



31 July 2025

Dear Applicant

Our Ref: FOI 856

Your request for information received on 10 July 2025 has been handled under the Freedom of Information Act 2000 (FOIA).

Request

1. *The number of Housing Executive and Housing Association properties that have been vacant for the following time periods, as of 1 July 2025:*
 - o 6–12 months
 - o 12–24 months
 - o Over 24 months
2. *Please provide this broken down by local council area.*
3. *For each category, please indicate, where possible the reason for vacancy (e.g. pending repair, legal dispute, redevelopment, no demand).*

Our Response

The table below shows the number of Housing Executive void properties, as of 21st July 2025, broken down by

- void duration
- Area Office location*
- current void coding**

Please note the Housing Executive does not hold void information for housing associations.

	6-12 Months	12-24 Months	Over 24 Months
CAUSEWAY AREA	1	5	3
<i>Decant (Adaptation)</i>	1	2	1
<i>Decant (Improve Scheme)</i>	0	1	0
<i>Exceptional Circumstances</i>	0	1	0
<i>Fire Damage (Accidental)</i>	0	1	2
LISBURN / CASTLEREAGH AREA	8	15	105
<i>Decant (Improve Scheme)</i>	1	1	2
<i>Exceptional Circumstances</i>	6	4	4
<i>Pend Demolition (Blocked)</i>	0	9	98
<i>Planned Improv Scheme</i>	1	1	1
MID AND EAST ANTRIM AREA	23	10	102
<i>Decant (Adaptation)</i>	2	0	0
<i>Decant (Improve Scheme)</i>	1	0	2
<i>Difficult to Let</i>	1	0	0
<i>Exceptional Circumstances</i>	5	3	7
<i>Fire Damage (Accidental)</i>	6	0	0
<i>Major CoT Repairs</i>	1	0	0
<i>Pend Demolition (Blocked)</i>	6	6	93
<i>Planned Improv Scheme</i>	1	1	0
MID ULSTER AREA	2	3	7
<i>Decant (Adaptation)</i>	2	1	1
<i>Decant (Improve Scheme)</i>	0	2	0
<i>Exceptional Uninhabitable</i>	0	0	2
<i>Sale Pending (Blocked)</i>	0	0	2
<i>Sale Pending (Not Block)</i>	0	0	2

NORTH BELFAST AREA	26	54	83
<i>Decant (Improve Scheme)</i>	2	2	1
<i>Exceptional Circumstances</i>	4	4	1
<i>Pend Demolition (Blocked)</i>	19	46	76
<i>Planned Improv Scheme</i>	0	1	0
<i>Proposed HA TR (BLOCKED)</i>	0	0	3
<i>Squatters in Occupation</i>	1	1	2
NORTH DOWN AND ARDS AREA	4	3	12
<i>Decant (Adaptation)</i>	2	2	2
<i>Decant (Improve Scheme)</i>	1	1	0
<i>Exceptional Uninhabitable</i>	0	0	2
<i>Planned Improv Scheme</i>	1	0	7
<i>Sale Pending (Not Block)</i>	0	0	1
SOUTH AND EAST BELFAST AREA	33	104	277
<i>Decant (Improve Scheme)</i>	7	3	2
<i>Exceptional Circumstances</i>	10	8	2
<i>Pend Demolition (Blocked)</i>	14	88	248
<i>Pend Demolition Not Block</i>	0	0	3
<i>Planned Improv Scheme</i>	1	5	21
<i>Sale Pending (Blocked)</i>	0	0	1
<i>Terminated - Lettable</i>	1	0	0
SOUTH ANTRIM AREA	4	6	31
<i>Decant (Improve Scheme)</i>	2	2	3
<i>Exceptional Circumstances</i>	1	0	1
<i>Exceptional Uninhabitable</i>	0	0	3
<i>Pend Demolition (Blocked)</i>	0	1	7

<i>Planned Improv Scheme</i>	<i>0</i>	<i>3</i>	<i>17</i>
<i>Vandalism / Damaged</i>	<i>1</i>	<i>0</i>	<i>0</i>
<i>SOUTH AREA</i>	<i>13</i>	<i>11</i>	<i>37</i>
<i>Decant (Adaptation)</i>	<i>1</i>	<i>0</i>	<i>0</i>
<i>Decant (Improve Scheme)</i>	<i>0</i>	<i>1</i>	<i>0</i>
<i>Exceptional Circumstances</i>	<i>2</i>	<i>0</i>	<i>1</i>
<i>Pend Demolition (Blocked)</i>	<i>0</i>	<i>0</i>	<i>3</i>
<i>Pend Demolition Not Block</i>	<i>4</i>	<i>3</i>	<i>22</i>
<i>Planned Improv Scheme</i>	<i>6</i>	<i>7</i>	<i>9</i>
<i>Sale Pending (Blocked)</i>	<i>0</i>	<i>0</i>	<i>1</i>
<i>Sale Pending (Not Block)</i>	<i>0</i>	<i>0</i>	<i>1</i>
<i>SOUTH DOWN AREA</i>	<i>4</i>	<i>5</i>	<i>34</i>
<i>Decant (Adaptation)</i>	<i>2</i>	<i>0</i>	<i>1</i>
<i>Decant (Improve Scheme)</i>	<i>0</i>	<i>3</i>	<i>1</i>
<i>Exceptional Circumstances</i>	<i>2</i>	<i>2</i>	<i>0</i>
<i>Pend Demolition (Blocked)</i>	<i>0</i>	<i>0</i>	<i>6</i>
<i>Pend Demolition Not Block</i>	<i>0</i>	<i>0</i>	<i>12</i>
<i>Planned Improv Scheme</i>	<i>0</i>	<i>0</i>	<i>9</i>
<i>Sale Pending (Blocked)</i>	<i>0</i>	<i>0</i>	<i>5</i>
<i>SOUTH WEST AREA</i>	<i>3</i>	<i>1</i>	<i>8</i>
<i>Difficult to Let</i>	<i>3</i>	<i>0</i>	<i>0</i>
<i>Exceptional Uninhabitable</i>	<i>0</i>	<i>0</i>	<i>5</i>
<i>Fire Damage (Accidental)</i>	<i>0</i>	<i>1</i>	<i>0</i>
<i>Sale Pending (Not Block)</i>	<i>0</i>	<i>0</i>	<i>2</i>
<i>Squatters in Occupation</i>	<i>0</i>	<i>0</i>	<i>1</i>
<i>WEST AREA</i>	<i>3</i>	<i>8</i>	<i>18</i>

<i>Decant (Adaptation)</i>	<i>1</i>	<i>5</i>	<i>0</i>
<i>Decant (Improve Scheme)</i>	<i>2</i>	<i>3</i>	<i>8</i>
<i>Exceptional Circumstances</i>	<i>0</i>	<i>0</i>	<i>1</i>
<i>Exceptional Uninhabitable</i>	<i>0</i>	<i>0</i>	<i>2</i>
<i>Planned Improv Scheme</i>	<i>0</i>	<i>0</i>	<i>7</i>
WEST BELFAST AREA	6	1	7
<i>Decant (Adaptation)</i>	<i>2</i>	<i>0</i>	<i>0</i>
<i>Decant (Improve Scheme)</i>	<i>2</i>	<i>0</i>	<i>6</i>
<i>Exceptional Circumstances</i>	<i>1</i>	<i>1</i>	<i>0</i>
<i>Pend Demolition (Blocked)</i>	<i>0</i>	<i>0</i>	<i>1</i>
<i>Planned Improv Scheme</i>	<i>1</i>	<i>0</i>	<i>0</i>
Grand Total	130	226	724

**Please note that Housing Executive Area Office boundaries are broadly coterminous with those of local Councils.*

**** Void codes**

Decant (Adaptation) - Properties used/held for decanting to facilitate welfare adaptation

Decant (Improve Scheme) - Properties used/held for decanting to facilitate scheme work

Exceptional Circumstances - used in exceptional circumstances such that no other void status is suitable

Exceptional Uninhabitable - used in exceptional circumstances such that no other void status is suitable, the property is uninhabitable and is likely to be vacant for more than six months

Pend Demolition (Blocked) – Board approval has been granted for demolition – property in uninhabitable state

Pend Demolition Not Block - Board approval has been granted for demolition

Planned Improv Scheme - property vacant and included in a pending approved improvement scheme

Proposed HA TR (Blocked) – pending transfer to housing association – uninhabitable condition

Sale Pending (Blocked) – sale of property approved – uninhabitable condition

Sale Pending (Not Block) – sale of property approved

Squatters in Occupation – illegal occupants in dwelling

This concludes our response.