



Comhairle Cathrach
& Contae Luimnigh

Limerick City
& County Council

31st March, 2022

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

1. Introduction and Background

This report is submitted in accordance with the requirements of Section 183 of the Local Government Act, 2001.

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 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 had been ranked no.1.

2. Key elements of the Disposal

The 12 properties in question are:

- 86 Lenihan Avenue, Prospect, Limerick city
- 88 Lenihan Avenue, Prospect, Limerick city
- 90 Lenihan Avenue, Prospect, Limerick city
- 85 Hyde Road, Prospect, Limerick city
- 112 Hyde Road, Prospect, Limerick city
- 4 Hyde Villas, Prospect, Limerick city
- 5 Hyde Villas, Prospect, Limerick city
- 12 Hyde Avenue, Ballinacurra Weston, Limerick city

- 18 Ballyclough Avenue, Ballinacurra Weston, Limerick city
- 24 Ballyclough Avenue, Ballinacurra Weston, Limerick city
- 46 Garryglass Avenue, Ballinacurra Weston, Limerick city
- 119 Shanabooly Road, Ballynatty, Limerick city

Focus Housing Association have 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 May Full Council meeting, and following the legal process to transfer, Focus Housing Association anticipates the completion of 12 refurbished properties in a 9-10 month programme.

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 their 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 the acquisition and disposal, subject to vouched documentation.

5. Key Elements of Proposal

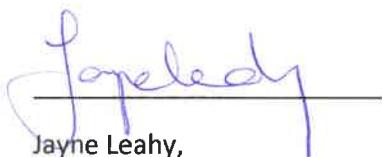
The Council shall dispose of the subject properties, under the terms of the Low-Cost Sites Scheme, to Focus Housing Association for the development of social housing. This equates to €127 (One hundred and twenty-seven euro) per unit.

6. Executive Recommendation to Council

The proposal before the Members is to note that the proposed disposal of the following properties in the sum of €127 each:

- 86 Lenihan Avenue, Prospect, Limerick city
- 88 Lenihan Avenue, Prospect, Limerick city
- 90 Lenihan Avenue, Prospect, Limerick city
- 85 Hyde Road, Prospect, Limerick city
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- 46 Garryglass Avenue, Ballinacurra Weston, Limerick city
- 119 Shanabooly Road, Ballynancy, Limerick city

Focus Housing Association shall be also liable for legal and all other costs that may arise from this transaction and will be subject to the covenants and conditions arising in the sales contract.



Jayne Leahy,

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