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	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.
4	AHB CALF TURNKEY	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.
5	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".

	EXPLANATION OF NEW BUILD DELIVERY STREAMS	
	Delivery Stream	**Explanation of the Delivery Stream**
6	**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.
7	**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 property in poor condition by Local Authorities. 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. 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.
	EXPLANATION OF LEASING DELIVERY STREAMS	
8	**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 under the Mortgage Arrears Resolution Process (MARP); agree to the voluntary surrender of their home and are deemed eligible for social housing support. 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.
9	**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. 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 - a private company, Home for Life Ltd. The local authority (in the case where the property is sold to a private company) 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.
10	**LA RL: Local Authority 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.

		Report to:	Adare Rathkeale Municipal District	
		Date:	16th June 2023	
		Build Target for Adare Rathkeale MD under Housing for All	154	
		% Build Target being met as at 16th June 2023	**50** %	

Adare Rathkeale Municipal District as at 16th June 2023

	Adare Rathkeale MD 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	2022 - 2026			
Build Totals	4	19	22	32	0	77	0	77	20
Acquisitions Totals	7	5	0	0	0	12	0	9	3
Leasing Totals	2	5	0	0	0	7	0	1	6
Totals	13	29	22	32	0	96	0	87	29
Build Target for District as outlined in Housing Delivery Action Plan						154			
Shortfall/Over as at 16th June 2023	0	0	0		0	-77			
LCCC Comment as at 16th June 2023	Approved homes currently at 50% of 5 year build target of 154 new homes required (77 no. approved homes underway as at June 2023)								

Build 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	2022 - 2026			
SHIP CONSTRUCTION: Deerpark Adare North Site				13		13			
SHIP CONSTRUCTION: Deerpark Adare South Site				18		18			
SHIP CONSTRUCTION: Various Locations						0		40	16
CAS CONSTRUCTION: Towerfield, Croom			16			16			
CAS CONSTRUCTION: Main Street Croom			5			5			
CAS CONSTRUCTION: Various Locations						0			4
SHIP RENEWAL: Churchview, Askeaton		1				1			
SHIP RENEWAL: St Marys Park, Rathkeale		1				1			
SHIP RENEWAL: Kylefea, Croom		1				1			
SHIP RENEWAL: St Marys Park, Askeaton			1			1			
SHIP RENEWAL: Marine Cove, Foynes				1		1			
SHIP RENEWAL: Shanagolden						0		1	
CALF TURNKEY: Pallaskenry		16				16			
LA PART V: Manorbrook, Adare	4					4			
LA PART V: Various Locations						0		36	
Build Sub-Total as at 16th June 2023	4	19	22	32	0	77	0	77	20

	Housing for All. Delivery 2022-2026					2022 - 2026	Units awaiting approval	Units not yet sent for approval	Withdrawn/ On-hold
Acquisition Delivery in Detail									
Delivery Stream	**2022**	**2023**	**2024**	**2025**	**2026**	**2022 - 2026**			
Buy and Rewnew: Church Street, Askeaton		3				**3**			
CAS Acquisitions: Elm Park	1					**1**			
CAS Acquisitions: St.Senan's Terrace	1					**1**			
CAS Acquisitions: Main Street Croom	1					**1**			
CAS Acquisitions: Main Street, Askeaton	4					**4**			
CAS Acquisitions: An Curran, Pallaskenry (NTQ)		1				**1**			
CAS Acquisitions: Abbeyville, Adare (NTQ)		1				**1**			
CAS Acquisitions: Various Locations (NTQ)						**0**		9	2
LA Acquisition: Main Street, Pallaskenry						**0**			1
Acquisition Sub-Total as at 16th June 2023	**7**	**5**	**0**	**0**	**0**	**12**	**0**	**9**	**3**

Leasing Delivery in Detail									
	Housing for All. Delivery 2022-2026					2022 - 2026	Units awaiting approval	Units not yet sent for approval	Withdrawn/ On-hold
Delivery Stream	2022	2023	2024	2025	2026	2022 - 2026			
Private Mortgage to Rent: Cois Srutháin, Croom	1					1			
Private Mortgage to Rent: Askeaton		1				1			
Private Mortgage to Rent: Dromore Lodge, Kildimo						0			1
Private Mortgage to Rent: Foynes		1				1			
Private Mortgage to Rent: Main Street, Shanagolden						0			1
Private Mortgage to Rent: Church View, Askeaton		1				1			
Private Mortgage to Rent: Deerpark, Adare		1				1			
AHB Mortgage to Rent: Pallaskenry	1					1			
AHB Mortgage to Rent: Croom		1				1			
LA Repair and Lease: Various Locations						0		1	4
Leasing Sub-Total as at 16th June 2023	2	5	0	0	0	7	0	1	6

HOUSING DELIVERY FOR ADARE - RATHKEALE MUNICIPAL DISTRICT 2022-2026

Report to:		**Adare Rathkeale Municipal District**
Date:		**16th June 2023**
Housing for All Affordable Housing Target for LCCC 2022 to 2026:		**264**
Affordable Pipeline for Adare-Rathkeale as at 16th June 2023		**19**

As at 16th June 2023						
	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	264
Pipeline for Adare - Rathkeale Affordable Housing (LA Turnkey & LA Build only) proposals	0	0	11	8	0	19

Total no. of Adare - Rathkeale Affordable Housing proposals (including LDA, AHB, CREL and LA Build/LA Turnkey proposals)	19

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 exposure. Council applies to the Affordable Housing Fund to obtain a subsidy to deliver affordable homes.					
No affordable housing proposals in Adare-Rathkeale Municipal District						
Campaign 2						
Cois Sruthain, Croom		11		Affordable Housing Fund application approved by DHLGH on 12th May 2023	2024	
Campaign 3						
No affordable housing proposals in Adare-Rathkeale Municipal District						
Campaign 4						
No affordable housing proposals in Adare-Rathkeale Municipal District						
Adare lands - self build plots	LCCC owned land	8		Part 8 planning granted. Awaiting servicing of social housing sites to take place before plots can be advertised for affordable purchase	2025	
Total		19	0			