

Housing Quarterly Update

Newcastle West District

1st November 2023

<https://www.limerick.ie/council/services/housing/housing-delivery/housing-delivery-action-plan>

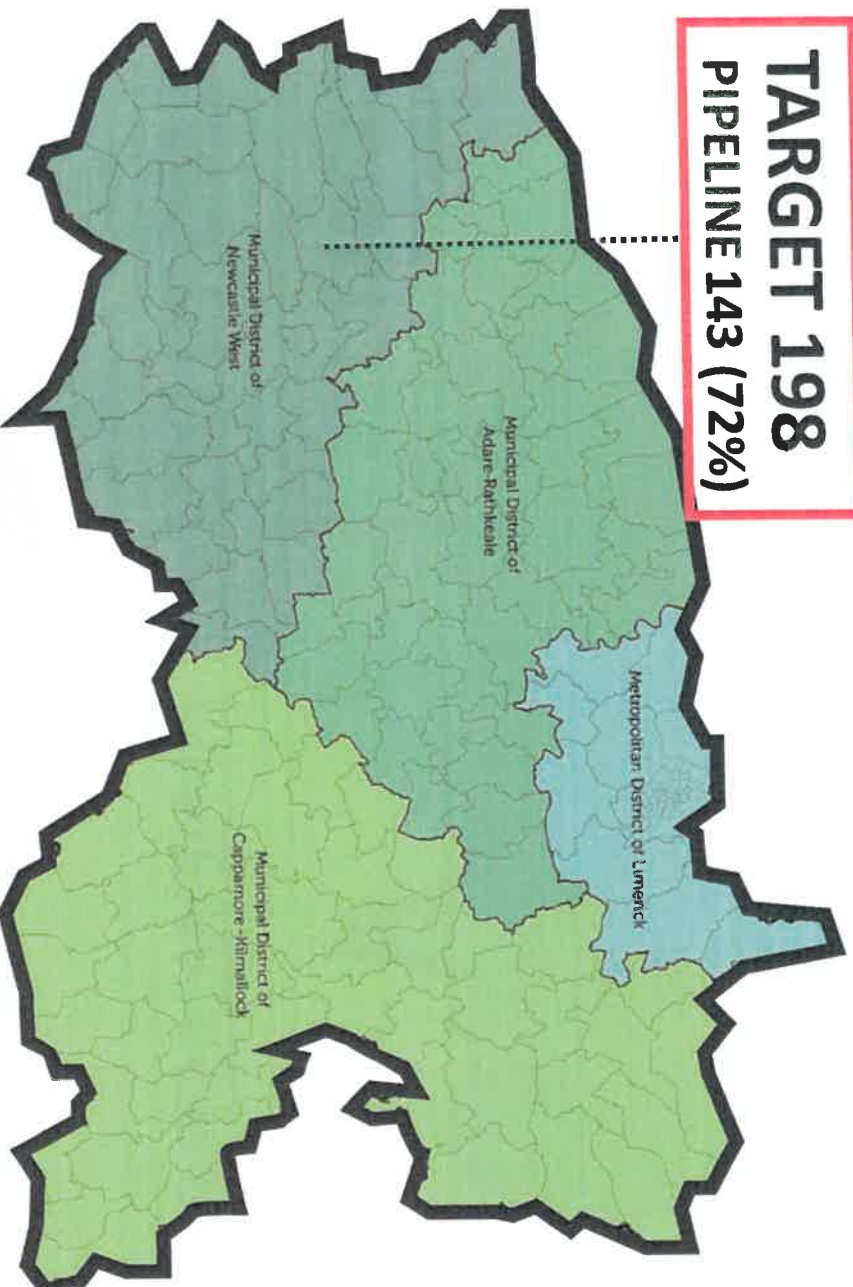


Social Housing Progress

- Status of Newcastle West District
- Gaps to Deliver by 2026
- Key observations

GAPS TO DELIVER IN NEWCASTLE WEST DISTRICT

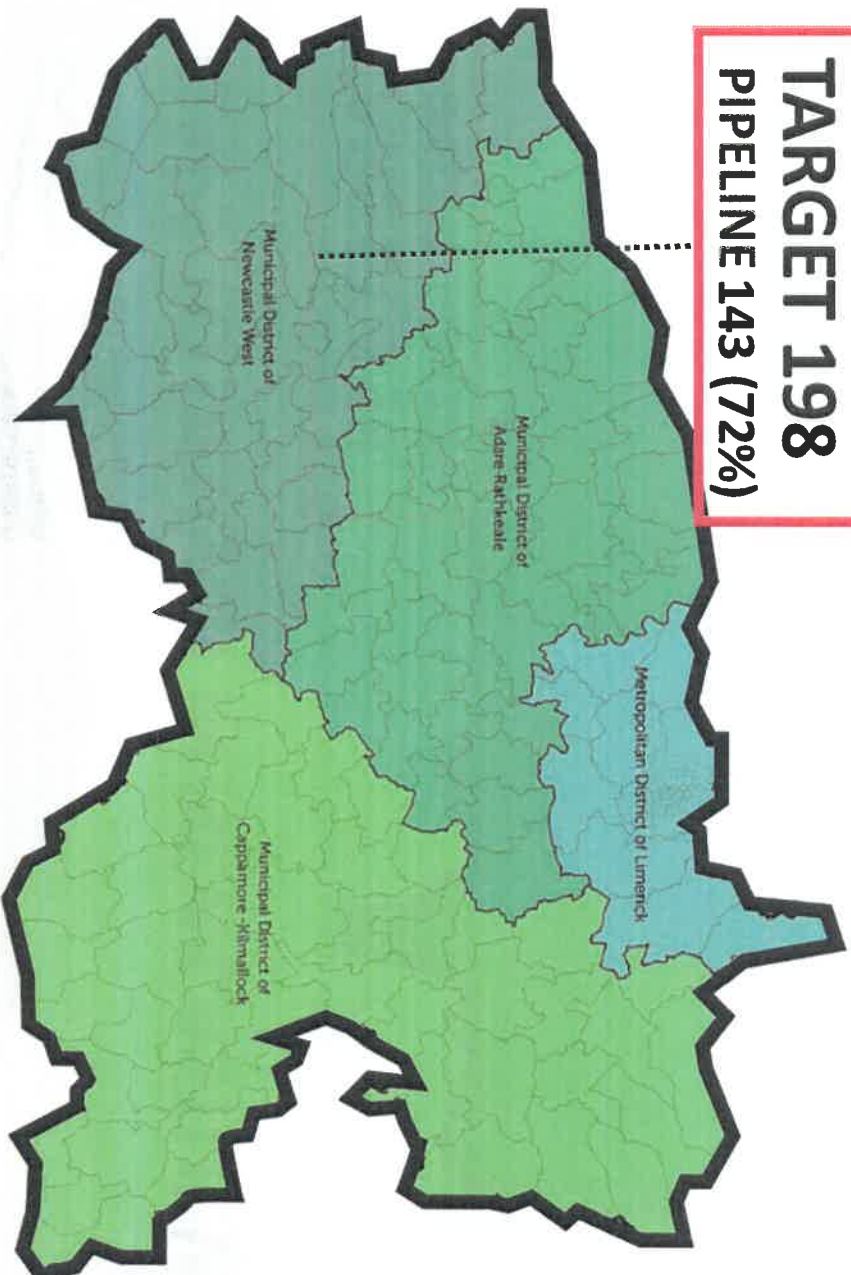
TARGET 198
PIPELINE 143 (72%)



72% of programme approved in
Newcastle West District as at
October 2023

GAPS TO DELIVER IN NEWCASTLE WEST DISTRICT

TARGET 198
PIPELINE 143 (72%)



BUILD PIPELINE: 143 across 21 sites

6 no LA sites: 66 units total

8 no. AHB sites: 37 units total

3 no. Turnkey sites: 29 units total

4 no. Part V sites: 11 units total

Key observations for Oct. 2023 update

- **Tenant in Situ Scheme.** The escalation of evictions is evident since early March 2023 announcement.
 - October 2022: 22 cases on review
 - March 2023: 186 cases on review
 - October 2023: 493 cases on review. **46 of these are in Newcastle West District**
- **Land Purchase of sites** for delivery post 2026. Use Housing Agency Fund – only operational since this year and dependant on land for sale on open market. **We have 4 no LA owned sites with approx. 25 no unit potential.**

Affordable Housing Progress

- **Definitions**
- **Overview of Newcastle West District activity**
- **Key observations as at Oct 2023**

DEFINITIONS OF AFFORDABLE TENURE

Local Authority **Affordable Purchase** Scheme

- Properties sold at an appropriate discount to first-time buyers
- must be **minimum 15% below** comparable private **market asking price** in the area – worked example at end of this presentation
- **€100k maximum grant subsidy** available per home taken off all in cost to build
- Greater densities = highest subsidy
- Targeting incomes up to **€50-75k** (dependent on housing scheme)

Cost Rental Equity Scheme:

This is simply, **affordable rental, stable over time**

LA Delivery:

- Properties rented at **minimum 25% discount** to comparable market rent levels in the area
- **Rents set at cost of building and running the scheme**
- **€150k maximum grant subsidy** available per home
- Greater densities = highest subsidy
- **Target €59k net and €92k gross**
- AHB delivery: Cost Rental Equity Loan funding is used by AHB's 7

OVERVIEW OF NEWCASTLE WEST DISTRICT

- **5-year target overall: 264 for all 4 Districts – LA led affordable purchase and cost rental, affordable purchase turnkeys with developers**
- **LCCC undertake 4 campaigns per year seeking planning permissions for affordable purchase plus social housing turnkeys**
- **We have 7 affordable schemes at various stages in Newcastle West (195 units total) - across Newcastle West and Abbeyfeale.**
- **Approved AHF subsidy at 2 schemes - Cryle View Abbeyfeale (10 no bungalows) and Woodfield Manor Newcastle West (42 units)**

Key observations for Oct 2023 update



- **Informal Registers of Interest taken show a significant interest for smaller schemes in Newcastle West.** We hope to advance those schemes and submit an application to Department of Housing, Local Government and Heritage.
- **We can now administer cost rental for NTQs** where household income over social housing income limit. We are assisting 1 household in the District at present to remain in-situ.

