

Housing Quarterly Update

Adare - Rathkeale District

08th July 2025

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



Social Housing Progress

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





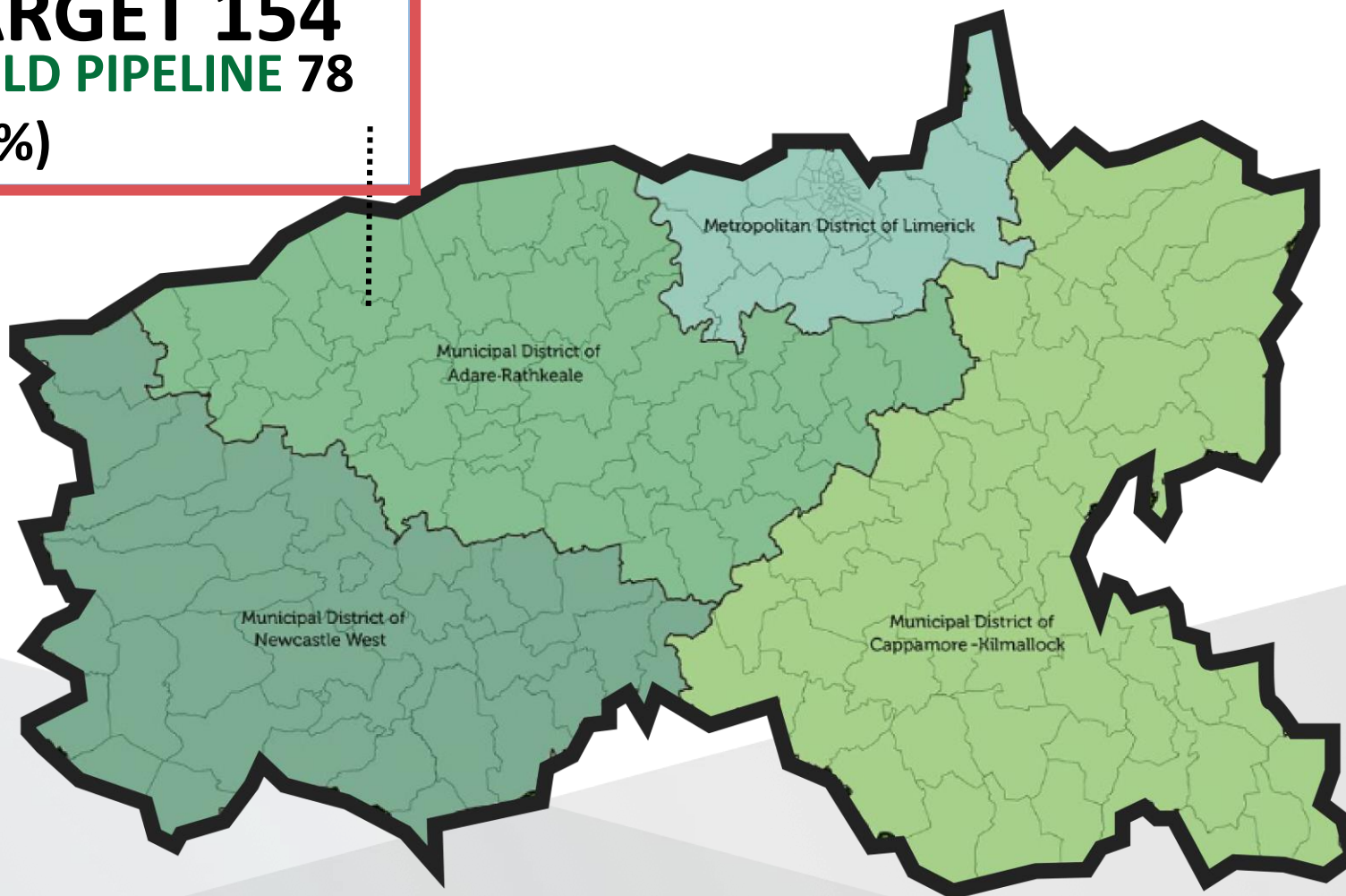
Comhairle Cathrach
& Contae **Luimnigh**

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GAPS TO DELIVER IN ADARE RATHKEALE DISTRICT 2022-2026

TARGET 154
BUILD PIPELINE 78
(51%)

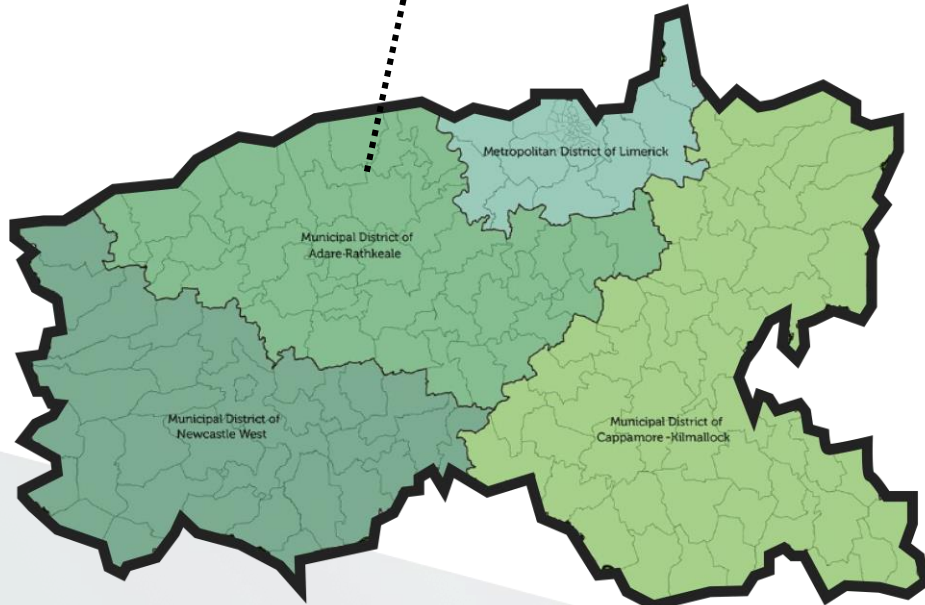


**51% of Build
programme
approved in Adare
Rathkeale District**

ADARE RATHKEALE BUILD (AS AT MAY 2025)

TARGET 154

BUILD PIPELINE 78 (51%)



TARGET 154 units by December 31st 2026

NEW BUILD PIPELINE

Approved: 78 (see cell O9)

+4 from last update

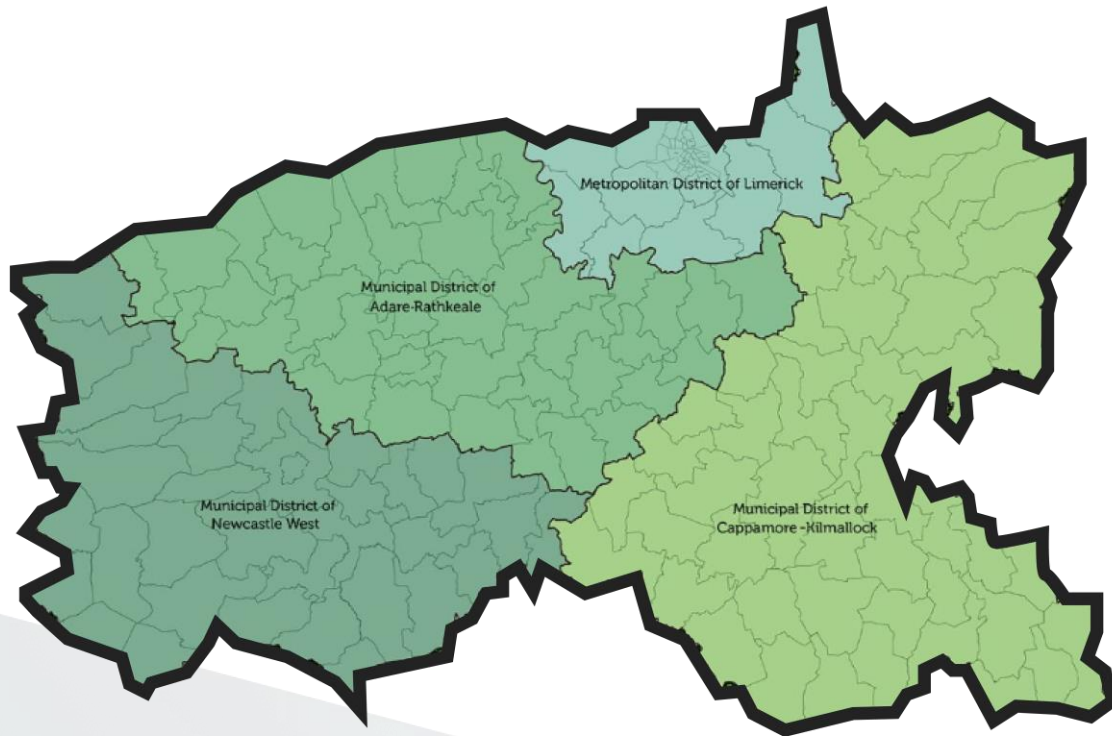
Unapproved: 53 (see cell Q9)

-5 from last update

Total: 131

-1 from last update

ADARE RATHKEALE PURCHASES AND LEASES (as at May 2025)



ACQUISITIONS 14 approved (mostly NTQs)

A further 2 proposals being assessed

LEASES 7 approved

A further 6 being assessed

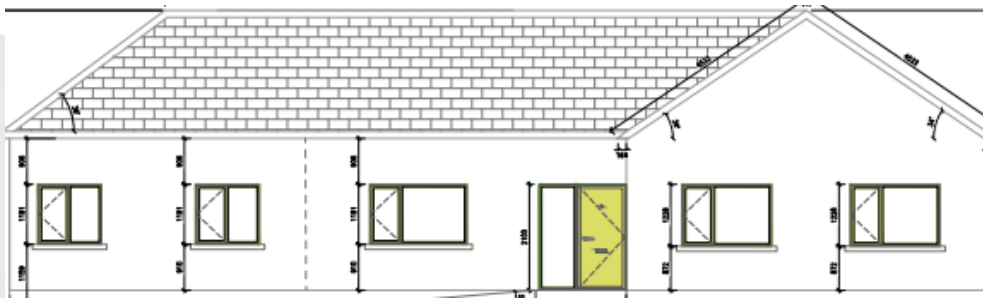
KEY PROJECT: Corgigg, Foynes

SHIP RENEWAL:

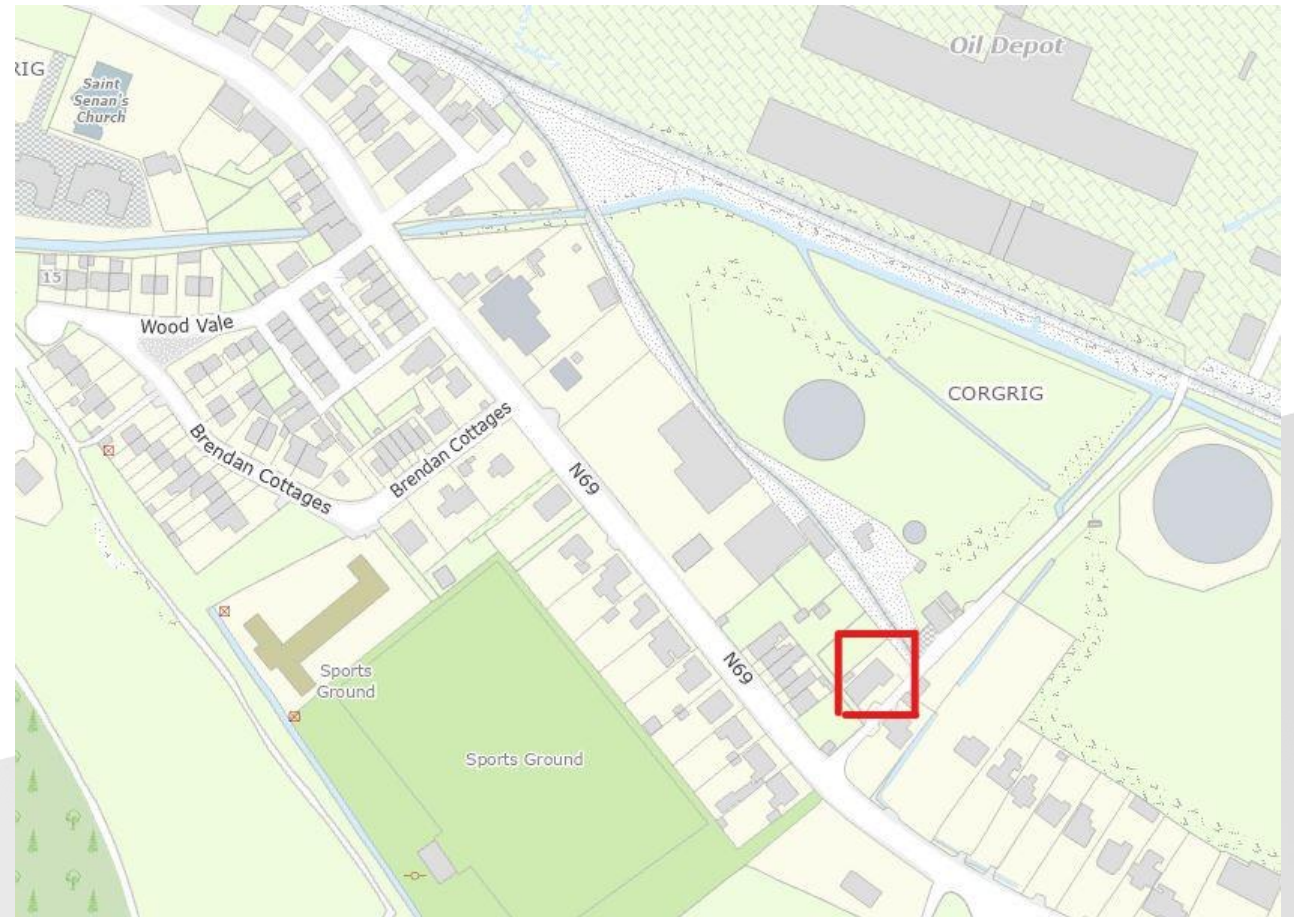
1 COMMUNITY DWELLING FOR
4 PERSONS DUE IN 2025

UNIT TYPES:

1 x 4 BED COMMUNITY
DWELLING



Proposed front elevation



Location of site, outlined in red

Key observations for June 2025 update

- **Tenant in Situ Scheme.** The escalation of evictions is evident since early March 2023 announcement.
 - 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, 28 of these are in the Adare Rathkeale District. We have completed the purchase of 7
 - June 2025: 870 NTQs on review, 34 of these are in the Adare Rathkeale District.

We have received funding of €15 million for second hand acquisitions, which includes tenant in situ properties.

We have also received updated eligibility criteria that all TiS properties must meet in order to be considered, see some of these new criteria below:

- Tenancy must be registered with the RTB
- Property must have been in receipt of social housing supports for at least 2 continuous years
- No refurbishment budget allowed



Affordable Housing Progress

- Definitions
- Overview of Adare Rathkeale District activity
- Key observations as at May 2025

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)

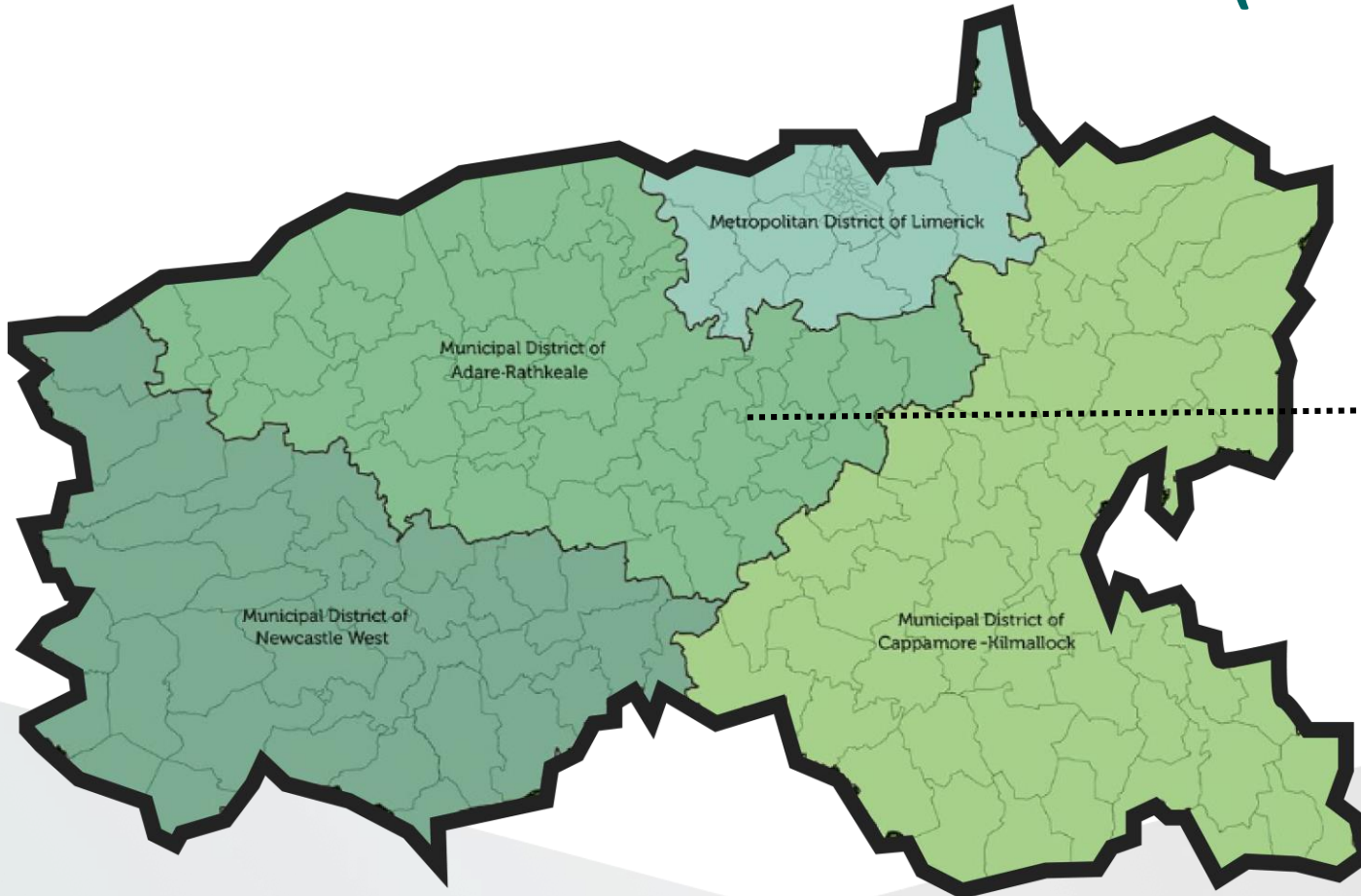
Cost Rental Equity Scheme:

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

AFFORDABLE HOUSING DELIVERY FOR ADARE RATHKEALE MUNICIPAL DISTRICT 2022-2026 (as at May 2025)



NEW BUILD TARGET 264 (all of Limerick)

PIPELINE IN ADARE RATHKEALE
Approved and in Pipeline

- **15 LCCC led Affordable Sale**
- Total: 15**



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Update: Cois Sruthain, Croom

LCCC is progressing an affordable housing scheme at Cois Sruthain, Croom

UNIT TYPES

7 x 3 Bed Houses

Minimum A2 BER rating

Affordable prices from €310,000

Estimated completion date of June 2026



Key observations for May 2025 update

- Ongoing progression of affordable purchase scheme in Cois Struthain, Croom.
- RZLT is liable to be paid on residentially zoned sites and due before 23rd May 2025. This is leading to activation of a number of sites.

