



Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick City**  
& County Council

12<sup>th</sup> October, 2020.

**To: The Cathaoirleach and each Member of the Metropolitan District of Limerick**

**Proposed Disposal of Property at 2/3 Mallow Street, Limerick**



1. Introduction

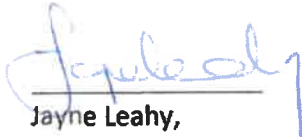
The Council have acquired 2/3 Mallow Street, Limerick from the OPW for Refurbishment by the Peter McVerry Trust to provide 12 one bedroom apartments under the Capital Assistance Scheme.

2. Key Elements of Proposal

The Purchase Price is € 1 and is subject to Planning Permission being granted to the Peter McVerry Trust. **See proposal from the Peter McVerry Trust attached..**

3. Executive Recommendation to Council

This Disposal is recommended to facilitate the provision of 12 one bed units under the Capital Assistance Scheme.



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Head of Property & Community Facilities,  
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12<sup>th</sup> October 2020

*Subject: 2-3 Mallow Street, Limerick*

Dear Sarah,

Please find a report attached regarding the properties at 2-3 Mallow Street Limerick. The report details proposed refurbishment and part new build development of the property to provide for 12 no. social housing units by Peter McVerry Trust with the support of Limerick City and County Council.

Peter McVerry Trust will provide full funding and project management for the development under the Capital Assistance Scheme supported by Department of Housing , Planning & Local Government and Limerick City and County Council.

The proposal requires Limerick City and County Council to dispose of its interest in the properties at No.2 & 3 Mallow Street to Peter McVerry Trust.

Limerick City and County Council will retain 100% nomination rights from the housing list for all social housing units delivered on completion.

All future tenants will receive ongoing support from Peter McVerry Trust's regional Housing with Supports Team based out of Mid-West Regional office at 50 O'Connell Street, Limerick City.

Yours sincerely,



Pat Doyle,  
CEO

## **Proposal Summary**

This document proposes the refurbishment and part new build development of No. 2 & 3 Mallow Street, Limerick City, to provide for 12 no. social housing units.

It proposes funding and project management for the project to be provided by Peter McVerry Trust and for Limerick City and County Council to retain 100% nomination rights for all units delivered.

The Peter McVerry Trust will provide full funding for the development under the Capital Assistance Scheme supported by Department of Housing , Planning & Local Government and Limerick City and County Council.

The proposal has received Stage 2 approval and a planning application has been lodged 29<sup>th</sup> September 2020. Subject to planning approval, the project will proceed to detail design and contract tender stage, and subject to approval it is anticipated the project will commence in 3<sup>rd</sup> quarter 2021.

The proposal requires Limerick City Council to dispose of its interest in the properties at No.2 & 3 Mallow Street to Peter McVerry Trust.

It is proposed to bring forward a Section 183 Report under Local Government Act 2001 to Council in November for Council approval in this regard.

Approval of the proposal as set out is hereby recommended to Limerick City and County Council

## **Project background**

The properties at No. 2 & 3 Mallow Street comprises of 2 No. buildings of 3 storeys over basement, within the heart of the Georgian core of the city. The buildings were formerly in office use and owned by the Office of Public Works.



Peter McVerry Trust identified the site as having potential for housing use, having regard to the Living City Initiative and to contribute to the rejuvenation of the Georgian core. With support of Limerick City Council and the consent of the Office of Public works, the Peter McVerry Trust Project Design Team led by C.J. Falconer & Associates Architects prepared an initial design brief for social housing with 6 No. 1 bed apartments. To facilitate this purpose and support of the proposal, ownership was subsequently transferred to Limerick City and County Council under the Protocol for Transfer of State Assets.

The proposal received Stage 1 approval under the Capital Assistance Scheme from the Department of Planning Housing & Local Government in 2018. Stage 2 approval was subsequently issued in July 2020 following a detailed review of the schemes brief and associated cost plan by the City Architect, in consultation with the Department. Following this review a revised design brief was prepared by the Project Architects, C.J. Falconer & Associates Architects to maximise the housing potential on the site and with the intention of providing greater efficiency on costs, an increase in housing to 12 No. 1 bedroom apartment units for social housing, subject to planning approval, was proposed. The new design brief was fully informed by consultation with the Limerick City and Council Architects and Limerick City Conservation Officer.

A planning application for the proposed development was lodged with Limerick City and County Council on 29<sup>th</sup> September 2020. The proposals seek to implement the principles of adapt and reuse within an existing building and urban city centre site, contributing to best practice in sustainable development and assisting the rejuvenation and longevity of existing residential housing within the Georgian city core. The proposal provides for 12 No. 1 bed apartments, including 10 units within the refurbished existing protected structures and adding 2 No. new build 1 bedroom apartment units to the rear.

To enable 100% capital funding to be provided for the project under the Capital Assistance Scheme, it is necessary to transfer ownership of No. 2 & 3 Mallow Street to the Peter McVerry Trust for social housing use, subject to mortgage charge in favour of Limerick City and County Council.

## **2. Process**

The delivery of this social housing scheme as proposed, through a not for profit approved housing body such as Peter McVerry Trust, adds to the supply of social housing in the area to meet the housing targets of the local authority and provides for 100% nomination rights from the Council's own housing list.

### **Peter McVerry Trust**

Peter McVerry Trust is a national homeless and housing charity, headquartered in Dublin. The charity has a Mid-West Regional Office in Limerick City and a North East Regional Office in Drogheda, Co. Louth.

Peter McVerry Trust is committed to sustainably growing our social housing delivery on a national basis to facilitate and progress the right to secure and adequate housing. It works in partnership with local authorities and the Department of Housing, Planning and Local Government to respond to local social housing needs particularly for people at risk of, or impacted by, homelessness

Since establishing our regional presence in Limerick in 2016 we have developed an effective working partnership with Limerick City and County Council. At present Peter McVerry Trust has over 60 social housing units across both Limerick city and county. These are owned, leased and managed homes, with all tenants receiving ongoing supports from our regional Housing Office and support team based at 50 O'Connell Street, Limerick.

Peter McVerry Trust continues to work with the local authority to bring forward sustainable housing solutions and it is anticipated a minimum of 18 No. residential units will be delivered in Limerick City within 2020, while a pipeline of a further 80 units is being progressed.

Peter McVerry Trust is an approved housing body under statute 5.6 of the Housing (Miscellaneous Provisions) Act 1992 and subject to Housing (Regulation of Approved Housing Bodies) Act 2019. With over 400 residential units, the charity is a Tier 3 AHB with growth trajectory to exceed 600 units by the end of 2021.

### **3. Statutory and DHPLG Approval**

The proposals from initial design brief to date have been progressed by the Project Design Team led by Architects CJ Falconer & Partners, in consultation with Limerick City and County Council Architects and Conservation Office. A planning application has been lodged with Limerick City and County Council on 29<sup>th</sup> September 2020.

Subject to planning approval the project will be subject to further detailed design and tender approvals by Limerick City and County Council and the Department of Housing, Planning and Local Government. The provision of approved funding under the Capital Assistance Scheme is subject to :

The completion of the residential development in accordance with Planning and Building Regulations.

The upkeep, management and maintenance of the completed units to be sole responsibility of Peter McVerry Trust.

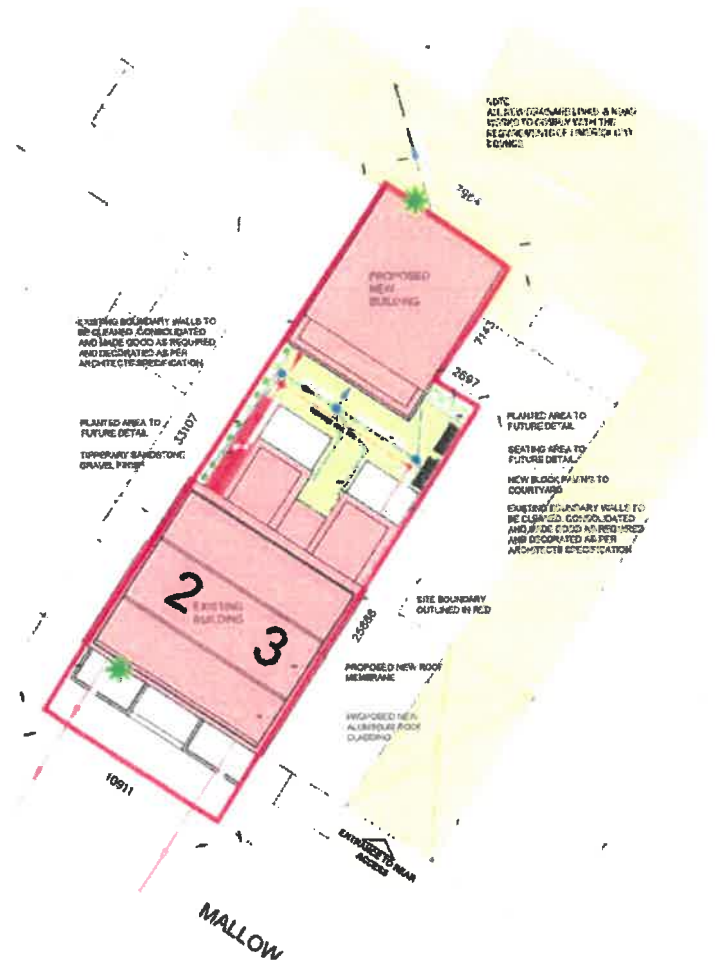
It will be a requirement that Peter McVerry Trust charge tenants rents calculated in accordance with the Council's differential rent scheme.

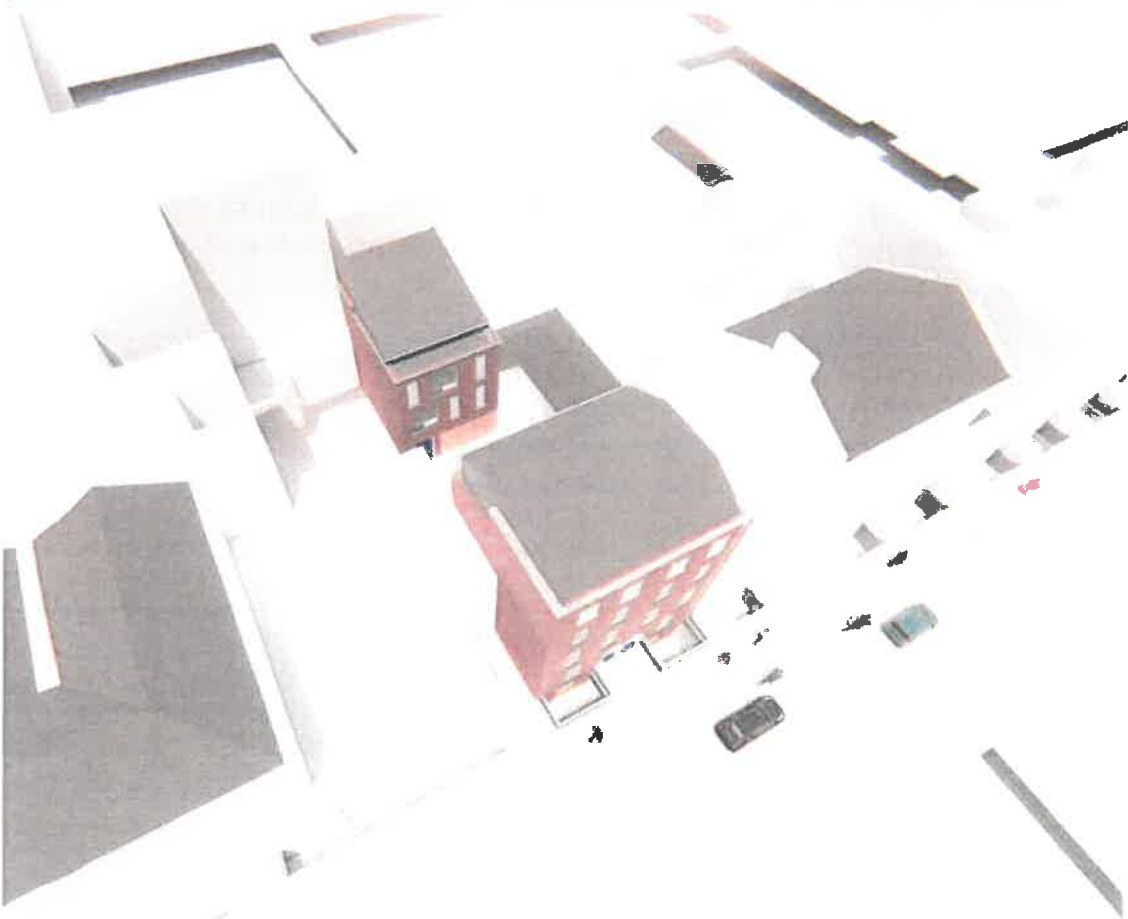
The Council will have 100% nomination rights for allocations from the Council housing list.

### **4. The Proposed Scheme**

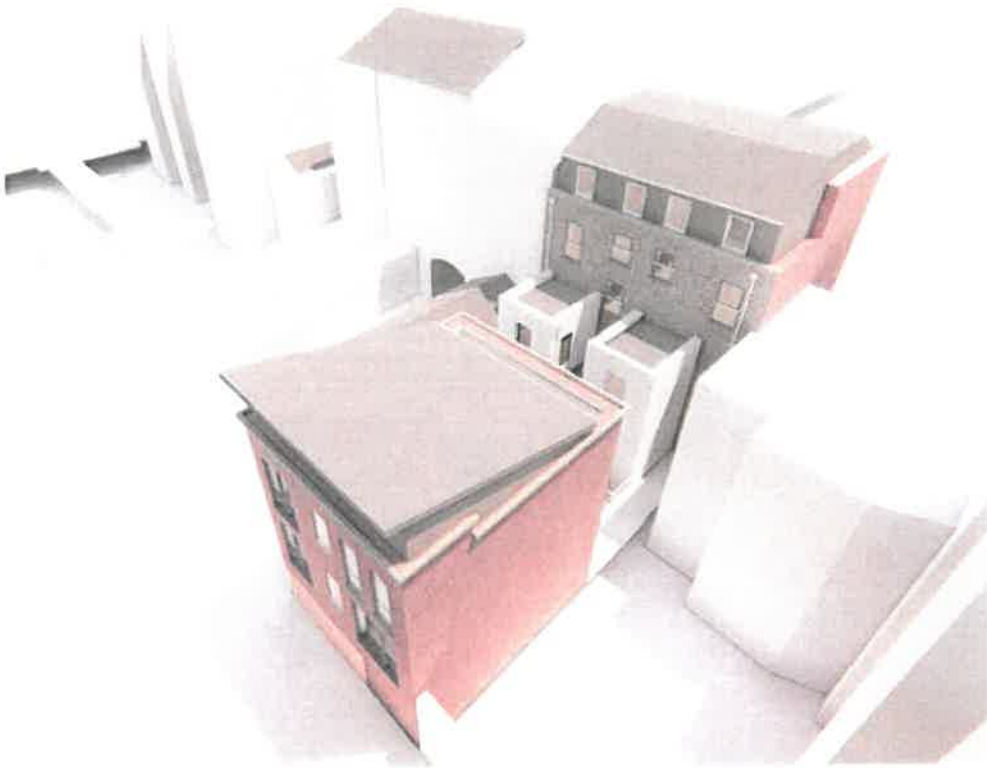
The proposed scheme subject to planning approval will provide for 12 No. 1 bed apartment units with average floor area per unit approx. 41.02 sqm, in compliance with the Design Standard Guidelines.











## **5. Funding**

Funding for the proposed development is being provided to Peter McVerry Trust, as an approved housing body, by the Department of Housing, Planning and Local Government under the Capital Assistance Scheme, which provides for 100% loan funding subject to mortgage loan charge in favour of Limerick City and County Council for a term of 30 years.

A Stage 2 approval received on the 10<sup>th</sup> July 2020 under the Capital Assistance Scheme, approved an all-in budget cost €2,838,664.48.

A final Stage 4 budget cost will also be subject to approval by Department of Housing, Planning and Local Government, when tendered construction costs have been procured.

## **6. Estimated programme for delivery**

Subject to planning approval by the end of 2020, the project will progress to and be subject to further detailed design and tender approvals by Limerick City and County Council and the Department of Housing, Planning and Local Government.

It is anticipated, in accordance with the Staged Approval Process for Capital Projects and in accordance with the Capital Works Procurement Framework, that a contract of works can commence on site by the beginning of the third quarter of 2021, with a 12 month time frame proposed for completion.

The project on completion will deliver housing for single adult households experiencing homelessness, supported by the Peter McVerry Trust with 100% nomination from the Limerick City and Council housing list.

## **Appendix**



### **About Us**

**Peter McVerry Trust is a national housing and homeless charity committed to reducing homelessness and the harm caused by substance misuse and social disadvantage.**

**The charity provides low-threshold entry services, primarily to younger people and vulnerable adults with complex needs, and offers pathways out of homelessness based on the principles of the Housing First model.**

**Peter McVerry Trust's national headquarters are located in Dublin. The charity has a mid-west regional office in Limerick City and a north-east regional office in Drogheda, Co Louth. In 2019, the charity worked with over 6,184 people and was active in 21 local authorities across Ireland. It has over 570 social housing units across Ireland.**

**Our vision is an Ireland that supports all those on the margins and upholds their rights to full inclusion in society**

### **Peter McVerry Trust Area of Operations – October 2020**



## Sample of Peter McVerry Trust Housing Projects

### St Agatha's Court, Dublin City



St Agatha's Court is an example of Peter McVerry Trust reusing derelict buildings for the purposes of social housing. The scheme saw a long term vacant DCC flat complex, renovated to deliver 11 high quality housing units comprising of 10 x one bed apartments and 1 x two bed townhouse.

- CAS Funded
- Regeneration

### Hogan Court, Dublin City



Hogan Court is a block of 12 former local authority flats. The units, which had been used predominantly to provide social housing to older individuals, had fallen into very poor state of repair and a most of the units were vacant. Due to vandalism and dereliction many of the units required extensive renovation in order to make them habitable.

- CAS Funded
- Regeneration

### Connolly Street, Fermoy



This project in Fermoy is Peter McVerry Trust's first social housing delivery in Cork. The 8 units were completed and new tenants moved in during early summer 2020. The apartment block has undergone significant refurbishment and upgrade works pre-tenanting.

- CAS Funded
- Regeneration