

Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

22nd October, 2020.

To: The Cathaoirleach and each Member of the Muicipal District of Newcastle West

Proposed Disposal of Property at Templeathea West, Athea, Co. Limerick



1. Introduction

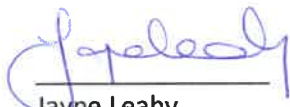
Athea Voluntary Housing Association CLG (see attached submission in Appendix) are proposing to develop 4 social houses adjacent to St. Bartholomews Villas, Athea (as shown on Map above).

2. Key Elements of Proposal

It is proposed to transfer the site, comprising of 0.34 Acres (0.13 Hectares) to Athea Voluntary Housing Association CLG. The consideration is € 1. It will be subject to Planning permission being granted for the development.

3. Executive Recommendation to Council

I recommend that this land is sold to Athea Voluntary Housing Association CLG who, subject to Planning Permission, intend of providing 4 Social Housing Units.



Jayne Leahy,
Head of Property & Community Facilities,
Community Development Directorate,
Limerick City & County Council.

Appendix 1

**SUBMISSION FOR MUNICIPAL MEETING
REGARDING
LAND AT TEMPLEATHEA WEST, ATHEA,
BY ATHEA VOLUNTARY HOUSING ASSOCIATION CLG.**



ST. BARTHOLOMEWS VILLAS, ATHEA

1. St. Bartholomews' Villas - Project background



The above is an aerial shot of the site.

St. Bartholomews Villas were first constructed in 1995. This consisted of 4 houses in 2no. blocks of 2no. semi-detached houses. Each house is a single bedroom dwelling.

The proposed development is of 4no. houses in 2no. blocks of 2no. semi-detached houses. Three of these houses are to be single bedroom and one is to be a two bedroom house. The proposed location for these houses is within the same site north of Galeside housing which is a County Council Development.

2. Process

Delivery of this social housing scheme through a non-profit making housing association such as Athea Voluntary Housing Association reduces the financial burden on the state and helps deliver key projects in strategic locations providing the Council with full allocation rights.

Athea Voluntary Housing Association can source up to 100% funding for the proposed project from their own resources. Once complete, the Council has 100% nomination rights and will be filled from approved applicants on the Council's waiting list.

Athea Voluntary Housing Association was established in 1994 and is a not

for profit organisation and an Approved Housing Body (AHB). Since 1994, Athea Voluntary Housing Association has provided 4no. single bedroom houses and 6no. apartments to low income people, single people, older people, people with a disability all within the Athea Village Community.

Examples of previous schemes under the auspices of Athea Voluntary Housing Association are contained within the appendix.

It is proposed that the required area of land will be transferred to Athea Voluntary Housing Association by way of Section 183 of the Local Government Act 2001. Athea Voluntary Housing Association will then undertake the required works, making the newly developed houses available to LCC for social housing under a Payment and Availability Agreement.

3. Statutory & DECLG Approval

Athea Voluntary Housing Association intend applying for planning permission for the development in the near future and are awaiting a pre-planning meeting to further this process. Athea Voluntary Housing Association have received a letter of consent from Limerick City & County Council to apply for planning permission on the site.

As previously stated the funding for the proposed development will come directly from Athea Voluntary Housing Associations resources.

It is proposed that the provision of the site by Limerick City & County Council is subject to the following conditions:

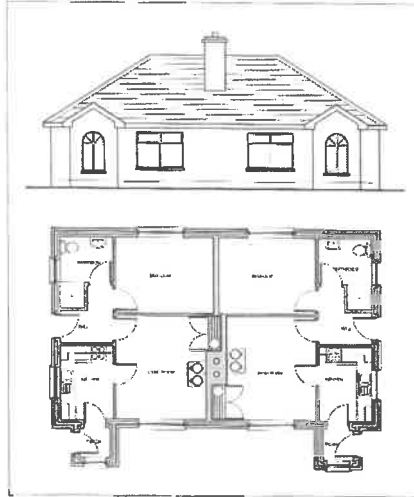
- The completed units and any additional works must be in compliance with planning and building regulations and reach at minimum the private rented standards
- The upkeep, management and maintenance of the units will be the sole responsibility of Athea Voluntary Housing Association.
- It will be a requirement that Athea Voluntary Housing Association charge tenants rents calculated in accordance with the Council's differential rent scheme. The Council will have 100% nomination rights to the dwellings for the duration of the availability agreements, should the dwellings become vacant during the term of the agreement
- The units once completed must be maintained in a lettable condition for the length of the agreement

These conditions help ensure the long term availability of the units for

people on the Council's waiting list.

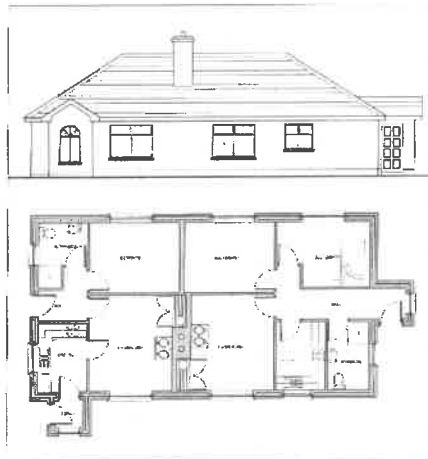
4. The Proposed Scheme:

The proposed scheme will provide 4 units of accommodation as follows:



Block A

2 x 1 bed semi-detached houses of 46sqm



Block B

1 x 1 bed semi-detached house of 46sqm & 1 x 2 bed semi-detached house of 60sqm

5. Funding

Athea Voluntary Housing Association can provide full funding for the development from its own resources.

Athea Voluntary Housing Association also collects the differential rent from tenants to support the management and repairs costs of the units.

6. Estimated programme for delivery:

After completing a Section 183, using the following estimated timescales, Athea Voluntary Housing Association would:

- Appoint a Full Design Team - 4 weeks
- Planning application – 12 weeks
- Design stage - 6 weeks
- Tender Stage & Appoint Contractor - 6 weeks
- Construction Stage - 32 weeks
- Assuming Section 183 approval later in the Year 2020 tenanting of units should commence in January 2022.

Appendix

Other schemes Athea Voluntary Housing Association has worked on.



- St. Bartholomews Villas, Athea, 1995, 4no. single bedroom houses



- Voluntary Housing Apartments 1 to 4, Con Colbert St., Athea, 2002, conversion of existing dwelling and retail unit to 4no. single bedroom apartments.



- Voluntary Housing Apartments 5 & 6, Con Colbert St., Athea, 2005, conversion of existing dwelling house to 2no. single bedroom apartments.