

SUMMARY OF DELIVERY STREAMS

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	<p>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.</p> <p>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.</p>
9 Private MTR: Private Mortgage to Rent	<p>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.</p> <p>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.</p>
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.



Report to: Adare Rathkeale Municipal District

Date: 09th May 2025

Build Target for Adare Rathkeale MD under Housing for All

% Build Target being met as at 09th May 2025

51%

Adare Rathkeale Municipal District as at 09th May 2025

Build Delivery in Detail

CALF TURNKEY: Pallaskenry	14 x 3 Bed Houses 2 x 4 Bed Houses		16				16			
LA PART V: Manorbrook, Adare	2 x 3 Bed Houses 2 x 4 Bed Houses	4					4			
LA PART V: Skagh, Croom	3 x 3 Bed Houses 2 x 4 Bed Houses		3		2		5			
LA PART V: Croom	2 x 2 Bed Houses						0		2	
LA PART V: Skagh Croom	4 x 2 Bed Houses 1 x 4 Bed House						0		5	
LA PART V: Deerpark, Adare Phase 1	3 x 1 Bed Apartments/Duplexes 1 x 3 Bed Apartment/Duplex 3 x 3 Bed Apartments/Duplexes						0		7	
LA PART V: Deerpark, Adare Phase 2	3 x 1 Bed Apartments/Duplexes						0		3	
LA PART V: Deerpark, Adare Phase 3	3 x 3 Bed Houses						0		3	
LA PART V: Rathkeale Road, Adare	2 x 2 Bed Houses		2				2			
LA PART V: Cois Sruathain, Croom	1 x 3 Bed House						0		1	
LA PART V: Pallaskenry	6 x 3 Bed House						0		6	
Build Sub-Total as at 09th May 2025		4	23	7	28	16	78	0	53	20

Acquisition Delivery in Detail

Delivery Stream	Bed Type	Housing for All. Delivery 2022-2026					2022 - 2026	Units awaiting approval	Units not yet sent for approval	On-hold
		2022	2023	2024	2025	2026				
CAS Acquisitions: Elm Park, Croom	1 x 3 Bed House	1					1			
CAS Acquisitions: St. Senan's Terrace, Croom	1 x 2 Bed House	1					1			
CAS Acquisitions: Main Street Croom	1 x 2 Bed House	1					1			
CAS Acquisitions: Main Street, Askeaton	4 x 2 Bed Apartments/Duplexes	4					4			
CAS Acquisitions: An Curran, Pallaskenry (NTQ)	1 x 3 Bed House		1				1			
CAS Acquisitions: Abbeyville, Adare (NTQ)	1 x 4 Bed House			1			1			
CAS Acquisitions: Main Street, Askeaton	1 x 3 Bed House						0			
LA Acquisition: Deel Manor Askeaton (NTQ)	1 x 4 Bed House			1			1			
LA Acquisition: Deel Manor, Askeaton (NTQ)	1 x 5 Bed House		1				1			
LA Acquisition: Deel Manor, Askeaton (NTQ)	TBC			1			1			
LA Acquisition: Churchview, Askeaton (NTQ)	1 x 3 Bed House			1			1			
LA Acquisition: Cois Ma, Croom (NTQ)	1 x 3 Bed House				1		1			
LA Acquisition: East Square, Askeaton	1 x 4 Bed House						0			1
LA Acquisition: Gleann Ma, Croom	1 x 3 Bed House						0			1
Acquisition Sub-Total as at 09th May 2025		7	2	5	0	0	14		0	2

Leasing Delivery in Detail

Delivery Stream	Bed Type	Housing for All. Delivery 2022-2026					2022 - 2026	Units awaiting approval	Units not yet sent for approval	On-hold
		2022	2023	2024	2025	2026				
Private Mortgage to Rent: Cois Sruathain, Croom	1 x 3 Bed House	1					1			
Private Mortgage to Rent: Askeaton	1 x 3 Bed House		1				1			
Private Mortgage to Rent: Church View, Askeaton	1 x 3 Bed House		1				1			

Private Mortgage to Rent: Deerpark, Adare	1 x 2 Bed House		1				1				
Private Mortgage to Rent: South Cappagh, Foynes	1 x 4 Bed House			1			1				
Private Mortgage: Main Street, Shanagolden	TBC									1	
AHB Mortgage to Rent: Pallaskenry	1 x 4 Bed House	1					1				
AHB Mortgage to Rent: Croom	1 x 3 Bed House			1			1				
LA Repair and Lease: Knocklone Road, Ballylanders, Limerick	TBC						0				
LA Repair and Lease: Castleview, Knightstreet, Ballingarry, Rathkeale	2 x 1 Bed Apartments 2 x 2 Bed Apartments						0			4	
LA Repair and Lease: Main Street, Croom	1 x 1 Bed House						0			1	
Leasing Sub-Total as at 09th May 2025		2	3	2	0	0	7	0	6	0	

AFFORDABLE HOUSING DELIVERY FOR ADARE RATHKEALE MUNICIPAL DISTRICT 2022-2026

Report to:

Adare Rathkeale Municipal District

Date:

9th May, 2025

Overall Build Target for All City and County

264

Affordable Pipeline for Adare Rathkeale as at 9th May 2025

15

As at 9th May 2025

		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 09.05.2025		0	0	0	0	15	15	0	16	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			10		
Pallas, Pallaskenry, Co. Limerick (Part Vs)	3 x 3 Bed Houses						0			6		
Affordable Sub-Total as at 9th May 2025		0	0	0	0	15	15	0	16	30		