

Housing Quarterly Update

Adare - Rathkeale District

02nd October 2024

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



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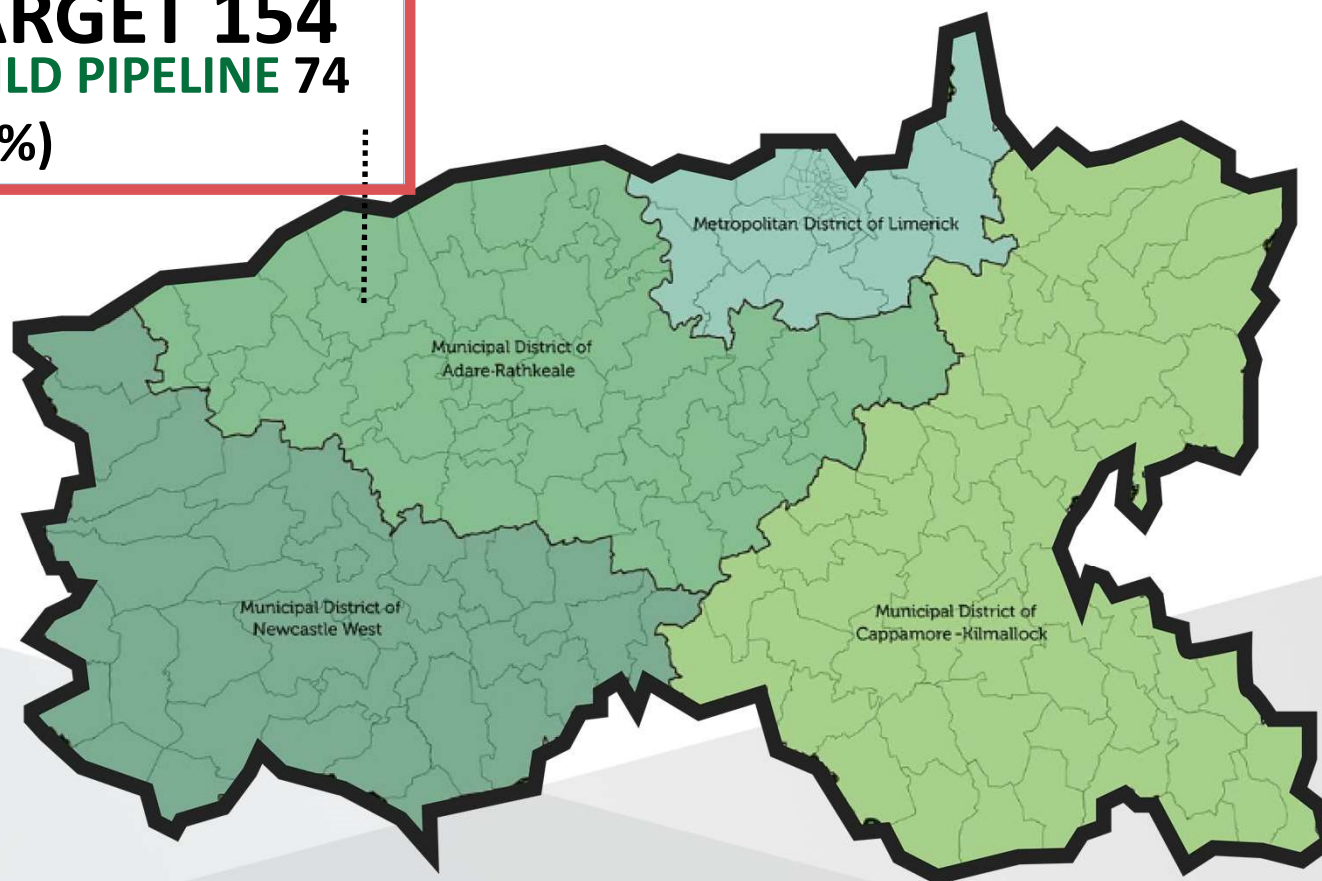
Social Housing Progress

- Status of Adare Rathkeale District
- Gaps to Deliver by 2026
- Key observations



GAPS TO DELIVER IN ADARE RATHKEALE DISTRICT 2022-2026

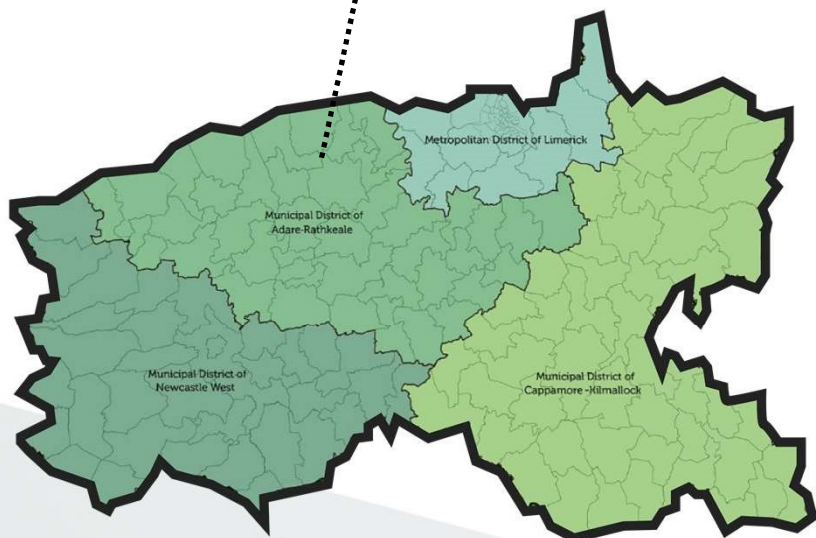
TARGET 154
BUILD PIPELINE 74
(48%)



**48% of Build
programme
approved in Adare
Rathkeale District**

Adare Rathkeale Build (as at October 2024)

TARGET 154
BUILD PIPELINE 74 (48%)



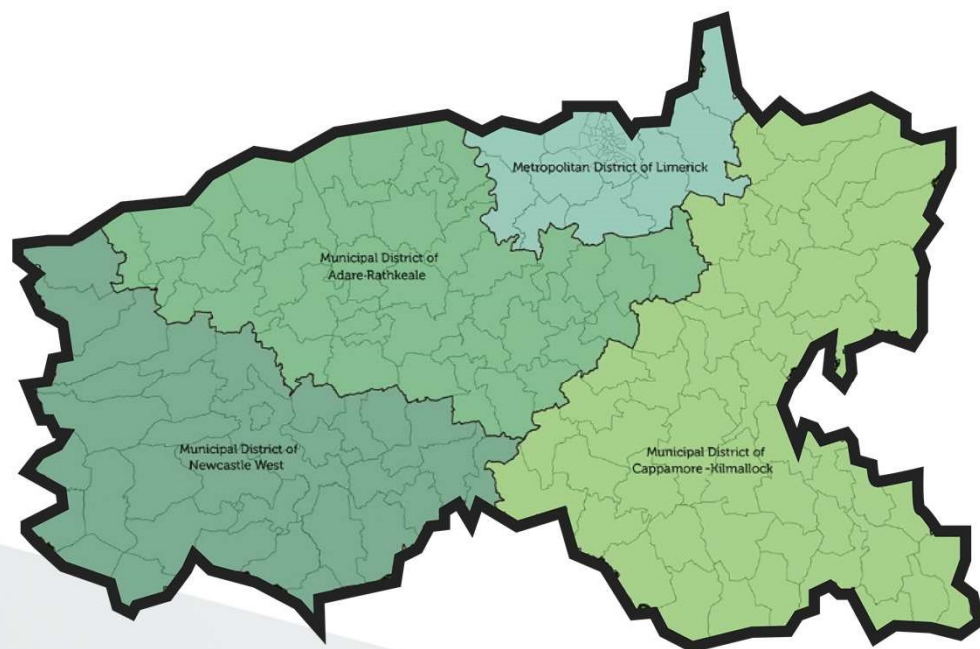
**TARGET 154 units by
December 31st 2026**

NEW BUILD PIPELINE
Approved: 74 (see cell N9)
-15 from last update

Unapproved: 58 (see cell P9)
+34 from last update

Total: 132
+19 from last update

ADARE RATHKEALE PURCHASES AND LEASES (as at October 2024)



ACQUISITIONS 15 approved
(mostly NTQs)

A further 4 proposals being assessed

LEASES 7 approved

A further 4 being assessed

KEY PROJECT: FORMER GARDA STATION, SHANAGOLDEN

SHIP CONSTRUCTION:
 3 UNITS DUE IN 2025

UNIT TYPES:
 2 X 1 BED APARTMENT/DUPLEX
 1 X 2 BED APARTMENT/DUPLEX

Schedule of Units	Unit Type	Area
Apartment 1 – 2 storey	1 bed 2 person	53 sq m
Apartment 2 – 2 storey	2 bed 4 person	81 sq m
Apartment 3 – 2 storey	1 bed 2 person	56 sq m
Total = 3	4 bed 8 persons	190 sq m

Fig 23: Proposed schedule of units.



Fig 5: View of front of site along R662.

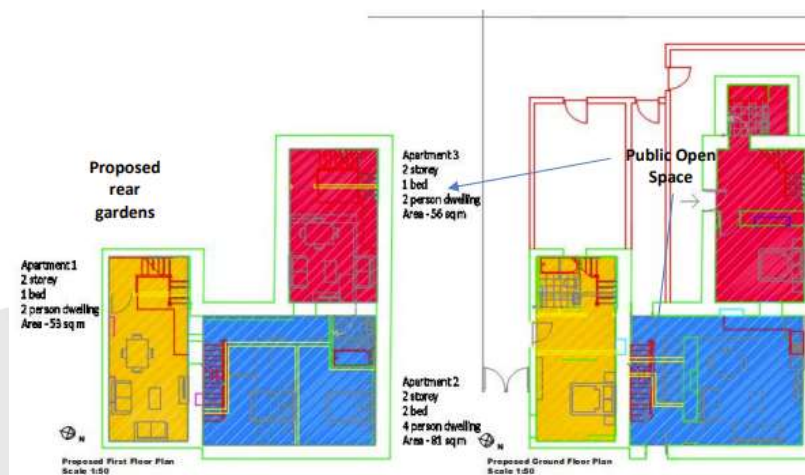
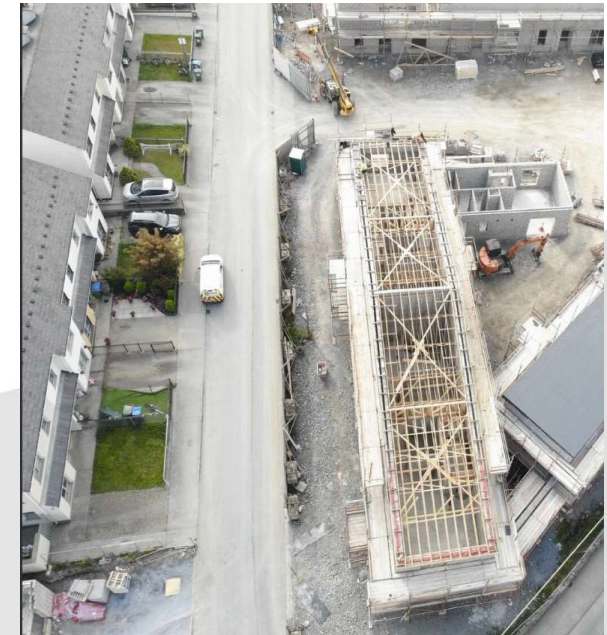


Fig 24. Proposed Site Development Strategy – Scheme proposal

KEY PROJECT: TOWERFIELDS, CROOM

CAS CONSTRUCTION:
16 UNITS DUE IN 2025

UNIT TYPES:
5 X 2 BED HOUSES
2 X 3 BED HOUSES
2 X 1 BED APARTMENTS
7 X 2 BED
APARTMENT/DUPLEXES



Key observations for October 2024 update

- **Tenant in Situ Scheme.** The escalation of evictions is evident since early March 2023 announcement.
 - October 2022: 22 NTQs on review
 - March 2023: 186 NTQs on review
 - December 2023: 515 NTQs on review. 12 of these are in Adare Rathkeale District
 - March 2024: 676 NTQs on review, 25 of these are in Adare Rathkeale District.
 - **October 2024:** 729 NTQs on review, 27 of these are in the Adare Rathkeale District



Affordable Housing Progress

- **Definitions**
- **Overview of Adare Rathkeale District activity**
- **Key observations as at October 2024**

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 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 ADARE RATHKEALE 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
- **Part 8 planning granted for Adare lands to build 8 affordable homes.** Awaiting servicing of social housing sites to take place before plots can be advertised for affordable purchase.
- **Approved AHF subsidy at 1 scheme - Cois Sruthain, Croom (7 units)**

KEY PROJECT: COIS SRUTHAIN, CROOM

Affordable Housing

7 x 3-bed houses

Part V

1 x 3-bed house

Turnkeys

2 x 5-bed Community Dwellings

**Estimated completion date 2026,
currently at F.1 stage (planning)**




Key observations for October 2024 update



- **Affordable Housing Campaign is open. Expression of Interest Application Form for affordable residential developments in Adare Rathkeale District can be submitted by Home Builders and Housing Developers.**
- **We can now administer cost rental for NTQs** where household income over social housing income limit. We are assisting 2 households in the District at present to remain in-situ who are over the social income caps.



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<div><div><div><div>Comhairle Cathrach & Contae Luimnigh</div><div>Limerick City & County Council</div></div></div><div>SUMMARY OF DELIVERY STREAMS</div></div>		
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 ACQUISITION DELIVERY STREAMS		
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.

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AFFORDABLE HOUSING DELIVERY FOR ADARE RATHKEALE MUNICIPAL DISTRICT 2022-2026										
			Report to:		Adare Rathkeale Municipal District					
			Date:		3rd October 2024					
			Overall Build Target for All City and County				264			
			Affordable Pipeline for Adare Rathkeale as at 3rd October 2024				15			
As at 3rd October 2024										
		Projected Handover by Year						Units awaiting approval	Units not yet sent for approval/For post 2026	On-hold
		2022	2023	2024	2025	2026	2022 - 2026			
Housing for All Targets for Affordable Housing Delivery (LA Turnkey & LA Build only) for Limerick 2022-2026		25	49	68	61	61	264			
Adare Rathkeale delivery by year as at 03.10.2024		0	0	0	0	15	15	0	14	30
Build Target Progression for Adare Rathkeale MD as % of overall target							6%			
Affordable Purchase Delivery in Detail										
		Housing for All. Delivery 2022-2026					APPROVED	Units awaiting approval	Units not yet sent for approval/For post 2026 delivery	On-hold
Scheme	Bed Type	2022	2023	2024	2025	2026	2022 - 2026			
Cois Sruthain, Croom	7 x 3 Bed Houses					7	7			
Adare self build plots	TBC					8	8			
Pallas, Pallaskenry, Co. Limerick	TBC						0			30
Deerpark Adare, Co. Limerick	9 x 3 Bed Duplex 2 x 2 Bed Units						0		11	
Pallas, Pallaskenry, Co. Limerick (Part Vs)	3 x 3 Bed Houses						0		3	
Affordable Sub-Total as at 3rd October 2024		0	0	0	0	15	15	0	14	30