overall management costs have risen significantly since the Strategic Outline Case was completed in 2019 the average per block subsidy of £5 million per annum will have also have increased considerably.

The estimated cost of demolishing 21 blocks at current prices is £31.5 million.

5) What is the estimated cost of appropriate renovation to all tower blocks within the Housing Executive Tower Blocks Action Plan?

When the Action Plan was approved the estimated investment requirement for improvements, planned, cyclical and response maintenance in 'Medium' and 'Long' term blocks was £60.2 million. However, since our Action Plan was approved construction sector costs have increased significantly and therefore we are currently reviewing a feasibility study on options for refurbishment that will help determine the nature, cost and delivery of improvement works across the blocks.

6) How many people living in accommodation in tower blocks included in the Housing Executive Tower Blocks Action Plan are classed as in 'housing stress' as of March 2023?

There are 118 housing stress cases from people living in accommodation in tower blocks as of March 2023.

- 7) **A break down per year, since 2019, of many people living in accommodation in tower blocks included in the Housing Executive Tower Blocks Action Plan are classed as in 'housing stress'.**

The annual breakdown since 2019 of housing stress cases from people living in accommodation in tower blocks included in the Housing Executive Tower Blocks Action Plan is provided in the table below: these are households who are on the waiting list in priority need to leave current accommodation.

Year	Number of cases
2019	120
2020	126
2021	208
2022	144
2023 (to date)	118