



SPRING
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 in our Tower Blocks, in addition to carrying out regular Fire Risk Assessments and inspections to all blocks through our Building Safety Team we also carry out a series of monthly, quarterly, and annual inspections. These annual inspections will involve accessing individual flats to inspect the fire doors including the door closer, checking for the storage of combustible material and checking the operation of domestic fire alarms.

Within the Building Safety Team, a dedicated tower block Resident Engagement Team has been established and in the coming months will be engaging with residents across all blocks through door-to-door introductions, group drop-in sessions and newsletters. Through this engagement we will identify those residents who wish to engage through various mechanisms i.e. resident groups, block champions etc. This work will lead to the production of block specific resident engagement strategies. Another aspect of the team's work will be the completion of Person-Centred Fire Risk Assessments which will identify vulnerable residents and what actions can be taken to improve their safety in the event of a fire.

The Housing Executive is also undertaking Fire Risk Appraisals of External Wall Systems (FRAEW) of its cladded blocks which involves intrusive inspections and opening-up of the cladding system to identify any issues posed by the building envelope. Carnet House has been completed and residents updated. FRAEW's for Cuchuláinn, Eithne and Whincroft are scheduled for May-June 2025. Once this has been concluded we will be updating the residents of these blocks directly as to any outcomes.

The team are also contributing to the Department for Communities - Residential Building Safety Team co-design stakeholder groups. This group is considering the approach to future Building Safety legislation in Northern Ireland.

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
- Coolmoyne
- Kilbroney
- Latharna
- Mount Vernon
- Rathmoyne
- 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:

- Ferndale
- Fianna
- Finn
- Parkdale
- Riverdale

PHASE 3

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

The blocks in this phase are:

- Carncoole
- Carnet
- Cuchulainn
- Divis
- Eithne
- Glencoole
- Grainne
- Maeve
- Moveen
- Whincroft
- Willowbrook
- Woodstock

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

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

placeshaping.belfast@

nihe.gov.uk

PHASE

1

Stage 4
Clearing



Block clearance is almost complete with planned demolition expected to commence in Autumn/Winter 2025.

BELVOIR

Breda House

Tenant Queries

Mark Patterson

(028) 9598 3927

mark2.patterson@nihe.

gov.uk

Leaseholder Queries

Land & Regeneration

Manager

(028) 9598 2558

placeshaping.belfast@

nihe.gov.uk

PHASE

1

Stage 4
Clearing



Block clearance is almost complete with planned demolition expected to commence in Autumn/Winter 2025.

BRANIEL

Whincroft House

Tenant Queries

Gareth Beacom
(028) 9598 2040
gareth1.beacom@
nihe.gov.uk

Leaseholder Queries

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

PHASE

3

Stage 1
Feasibility



Initial findings from feasibility studies have been received. We are now assessing 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.mcnally@
nihe.gov.uk

Leaseholder Queries

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

PHASE

3

Stage 1
Feasibility



Initial findings from feasibility studies have been received. We are now assessing 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.mcnally@
nihe.gov.uk

Leaseholder Queries

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

PHASE

3

Stage 1
Feasibility



Initial findings from feasibility studies have been received. We are now assessing 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
placeshaping.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
placeshaping.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
placeshaping.belfast@
nihe.gov.uk

PHASE 3

Stage 1 Feasibility



Initial findings from feasibility studies have been received. We are now assessing 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
(028) 9598 4864
joseph.mcnally@
nihe.gov.uk

Leaseholder Queries

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

PHASE 3

Stage 1 Feasibility



Initial findings from feasibility studies have been received. We are now assessing 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
joseph.mcnally@
nihe.gov.uk

Leaseholder Queries

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

PHASE 1

Stage 5 Demolition



The block has been cleared and we are currently in the process of procuring a demolition contractor. Planned demolition is expected to commence in Summer 2025.

CREGAGH
Kilbroney
House

Tenant Queries

Mark Patterson
(028) 9598 3927
mark2.patterson@
nihe.gov.uk

Leaseholder Queries

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

PHASE **1** **Stage 5**
Demolition



The block has been cleared and we are currently in the process of procuring a demolition contractor. Planned demolition is expected to commence in Summer 2025.

CREGAGH
Willowbrook
House

Tenant Queries

Gemma Parker
(028) 9598 5414
gemma.parker2@
nihe.gov.uk

Leaseholder Queries

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

PHASE **3** **Stage 1**
Feasibility



Initial findings from feasibility studies have been received. We are now assessing 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
placeshaping.belfast@
nihe.gov.uk

PHASE **3** **Stage 1**
Feasibility



Initial findings from feasibility studies have been received. We are now assessing 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
mark2.patterson@
nihe.gov.uk

Leaseholder Queries

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

PHASE

3

Stage 1
Feasibility



Initial findings from feasibility studies have been received. We are now assessing 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
placeshaping.belfast@
nihe.gov.uk

PHASE

3

Stage 1
Feasibility



Initial findings from feasibility studies have been received. We are now assessing 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
samantha2.mclaughlin@
nihe.gov.uk

Leaseholder Queries

Land & Regeneration
Manager
(028) 9598 2558
placeshaping.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

placeshaping.belfast@

nihe.gov.uk

PHASE 3

Stage 1 Feasibility



Initial findings from feasibility studies have been received. We are now assessing 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

Mark Preston

077 8528 3454

mark1.preston@nihe.gov.uk

Leaseholder Queries

Land & Regeneration

Manager

(028) 9598 2558

placeshaping.belfast@

nihe.gov.uk

PHASE 1

Stage 3 Approval



Clearance of Mount Vernon will continue alongside clearance and demolition of Ross House which is expected to begin in Autumn/Winter 2025.

MOUNT VERNON

Ross House

Tenant Queries

Mark Preston

077 8528 3454

mark1.preston@nihe.gov.uk

Leaseholder Queries

Land & Regeneration

Manager

(028) 9598 2558

placeshaping.belfast@

nihe.gov.uk

PHASE 1

Stage 4 Clearing



Block clearance is almost complete with planned demolition expected to commence in Autumn/Winter 2025.

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

PHASE

1

Stage 5
Demolition



A demolition contractor has now been appointed and planned demolition is expected to commence in Summer 2025.

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

placeshaping.belfast@nihe.gov.uk

PHASE

1

Stage 5
Demolition



The block has been cleared and we are currently in the process of procuring a demolition contractor. Planned demolition is expected to commence in Summer 2025.

SEYMOUR HILL

Ferndale House

Tenant Queries

Caron Kelly

(028) 9598 5233

caron.kelly2@nihe.gov.uk

Leaseholder Queries

Land & Regeneration
Manager

(028) 9598 2558

placeshaping.belfast@nihe.gov.uk

PHASE

2

Stage 1
Consultation



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

placeshaping.belfast@
nihe.gov.uk

PHASE

2

Stage 1
Consultation



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

placeshaping.belfast@
nihe.gov.uk

PHASE

1

Stage 5
Demolition



The block has been cleared and we are currently in the process of procuring a demolition contractor. Planned demolition is expected to commence in Summer 2025.

SEYMOUR HILL Riverdale House

Tenant Queries

Caron Kelly

(028) 9598 5233

caron.kelly2@nihe.gov.uk

Leaseholder Queries

Land & Regeneration
Manager

(028) 9598 2558

placeshaping.belfast@
nihe.gov.uk

PHASE

2

Stage 1
Consultation



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

Newtownabbey

RATHCOOLE **Abbotscoole** **House**

Tenant Queries

Curtis Rees
(028) 9598 2886
curtis.rees@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

Curtis Rees
(028) 9598 2886
curtis.rees@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 now assessing 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

Curtis Rees

(028) 9598 2886

curtis.rees@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 now assessing 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

Clodagh Kelly

(028) 9598 5052

clodagh8.kelly@nihe.gov.uk

Leaseholder Queries

Land & Regeneration
Manager

(028) 9598 3915

placeshaping.north@
nihe.gov.uk

PHASE

1

Stage 1 Consultation



A recent exercise was undertaken to determine the nature, cost, and delivery of works for this block. The findings of this exercise will help to inform our consultations with residents and owners during the preparation of the business case. Work on the business case has now commenced and 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

Clodagh Kelly

(028) 9598 5052

clodagh8.kelly@nihe.gov.uk

Leaseholder Queries

Land & Regeneration
Manager

(028) 9598 3915

placeshaping.north@
nihe.gov.uk

PHASE

1

Stage 1 Consultation



A recent exercise was undertaken to determine the nature, cost, and delivery of works for this block. The findings of this exercise will help to inform our consultations with residents and owners during the preparation of the business case. Work on the business case has now commenced and 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

Tim Jordan-Rafferty

(028) 9598 4357

tim1.jordanrafferty

@nihe.gov.uk

PHASE

1

Stage 2
**Business
Case**



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.



nihe.gov.uk

