

Housing Update

Newcastle West District

12th December 2025

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

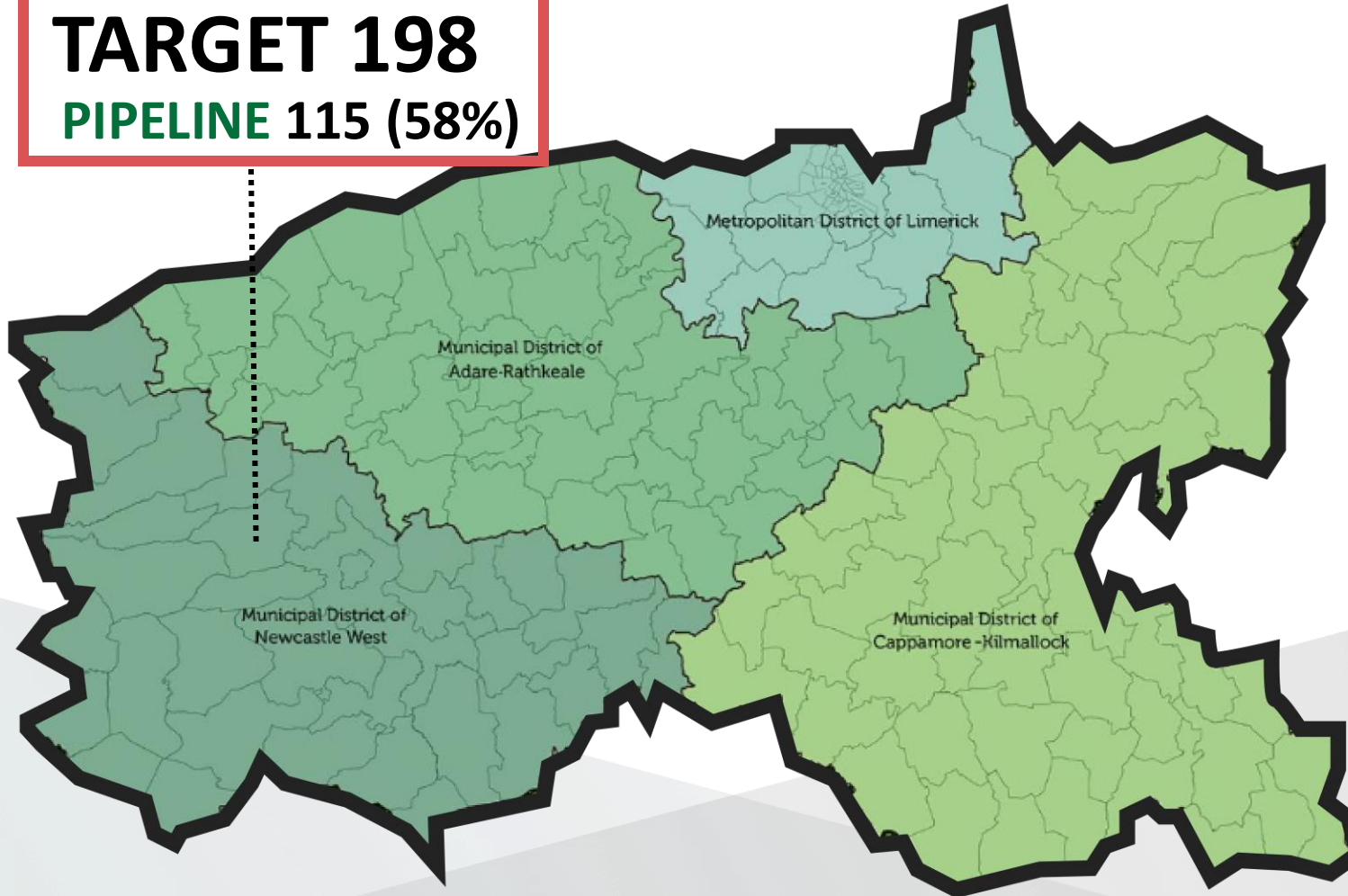


Social Housing Progress

- Status of Newcastle West District
- Gaps to Deliver by 2026
- Key observations

GAPS TO DELIVER IN NEWCASTLE WEST DISTRICT

TARGET 198
PIPELINE 115 (58%)



58% of build programme
approved in Newcastle
West District at 21st October
2025.

Slippage due to issues with
Irish Water and programme
delay into 2027



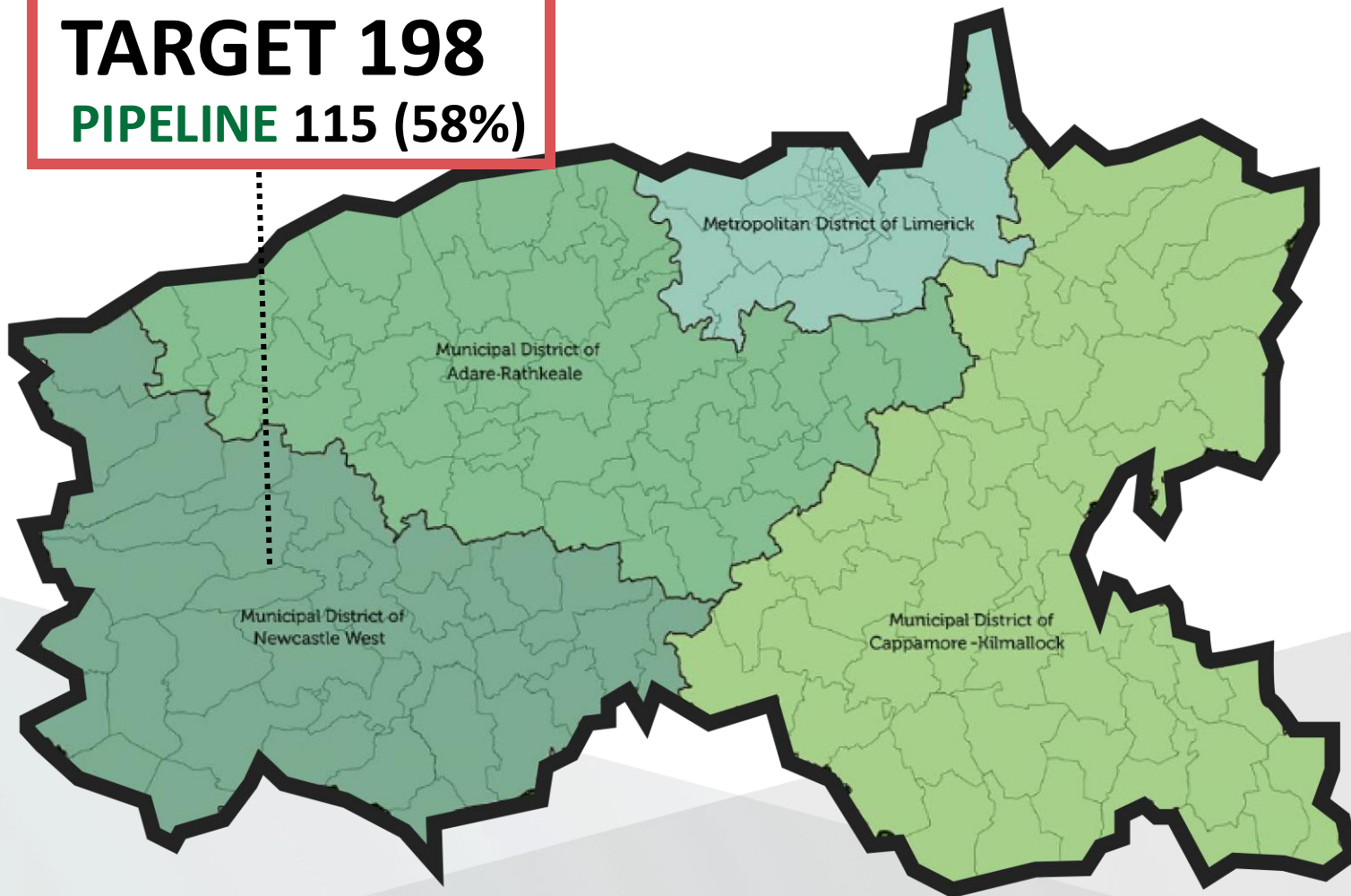
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BUILD

TARGET 198
PIPELINE 115 (58%)



BUILD PIPELINE: 115 across 22 sites

5 no LA sites: 31 units total
12 no. AHB sites: 53 units total
2 no. Turnkey sites: 18 units total
5 no. Part V sites: 13 units total

KEY PROJECT: CAS Construction, Galeside, Athea

4 units due in Q4, 2025

Unit types:

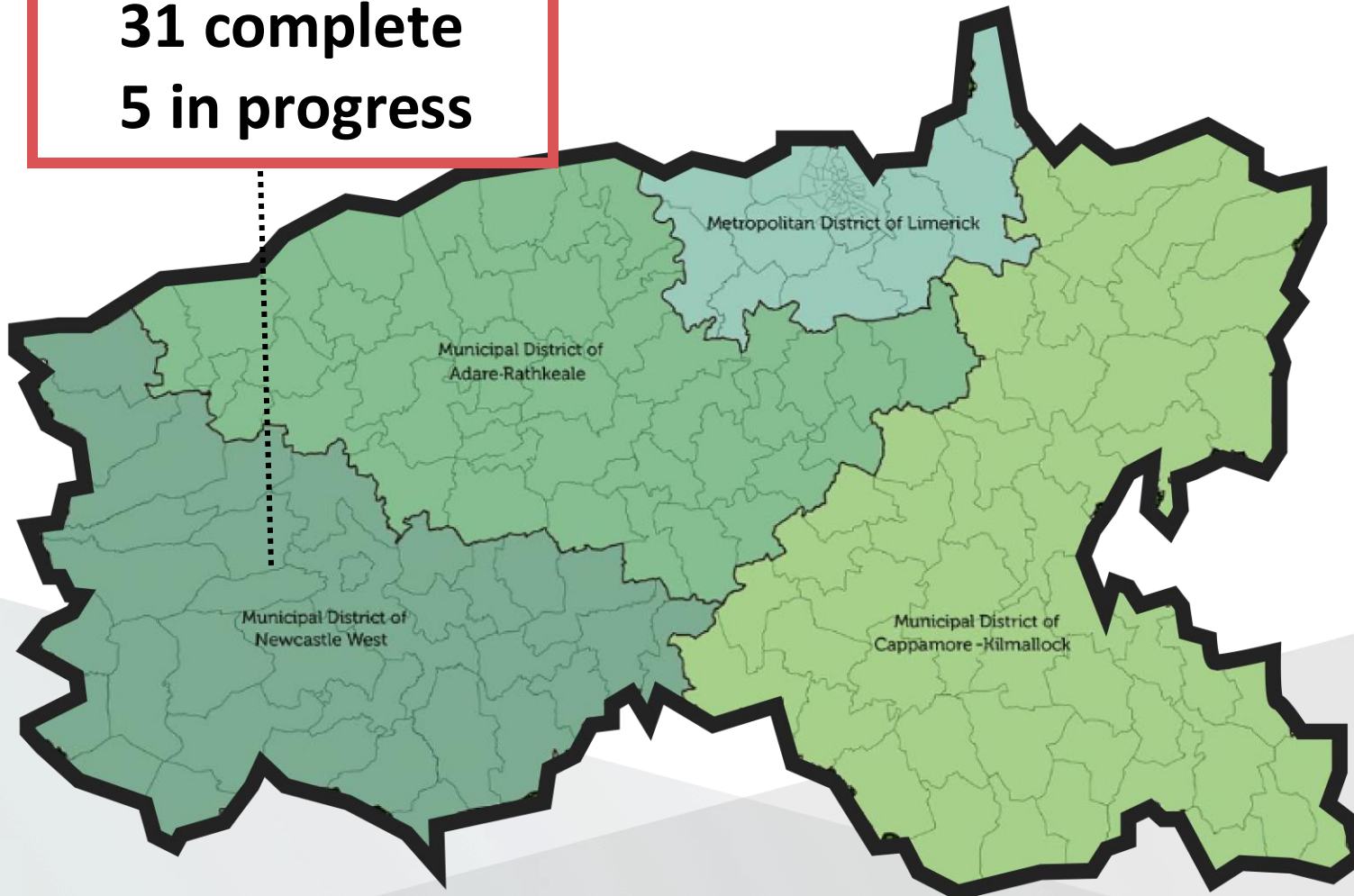
3 x 1 Bed House

1 x 2 Bed House



ACQUISITIONS

31 complete
5 in progress



Mostly dealing with Notice to Quits

- 20 Acquisitions completed to date have been NTQ properties

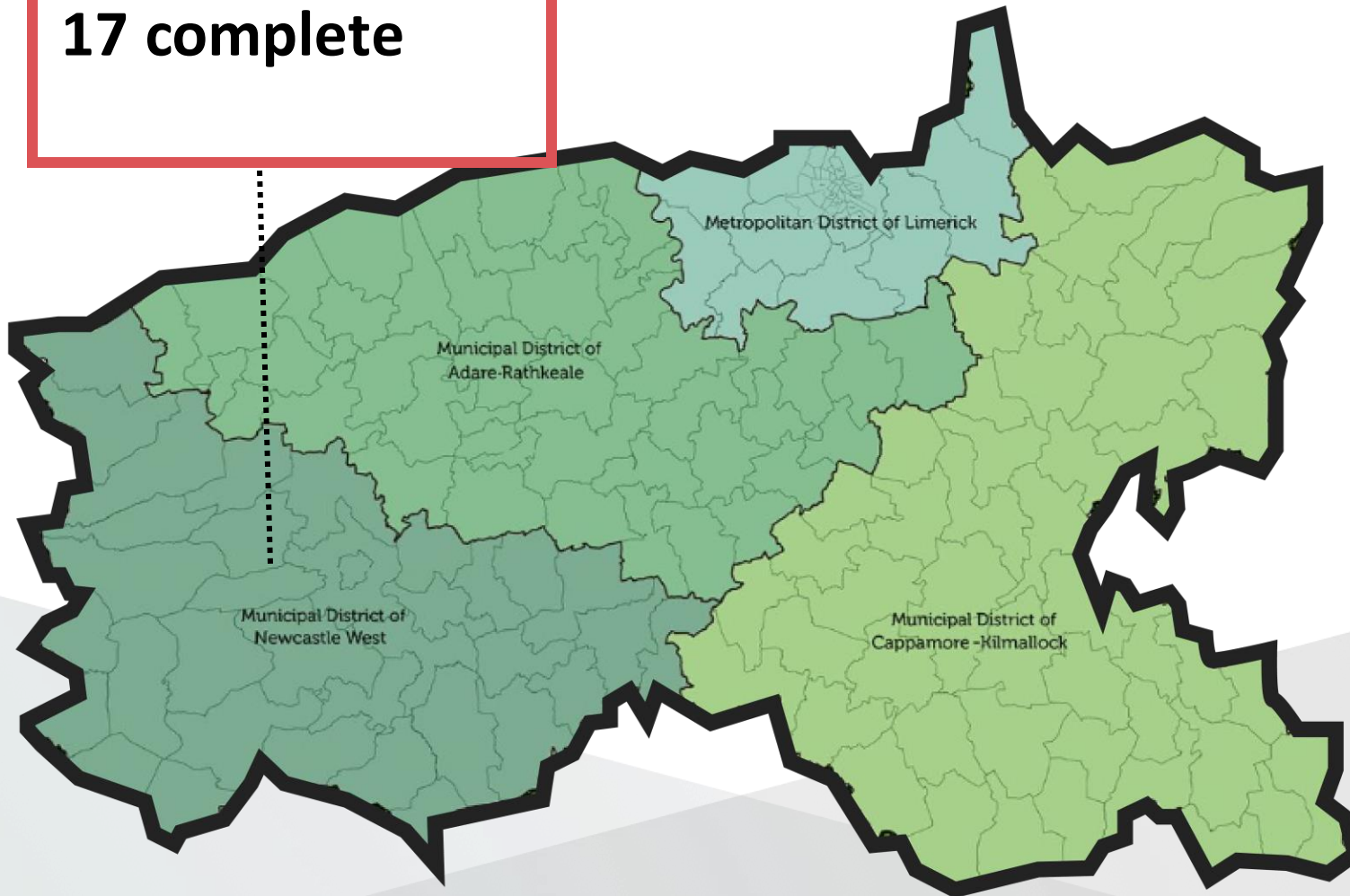


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LEASING

17 complete



Mostly dealing with

- Mortgage to Rents
- Repair and Lease Grants

Void properties

Currently there are 9 Void properties undergoing refurbishment works in the Newcastle West Municipal District.

Works are due to be completed on 4 of these properties by year end, 2025.

Works on 2 properties are due to be completed in 2026.

There are 3 properties that were recently returned to Limerick City and County Council and are in the process of being inspected to determine the level of works required.

Key observations for December 2025 update

- **Tenant in Situ Scheme.** The escalation of evictions is evident since early March 2022 announcement.
 - October 2022: 22 cases on review
 - March 2023: 186 cases on review
 - October 2023: 493 cases on review.
 - February 2024: 523 cases on review
 - August 2024: 698 cases on review
 - March 2025: 818 cases on review, 78 of these are in Newcastle West
 - October 2025: 991 cases on review, 83 of these are in Newcastle West

We received initial funding for 2025 of €15 million for second hand acquisitions, including tenant in situ. This has been fully allocated.

A further €4.5 million was allocated to carry the scheme into 2026. This funding does not cover refurbishment works for TiS properties. At this moment in time, we cannot progress any TiS properties as we do not have funding for these refurbishment works.

Affordable Housing Progress

- Definitions
- Overview of Newcastle West District activity
- Key observations as at December 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
- **€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 housing scheme)

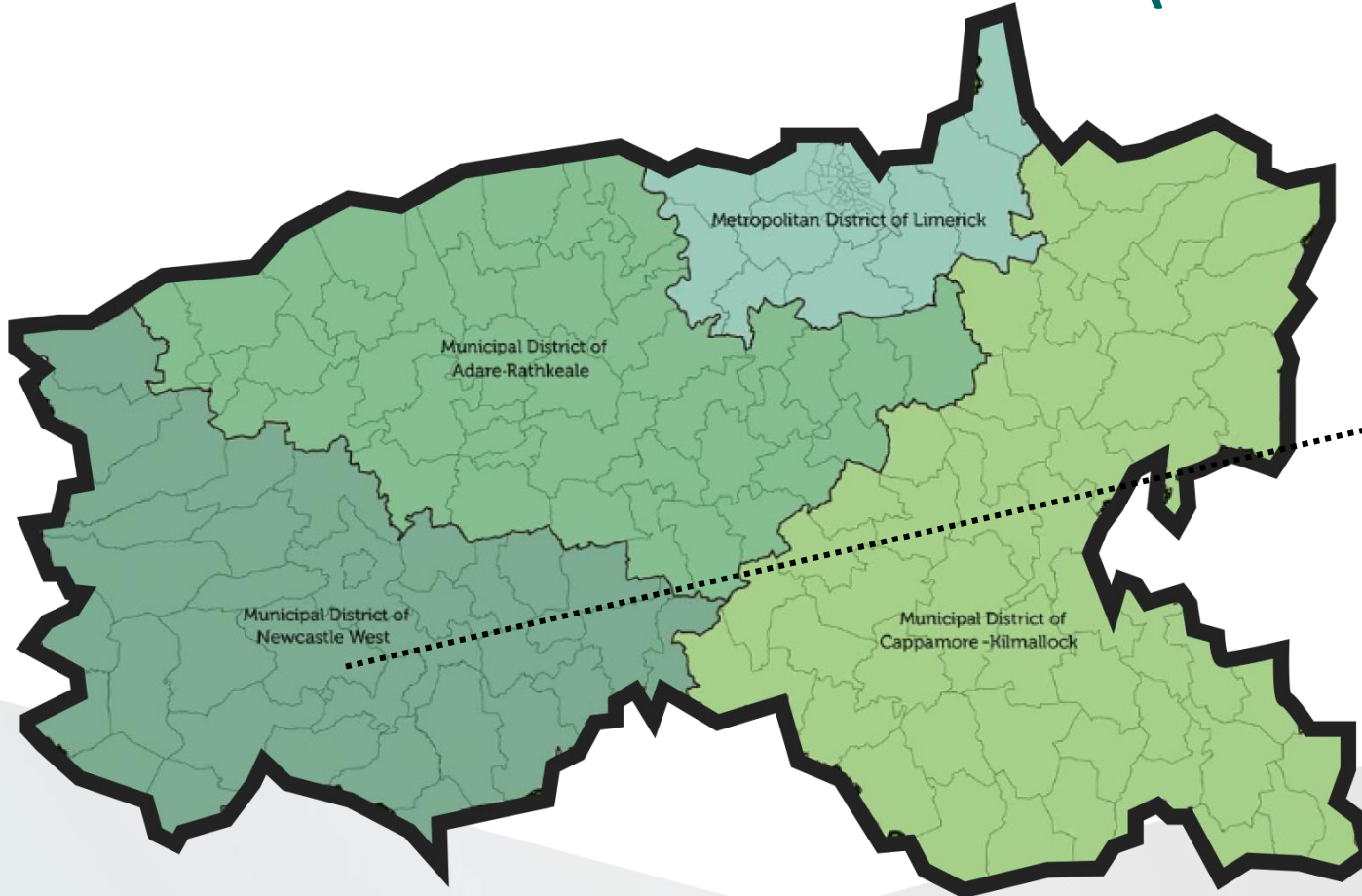
Cost **Rental** Equity Scheme:

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 NEWCASTLE WEST MUNICIPAL DISTRICT 2022-2026 (as at December 2025)



NEW BUILD TARGET 264 (all of Limerick)

PIPELINE IN NEWCASTLE WEST Approved and in Pipeline

- 75 LCCC led Affordable Sale
- 15 AHB Cost Rental

Total: 90

Further 42 on hold due to UE issues

KEY PROJECT UPDATE: CASTLE PLACE, CHURCHTOWN, NEWCASTLE WEST

Affordable Housing

51 no - 3 & 4 Bed Houses over 4 phases.

Application Portal for Phase 2 to open week commencing 19th December 2025

- **18 x 3 bed houses**
- **3 x 4 bed houses**

Currently on site. Delivery through 2025 and 2026.



KEY PROJECT UPDATE: CARRIG DESMOND, NEWCASTLE WEST

Affordable Housing

3 no – 3 Bed Houses

The application portal for 3 x 3 Bed Houses opened on 23rd June 2025.

18 applications were received. Offer letters issued for 3 units and accepted.



Key observations for December 2025 update

- Approved and in Pipeline for Newcastle West is:
 - Affordable Sale – 75
 - Cost Rental – 15