

Housing Quarterly Update

Cappamore-Kilmallock District

16th April 2024

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



Social Housing Progress

- Status of Cappamore-Kilmallock as at 16th April 2024
- Gaps to Deliver by 2026
- Key observations



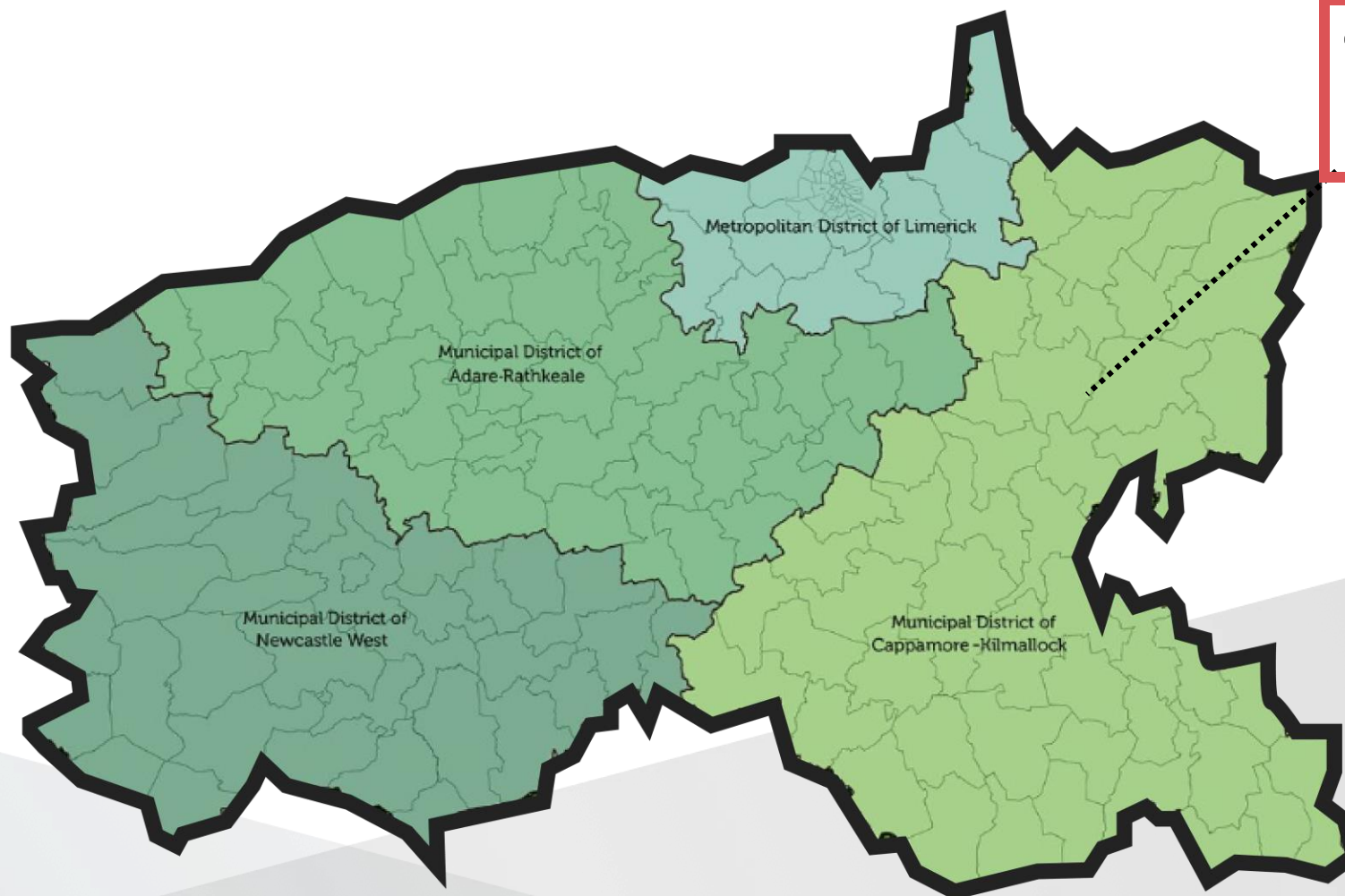


Comhairle Cathrach
& Contae **Luimnigh**

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GAPS TO DELIVER IN CAPPAMORE KILMALLOCK DISTRICT



TARGET 203
PIPELINE 227

**111.82% of
programme
approved in
Cappamore
Kilmallock District**



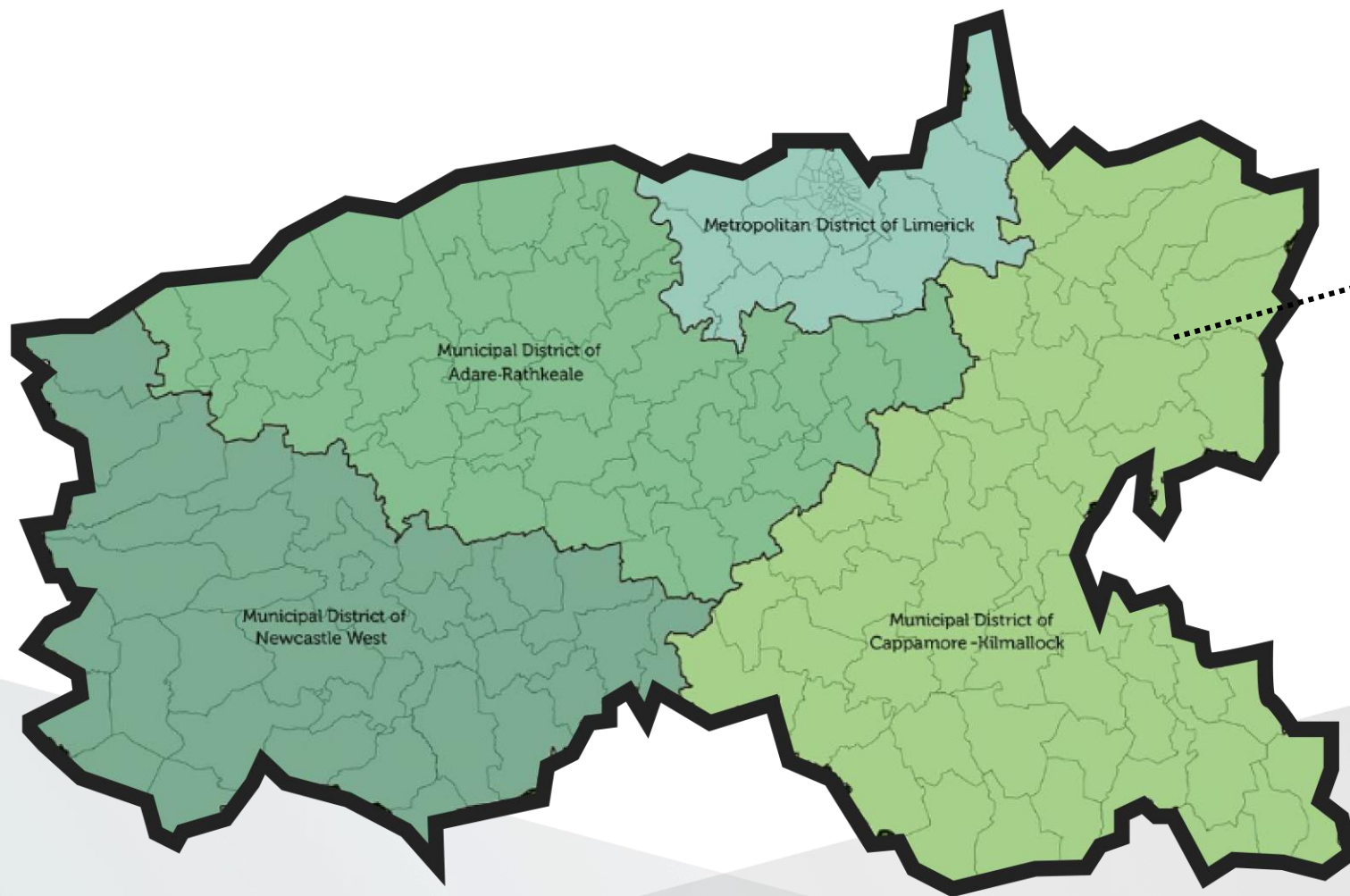
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GAPS TO DELIVER IN CAPPAMORE KILMALLOCK DISTRICT

227 Build



14 no LA owned sites: 83 units total
8 no. AHB sites: 98 units total
4 no. LA Turnkey sites: 44 units total
1 no. Part V site: 2 units total

Affordable Housing Progress

- Definitions
- Overview of Cappamore Kilmallock District activity
- What is an Affordable Purchase/Affordable Purchaser?
- Key observations as at April 2024

Key observations at April 2024

- **Tenant in Situ Scheme.** The escalation of evictions is evident since early March announcement.
 - October 2022: 22 NTQs on review
 - March 2023: 186 NTQs on review
 - September 2023: 419 NTQs on review. 37 of these are in Cappamore Kilmallock District.
 - December 2023: 515 NTQs on review. 42 of these are in Cappamore Kilmallock District. 27 of these are being progressed by LCCC and AHBs.
 - April 2024: 629 NTQs on review. 52 of these are in Cappamore Kilmallock District. 5 are at proposal stage, 11 are purchase complete, 6 are sale agreed and 30 are withdrawn.
- **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



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 **€70-75k** (dependent on a formula to be discussed later)

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

OVERVIEW OF CAPPAMORE KILMALLOCK 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 **no approved affordable schemes in Cappamore Kilmallock as yet** but we are in early stage discussions with private developer in Knocklong to test if affordable purchase homes will work.

Key observations at April 2024

- **Early stage discussions** with developers for Affordable Purchase. We hope to confirm viability 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 3 households in the District at present to remain in-situ.

