



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

21st February, 2022

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

Proposed Disposal of Land at Cois na Feile, Abbeyfeale, County Limerick.

1. Introduction and Background

It is intended that the following proposed disposal of the unfinished estate of 1-10 Cois na Feile, Abbeyfeale, will be included on the Agenda for the March Full Council Meeting.

In April 2021, the Housing Development Directorate (now Housing Directorate) gained approval from Management Team to progress an Expressions of Interest process with Approved Housing Bodies (AHBS) for the acquisition and activation of an unfinished housing estate at Cois na Feile, Abbeyfeale.

The Housing Directorate issued an Expression of Interest to AHBS on e-tenders and through Irish Council for Social Housing. Following an assessment process on the submissions received, Cluid Housing Association were notified that they were the one identified as having submitted the most advantageous submission for this project.



Figure 1: Outline of proposed 10 no. Units at Cois na Feile that are the subject of this disposal

2. Description of the lands

Cois na Feile comprises of 10 properties which are vacant and in a derelict condition for a considerable period of time. The unfinished site is approximately 0.82ha in area. The unfinished housing estate was compulsorily acquired by Limerick City and County Council under the Derelict Sites Act 1990 and vested into the Council's name in February 2021. Figure 1 shows the red line outline of the 10 no. properties for disposal. Separately, the Housing Directorate are progressing the purchase of 11 and 12 Cois na Feile from receivers appointed.

2. Purpose of the Disposal to an AHB

The purpose of the Expressions of Interest with the AHB sector is to tackle the substantial backlog of derelict properties (Category 3 and 4) within the Council's responsibility. Involving AHBs as a partner in addition to the Council leading out on refurbishments will help expedite the overall number of properties for refurbishment, completion and allocation. Approved Housing Bodies such as Cluid Housing Association are a key part of the Government's strategy and policy on the delivery, refurbishment and management of social housing under 'Housing for All'.

4. Terms and Conditions of the Disposal

In disposing of the unfinished estate of 1-10 Cois na Feile, Abbeyfeale the following should be noted:

1. Approved Housing Bodies are not for profit bodies that provide and manage social housing.
2. Approved Housing Bodies are subject to a number of regulatory regimes, including the Companies office, the Charity Regulator, the Housing Regulator and are accountable to their stakeholders.
3. Cluid Housing Association intend to make a CAS application for funding to reactivate the estate for housing. A restriction on title will be applied to ensure the continued use of the units as social housing in line with the requirements set out under the CAS funding programme. A CAS mortgage will be placed on the properties to ensure its use as social housing.
4. The Council shall dispose of its interest in the subject property to Cluid Housing Association.
5. The subject property will be disposed in its current condition, any works will be the responsibility of Cluid Housing Association, after completion of disposal.
6. The Council shall have 100% nomination rights to all future nominations in partnership with Cluid Housing Association. All current and future residents will be eligible for social housing.
7. Cluid Housing Association shall be liable for legal and other costs arising from the acquisition and disposal of this site, subject to vouched documentation.

5. Key Elements of Proposal

Any disposal of Council-owned land and buildings will be subject to the consent of the Elected Members of Limerick City and County Council pursuant to the provisions of Section 183 of the Local Government Act 2001 as amended.

The Council shall dispose of the subject properties, under the terms of the Low Cost Sites Scheme, to Cluid Housing Association for the development of social housing. This equates to €127 (One hundred and twenty-seven euro) per unit.

Cluid Housing Association shall be liable for legal and other costs arising from the acquisition and disposal of this site subject to the covenants and conditions arising in the sales contract.

6. Executive Recommendation to Council

The proposal before the Members is to note that the proposed disposal of 1-10 Cois na Feile, Abbeyfeale, Co. Limerick in the sum of €1270 (€127 x 10).

Jayne Leahy,

Head of Property & Community Facilities,

Community, Tourism & Culture Directorate,

Limerick City & County Council.