

07 October 2024

Our Ref: FOI 512**Request**

We received your request on 09 September 2024 for the following information:

Could you provide:

- *a list of all NIHE blocks of high-rise flats in the Belfast City Council area*
- *names of the cladding systems used on each block*
- *details of which blocks have been tested/inspected for fire safety (and date of testing/inspection)*

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

Our response

Further to your request dated 9th September, I am pleased to provide the following information.

Below is a table details the list of all NIHE high-rise blocks of flats in the Belfast City Council area. This table details a list of all NIHE blocks of high-rise flats in the Belfast City Council area; the names of the cladding systems used on each block and details of which blocks have been tested/inspected for fire safety including the date of testing/inspection.

Block Name	Address	Cladded (Y/N)	Cladding Type	Cladding Test Date
Kilbroney House Block empty awaiting demolition	Greenway, Belfast, BT6 0EY	N	N/A	N/A

Woodstock House	Mount Merrion Avenue, Belfast, BT6 0FQ	N	N/A	N/A
Willowbrook House	Mount Merrion Avenue, Belfast, BT6 0FP	N	N/A	N/A
Clarawood House	Clara Way, Belfast, BT5 6GN	N	N/A	N/A
Block empty awaiting demolition				
Whincroft House	Southland Dale, Belfast, BT5 7LD	Y	Vynilit VinyTherm rainscreen system	This system was tested by BRE Global to BS 8414 Part 1 on 8 August 2013 and satisfied the performance criteria of BR 135
Belvoir House	Drumart Drive, Belfast, BT8 7EW	N	N/A	N/A
Breda House	Drumart Drive, Belfast, BT8 6JD	N	N/A	N/A
Ross House	Mt Vernon Road, Belfast, BT15 4AX	N	N/A	N/A
Mount Vernon House	Shore Road, Belfast, BT15 4BA	N	N/A	N/A
Moveen House	Benmore Drive, Finaghy, Belfast, BT10 0ED	N	N/A	N/A
Moylena House	Benmore Drive, Finaghy, Belfast, BT10 0EG	N	N/A	N/A
Oisin House -	Victoria Parade, Belfast, BT15 2EP	N	N/A	N/A
Finn House -	Queen's Parade, Belfast, BT15 2ER	N	N/A	N/A

Fianna House -	Queen's Parade, Belfast, BT15 2ES	N	N/A	N/A
Carnet House -	Upper Newtownards Road, Belfast, BT4 3NW	Y	StoTherm Vario External Wall Insulation (EWI)	This system was tested by BRE Global to BS 8414 Part 1 7 th April 2009 and satisfied the performance criteria of BR 135
Maeve House -	Duncairn Parade, Belfast, BT15 2EU	N	N/A	N/A
Cuchulainn House -	Victoria Parade, Belfast, BT15 2EQ	Y	Vynlit VinyTherm rainscreen system	This system was tested by BRE Global to BS 8414 Part 1 on 8 August 2013 and satisfied the performance criteria of BR 135
Grainne House -	New Lodge Road, Belfast BT15 2EJ	N	N/A	N/A
Eithne House -	Duncairn Parade, Belfast, BT15 2EW	Y	Vynlit VinyTherm rainscreen system	This system was tested by BRE Global to BS 8414 Part 1 on 8 August 2013 and satisfied the performance criteria of BR 135
Divis Tower -	Divis Street, Belfast, BT12 4QA	N	N/A	N/A

All buildings identified above have a current fire risk assessment.

Following Grenfell, the NIHE established an Independent Reference Group (IRG) whose primary focus was to determine if there were any fire safety issues with NIHE high rise blocks with particular emphasis given to the cladding installations on the four tower blocks. The IRG Findings Report, issued in January 2018, recommended the Housing Executive continues to assess and benchmark the cladding systems utilised on the four Housing Executive tower blocks and its other blocks against any new regulatory standards. The

Independent Reference Group Report into Fire Safety in Housing Executive Tower Blocks which is available on the NIHE website (<https://www.nihe.gov.uk/getattachment/d8ecab29-bfd4-4f0a-b5d7-4d5299cf4229/fire-safety-report-part-1.pdf>)

While there is no legislative requirement in Northern Ireland, the NIHE has undertaken a “benchmark” exercise against Dame Judith Hackett’s Recommendations and Consolidated Guidance issued by the Ministry of Housing Communities and Local Government (MHCLG) and has

- Established a Building Safety Department within its Asset Management Division
- Completed Fire Risk Assessments to all its High-Rise Tower Block Portfolio and carried out remedial works around fire doors and compartmentation.
- Shared key data with NIFRS
- Implemented a Resident Engagement Strategy which mirrors the current requirement of Building Safety Act 2022 Section 91 with the aim of involving residents in the management of their building, how their buildings are kept safe and enables them to raise building safety concerns directly to NIHE

The NIHE is currently undertaking Fire Risk Appraisals of the External Wall Systems (FRAEW) on its cladded blocks in line with PAS 9980 which is the new external wall assessment methodology introduced by the Government in June 2022.

The NIHE is also undertaking a review of the recommendation contained with the Grenfell Phase 2 report with the aim of identifying any issues which may impact NIHE blocks that require remedial Action.

You will be aware of NIHE’s Tower block strategy and the following link on it is further information on it which you might find useful. <https://www.nihe.gov.uk/about-us/corporate-strategies/tower-block-strategy>

This concludes our response.