

**The Chief Executive  
Belfast City Council  
4-10 Linenhall Street  
Belfast  
BT2 8PB**

Date: 17<sup>th</sup> January 2022

Dear Sir/Madam,

**Re: Lands at Alloa Street, Belfast**

## **LETTER CLAIMING POSSESSION OF LANDS**

Please be advised that the Department for Communities made a Vesting Order on 18<sup>th</sup> October 2021 applied for by the Northern Ireland Housing Executive in respect of the above lands.

In accordance with statutory requirements I now enclose a copy of a Notice stating that the Order became operative on 3<sup>rd</sup> January 2022 and consequently all the land and premises, as shown on the map available for inspection at the offices of the Housing Executive located at The Housing Centre, 2 Adelaide Street, Belfast, BT2 8PB are now in Housing Executive ownership.

Possession of the lands and premises and receipt of any rental income or any other income is formally claimed by the Housing Executive from 3<sup>rd</sup> January 2022 and no rents, rates or ground rents should be demanded by or paid to any party other than the Housing Executive in respect of any period after that date. Where applicable rate rebates may be obtained on application to the Belfast Rating Office, Land & Property Services, Lanyon Plaza, 7 Lanyon Place, Town Parks, Belfast, BT1 3LP.

**RENT** should only be paid to the Housing Executive in respect of any period after 3<sup>rd</sup> January 2022. A Housing Officer from the Local Office will call with you to explain the amount of rent you are liable to pay, how you can pay it and advise you how to claim Housing Benefit/Universal Credit, if applicable.

If your premises are subject to a mortgage or loan you should contact your lender immediately if you have not already done so, in order to make arrangements regarding the repayments.

No buildings, fixtures, trees, shrubs, hedges or gates may be removed or interfered with except with the written consent of the Housing Executive.

Enclosed is a Compensation Claim Form. This should be completed and returned to the Housing Executive at Belfast Place Shaping, The Housing Centre, 2 Adelaide Street, Belfast, BT2 8PB by owners of property, business interests and persons who hold business

| Chief Executive's Office |   |
|--------------------------|---|
| Date:                    |   |
| Noted by CX:             | YH  |
| Ref:                     |   |
| Referred to:             | <i>Planning</i>                                   |
| Copy sent                | <input checked="" type="checkbox"/> Original sent |
| MB updated               | <input checked="" type="checkbox"/> Invite reg    |

premises on a tenancy agreement (other than tenants of dwellings). This claim form enables you to claim for the value of the land/property that has now been vested to the Housing Executive. You may also be entitled to claim common law domestic disturbance to cover the reasonable moving expenses incurred by you. If you have not yet moved, or have not yet established the full costs of moving, this aspect of your compensation claim can be addressed at a later date.

Should you require any advice on how to complete your compensation form please contact the Housing Executive Belfast Place Shaping Department, Telephone 03448 920 900.

The Housing Executive will pay the reasonable fees of an Estate Agent for negotiating your claim for compensation with Land and Property Services, who will negotiate on behalf of the Housing Executive, and also the reasonable costs as provided for under the appropriate scale of a Solicitor of your choice for representing you in connection with the legal formalities of your claim.

Owner occupiers may also be entitled to claim a Home Loss Payment if you were in legal occupation of your home for at least one year before moving. Home loss compensation is calculated at 10% of the purchase price of your property. If you believe that you qualify for a Home Loss payment you should apply now and in writing to the Housing Executive Local Office at North Belfast Office, The Housing Centre, 2 Adelaide Street, Belfast, BT2 8PB.

If you are a tenant of the property you may be entitled to claim a Home Loss payment. Tenants may also be entitled to claim a Disturbance Payment to cover the reasonable moving expenses incurred by you. If you are a tenant of a property and believe that you qualify for either or both payments you should apply now and in writing to the Housing Executive Local Office at North Belfast Office, The Housing Centre, 2 Adelaide Street, Belfast, BT2 8PB.

Yours faithfully



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**Head of Place Shaping (Belfast)**  
Fiona McGrath



**The Chief Executive  
Belfast City Council  
4-10 Linenhall Street  
Belfast  
BT2 8PB**

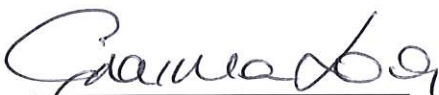
LOCAL GOVERNMENT ACT (NORTHERN IRELAND) 1972  
THE HOUSING (NORTHERN IRELAND) ORDER 1981  
THE NORTHERN IRELAND HOUSING EXECUTIVE

**ALLOA STREET, BELFAST**  
**NOTICE THAT A VESTING ORDER HAS BECOME OPERATIVE**

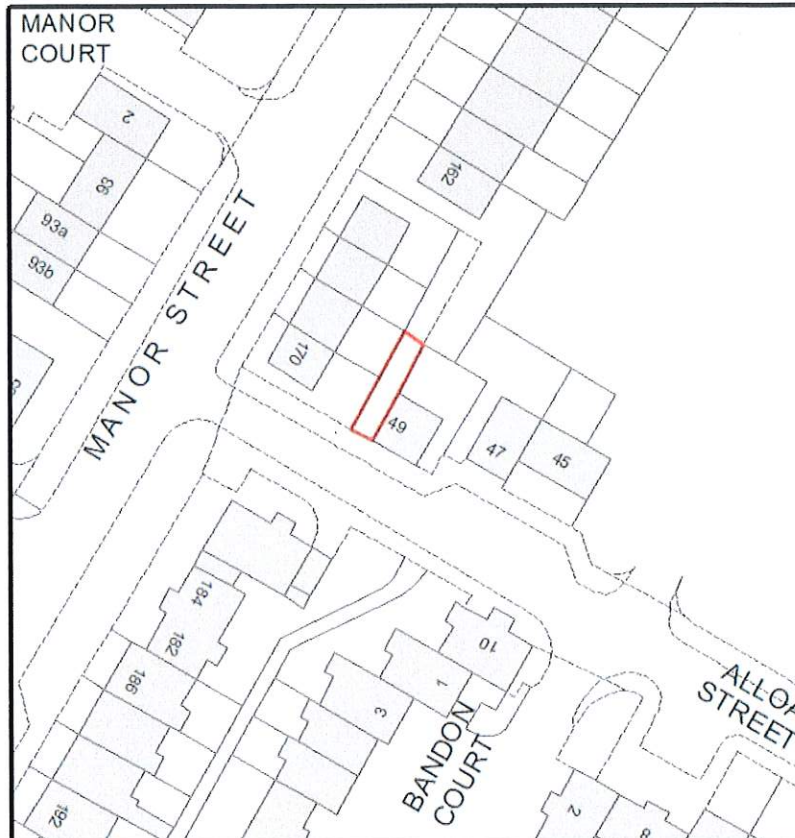
TAKE NOTICE that a Vesting Order in respect of which Notice of Application for a Re-development Scheme and Vesting Order was served on you on the 26<sup>th</sup> day of May 2021, was made on the 18<sup>th</sup> day of October 2021, and has become operative.

A copy of the Vesting Order and of the map or plan referred to therein may be seen during reasonable office hours at the Northern Ireland Housing Executive, The Housing centre, 2 Adelaide Street, Belfast, BT2 8PB. A copy of the Vesting Order and map may be obtained free of charge upon written request by or on behalf of any person having an estate or interest in the land vested thereby by writing to the Head of Place Shaping Belfast at [Placeshaping.Belfast@nihe.gov.uk](mailto:Placeshaping.Belfast@nihe.gov.uk)

Dated this 17<sup>th</sup> day of January 2022



**Chief Executive  
Grainia Long**



**LAND AT ALLOA STREET, BELFAST**  
Vesting Order Map

NORTHERN IRELAND HOUSING EXECUTIVE,  
THE HOUSING CENTRE,  
2 ADELAIDE STREET, BELFAST, BT2 8PB

OSNI Reference: I.G. 130-9SW2

Scale: 1:500

Your Reference:

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## CLAIM FOR COMPENSATION FOLLOWING VESTING

Northern Ireland Housing Executive  
The Housing (Northern Ireland) Order 1981  
Local Government Act (Northern Ireland) 1972

**AREA: Alloa Street, Belfast**

**OPERATIVE DATE: 3<sup>rd</sup> January 2022**

|   |  |
|---|--|
| <b>1. <u>Claimant details</u></b><br>a) Claimants full names:                         |  |
| b) Claimants current address:   |  |
| c) Daytime telephone number:  |  |
| <b>2. <u>Solicitor / Agent details</u></b><br>a) Name and address of claimant's agent |  |
| b) Name and address of claimant's solicitor   |  |
| <b>3. <u>Property details</u></b><br>a) Address of vested property:                   |  |
| b) Tenure of vested property:<br>(please circle)                                      | (i) Vacant,      (ii) Owner occupied,<br><br>(iii) Tenanted- Furnished<br><br>(iv) Tenanted -Unfurnished<br><br>(iv) Other (please give details below ): |
|   |  |



|   |   |
|---|---|
| <p>c) Is the property residential and/or commercial:</p> <p>(If commercial please state nature of business, and how long it has operated from this address)</p> |   |
| <p><b>4. <u>Nature of claimant's interest</u></b></p> <p>(e.g. Fee Simple, Leasehold, yearly tenancy etc.):</p>   |   |
| <p>a) If leasehold please provide details on:</p> <p>(i) Length of lease</p>  |   |
| <p>(ii) How long you have owned the property</p>  |   |
| <p>b) If you are a landlord please provide details on:</p> <p>(i) Name of occupant:</p>   |   |
| <p>(ii) Date occupation commenced</p>   |   |
| <p>(iii) Terms of occupation:</p>   |   |
| <p>(iv) Amount of rent paid</p>   |   |
| <p>(v) Please return a properly dated and stamped Tenancy Agreement with this claim.</p> <p>occupant:</p>   |   |
| <p>c) If a mortgage is outstanding on property please provide name and address of the Mortgagee.</p>  |   |
| <p><b>5. <u>Particulars of claim</u></b></p> <p>a) Amount claimed for land or property:</p>   | £ |
| <p>b) Owner-Occupiers - amount claimed for Disturbance compensation:</p>  | £ |
| <p>c) Commercial Property - amount claimed for Business Disturbance:</p>  | £ |

|   |  |
|---|--|
| <b>6. <u>Location of Title</u></b><br>a) Name and address of persons/company who hold the Title documents to the property |  |
|---|--|

Dated: \_\_\_\_\_

Signed: \_\_\_\_\_  
Claimant/Solicitor/Agent

**IMPORTANT  
Please Note**

In order that payment of your compensation may be made with minimum delay it is in your interest to return this form fully completed to the Head of Place Shaping Belfast, Northern Ireland Housing Executive, 2<sup>nd</sup> Floor, The Housing Centre, 2 Adelaide Street, Belfast, BT2 8PB as soon as possible. You may use an Estate Agent to negotiate your claim and the Housing Executive will pay their fees - but only on successful completion of the claim.

**YOUR INFORMATION**

**What we do with your information**

The Housing Executive requires the information contained in this form to assess your claim for compensation for the value of your land or property that has now been vested to the Housing Executive.

The Housing Executive in managing your application for compensation is exercising its statutory powers using the lawful basis of Public Task.

**Sharing your information with others**

**Your information is only shared where this is necessary to comply with our legal obligations or as permitted by the General Data Protection Regulation and Data Protection Act 2018.**

Details of your application may be shared with Land & Property Services for the purpose of negotiating the value of your compensation claim with you. It may be shared with the Housing Executive Area Office for the purpose of administering your claim for a Home Loss Payment. It may be shared with the Housing Executive Asset Management Department for the purposes of payment of your claim, where that claim arises out of the delivery of an Asset Management Strategy.

**How long we hold your information for**

The Housing Executive will hold the information you have provided in this form for a period of 10 years from the date when the compensation has been paid.

### Privacy Notice

The Housing Executive is committed to protecting your privacy and maintaining your trust and confidence in how we handle your personal information. You can view our Privacy Notice at [www.nihe.gov.uk/privacy\\_notice](http://www.nihe.gov.uk/privacy_notice), pick up a copy at any Housing Executive office or you can ask us to post or email a copy to you.