

Housing Quarterly Update

Cappamore-Kilmallock District

11th December 2024

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



Social Housing Progress

- Status of Cappamore-Kilmallock as at 11th December 2024
- Gaps to Deliver by 2026
- Key observations



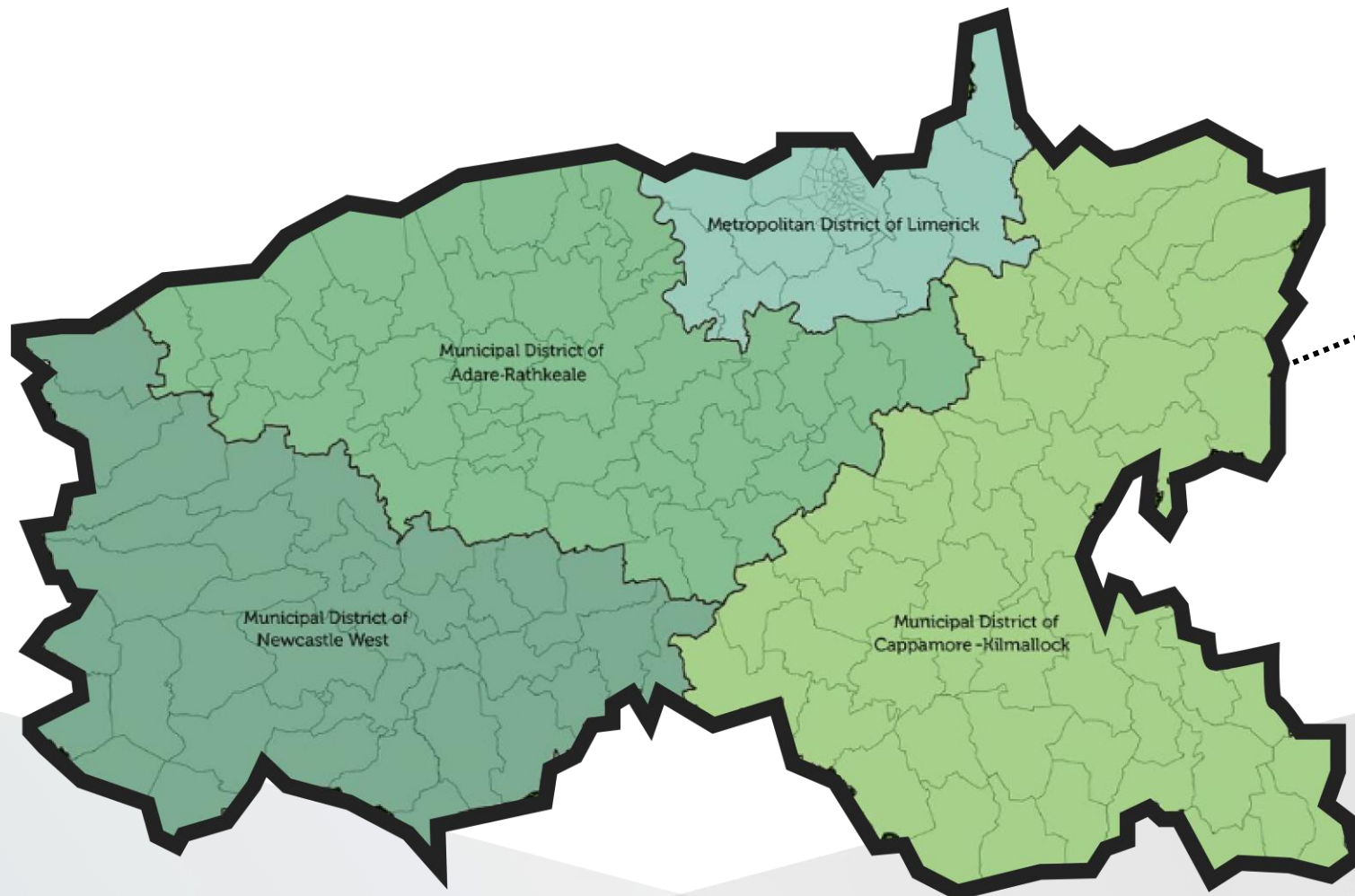


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GAPS TO DELIVER IN CAPPAMORE KILMALLOCK DISTRICT



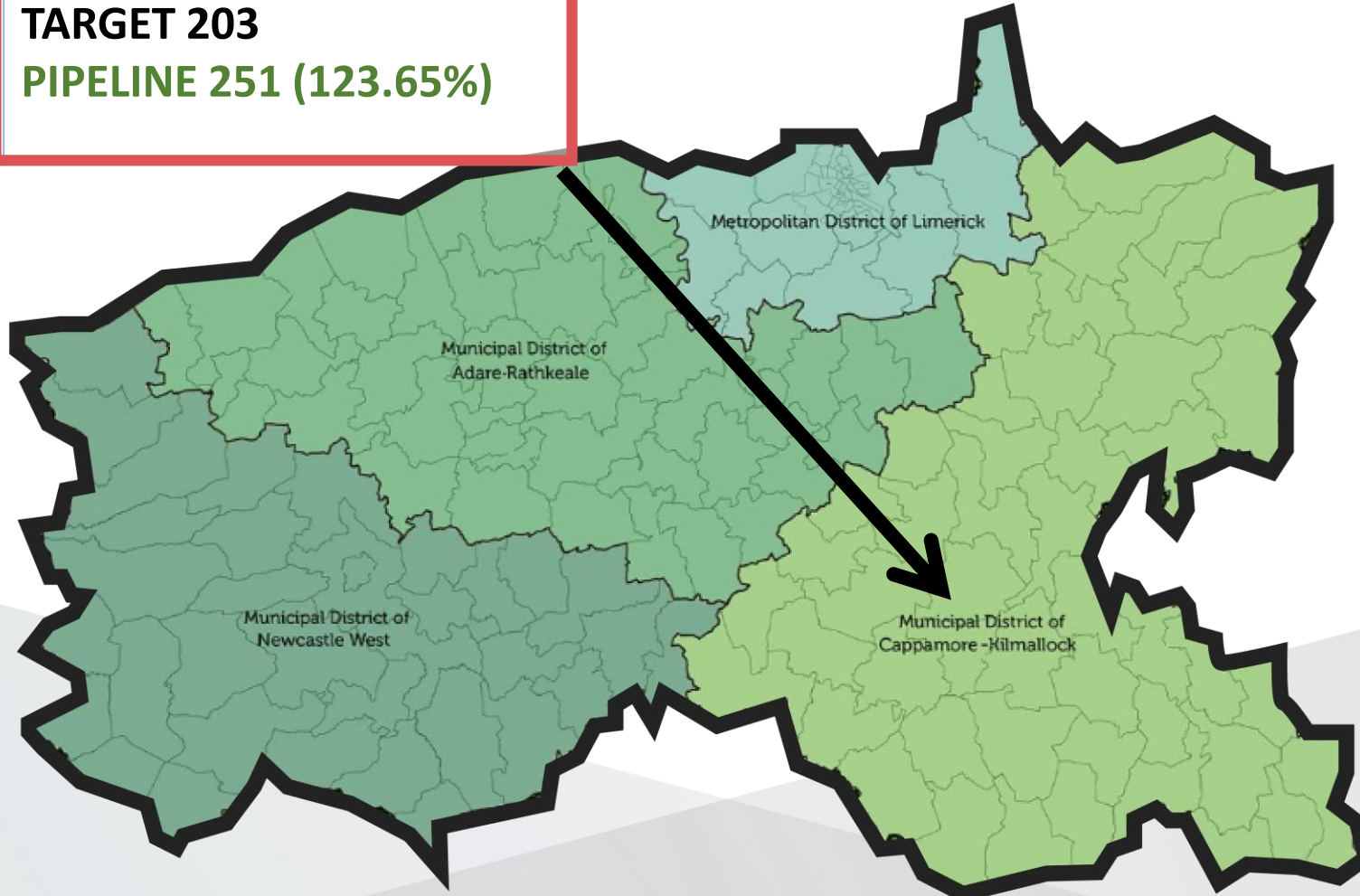
TARGET 203
PIPELINE 251

**123.65% of
programme
approved in
Cappamore
Kilmallock District**

CAPPAMORE KILMALLOCK DISTRICT Build (as at November 2024)

TARGET 203

PIPELINE 251 (123.65%)



TARGET 251 UNITS by December 31st 2026

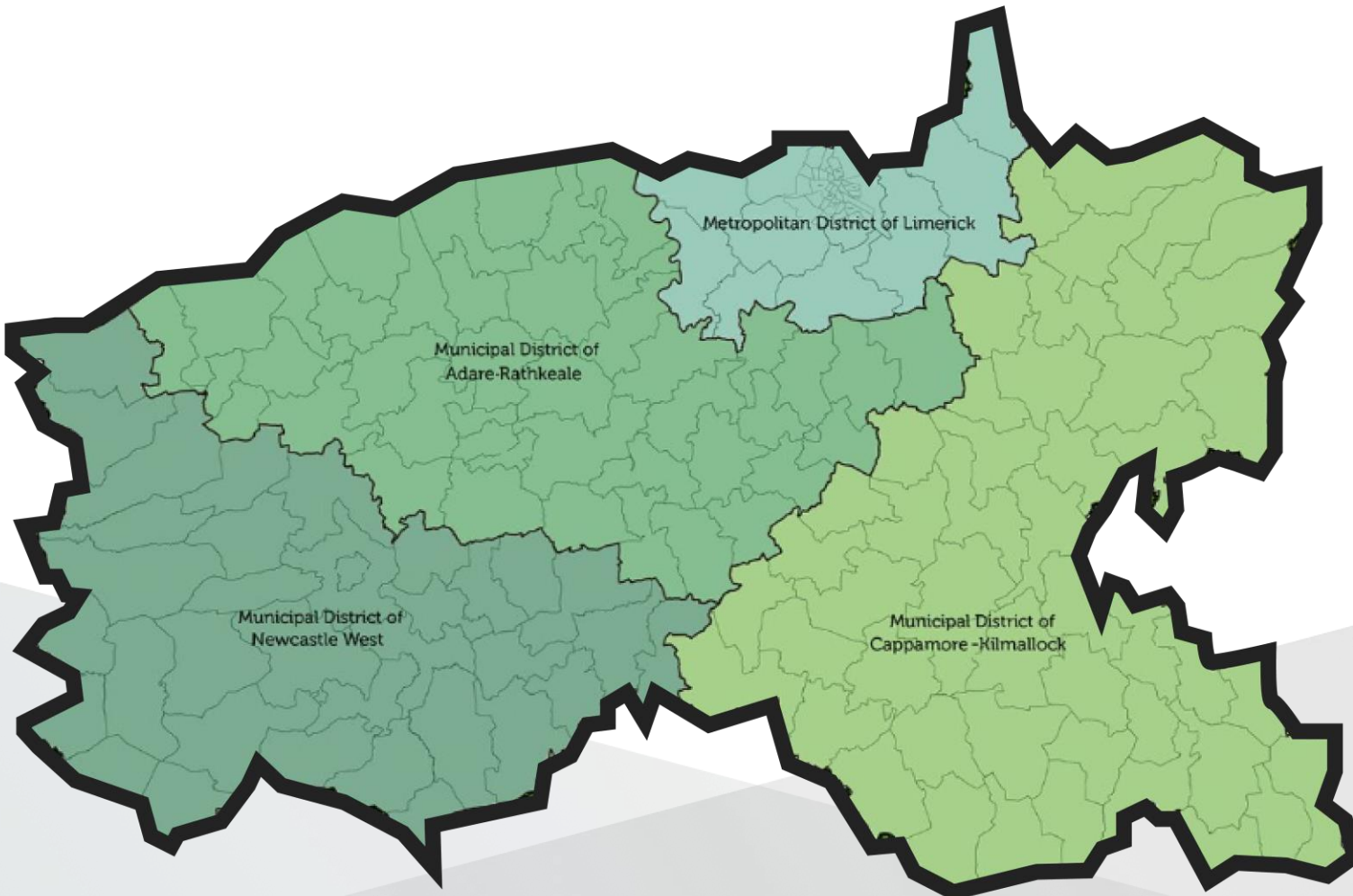
NEW BUILD PIPELINE

Approved: 251 (See cell J9)
+24 since last update

Unapproved: 76 (See cell K9)
-24 since last update

Total: 327
No change since last update

CAPPAMORE KILMALLOCK DISTRICT Purchases and Leases (as at November 2024)



ACQUISITIONS

26 approved (mostly NTQs)

A further 8 proposals are being assessed

LEASES

5 approved

A further 3 proposals are being assessed



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ATLANTIC EDGE

LIMERICK
EUROPEAN EMBRACE

KEY PROJECT: Bridge Street, Knocklong-
to be run as a New Build Incremental Tenant
Purchase scheme.

LA TURNKEY

4 units due December 2024

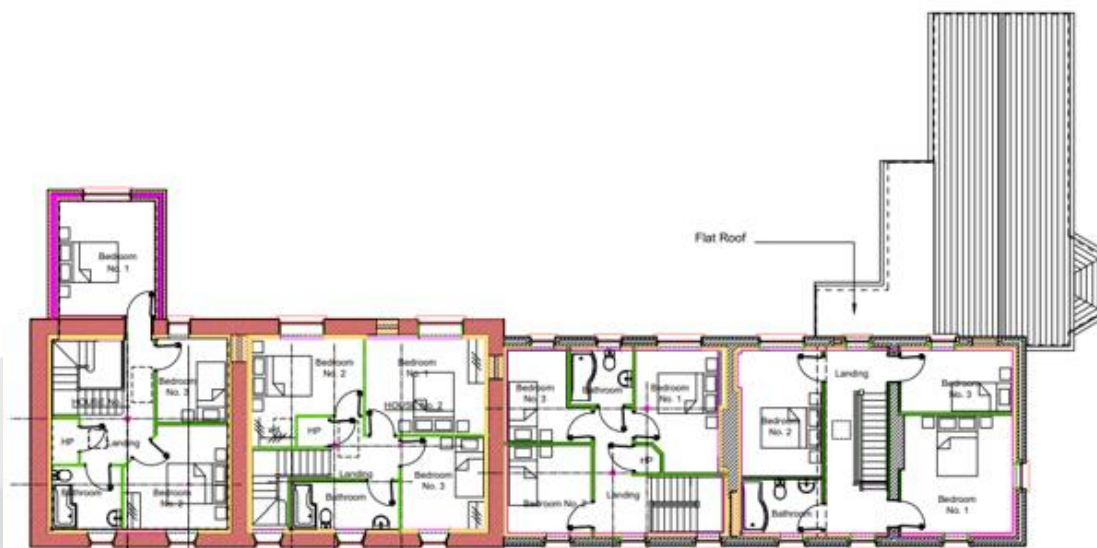
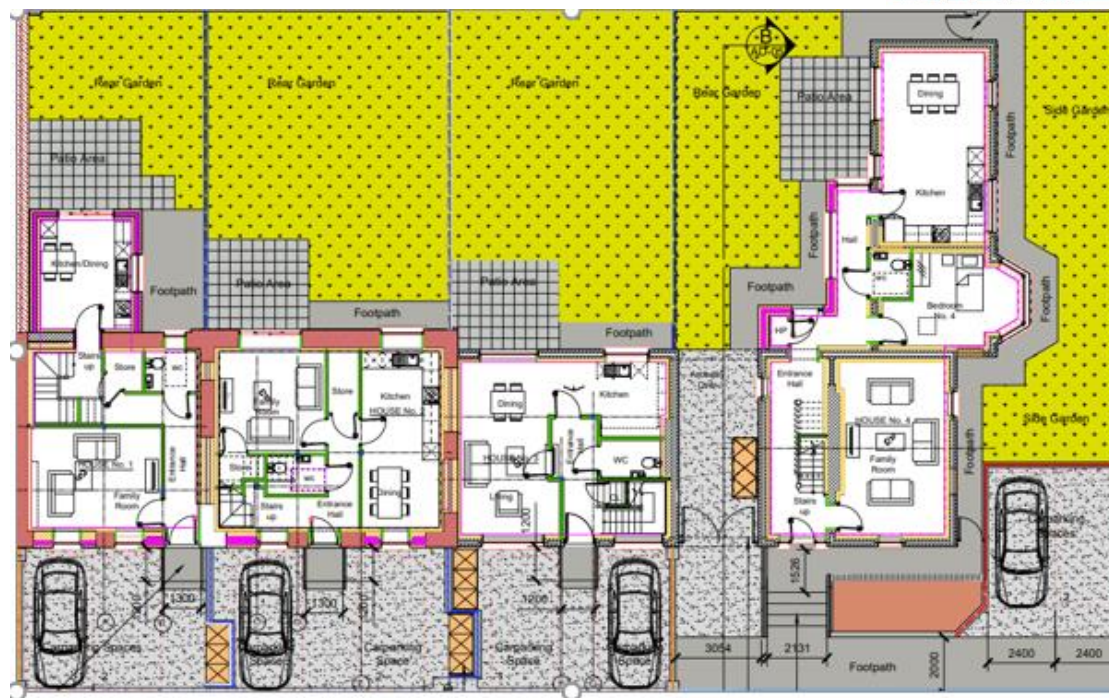
UNIT TYPES

3 x 3 Bed Houses

1 x 4 Bed Houses



Figure 1b: CGI of properties at Bridge Street, Knocklong



KEY PROJECT: Radharc Cillin, Kilfinane

SHIP CONSTRUCTION

10 units due in 2025

UNIT TYPES:

2 X 2 Bed Houses

3 x 3 Bed Houses

3 x 4 Bed Houses

2 x 1 Bed Apartment/Duplex





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KEY PROJECT: St. Paul's Convent, Kilfinane

CAS CONSTRUCTION:

9 units due in 2024

UNIT TYPES:

7 x 1 Bed Apartment/Duplex

2 x 2 Bed Apartment/Duplex



1 PROPOSED PLAN GROUND LEVEL
1:100



2 PROPOSED 1ST FLOOR LEVEL
1:100



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KEY PROJECT: Cappamore Creamery Site

CAS CONSTRUCTION:

10 units due in 2025

UNIT TYPES:

10 x 2 Bed Houses



Key observations at November 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.
 - November 2024: 754 NTQs on review. 71 of these are in Cappamore Kilmallock District. 7 are income above limit. 3 are owner re-occupying. 7 are proposals, 17 are purchase complete, 1 is sale agreed, 2 are tenant notification and 34 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



Affordable Housing Progress

- Definitions
- Overview of Cappamore Kilmallock District activity
- Key observations as at November 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 **€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**
- Limerick City and County Council is seeking planning permissions for affordable purchase plus social housing turnkeys.
- Assessment of three affordable schemes in Cappamore Kilmallock are currently being progressed (total 43 units)



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Castlecourt, Kilmallock

LCCC is assessing an affordable housing proposal at Castlecourt, off Sheares Road, Kilmallock:

UNIT TYPES

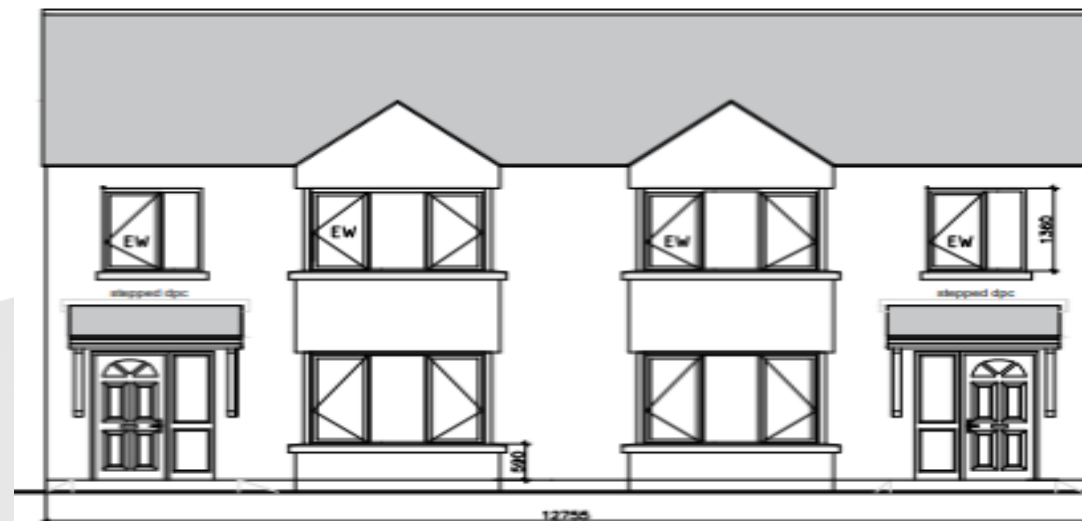
2 x 3 Bed Semi-detached Houses

1 x 3 Bed Mid-terraced House

2 x 3 Bed End-terraced Houses

Minimum A2 BER Rating

Affordable prices from €240,000 -
€255,000





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Glenfield, Kilmallock

LCCC is assessing an affordable housing proposal at Bellview, Glenfield Road, Kilmallock

UNIT TYPES

12 x 3 Bed Semi-detached Houses

8 x 3 Bed Mid-terraced House

8 x 3 Bed End-terraced House

Minimum A2 BER rating

Affordable prices from €225,000 -
€237,000





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Treada na Ri, Kilfinane

LCCC is assessing an affordable housing proposal at Treada ni Ri, Kilfinane.

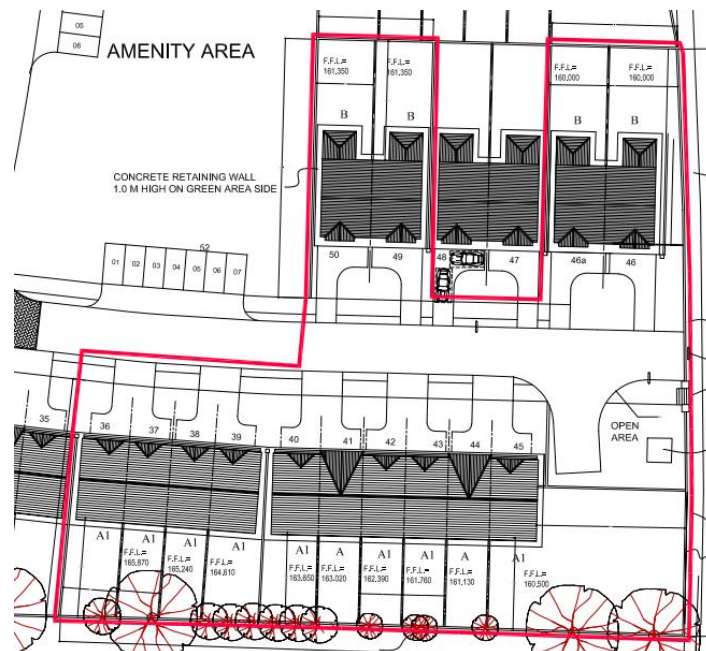
UNIT TYPES

4 x 4 Bed Semi-detached Houses

6 x 3 Bed Terraced House

8 x 3 Bed Terraced House

Affordable prices from €254,000 -
€265,000



Key observations at November 2024

- Ongoing assessment of 3 affordable Schemes.
- We hope to confirm viability and submit applications to Department of Housing, Local Government and Heritage in early 2025.

