

AUTUMN
2025

Tower Blocks Update



Housing
Executive

Hello

Since the approval of our Tower Blocks Action Plan, we have made significant progress with our plans.

We will continue to consult with you at key stages of delivery of the Action Plan, and keep you up to date with our progress.



**Housing
Executive**

Building Safety

As an organisation we continue to prioritise resident safety and we have included the following overview to update our residents in the Tower Blocks on the Northern Ireland Housing Executive's approach to Building Safety. While the Building Safety laws have not yet been introduced in Northern Ireland they are in development and are likely to follow the requirements of England. These laws will improve safety management for buildings over 11 meters, which will be known as Higher Risk Residential Buildings (HRRBs). This section will inform you of the actions we are taking to ensure your safety and prepare for the introduction of new laws and regulations relating to your home. A Building Safety Newsletter will be issued separately going forward, to ensure you are kept up to date with our progress.

Team Structure & Tower Block Assignments

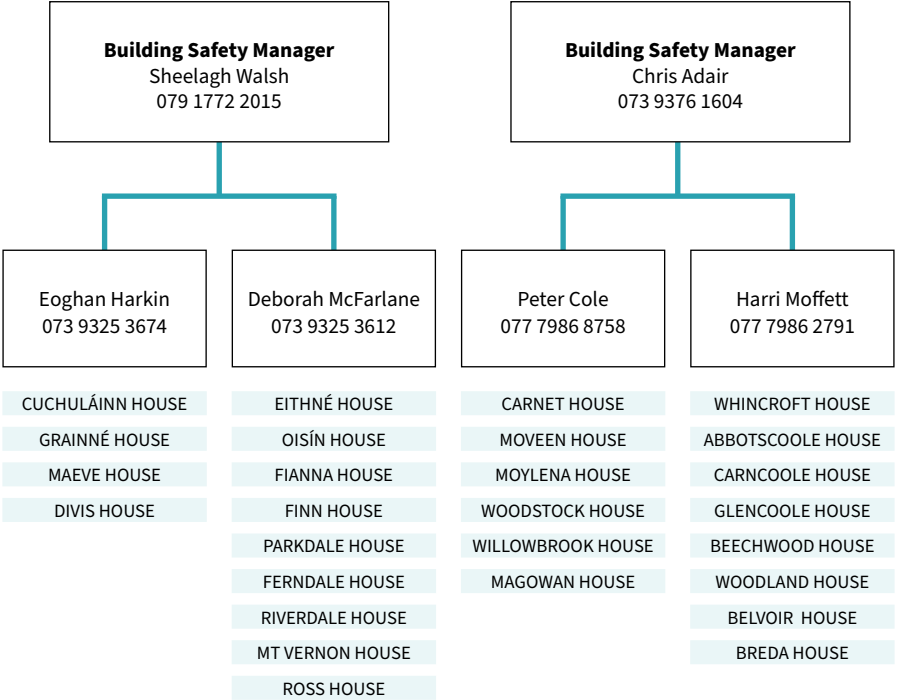
NIHE has a Building Safety Structure in place for its 37 HRRBs. This was set up after the Grenfell Tower tragedy in June 2017. A dedicated team based at the Housing Centre in Belfast manages these buildings. The team structure is shown in the diagram on the next page, which highlights who is responsible for building safety in the Tower Blocks.

Building Safety Inspections

The team carries out regular physical inspections of HRRBs to follow guidance and laws currently used in England. These inspections aim to ensure the buildings remain safe for residents and help you feel secure in your home. The types and schedules of inspections are:

- Fire Risk Assessment: once a year
- Fire Door Inspections (flat entrances & landlord areas): every three months
- Flat Inspections (inside): once a year
- Arson Walkthroughs (landlord common areas): every month
- Premises Information Box Checks (ground floor entrance lobby): every two months

Team Structure & Tower Block Assignments



Resident Engagement Manager

Katrina Crossley
077 7314 7832

Catherine Hepburn
079 1751 6762

Terence Martin
073 5309 7046

Amye Fothergill
073 9325 3677

CARNCOOLE HOUSE

GLENCOOLE HOUSE

ABBOTSCOOLE HOUSE

BEECHWOOD HOUSE

WOODLAND HOUSE

DIVIS TOWER

MAGOWAN HOUSE

CUCHULÁINN HOUSE

EITHNÉ HOUSE

MAEVE HOUSE

OISÍN HOUSE

FIANNA HOUSE

FINN HOUSE

GRAINNÉ HOUSE

MT VERNON HOUSE

ROSS HOUSE

CARNET HOUSE

WHINCROFT HOUSE

MOVEEN HOUSE

MOYLENA HOUSE

PARKDALE

FERNDALE

RIVERDALE

BELVOIR HOUSE

BREDA HOUSE

Resident Engagement

A key part of Building Safety and the future Building Safety Case for each HRRB is a Resident Engagement Strategy. NIHE has established an Engagement Strategy that shows its commitment to involve residents in all aspects of Building Safety. This includes monitoring and evaluating our approach to engagement and levels of resident participation.

As a resident, you will have more say in managing your building and can raise safety concerns directly with NIHE and the Building Safety Managers. We are already active in several HRRBs with engagement activities like door-to-door visits and “get to know” conversations. These discussions help explain what building safety is and how you can contribute. We also speak with vulnerable residents who may need help in case of a fire and follow up with a “person-centered fire risk assessment.”

We listen to residents during these visits and record their feedback to make improvements. Some HRRBs now have a large Building Safety Noticeboard in the Ground Floor Entrance Lobby to share safety information, including details of contact persons, and how to raise concerns or complaints.

We have also found a few community champions to help us within individual HRRB communities. We plan to develop this further and create a High-Rise Building Safety Forum made up of resident representatives. We will encourage and support them to ensure that they represent you as a resident and input into plans for the blocks.

Fire Risk Appraisals of External Walling (FRAEW)

Over the past year, we have started following Government Guidance on assessing the fire risk of the external walls of our HRRBs, especially those with cladding systems. This guidance, introduced in England in 2022, involves a detailed assessment carried out by a Chartered Fire Engineer. The engineer examines the cladding system, looking at the fire performance of the materials used and how they are arranged on each façade, considering the building's fire strategy and known hazards. Based on this assessment, we may need to adopt interim measures and recommendations to improve safety.

We have completed this process at Carnet House and reviewed the Fire Risk Assessment for this HRRB. We will be applying this methodology to Cuchuláinn, Eithné & Whincroft House(s) and will keep the residents informed as the project progresses.

Sprinkler Retrofit Program

After the Grenfell fire, NIHE considered adding sprinklers to improve fire safety in all occupied HRRBs. In the absence of any guidance, it was felt appropriate to install sprinklers as an additional improvement to the fire safety controls already in place. Our Board approved this program in October 2020.

The adoption of the Fire Risk Appraisals of External Walling (FRAEW) process has allowed us to rethink our initial strategy from 2020. We have now moved to a risk-based approach where the decision to retrofit sprinklers depends on the recommendation of a Chartered Fire Engineer as part of the HRRB FRAEW. This change was approved by the NIHE Board in April 2025.

What we mean...

Phase 1 1-5 years

Stage 1 – Consultation

We consult with you and others when preparing the plans for the tower block.

Stage 2 – Business Case

We will produce a business case. This outlines the best solution for the tower block.

Stage 3 – Approval

The Housing Executive and Department for Communities will approve the business case.

Stage 4 – Clearing

We will rehouse our tenants and will acquire leasehold properties.

Stage 5 – Demolition

Phase 2 6-10 years

These blocks are located close to the blocks in Phase 1. This means that block clearance will take longer and progress will depend on the time taken to complete Phase 1.

Stage 1 – Consultation

We consult with you and others when preparing the plans for the tower block.

Stage 2 – Business Case

We will produce a business case. This outlines the best solution for the tower block.

Stage 3 – Approval

The Housing Executive and Department for Communities will approve the business case.

Stage 4 – Clearing

We will rehouse our tenants and will acquire leasehold properties.

Stage 5 – Demolition

Phase 3 10+ years

Stage 1 – Feasibility

We will carry out an assessment to determine improvement options (if any) for the blocks.

Stage 2 – Business Case

We will produce a business case after consultation with tenants and leaseholders. This outlines the best solution for the tower block.

Stage 3 – Approval

The Housing Executive and Department for Communities will approve the business case.

Stage 4 – Improvement Works

We will carry out improvement works as per our Planned Maintenance Scheme.

Stage 5 – Review

We will assess the lifespan of the block to decide a timescale for the block to be cleared and demolished. We expect this to be carried out in 10+ years.

Stage 6 – Demolition

Our Plan

Phase 1

Demolition or disposal in a 1-5 year timeframe.

The Housing Executive and the Department for Communities have approved the following blocks for demolition:

- Belvoir
- Breda
- Clarawood
- Coolmoynes
- Kilbroney
- Latharna
- Mount Vernon
- Rathmoynes
- Ross

The remaining blocks in this phase are:

- Abbotscoole
- Beechwood
- Magowan
- Moylena
- Oisin
- Woodland

The following blocks have been demolished:

- Monkscoole

Scan the code below to watch the demolition.



Phase 2

Demolition in a 6-10 year timeframe with repair works carried out in the interim.

The blocks in this phase are:

- | | |
|--|--|
| <ul style="list-style-type: none">• Ferndale• Fianna• Finn | <ul style="list-style-type: none">• Parkdale• Riverdale |
|--|--|

Phase 3

Demolition beyond a 10-year timeframe with improvement works carried out as required.

The blocks in this phase are:

- | | |
|--|--|
| <ul style="list-style-type: none">• Carncoole• Carnet• Cuchulainn• Divis• Eithne• Glencoole | <ul style="list-style-type: none">• Grainne• Maeve• Moveen• Whincroft• Willowbrook• Woodstock |
|--|--|

Your Area

Belfast

BELVOIR

Belvoir House

Tenant Queries

Mark Patterson

(028) 9598 3927

mark2.patterson@nihe.gov.uk

Leaseholder Queries

Land & Regeneration Manager

(028) 9598 2558

redevelopment.belfast@nihe.gov.uk



Block clearance is almost complete with planned demolition expected to commence in Spring 2026.

BELVOIR

Breda House

Tenant Queries

Mark Patterson

(028) 9598 3927

mark2.patterson@nihe.gov.uk

Leaseholder Queries

Land & Regeneration Manager

(028) 9598 2558

redevelopment.belfast@nihe.gov.uk



The block is now fully cleared and planned demolition is expected to commence in Spring 2026 alongside Belvoir House.

BRANIEL

Whincroft House

Tenant Queries

Gareth Beacom

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Leaseholder Queries

Land & Regeneration Manager

(028) 9598 2558

redevelopment.belfast@nihe.gov.uk

PHASE 3 Stage 1 Feasibility



Initial findings from feasibility studies have been received. We are continuing to assess all options as part of a review of our proposals. This information along with resident consultations will help to inform the business case that will be taken forward to determine what works are to be carried out to the block.

CARLISLE

Cuchulainn House

Tenant Queries

Joseph McNally

(028) 9598 4864

joseph.mcnelly@

nihe.gov.uk

Leaseholder Queries

Land & Regeneration Manager

(028) 9598 2558

redevelopment.belfast@nihe.gov.uk

PHASE 3 Stage 1 Feasibility



Initial findings from feasibility studies have been received. We are continuing to assess all options as part of a review of our proposals. This information along with resident consultations will help to inform the business case that will be taken forward to determine what works are to be carried out to the block.

CARLISLE

Eithne House

Tenant Queries

Joseph McNally

(028) 9598 4864

joseph.mcnelly@

nihe.gov.uk

Leaseholder Queries

Land & Regeneration Manager

(028) 9598 2558

redevelopment.belfast@nihe.gov.uk

PHASE 3 Stage 1 Feasibility



Initial findings from feasibility studies have been received. We are continuing to assess all options as part of a review of our proposals. This information along with resident consultations will help to inform the business case that will be taken forward to determine what works are to be carried out to the block.

CARLISLE

Finn House

Tenant Queries

Joseph McNally
(028) 9598 4864
joseph.mcnally@
nihe.gov.uk

Leaseholder Queries

Land & Regeneration Manager
(028) 9598 2558
redevelopment.belfast@nihe.gov.uk

PHASE 2

Stage 1 Consultation



Business case to be taken forward after the proposed redevelopment of the nearby Upper Long Streets.

CARLISLE

Fianna House

Tenant Queries

Joseph McNally
(028) 9598 4864
joseph.mcnally@nihe.gov.uk

Leaseholder Queries

Land & Regeneration Manager
(028) 9598 2558
redevelopment.belfast@nihe.gov.uk

PHASE 2

Stage 1 Consultation



Business case to be taken forward after the proposed redevelopment of the nearby Upper Long Streets.

CARLISLE

Grainne House

Tenant Queries

Joseph McNally
(028) 9598 4864
joseph.mcnally@nihe.gov.uk

Leaseholder Queries

Land & Regeneration Manager
(028) 9598 2558
redevelopment.belfast@nihe.gov.uk

PHASE 3

Stage 1 Feasibility



Initial findings from feasibility studies have been received. We are continuing to assess all options as part of a review of our proposals. This information along with resident consultations will help to inform the business case that will be taken forward to determine what works are to be carried out to the block.

CARLISLE

Maeve House

Tenant Queries

Joseph McNally

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joseph.mcnally@nihe.gov.uk

Leaseholder Queries

Land & Regeneration Manager

(028) 9598 2558

redevelopment.belfast@nihe.gov.uk

PHASE 3 Stage 1 Feasibility



Initial findings from feasibility studies have been received. We are continuing to assess all options as part of a review of our proposals. This information along with resident consultations will help to inform the business case that will be taken forward to determine what works are to be carried out to the block.

CARLISLE

Oisin House

Tenant Queries

Joseph McNally

(028) 9598 4864

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Leaseholder Queries

Land & Regeneration Manager

(028) 9598 2558

redevelopment.belfast@nihe.gov.uk

PHASE 1 Stage 1 Consultation



Business case delayed due to the proposed redevelopment of the nearby Upper Long Streets.

CLARAWOOD

Clarawood House

Tenant Queries

Mark Patterson

(028) 9598 3927

mark2.patterson@nihe.gov.uk

Leaseholder Queries

Land & Regeneration Manager

(028) 9598 2558

redevelopment.belfast@nihe.gov.uk

PHASE 1 Stage 5 Demolition



Planned demolition is expected to commence early in the new year.

CREGAGH
Kilbroney
House

Tenant Queries

Mark Patterson

(028) 9598 3927

mark2.patterson@nihe.gov.uk

Leaseholder Queries

Land & Regeneration Manager

(028) 9598 2558

redevelopment.belfast@nihe.gov.uk



Planned demolition is expected to commence early in the new year.

CREGAGH
Willowbrook
House

Tenant Queries

Gemma parker

(028) 9598 5414

gemma.parker2@nihe.gov.uk

Leaseholder Queries

Land & Regeneration Manager

(028) 9598 2558

redevelopment.belfast@nihe.gov.uk



Initial findings from feasibility studies have been received. We are continuing to assess all options as part of a review of our proposals. This information along with resident consultations will help to inform the business case that will be taken forward to determine what works are to be carried out to the block.

CREGAGH
Woodstock
House

Tenant Queries

Gemma parker

(028) 9598 5414

gemma.parker2@nihe.gov.uk

Leaseholder Queries

Land & Regeneration Manager

(028) 9598 2558

redevelopment.belfast@nihe.gov.uk



Initial findings from feasibility studies have been received. We are continuing to assess all options as part of a review of our proposals. This information along with resident consultations will help to inform the business case that will be taken forward to determine what works are to be carried out to the block.

DUNDONALD

Carnet House

Tenant Queries

Mark Patterson
(028) 9598 3927
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nihe.gov.uk

Leaseholder Queries

Land & Regeneration Manager
(028) 9598 2558
redevelopment.belfast@nihe.gov.uk

PHASE 3

Stage 1 Feasibility



Initial findings from feasibility studies have been received. We are continuing to assess all options as part of a review of our proposals. This information along with resident consultations will help to inform the business case that will be taken forward to determine what works are to be carried out to the block.

FINAGHY

Moveen House

Tenant Queries

Samantha McLaughlin
(028) 9598 3954
samantha2.mcLaughlin@nihe.gov.uk

Leaseholder Queries

Land & Regeneration Manager
(028) 9598 2558
redevelopment.belfast@nihe.gov.uk

PHASE 3

Stage 1 Feasibility



Initial findings from feasibility studies have been received. We are continuing to assess all options as part of a review of our proposals. This information along with resident consultations will help to inform the business case that will be taken forward to determine what works are to be carried out to the block.

FINAGHY

Moylena House

Tenant Queries

Samantha McLaughlin
(028) 9598 3954
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Leaseholder Queries

Land & Regeneration Manager
(028) 9598 2558
redevelopment.belfast@nihe.gov.uk

PHASE 1

Stage 1 Consultation



Business case will be taken forward once proposals for Moveen House have been reviewed.

LOWER FALLS

Divis Tower

Tenant Queries

Heather McLarnon

(028) 9598 4851

heather.mclarnon@nihe.gov.uk

Leaseholder Queries

Land & Regeneration Manager

(028) 9598 2558

redevelopment.belfast@nihe.gov.uk

PHASE

3

Stage 1
Feasibility



Initial findings from feasibility studies have been received. We are continuing to assess all options as part of a review of our proposals. This information along with resident consultations will help to inform the business case that will be taken forward to determine what works are to be carried out to the block.

MOUNT VERNON

Mount Vernon House

Tenant Queries

Tomas Fleming

(028) 9598 4914

tomas2.fleming@nihe.gov.uk

Leaseholder Queries

Land & Regeneration Manager

(028) 9598 2558

redevelopment.belfast@nihe.gov.uk

PHASE

1

Stage 3
Approval



Clearance of Mount Vernon will continue alongside the demolition of Ross House which is expected to begin by Summer 2026.

MOUNT VERNON

Ross House

Tenant Queries

Tomas Fleming

(028) 9598 4914

tomas2.fleming@nihe.gov.uk

Leaseholder Queries

Land & Regeneration Manager

(028) 9598 2558

redevelopment.belfast@nihe.gov.uk

PHASE

1

Stage 5
Demolition



The block is now fully cleared and planned demolition is expected to commence by Summer 2026.

Larne

LARNE

Latharna House

Tenant Queries

Ross Wallace

(028) 9598 2874

ross1.wallace@nihe.gov.uk

Leaseholder Queries

Land & Regeneration Manager

(028) 9598 3915

placeshaping.north@nihe.gov.uk



Planned demolition is now expected to commence in Spring 2026.

Lisburn

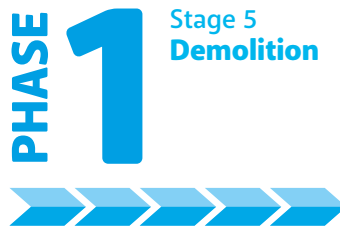
SEYMOUR HILL Coolmoyne House

Tenant Queries

Laura Clint
(028) 9598 4386
laura.clint@nihe.gov.uk

Leaseholder Queries

Land & Regeneration Manager
(028) 9598 2558
redevelopment.belfast@nihe.gov.uk



Planned demolition is expected to commence early in the new year.

SEYMOUR HILL Ferndale House

Tenant Queries

Caron Kelly
(028) 9598 5233
caron.kelly2@nihe.gov.uk

Leaseholder Queries

Land & Regeneration Manager
(028) 9598 2558
redevelopment.belfast@nihe.gov.uk



Business case will be taken forward once demolition of Coolmoyne House and Rathmoyne House has progressed.

SEYMOUR HILL

Parkdale House

Tenant Queries

Caron Kelly

(028) 9598 5233

caron.kelly2@nihe.gov.uk

Leaseholder Queries

Land & Regeneration Manager

(028) 9598 2558

redevelopment.belfast@nihe.gov.uk



Business case will be taken forward once demolition of Coolmoyne House and Rathmoyne House has progressed.

SEYMOUR HILL

Rathmoyne House

Tenant Queries

Laura Clint

(028) 9598 4386

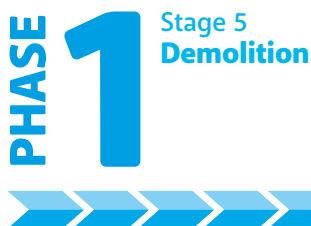
laura.clint@nihe.gov.uk

Leaseholder Queries

Land & Regeneration Manager

(028) 9598 2558

redevelopment.belfast@nihe.gov.uk



Planned demolition is expected to commence early in the new year.

SEYMOUR HILL

Riverdale House

Tenant Queries

Caron Kelly

(028) 9598 5233

caron.kelly2@nihe.gov.uk

Leaseholder Queries

Land & Regeneration Manager

(028) 9598 2558

redevelopment.belfast@nihe.gov.uk



Business case will be taken forward once demolition of Coolmoyne House and Rathmoyne House has progressed.

Newtownabbey

RATHCOOLE

Abbotscoole House

Tenant Queries

Rebekah Sewell

(028) 9598 2349

rebekah2.sewell@nihe.gov.uk

Leaseholder Queries

Land & Regeneration Manager

(028) 9598 3915

placeshaping.north@nihe.gov.uk

PHASE 1

Stage 2
Business
Case



The business case was approved by the Housing Executive Board in December 2024 and is currently with DfC. It is only once Departmental approval is received that we can proceed with our plans. As soon as we hear back from DfC we will update affected residents and leaseholders.

RATHCOOLE

Carncoole House

Tenant Queries

Rebekah Sewell

(028) 9598 2349

rebekah2.sewell@nihe.gov.uk

Leaseholder Queries

Land & Regeneration Manager

(028) 9598 3915

placeshaping.north@nihe.gov.uk

PHASE 3

Stage 1
Feasibility



Initial findings from feasibility studies have been received. We are continuing to assess all options as part of a review of our proposals. This information along with resident consultations will help to inform the business case that will be taken forward to determine what works are to be carried out to the block.

RATHCOOLE

Glencool House

Tenant Queries

Rebekah Sewell

(028) 9598 2349

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Leaseholder Queries

Land & Regeneration Manager

(028) 9598 3915

placeshaping.north@nihe.gov.uk

PHASE 3

Stage 1 Feasibility



Initial findings from feasibility studies have been received. We are continuing to assess all options as part of a review of our proposals. This information along with resident consultations will help to inform the business case that will be taken forward to determine what works are to be carried out to the block.

RUSHPARK

Beechwood House

Tenant Queries

Victoria Bryan

(028) 9598 5071

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Leaseholder Queries

Land & Regeneration Manager

(028) 9598 3915

placeshaping.north@nihe.gov.uk

PHASE 1

Stage 1 Consultation



Work on the business case has now commenced and the next stage is to carry out consultations with all residents and leaseholders to discuss the options available for this block. We hope to be in a position to carry out consultations in the coming months. We will be in touch to make arrangements with all residents and leaseholders.

RUSHPARK

Woodland House

Tenant Queries

Victoria Bryan

(028) 9598 5071

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Leaseholder Queries

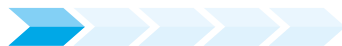
Land & Regeneration Manager

(028) 9598 3915

placeshaping.north@nihe.gov.uk

PHASE 1

Stage 1 Consultation



Work on the business case has now commenced and the next stage is to carry out consultations with all residents and leaseholders to discuss the options available for this block. We hope to be in a position to carry out consultations in the coming months. We will be in touch to make arrangements with all residents and leaseholders.

Portadown

PORTADOWN
Magowan House

Tenant Queries

Michelle Hazlett

(028) 9598 3536

michelle.hazlett@nihe.gov.uk



Our proposals are under review. The business case will be progressed once the review is completed.

If English is not your first language and you need help with interpreting and translation the Housing Executive can provide free services on request, please ask for further details at your local office.

For customers with sensory disabilities, information can be provided in alternative formats like large print, Braille or audio.

Sign language interpreters can also be provided, but please give as much notice as possible to allow us to meet your request.