

21<sup>st</sup> February, 2022

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

**Proposed Disposal of Properties in the Newcastle West Municipal District**

**1. Introduction and Background**

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 a number of derelict and vacant Council-owned properties in the Newcastle West Municipal and Limerick Metropolitan District.

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, Focus Housing Association were notified that they were identified as having submitted the most advantageous submission for this project and therefore has been ranked no.1.

**2. Location of Properties & Proposed Refurbishment Timeline**

The properties in question are (see photos attached in Appendix):

- 69 Castlevue Estate, Newcastle West, Co. Limerick
- 6 Radharc Na Feile, Abbeyfeale, Co. Limerick
- 4 Lower Maiden St, Newcastle West, Co. Limerick
- North Road, Coolaboy, Dromcollogher, Co. Limerick
- Kilmurry, Feenagh, Co. Limerick

Focus Housing Association has appointed a builder and undertaken a survey and scope of works for the properties and costed the refurbishment of the properties to a BER rating of B2.

Should a section 183 disposal be successful at the March Full Council meeting, and following the legal process to transfer, Focus Housing Association anticipates the following phase and delivery programme for the 5 no. Refurbishments in the Newcastle West District.

Phasing of Units for Refurbishment	Anticipated Start Date (start on site)	Finish Date (completion)
Phase 1: Newcastle West District properties (5 no. Properties)	May 2022	August 2022

Table 1: Proposed Timeline for Refurbishment of 5 properties in the Newcastle West District

### **3. 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 Focus 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 these properties, 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. A restriction on title will be applied to ensure the continued use of the units as social housing.
4. The Council shall dispose of its interest in the subject properties to Focus Housing Association.
5. The subject properties will be disposed in its current condition, any refurbishment works required to the properties, will be the responsibility of Focus Housing Association, after completion of disposal.
6. The Council shall have 100% nomination rights to all future nominations in partnership with Focus Housing Association. All current and future residents will be eligible for social housing.
7. Focus Housing Association shall be liable for legal and other costs that may arise from this disposal, subject to vouched documentation.

### **5. Key Elements of Proposal**

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

Focus Housing Association shall be liable for legal and other costs that may arise from this disposal and will be 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 the following properties to Focus Housing Association in the sum of €127 each:

- 69 Castlevue Estate, Newcastle West, Co. Limerick
- 6 Radharc Na Feile, Abbeyfeale, Co. Limerick
- 4 Lower Maiden St, Newcastle West, Co. Limerick
- North Road, Coolaboy, Dromcollogher, Co. Limerick
- Kilmurry, Feenagh, Co. Limerick

***Jayne Leahy***

***Head of Property & Community Facilities***

***Community, Tourism & Culture Directorate***

***Limerick City & County Council***

## Appendix

### Photos of Properties

69 Castlevue Estate, Newcastle West, Co. Limerick



6 Radharc Na Feile, Abbeyfeale, Co. Limerick

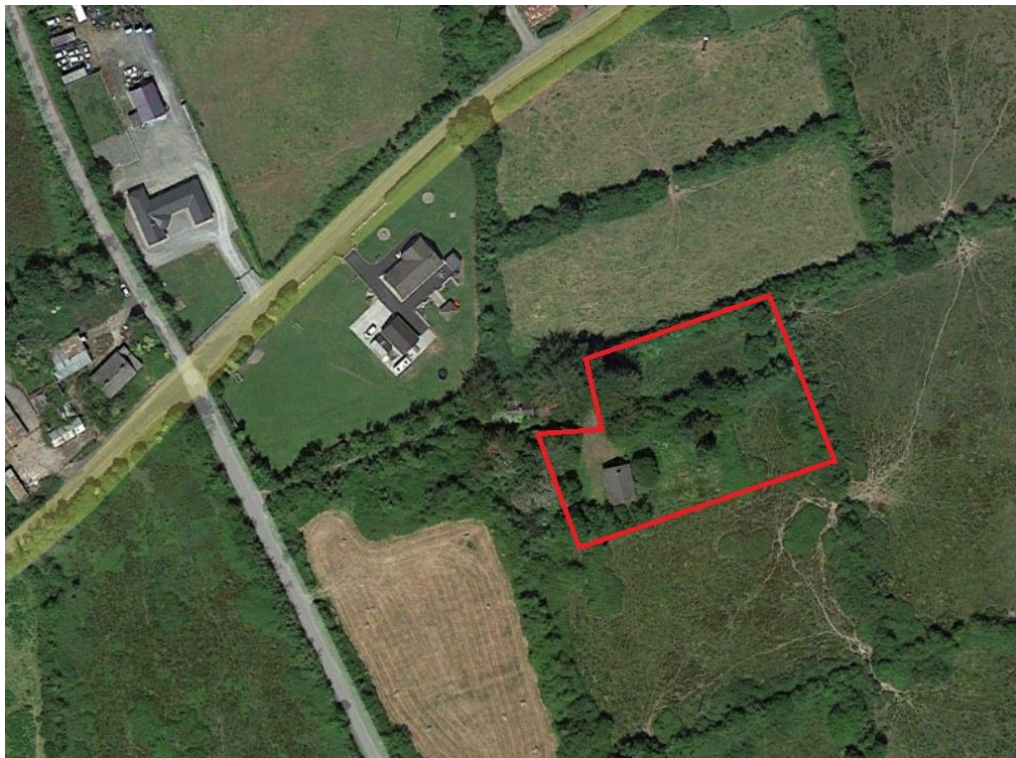




4 Lower Maiden St, Newcastle West, Co. Limerick



Kilmurry, Feenagh, Co. Limerick



North Road, Coolaboy, Dromcollogher, Co. Limerick

