

# Presentation on Housing Voids

Special Meeting  
Limerick City and County Council

7<sup>th</sup> April 2025

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LA Housing Construction and Maintenance



**Current stock as of 7<sup>th</sup> April 2025 6,192**



<b>Awaiting Minor Repairs</b>	<b>113</b>
<b>Major Refurb</b>	<b>103</b>

## Funding for Voids

Initially there was two funding stream for Voids.

- €50K funding towards Derelict Properties – Category 3 & 4 (over 100K)
- €11 funding towards minor repairs - Category 1-2 (under 100K)
- Pre-lets – funded by LCCC's own resources as properties that have already availed of Voids funding

The €50K funding has been suspended and the €11K funding has not increased despite construction inflation of 114% since 2014.



## Voids Funding 2022 to 2024

- **2022** - a €5m fund was set up by LCCC to help meet the deficits in Voids, through LCCC's own resources and the repurposed Troy Studio Loan.
- **Reason** - this fund was set up to deal with the budget deficit to fund voids.
- **Current Issue** – this fund has now been depleted and the only source of funding outside of the €11K is LA own resources to fund deficits.



# VOIDS EXPENDITURE 2022 - 2024

Year	Voids properties complete	Claimed from DHLGH	Cost to LCCC
2022	51	€561,000	€1,302,878
2023	73	** €1,862,711	€2,961,982
2024	73	€803,000	€5,036,252

\*\* the DHLGH paid the full refurbishment costs of all Void properties that were completed in the December 2023 claim

## Forecasted Situation – January 2025

115 units assigned to Maintenance

- 87 units (Voids) – **may be eligible for €11K funding.**
  - The adopted Capital Budget is €2,825,000
  - No of units that can be delivered is 59 (based on 2024 figures).
  - No funding available for 28 units (increasing weekly).
  - Average cost €48,000. Current estimated deficit €1,344,000
- 28 units (Pre-lets) – **must be funded from the revenue budget.**
  - The adopted Revenue budget is €767,672.
  - The current estimated cost of works is €926,000
  - Deficit in Revenue budget is €158,328

**Deficit: €1,502,328**

# Review March 2025



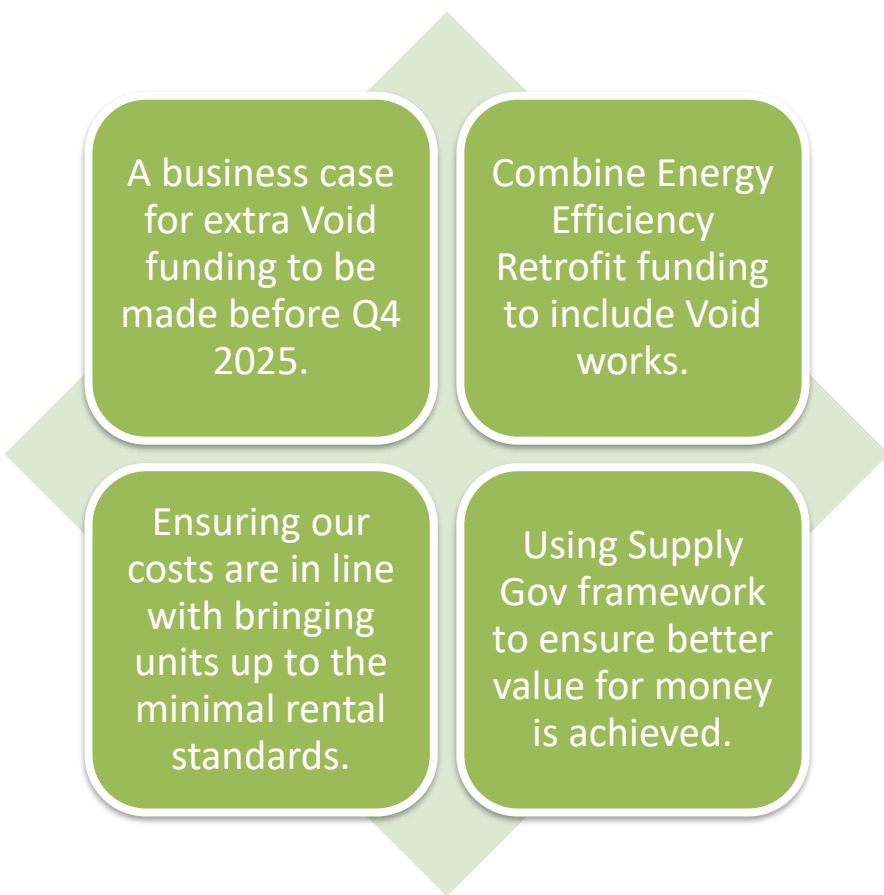
$$\begin{aligned} & \text{€1,400,000 - Deficit} \\ + & \text{€5,049,000 - Forecast Deficit 105 units} \\ \hline = & \text{€6,449,000 - Total Deficit} \end{aligned}$$

**Deficit has improved since January due to estimated costs being completed.**

**Figure based on returning all voids into stock for allocation, not just the target set by DHLGH.**



# Proposals Going Forward



A business case  
for extra Void  
funding to be  
made before Q4  
2025.

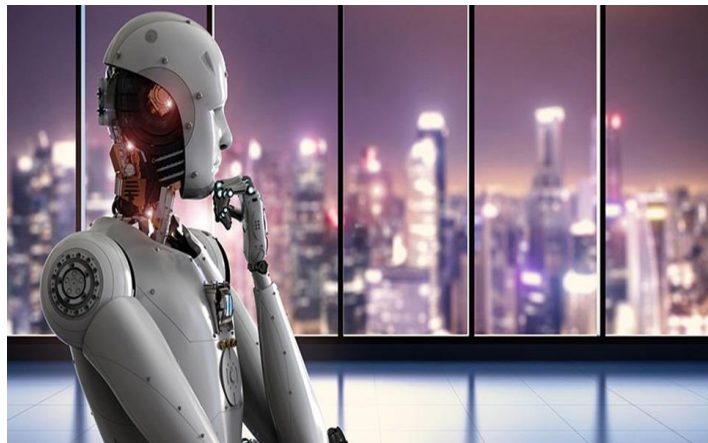
Combine Energy  
Efficiency  
Retrofit funding  
to include Void  
works.

Ensuring our  
costs are in line  
with bringing  
units up to the  
minimal rental  
standards.

Using Supply  
Gov framework  
to ensure better  
value for money  
is achieved.



# 2026 Onwards



- €2,825,000 -The capital budget adopted in 2025.
- €767,672 – The revenue budget adopted in 2025.
- Based on 2024 figures this will allow the LA to return 87 units into stock for rental. In January of 2025, the number of units at that point in time was 115 units at an average cost of €48K.
- Capital and Revenue Provision at the current adopted budget figures do not cover costs resulting in:
  - Longer periods of vacancy.
  - NOAC returns performance.
  - Loss of rental revenue.
  - LCCC unable to allocate housing.
  - Stock condition declines.



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& Contae **Luimnigh**

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& County Council

