



Comhairle Cathrach  
& Contae **Luimnigh**  
**Limerick City**  
& County Council

Stiúrthóireacht na Forbartha Tithíochta  
Comhairle Cathrach agus Contae Luimnigh  
Ceanncheathrú Chorparáideach  
Cé na gCeannaithe  
Luimneach

Housing Development Directorate  
Limerick City and County Council  
Corporate Headquarters  
Merchant's Quay  
Limerick

13<sup>th</sup> March 2023

**EIRCODE:** V94 EH90

**TO: THE MAYOR AND EACH MEMBER OF LIMERICK CITY AND COUNTY COUNCIL**

t: +353 (0) 61 556 000

**Re: Raising of a Loan in the amount of €3,800,000 from the Housing Finance Agency to fund the Delivery of a Cost Rental Scheme at Sonny's Corner, Limerick City.**

A Chomhairleoir, A Chara,

As the Members will be aware, the Council is progressing the delivery of 19 new cost rental homes at Sonny's Corner, Limerick City.

The estimated fully inclusive cost to deliver the project is €6.6m (contingency of 10% included) and it is proposed to seek approval to borrow to a maximum of €3.8m from the Housing Finance Agency. The balance is proposed to be funded under the Affordable Housing Fund.

It is intended that the project will be fully self-financing with no net impact on the annual revenue budget.

The loan repayments are based on current available Housing Finance Agency fixed rates of 2.45% for the period and these repayments will be financed by the rent received from the tenants.

The project will have multiple benefits for the Council including:

- A new city centre mixed tenure development of 21 units in total (19 cost rental homes and 2 social homes), made up of a mix of unit types: 10 x 1 bed apartments and 11 x 2 bed apartments/ duplexes.
- New build A1 rated sustainable cost rental apartments, achieving min 25% below comparable market rents.
- New urban streetscape and integration of the old city wall into a new destination location for Kings Island.
- An upgrade of the existing city moat, "the Fosse" – the green space that runs along the city wall, with landscape features to be co-designed with local community engagement.
- Common facilities for residents and new pedestrian focused access in the area – best practice integration of Sustainable Urban Drainage in the design of green space across the block.
- New walk along this part of the city wall with possible information pavilion on the history of the city wall (and the likely location of Little Island Gate), with tremendous potential to highlight and re-establish the line of the wall and the location of the gate in the design of the paving and urban realm.

It is expected that the project will go tender in Q1 2024 with a contract commencement in Q2 2024 and a projected 17 month timescale for full completion.

The next step is for the Council to approve the borrowing of a loan from the Housing Finance Agency for the purposes of executing and delivering a cost rental scheme at Sonny's Corner, Limerick City.

Caroline Curley  
Director of Service  
Housing Directorate