

19<sup>th</sup> May 2017

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To the Mayor and Each Member of Limerick City & County Council

**Chairperson's Report for the Home and Social Development Strategic Policy Committee Meeting of the 10<sup>th</sup> April 2017**

A Chomhairleoir, a chara,

**Summary Report/Main Issues:**

**Item 3: Presentation on Housing Loans**

The members received a detailed presentation on Limerick City & County Council Housing Loans Programme including tenant purchase from Ms L Magner, Finance and Ms J O'Shea, CSS. The presentation outlined details related to; types of housing loans, legislation, eligibility and arrears. Details of the mortgage resolution process and Mortgage to Rent Scheme were highlighted and discussed.

**Item 4: Presentation on Housing Welfare Approach to Sustaining Tenancies**

It was agreed that Item 4 be presented as a workshop for the Committee at a later date.

**Item 5: Update of Social Housing Assessment 2017**

Members were given an update by Ms P Liddy regarding the Social Housing Assessment 2017. Limerick City and County Council has been instructed by the Department of Housing, Planning, and Community & Local Government to carry out a Housing Needs Assessment (HNA) for 2017. Council Staff are in the process of writing to certain applicants on the housing waiting list to reassess their eligibility for housing support. The previous HNA resulted in a decrease to the list of 23%. Ms. P Liddy advised members that staff are pro actively engaged in contacting applicants, through every available means to ensure the housing list is comprehensive.

### **Item 6. Buy & Renew and Repair & Lease Schemes.**

Members were given a presentation By Ms S. Hourigan on the “Buy & Renew Scheme and Repair & Lease Scheme” which have been launched in recent months

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#### **Buy and Renew**

This scheme allows Local Authorities and Approved Housing Bodies (AHBs) to purchase and renew vacant housing units in need of remediation, and make them available for social housing use. This scheme offers opportunity also to tackle dereliction in the towns and villages in coordination with the planning section.

**Repair and Leasing Scheme** This scheme will bring vacant and unused houses back into use by providing funding to repair them and make them available as new homes for families on the social housing waiting list.

The scheme is targeted at owners of vacant houses who cannot afford, or access the money, required to bring them up to the standard for rental property. Subject to the suitability of the property for social housing, and the agreement of the property owner, the cost of the necessary repairs will be met upfront by the local authority or approved housing body. In return, the property owner will sign-up to a lease arrangement for a length that is linked to the value of the repairs but is a minimum of ten years. The value of the repairs will then be offset incrementally against the agreed rental income over a defined period within the period of the lease 10 -20 yrs.

Full details available on [www.limerick.ie](http://www.limerick.ie)

### **Item 7 Public Land Activation**

An update was given to members by Mr. S Hanrahan regarding the Local Infrastructure Housing Activation Fund (LIHAF).

A key objective under Rebuilding Ireland is to achieve more sustainable integrated communities with good tenure mix, where households are not unfairly distinguished by their income or how their property is funded. In this regard, a €200m Local Infrastructure Housing Activation Fund (LIHAF) was established to be used for investment in infrastructure sufficient to enable early activation of suitably located and scaled housing sites that are currently zoned.

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The DoHPCLG made a recent announcement that the Council will receive funding for two Local Infrastructure Housing Activation Fund (LIHAF) proposals. These projects are:

**Greenpark €4.93 million:** This is a Major Urban Housing Development Site, located between the Dock Road and the South Circular Road in the inner suburbs of Limerick City. This area is comprised of the lands in former use as a racecourse, which remain undeveloped, comprising a 44 hectare site. Works proposed include the upgrading of roads infrastructure to support the development of approximately 400 units by 2021, with the potential for 700 homes to be delivered on the identified lands long term. The total length of the new link road will be 1,000 metres.

**Mungret €10.5 million:** This site is located approximately 5km to the southwest of Limerick City. Limerick City and County Council is a partial owner of the lands. Works proposed include the upgrading of roads to allow for the development of 450 homes by 2021, with a potential for 2700 homes estimated to be provided on the lands. The infrastructure will also ensure the delivery of a post primary school in the area within the next three years.

Is mise le meas,

**Cllr. Michael Donegan**

**Chairperson**

**Home and Social Development Strategic Policy Committee**