



SUMMARY OF DELIVERY STREAMS

EXPLANATION OF NEW BUILD DELIVERY STREAMS

Delivery Stream	Explanation of the Delivery Stream
1 SHIP CONSTRUCTION	SHIP stands for Social Housing Investment Programme. 100% Exchequer funded new build construction on Council land. Undergoes a 4 stage process with the Department of Housing, Local Government and Heritage, which means it has to pass 4 gateways for funding approval. The four stages include 1:Feasibility, 2: Pre-Planning, 3: Pre-Tender and 4: Tender Approval for the Builder. This 4 stage process in total can take 59 weeks. Managed and Delivered by Limerick City and County Council under LA Construction and Maintenance unit.
2 CAS CONSTRUCTION	CAS stands for Capital Assistance Scheme. The Capital Assistance Scheme (CAS) funding model provides 100% Exchequer funded new build construction on land owned by Approved Housing Bodies (AHBs). It is used to deliver specific housing for older people, homeless, and people with a disability or victims of domestic violence. Undergoes a 4 stage process (like SHIP Construction) with the Department of Housing, Local Government and Heritage, which means it has to pass 4 gateways for funding approval. This 4 stage process can take 75 weeks. Managed and Delivered by AHBs. 4-stage Programme, claims and mortgage oversight by Limerick City and County Council under Housing Strategy and non-LA Construction unit.
3 CAS RENEWAL	CAS renewal involves the acquisition of an existing vacant property by an Approved Housing Body (AHB) at low or medium value where often extensive refurbishment/ adaptation/ construction works are required to bring the property into habitable use. CAS Renewal follows a 4-stage DHLGH construction project approval process.
4 SHIP RENEWAL	100% Exchequer funded construction on derelict vacant properties. These can be derelict properties acquired, within Local Authority ownership already or derelict properties vested under a compulsory acquisition. Managed and Delivered by Limerick City and County Council under LA Construction and Maintenance unit.
5 SHIP CONSTRUCTION TURNKEY	Where land is finite and housing demand is high, Limerick City and County Council adds to their stock of new build social housing by contracting developers to deliver new social housing on privately owned land, based on existing designs and planning permissions. This speeds up the delivery of new homes on private land as it doesn't go through the same 4 stage process as SHIP Construction. For large sites being proposed for turnkeys, Limerick City and County Council has a policy of 30% social, 20% private/private rightsizing and 50% affordable (cost-rental or affordable purchase) to ensure a sustainable tenure and income mix.
6 PART V	Part Vs in Limerick are delivered as on-site houses as part of private planning permissions. These are 100% funded from the Exchequer. From September 2015, legislation was introduced allowing LAs to purchase 10% of new developments (ten or more units) for social housing, or, up to 10% of land zoned for housing development at "existing use value".
7 AHB CALF TURNKEY/CONSTRUCTION	CALF stands for Capital Advance Leasing Facility. It provides financial support to AHBs in the form of a long-term loan to assist with the financing of the acquisition and construction or new build units that will be provided for social housing use. This loan facility from the Exchequer can support up to 30% of the eligible capital cost of the project, where the units will be provided by the AHB under long-term lease arrangements to local authorities for social housing use. The main funding requirements (70%) are sourced by the AHB through private finance arrangements with the Housing Finance Agency (HFA) or other sources. The demand for and suitability of the properties for social housing must be confirmed by the housing authority.

EXPLANATION OF ACQUISITION DELIVERY STREAMS

8 LA Acquisition: Buy and Renew Scheme	The LA Acquisition scheme is the 'Buy and Renew Stream' - a funding model that provides 100% Exchequer fund for the acquisition and refurbishment of a vacant. The Buy and Renew initiative particularly focuses on older vacant homes to help tackle the problem of dereliction and improve the appearance of the community with the added value of delivery social housing units.
9 CAS Acquisition	The Capital Assistance Scheme (CAS) funding model provides 100% Exchequer fund for the acquisition and refurbishment of a property by Approved Housing Bodies (AHBs). Is subject to an acquisition and refurbishment cap per bed type (e.g., 300,000 for a 4 bed property) in both the city area and the county area. Caps are set down by the Department of Housing, Local Government and Heritage and reviewed annually.

EXPLANATION OF LEASING DELIVERY STREAMS

10 AHB MTR: Approved Housing Body Mortgage to Rent	The Mortgage to Rent (MTR) scheme introduced in 2012 is targeted at supporting households in mortgage arrears who have had their mortgage position deemed unsustainable by their lender. The concept of the scheme is that a household with an unsustainable mortgage goes from being a homeowner to being a social housing tenant. The borrower surrenders their property to their lender who sells it to a MTR provider - in this case an Approved Housing Body (AHB). The AHB becomes the landlord and the borrower remains in the property as a tenant paying a differential rent to the landlord based on his or her income.
11 LA LT: Local Authority Long Term Lease	The Social Housing Current Expenditure Programme (SHCEP) supports the delivery of social housing by providing financial support to local authorities for the leasing of houses and apartments. Dwellings under the scheme come from a number of different sources including private owners, Part V and Approved Housing Bodies (AHBs). The Council enters into leasing agreements for periods of up to 25 years. At the end of the leasing term there may be an opportunity to purchase the property at the end of the lease term, should it become available to buy.
12 Private MTR: Private Mortgage to Rent	The Mortgage to Rent (MTR) scheme introduced in 2012 is targeted at supporting households in mortgage arrears who have had their mortgage position deemed unsustainable by their lender under the Mortgage Arrears Resolution Process (MARP); agree to the voluntary surrender of their home and are deemed eligible for social housing support.
13 AHB Long Term Lease	AHBs can lease properties from private property owners using a standard lease arrangement funded through the Social Housing Current Expenditure programme (SHCEP). Lease arrangements are negotiated between the AHB and the property owner and supported by the local authority.
14 LA Repair and Lease	The Repair and Leasing Scheme, led by the Local Authority, is available to assist private property owners in utilising existing vacant housing stock throughout the country. The scheme is targeted at owners of vacant properties who cannot afford or access the funding needed to bring their properties up to the required standard for rental property. If eligible for the scheme, the property owner can avail of a loan of up to €60,000 from the local authority to carry out the refurbishment of property.
15 AHB Repair and Lease	The Repair and Leasing Scheme is available to Approved Housing Bodies (AHBs) in utilising existing vacant housing stock throughout the country. The scheme is targeted at owners of vacant properties who cannot afford or access the funding needed to bring their properties up to the required standard for rental property. If eligible for the scheme, the property owner can avail of a loan of up to €60,000 from the local authority to carry out the refurbishment of property.

HOUSING DELIVERY FOR NEWCASTLE WEST MUNICIPAL DISTRICT



Report to: Newcastle West Municipal District
Date: 17th February 2023
Target for Newcastle West MD under Housing for All 198

198

% Target being met as at 17th February 2023

65 %

Newcastle West Municipal District as at 17th February 2023

	2022	2023	2024	2025	2026	2022 - 2026	Units awaiting approval	Units not yet sent for approval	Withdrawn/On-hold
Build Totals	30	5	40	35	18	128	0	46	8
Acquisitions Totals	1	0	0	0	0	1	0	6	2
Leasing Totals	1	21	0	0	0	22	0	8	10
Total	12	26	40	35	18	144	0	60	20
Target for District as outlined in Housing Delivery Action Plan						198			
Shortfall/Over as at 17th February 2023						-70			
LCCC Comment as at 17th February 2023									

Approved homes currently at 65% of 5 year target of 198 new homes

Build Delivery in Detail

Delivery Stream	Housing for All Delivery 2022-2026					APPROVED	Units awaiting approval	Units not yet sent for approval	Withdrawn/On-hold
	2022	2023	2024	2025	2026				
SHIP CONSTRUCTION: Bradford			11		8	19			
SHIP CONSTRUCTION: Sycamore Crescent, Newcastle West				21	10	31			
SHIP CONSTRUCTION: Mountperrin				4		4			
SHIP CONSTRUCTION: O'Connor Park, Ardagh					10	10			
SHIP CONSTRUCTION: Colbert Terrace, Abbeyfeale						0			4
SHIP CONSTRUCTION: Ballynahill						0			4
CAS CONSTRUCTION: Nunan's Corner, Broadford			7			7			
CAS CONSTRUCTION: Galeside, Athea		4				4			
CAS CONSTRUCTION: Cloverfield, Glin		10				10			
CAS CONSTRUCTION: Gortmore, Feenagh		8				8			
CAS RENEWAL: Dromcollon						0		1	
SHIP RENEWAL: Cois na Felle						0		2	
SHIP RENEWAL: Sharwood Estate		1				1			
SHIP CONSTRUCTION TURNKEY: Woodfield Manor (note 2 Part Vs as part of this phase are counted further down)	17					17			
SHIP CONSTRUCTION TURNKEY: South Quay						0		3	
SHIP CONSTRUCTION TURNKEY: Abbeyfeale						0		12	
CALF TURNKEY: Woodfield Manor	10					10			
CALF CONSTRUCTION: Radharc na Feile, Abbeyfeale	1					1			
CALF CONSTRUCTION: Lower Maudlin St	1					1			
CALF CONSTRUCTION: Castleview Estate, Newcastle West	1					1			
CALF CONSTRUCTION: Killurty, Feenagh	1					1			
CALF CONSTRUCTION: Cois na Feile, Abbeyfeale						0		10	
AHB Part V: Woodfield Manor, Newcastle West (Part V as part of Claid Phase 1)	1					1			
AHB Part V: Woodfield Manor, Newcastle West (Part Vs as part of 63 unit scheme)								6	
LA Part V: Woodfield Manor, Newcastle West (as part of Phase 1 SHIP Turnkey)	2					2			
LA Part V: Arravive						0		2	
LA Part V: Killeline						0		2	
LA Part V: Newcastle West - Rathnaneane						0		1	
LA Part V: St. Ita's Road, Abbeyfeale						0		7	
Build Sub-Total as at 17th February 2023	30	5	40	35	18	128	0	46	8

Acquisition Delivery in Detail

Delivery Stream	Housing for All Delivery 2022-2026					2022 - 2026	Units awaiting approval	Units not yet sent for approval	Withdrawn/On-hold
	2022	2023	2024	2025	2026				
LA Acquisitions: Bishops Court	1					1			
CAS Acquisition: Gleann Cryle, Abbeyfeale						0		1	
CAS Acquisition: Curragh, Castlemahon						0		1	
CAS Acquisition: Roseville						0		6	
Acquisition Sub-Total as at 17th February 2023	1	0	0	0	0	1	0	6	2

Leasing Delivery in Detail

Delivery Stream	Housing for All Delivery 2022-2026					2022 - 2026	Units awaiting approval	Units not yet sent for approval	Withdrawn/On-hold
	2022	2023	2024	2025	2026				
Private Mortgage to Rent: Tournafulla						0		1	
Private Mortgage to Rent: Castleview	1					1			
Private Mortgage to Rent: Rooska East, Carrigerry, Athea	1					1			
AHB Mortgage to Rent: Woodfield Park	1					1			
LA Long Term Lease: St. Ita's Terrace, Abbeyfeale	1					1			
AHB Long Term Lease: Bridge Street, Newcastle West	9					9			
AHB Repair and Lease: The Demense, Newcastle West	2					2			
AHB Repair and Lease: The Demense, Church Street, Newcastle West	7					7			
LA Repair and Lease: Killiline Heights, Newcastle West						0		1	
LA Repair and Lease: Caherconnell, Abbeyfeale						0		1	
LA Repair and Lease: Lacey's Cross, Gortboy, Newcastle West						0		1	
LA Repair and Lease: Bridge Street, Newcastle West						0		2	
LA Repair and Lease: Convent Street, Abbeyfeale						0		1	
LA Repair and Lease: Brefney Court, The Square, Abbeyfeale						0		9	
Leasing Sub-Total as at 17th February 2023	1	21	0	0	0	22	0	8	10

HOUSING DELIVERY FOR NEWCASTLE WEST MUNICIPAL DISTRICT 2022-2026

		Report to: Newcastle West Municipal District Date: 21st February 2023				
		Housing for All Affordable Housing Target for LCCC 2022 to 2026: 264 Pipeline as at 21st February 2023 96				
		As at 21st February 2023				
		2022	2023	2024	2025	2026
Housing for All Targets for Affordable Housing Delivery (LA Turnkey & LA Build only) for Limerick 2022-2026		25	49	68	61	61
Pipeline for Newcastle West Affordable Housing (LA Turnkey & LA Build only) proposals		0	0	0	96	0
Total no. of Newcastle West Affordable Housing proposals (including LDA, AHB, CREL and LA Build/LA Turnkey proposals)		96				

Scheme	Funding Stream	Affordable Purchase No. of units	Cost Rental No. of units	Project Status	Expected Completion Date	Note
Campaign 1 Cryle View, Killarney Road, Abbeyfeale	LA Turnkeys with Private Developers. Target to have 3-4 campaigns per year to maximise exposure. Council applies to the Affordable Housing Fund to obtain a subsidy to deliver affordable homes.	10		Application submitted and under Council review. Application to DHLGH expected March 2023	2024	
Campaign 2 Woodfield Manor, Newcastle West		42		Preparing an AHF application to submit to DHLGH in Feb 2023.	2024	
Campaign 3 - closing date 17th Feb 2022 St Ita's Road, Abbeyfeale West, Abbeyfeale		44		Application just submitted and under Council review.	2025	
Total		96	0			

HOUSING DELIVERY FOR NEWCASTLE WEST MUNICIPAL DISTRICT 2022-2026

		Housing for All Affordable Housing Target for LCCC 2022 to 2026: Pipeline as at 21st February 2023				Report to: Newcastle West Municipal District	
		2022	2023	2024	2025	2026	Total
Housing for All Targets for Affordable Housing Delivery (LA Turnkey & LA Build only) for Limerick 2022-2026	25	49	68	61	61	61	264
Pipeline for Newcastle West Affordable Housing (LA Turnkey & LA Build only) proposals	0	0	0	96	0	0	96

Total no. of Newcastle West Affordable Housing proposals (including LDA, AHB, CREI and LA Build/LA Turnkey proposals)	96
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Scheme	Funding Stream	Affordable Purchase No. of units	Cost Rental No. of units	Project Status	Expected Completion Date	Note
Campaign 1	LA Turnkeys with Private Developers. Target to have 3-4 campaigns per year to maximise	10		Application submitted and under Council review. Application to DHLGH expected March 2023	2024	
Campaign 2	Woodfield Manor, Newcastle West exposure. Council applies to the Affordable Housing Fund to obtain a subsidy to deliver affordable homes.	42		Preparing an AHF application to submit to DHLGH in Feb 2023.	2024	
Campaign 3 - closing date 17th Feb 2022	St Ita's Road, Abbeyfeale West, Abbeyfeale	44		Application just submitted and under Council review.	2025	
Total		96	0			