




Rebuilding
Ireland

Action Plan for Housing and Homelessness

18th May 2017



An Roinn Tithíochta, Pleanála,
Pobail agus Rialtais Áitiúil
Department of Housing, Planning,
Community and Local Government


Limerick
CITY & COUNTY
COUNCIL

NATIONAL AND LOCAL CONTEXT

Rebuilding Ireland – Action Plan For Housing and Homelessness – July 2016

6611

people were recorded as homeless in August 2016

25000

homes being provided per year by 2020

198358

vacant homes in Ireland (CSO)



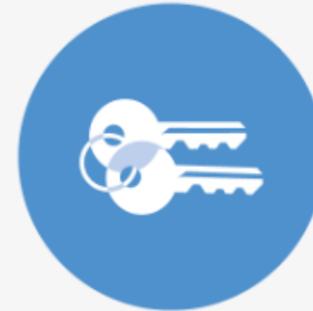
Address
Homelessness



Accelerate
Social Housing



Build
More Homes



Improve the
Rental Sector



Utilise
Existing Housing

€5.35 billion will support delivery of

47000

social houses by 2021

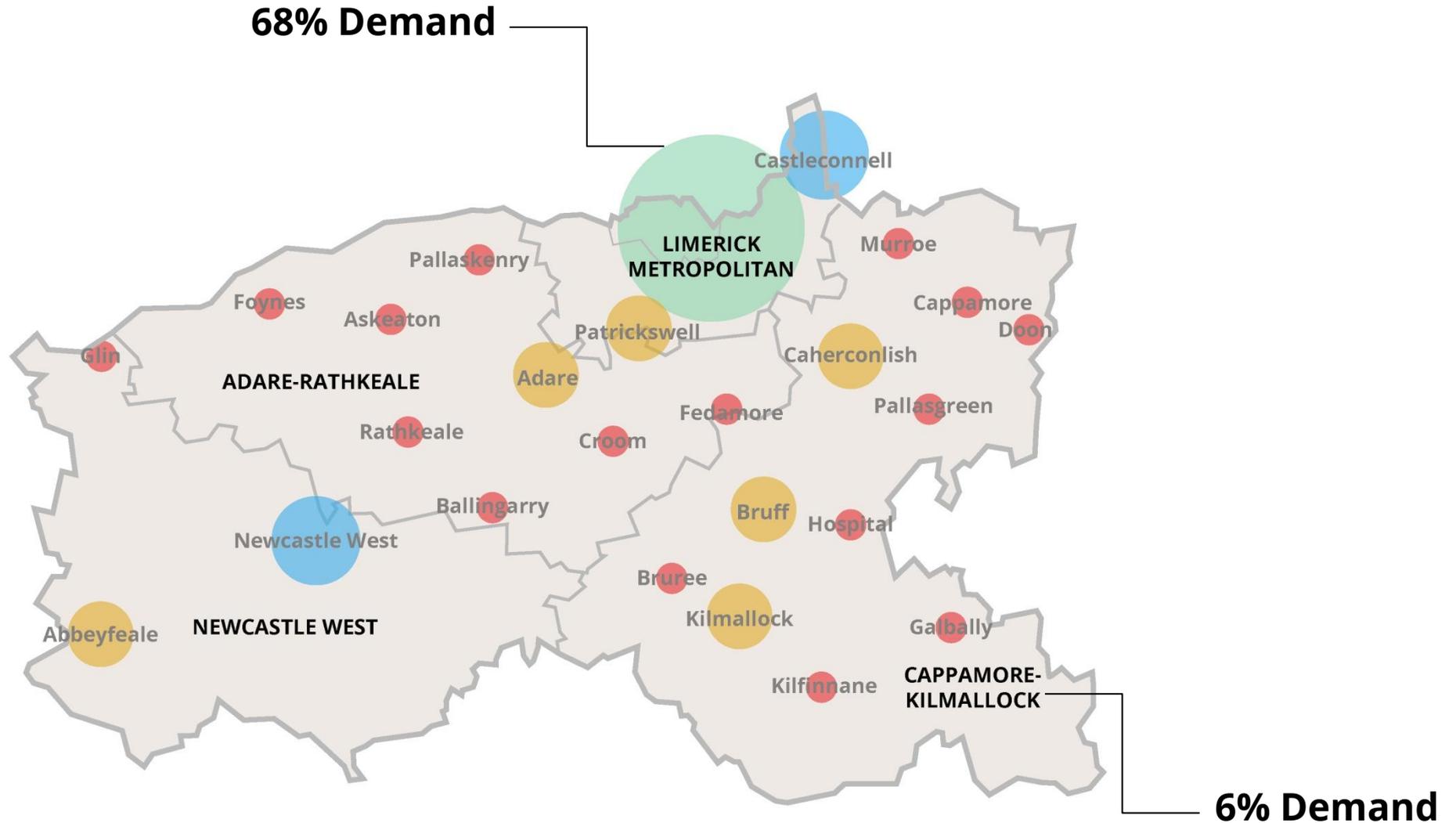
324000

tenancies currently registered with the Residential Tenancies Board



NATIONAL AND LOCAL CONTEXT

LCCC Housing Waiting List (incl. HAP transfers) applicants by area of preference - as at April 2017



NATIONAL AND LOCAL CONTEXT

DHPCLG Funding Programmes – Mechanisms for Delivery

HOUSING DELIVERY		
1	Social Housing Investment Programme (SHIP)	Construction
2	Social Housing Investment Programme (SHIP)	Acquisitions
3	Social Housing Investment Programme (SHIP)	Acquisitions - Part V
4	Capital Assistance Scheme (CAS)	Construction
5	Capital Assistance Scheme (CAS)	Acquisitions
6	Social Housing Current Expenditure Programme (SCHEP)	Construction
7	Social Housing Current Expenditure Programme (SCHEP)	Acquisitions
8	Social Housing Current Expenditure Programme (SCHEP)	Leasing
9	Social Housing Current Expenditure Programme (SCHEP)	Acquisitions - Part V
10	Regeneration Programme	Note: Regeneration is delivering replacement housing schemes and therefore is not adding to the new-build housing stock

Pillar Two:

Accelerate
Social Housing

NATIONAL AND LOCAL CONTEXT

Rebuilding Ireland –Action Plan For Housing and Homelessness

TARGET 2015-2017: 753
(CAPITAL ,SCHEP AND RAS)

PROJECTED TARGET 2018-2021: 1600 APPROX
(Awaiting formal circular at end of year for new target)



Pillar Two:

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Social Housing

NATIONAL AND LOCAL CONTEXT

Rebuilding Ireland –Action Plan For Housing and Homelessness

PROJECTED TARGET 2018-2021:

1600 UNITS APPROX

Of this number:

@60% new build: 960
units

@40 units per site this equates to
24 sites Churchfield sites

Importance of new-build as a supply
mechanism – ‘security of tenure’



Pillar Two:

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Social Housing

SOCIAL HOUSING CONSTRUCTION

SOCIAL HOUSING 2020 Targets for delivery under the Social Housing Strategy 2015, 2016 and 2017 Overall LCCC Target: 753	DESCRIPTION	DELIVERED TO DATE											
CAPITAL LCCC Target: 293 LA Housing (Construction and Acquisition, including Part V acquisitions), Capital Assistance Scheme and the return of Void properties for the period 2015 to 2017.		Built/Completed	Purchased (at Sale Agreed/In Progress/At planning stage)	Purchased (Completed and keys handed over)	Lease (Completed)	Lease (In Progress)	UNDER CONSTRUCTION (STAGE 4)	SCHEMES AT DETAILED DESIGN STAGE (STAGE 3)	SCHEMES AT DESIGN STAGE / PART 8 PLANNING (STAGE 2)	SCHEMES WITH PRELIMINARY DEPARTMENTAL APPROVAL (STAGE 1)	PART V APPROVAL IN PRINCIPLE WITH HOUSING AUTHORITY	TOTAL	
		LA HOUSING - ACQUISITIONS											
		Various Acquisitions		30	67							110	207
		VOID PROPERTIES											0
		Various Long Term Voids	62					24					86
		LA HOUSING - CONSTRUCTION											0
		Clonmacken, Limerick City									39		39
		Deerpark, Adare									24		24
		Glenview Drive, Hospital									20		20
		Lisheen Park, Patrickswell									20		20
		Wallers Well Phase 2, Limerick City									18		18
		Joseph Street, Limerick City									3		3
		Rathbane Road, Limerick City									2		2
		Sycamore Avenue, Limerick City									4		4
		Clare Street, Limerick City									7		7
		Hassett Villas, Thomondgate									3		3
		Kilmurry Court, Garryowen									7		7
		Site Adj. to Athlunkard Boat Club, Limerick City									4		4
		Sexton Street North & Kileely Court									10		10
		Childers Road, Limerick City									24		24
		Brannigans Public House Site, Musgrave Street									10		10
		Gough Place, Rosbrien Road, Limerick									7		7
		Chas Flats, Limerick City									3		3
		1-12 Burke Avenue, Limerick City									12		12
		St Patricks Villas,Castleconnell									5		5

SOCIAL HOUSING CONSTRUCTION

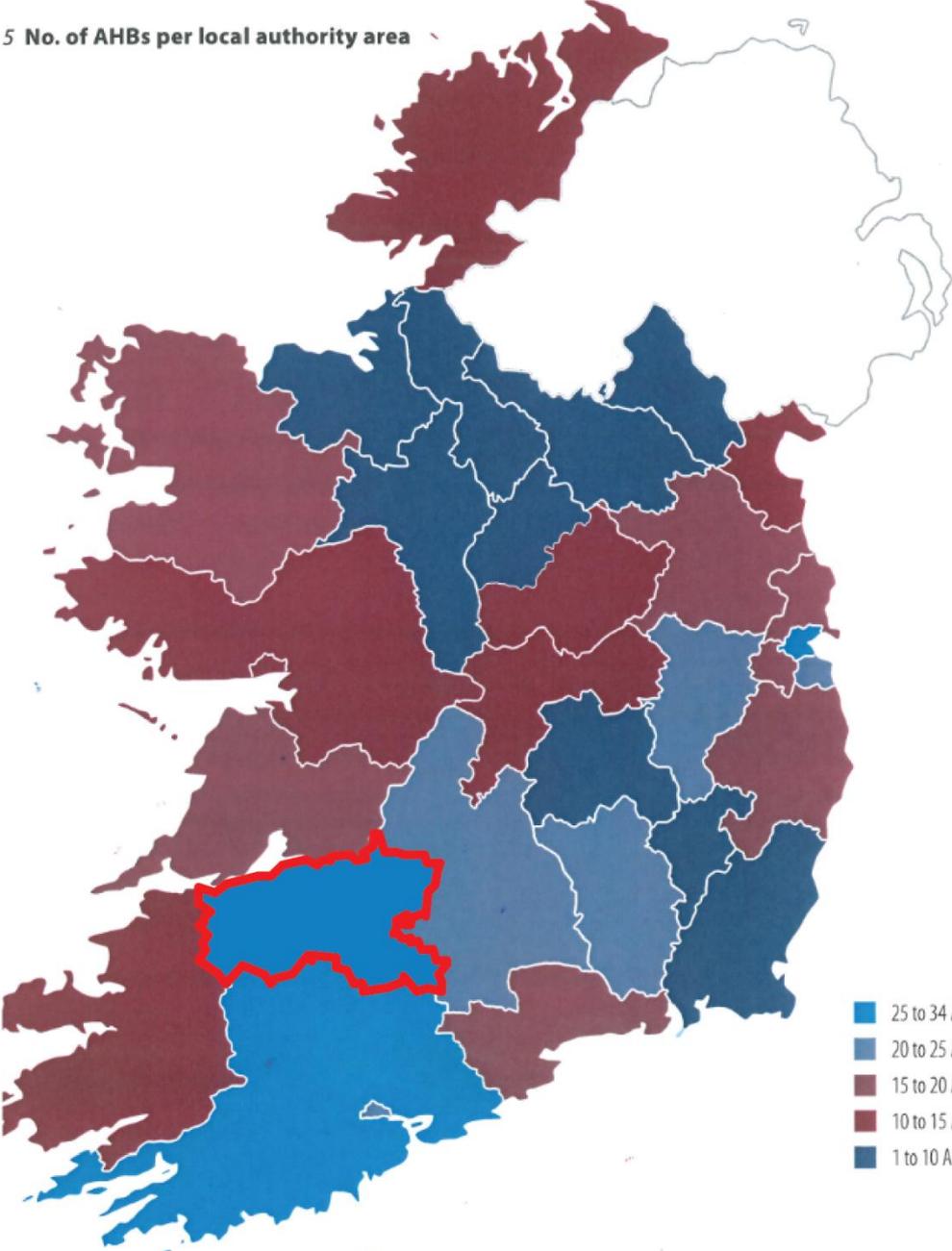
		Housing Update - 2015 to April 30th 2017											
SOCIAL HOUSING 2020	DESCRIPTION	DELIVERED TO DATE											
SHCEP LCCC Target: 391 Individual units either leased or through rental arrangements that can be acquired using local authorities delegated sanction and units to be leased, purchased or constructed by AHBs.	CALF		111	46	8	20							185
	CLSS			12									12
	TOTAL SCHEP	0	111	58	8	20	0	0	0	0	0	0	197
RAS LCCC Target: 69 RAS as a targeted scheme to transfer rent supplement recipients to local authority accommodation													
	TOTAL RAS	0	0	0	85	0	0	0	0	0	0	0	85
	OVERALL TOTALS	284	177	162	93	20	24	0	0	81	110	951	

Summary: 753 Official Target as part of Social Housing Strategy 2020

As at 30th April 2017: 951 units in train

ROLE OF AHBs – REBUILDING IRELAND

Figure 5 No. of AHBs per local authority area



Local Authority	No. of Units	No. of AHBs in LA area	Average No. of Units per AHB per LA
Dublin City	5,516	34	162
Limerick City & County	1,205	31	39
Cork County	1,850	26	71
Kilkenny	509	22	23
Dún Laoghaire-Rathdown	1,149	21	55
Tipperary	1,042	21	50
Kildare	1,131	20	57
Cork City	1,097	19	58
South Dublin	1,916	18	106
Clare	400	18	22

ROLE OF AHBS, REBUILDING IRELAND

- Assist local authorities meet their housing needs and Government targets for those on local authority waiting list.
- Provision of social housing to meet the needs of special needs groups(CAS)
- Provide new social housing with off-balance sheet loan financing (CALF)
- Option for local authorities to use approved housing bodies for managing Part V developments



Pillar Two:

Accelerate
Social Housing

ROLE OF LOCAL AUTHORITY IN AHB HOUSING PROVISION

- Strategic Planning in line with City & County Development Plans / Local Area Development Plan.
- Approving CAS, CALF & other funding mechanisms to deliver to targets set out under Rebuilding Ireland : Action Plan for Housing and Homelessness
- Nominations from local authority housing list
- Oversight Role in the provision of social housing projects
- Local authority provision of land/sites



Pillar Two:

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AHB HOUSING PROVISION



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REGENERATION PROGRAMME

Completed New Build Regeneration Schemes



**549 no. new
build units**

**20% complete
(112)**

**24% under
construction
(134)**

- 1,4. *Cliona Park Phase 1*
- 2,3. *Vizes Court Phase 2*
- 5,6. *Wallers Well*
- 7. *Colivet Court*



REGENERATION PROGRAMME

New Build Regeneration Schemes under construction



- 1. Lord Edward Street - 82 units
 - 2. Cliona Park Phase 2 - 10 units
 - 3. Churchfield Phase 1 - 42 units
- 134 units**





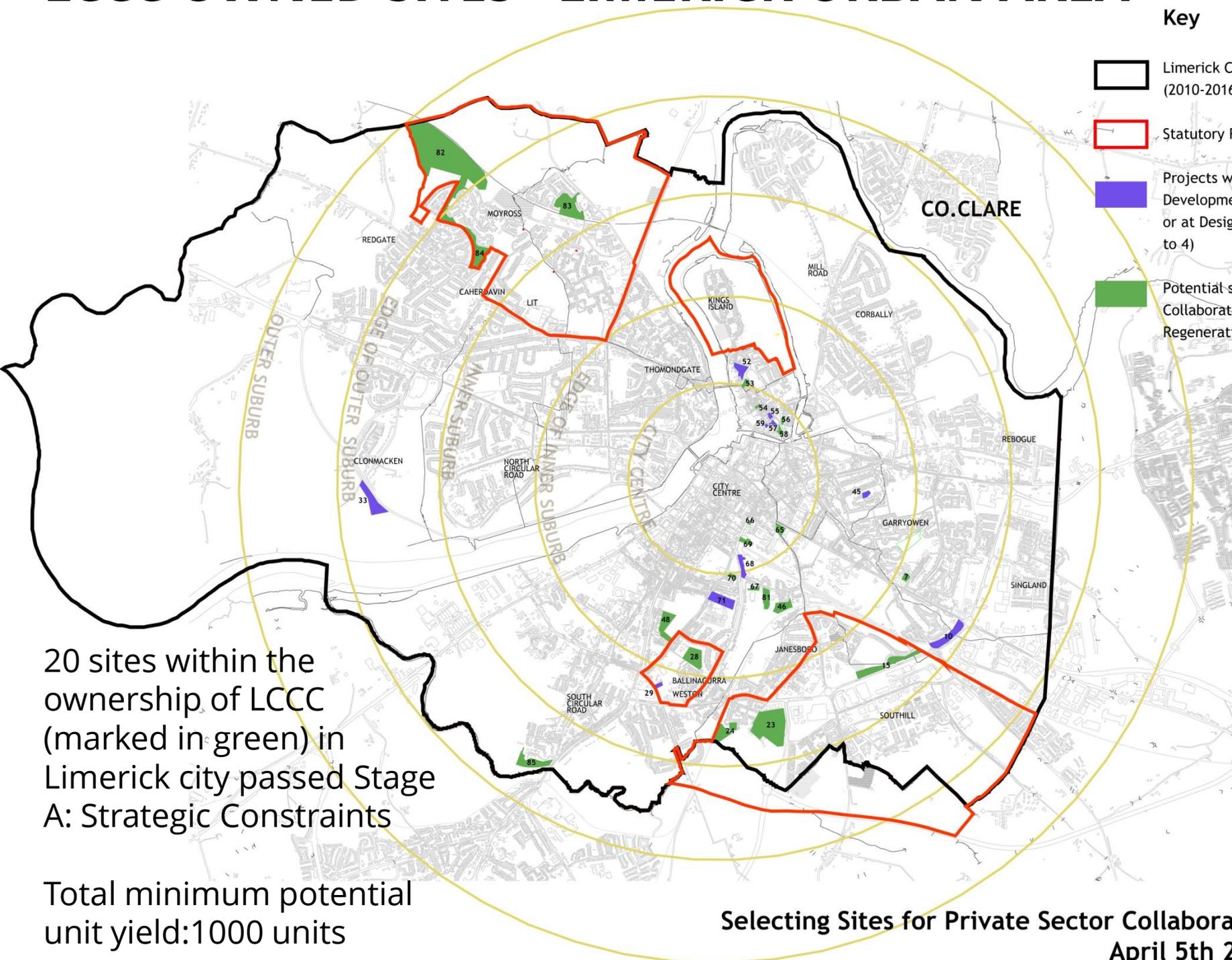




LCCC OWNED SITES - LIMERICK URBAN AREA

Key

-  Limerick City Development Plan (2010-2016) Boundary
-  Statutory Regeneration Boundary
-  Projects where Housing Development is under construction or at Design Stage (DHPLG Stage 1 to 4)
-  Potential sites for Private Sector Collaboration including within the Regeneration Areas



20 sites within the ownership of LCCC (marked in green) in Limerick city passed Stage A: Strategic Constraints

Total minimum potential unit yield: 1000 units

Selecting Sites for Private Sector Collaboration
April 5th 2017

RENT PRESSURE ZONES

The RTB Rent Index Quarter 4 2016

- Criteria A met: >7% for 5 quarters
- The standard national average rent in Q4 2016 stood at €986 per month. Criteria B not met: But, Limerick City West approaching this average (Dooradoyle, Raheen)

	Quarters >7%	2016Q4 €	Local average compared to standard national average
Manorhamilton (6)	1	452.00	45.82
Ballinamore (6)	3	419.33	42.51
Carrick-On-Shannon (6)	4	505.86	51.28
Newcastle West (6)	3	467.35	47.37
Adare - Rathkeale (6)	4	773.56	78.41
Cappamore - Kilmallock (7)	2	648.39	65.73
Limerick City West (7)	5	984.84	99.83
Limerick City North (6)	3	804.84	81.59
Limerick Cityeast (8)	5	868.10	88.00
Granard (6)	2	551.85	55.94

Pillar Four:

Improve the
Rental Sector

VACANT HOUSING STOCK

Housing Stock in the State – Census 2016

STATE

- TOTAL HOUSING STOCK: **2,022,895**
(up 18,981 since 2011)
- TOTAL POPULATION: **4,757,976**
- 1 HOUSING UNIT FOR EVERY **2.35 PEOPLE**

LIMERICK

- LIMERICK HOUSING STOCK **82,741 (26,480 Limerick city)**
- LIMERICK POPULATION **195,175 (56,261 Limerick city)**
- 1 HOUSING UNIT FOR EVERY **2.36 PEOPLE**



VACANT HOUSING STOCK

Housing Stock – Census 2016

- Number of Vacant Dwellings: **198,358**
(Excluding Holiday Homes – 61,204)
- Vacancy Rate Nationally: **12.8%**
- Vacancy Rate in a Normally Functioning Market: **6%**
- Range of Vacancy Rates Nationally: **4-30% (South Dublin – Leitrim)**
- Vacancy Rate in Limerick City: **9.7% (2564 Units)**
- Vacancy Rate in Co. Limerick: **10.5% (5899 Units)**
- **Total Vacancy Rate in Limerick** **10.2% (8463)**

CONCLUSION: THERE ARE MANY VACANT HOUSES IN LIMERICK SUITABLE FOR RE-USE INCLUDING SOCIAL HOUSING USE

REPAIR & LEASE SCHEME

- The property must be vacant for at least 12 months.
- Up to €40,000 in repair works. Work assessed by the LA / AHB
- The minimum lease term is dependent on the cost of repairs with a minimum lease period of 10 years and a maximum period of 20 years.



Pillar Five:

Utilise

Existing Housing



BUY & RENEW SCHEME

- Supporting LAs & AHBs to purchase and renew housing units in need of remediation and make them available for social housing use.
- AHBs CAS eligible clients
- Acquisition within guideline limits
- Tackling Dereliction and improving streetscapes.

Pillar Five:

Utilise

Existing Housing



AIMS AND KEY ACTIONS

AIMS

1. **Balance development** across City and County in accordance with housing need
2. **Maximise re-use** of existing vacant housing stock in the city, towns and villages of Limerick
3. Utilise investment in housing to **deliver wider benefits** – e.g., elimination of dereliction, social procurement
4. **Influence** Government policy
5. **Outcomes** rather than outputs



AIMS AND KEY ACTIONS

ACTIONS

1. **Balanced Incremental Development** – multiple small/medium scale projects developed rather than large scale redevelopment
2. **Maximise** all of the avenues for delivery
3. Use the **powers available to LCCC** to encourage urban consolidation and growth



CONCLUSION

Rebuilding Ireland is a golden opportunity for the Physical, Social and Economic **Betterment of Limerick**



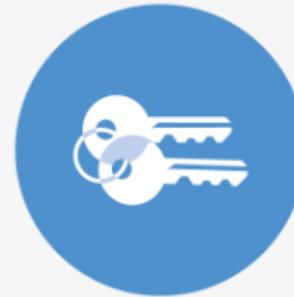
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