



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	CAS RENEWAL	CAS renewal involves the acquisition of an existing vacant property by an Approved Housing Body (AHB) at low or medium value where often extensive refurbishment/ adaptation/ construction works are required to bring the property into habitable use. CAS Renewal follows a 4-stage DHLGH construction project approval process.
4	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.
5	SHIP CONSTRUCTION TURNKEY	Where land is finite and housing demand is high, Limerick City and County Council adds to their stock of new build social housing by contracting developers to deliver new social housing on privately owned land, based on existing designs and planning permissions. This speeds up the delivery of new homes on private land as it doesn't go through the same 4 stage process as SHIP Construction. For large sites being proposed for turnkeys, Limerick City and County Council has a policy of 30% social, 20% private/private rightsizing and 50% affordable (cost-rental or affordable purchase) to ensure a sustainable tenure and income mix.
6	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".
7	AHB CALF TURNKEY/CONSTRUCTION	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.

EXPLANATION OF ACQUISITION DELIVERY STREAMS

8	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 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.
9	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.

EXPLANATION OF LEASING DELIVERY STREAMS

10	AHB MTR: Approved Housing Body Mortgage to Rent	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. 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.
11	LA LTL: Local Authority Long Term Lease	The Social Housing Current Expenditure Programme (SHCEP) supports the delivery of social housing by providing financial support to local authorities for the leasing of houses and apartments. Dwellings under the scheme come from a number of different sources including private owners, Part V and Approved Housing Bodies (AHBs). The Council enters into leasing agreements for periods of up to 25 years. At the end of the leasing term there may be an opportunity to purchase the property at the end of the lease term, should it become available to buy.
12	Private MTR: Private Mortgage to Rent	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.
13	AHB Long Term Lease	AHBs can lease properties from private property owners using a standard lease arrangement funded through the Social Housing Current Expenditure programme (SHCEP). Lease arrangements are negotiated between the AHB and the property owner and supported by the local authority.
14	LA 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.
15	AHB Repair and Lease	The Repair and Leasing Scheme is available to Approved Housing Bodies (AHBs) 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.

HOUSING DELIVERY FOR NEWCASTLE WEST MUNICIPAL DISTRICT



Report to:
Newcastle West Municipal District
Date:
12th December 2025
Build Target for Newcastle West MD under Housing for All

Newcastle West Municipal District
12th December 2025
198

58 %

% Build Target being met as at 21st October 2025

Newcastle West Municipal District as at 21st October 2025

		Newcastle West MD Housing for All Delivery 2022-2026							Units awaiting approval	Units not yet sent for approval	On-hold
		2022	2023	2024	2025	2026	2022 - 2026				
Build Totals		30	12	4	8	61	115	0	92	97	
Acquisitions Totals		1	7	17	6	0	31	0	5	0	
Leasing Totals		1	3	1	9	3	17	0	0	0	
Totals		32	22	22	23	64	163	0	97	97	
Build Target for District as outlined in Housing Delivery Action Plan							198				
Shortfall/Over as at 21st October 2025							-83				
LCCC Comment as at 21st October 2025		Approved homes currently at 56% of 5 year build target of 198 new homes required (110 no. approved homes underway as at October 2025)									

Build Delivery in Detail

Delivery Stream	Bed Type	Housing for All Delivery 2022-2026						APPROVED	Units awaiting approval	Units not yet sent for approval/Post 2026 delivery	On-hold
		2022	2023	2024	2025	2026	2022 - 2026				
SHIP CONSTRUCTION: Broadford	7 x 1 Bed Houses 8 x 2 Bed Houses 2 x 3 Bed Houses 1 x 4 Bed House					18	18				
SHIP CONSTRUCTION: Sycamore Crescent, Newcastle West	2 x 1 Bed Houses 12 x 2 Bed Houses 6 x 3 Bed Houses 3 x 4 Bed Houses 8 x 1 Bed Apartment/Duplex						0				31
SHIP CONSTRUCTION: Mountcollins	1 x 1 Bed House 1 x 2 Bed House 2 x 3 Bed Houses						0			4	
SHIP CONSTRUCTION: O'Connor Park, Ardagh	4 x 2 Bed Houses 2 x 3 Bed Houses 4 x 1 Bed Apartment/Duplex					10	10				
SHIP CONSTRUCTION: Colbert Terrace, Abbeyfeale	3 x 3 Bed Houses 1 x 4 Bed House						0				4
SHIP CONSTRUCTION: Athea, Galeside	TBC						0			5	
SHIP CONSTRUCTION: Carrigkerry	TBC						0			5	
SHIP CONSTRUCTION: Templeglantine adj Acal Inse Ban	TBC						0			10	
SHIP CONSTRUCTION: Tournafulla, Allaghaun View	TBC						0			5	
CAS CONSTRUCTION: Nunan's Corner, Broadford	3 x 1 Bed Houses 4 x 2 Bed Houses					7	7				
CAS CONSTRUCTION: Galeside, Athea	3 x 1 Bed Houses 1 x 2 Bed House				4		4				
CAS CONSTRUCTION: Cloverfield, Glin	6 x 1 Bed Houses 4 x 2 Bed Houses					10	10				

CAS CONSTRUCTION: Flynn's Field, Gortmore, Feenagh	2 x 1 Bed Houses 3 x 2 Bed Houses 3 x 3 Bed Houses						0		8	
CAS CONSTRUCTION: Breffny Court, Abbeyfeale	3 x 3 Bed Houses 1 x 1 Bed Apartment 5 x 2 Bed Apartment								9	
CAS RENEWAL: Cronin's Bungalow, Kilmeedy	1 x 2 Bed Houses					1	1			
CAS RENEWAL: Dromcollogher	1 x 2 Bed House			1			1			
SHIP RENEWAL: Sharwood Estate, Newcastle West	1 x 3 Bed House		1				1			
SHIP RENEWAL: Convent St, Abbeyfeale	TBC						0		1	
SHIP RENEWAL: Lower Maiden Street, Newcastle West	1 x 3 Bed House				1		1			
SHIP RENEWAL: Sharwood Estate, Newcastle West	TBC				1		1			
SHIP RENEWAL: Reens West, Ardagh	TBC						0			1
SHIP RENEWAL: Church Street, Dromcollogher	TBC						0		2	
SHIP RENEWAL: South Mall, Glin, Co Limerick	TBC						0		1	
SHIP RENEWAL: Bothar Bui, Newcastle West, Co Limerick	TBC						0		1	
SHIP RENEWAL: Main Street, Ardagh	TBC						0		2	
SHIP RENEWAL: Bothar Bui, Newcastle West, Co Limerick (CPO)	TBC						0		1	
SHIP CONSTRUCTION TURNKEY: Woodfield Manor, Newcastle West (note 2 Part Vs as part of this phase are counted further down)	17 x 3 Bed Houses	17					17			
SHIP CONSTRUCTION TURNKEY: Carraig Desmond, Newcastle West	1 x 3 Bed House				1		1			
CALF TURNKEY: Woodfield Manor, Newcastle West (phase 1)	8 x 3 Bed Houses 2 x 4 Bed Houses	10					10			
CALF TURNKEY: Woodfield Manor, Newcastle West	2 x 2 Bed Houses		2				2			
CALF TURNKEY: New Street, Abbeyfeale	1 x 2 Bed House 2 x 3 Bed House			3			3			
CALF TURNKEY: St Ita's Road, Abbeyfeale	16 x 1 Bed Apartments 16 x 2 bed houses						0			32
CALF TURNKEY: Castle Place, Churchtown	8 x 1 Bed Apartments 4 x 2 bed Apartments					12	12			
CALF TURNKEY: Castle Place, Churchtown	2 x 1 Bed Apartments 1 x 2 bed Apartments						0		3	
CALF TURNKEY: Carraig Desmond	TBC						0			14
CALF CONSTRUCTION: Radharc na Feile, Abbeyfeale	1 x 2 Bed Apartment/Duplex		1				1			
CALF CONSTRUCTION: Castleview Estate, Newcastle West	1 x 3 Bed House		1				1			
CALF CONSTRUCTION: Kilmurry, Feenagh	1 x 3 Bed House		1				1			
CALF CONSTRUCTION: Cois na Feile, Abbeyfeale	1 x 2 Bed Houses 11 x 3 Bed Houses						0		12	
AHB Part V: Woodfield Manor, Newcastle West (Part V as part of Cluid Phase 1)	1 x 3 Bed House	1					1			
AHB Part V: Woodfield Manor, Newcastle West (Part Vs as part of 63 unit scheme)	3 x 1 Bed Houses 3 x 2 Bed Houses		6				6			
AHB Part V: Castle Place, Churchtown, Newcastle West	4 x 1 Bed Apartment/Duplex 5 x 2 Bed Apartment/Duplex						0		9	
AHB Part V: St. Ita's Road, Abbeyfeale	4 x 1 Bed Apartments 4 x 2 bed houses						0			8
AHB Part V: Carraig Desmond, Newcastle West	5 x 3 Bed Houses						0			5

LA Part V: Woodfield Manor, Newcastle West (as part of Phase 1 SHIP Turnkey)	2 x 3 Bed Houses	2					2			
LA Part V: Arraview, Newcastle West	2 x 3 Bed Houses 1 x 5 Bed House					3	3			
LA Part V: Rathnaneane, Newcastle West	1 x 2 Bed House						0			1
LA Part V: Cois Teampaill, Newcastle West	1 x 2 Bed House						0			1
LA Part V: Killarney Road, Abbeyfeale	2 x 1 Bed Houses 2 x 2 Bed Houses						0		4	
LA Part V: Main Street, Castlemahon	TBC						0		4	
LA Part V: Former Olympic Ballroom Site, NCW	3 x 1 bed Apartment						0		3	
LA Part V: The Glebe, Monagea	1 x 3 Bed House						0		1	
LA Part V: Old Church Street, Abbeyfeale	1 x 1 Bed Apartment 1 x 2 Bed Apartment						0		2	
LA PART V: Carraig Desmond, Newcastle West	1 x 3 Bed House			4	1		1			
Build Sub-Total as at 21st October 2025		30	12	4	8	61	115	0	92	97

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				
LA Acquisitions: Bishops Court, Newcastle West (NTQ)	1 x 5 Bed House	1					1			
LA Acquisitions: Appletown, Feohanagh (NTQ)	1 x 2 bed house		1				1			
LA Acquisitions: Belfry Heights, Abbeyfeale (NTQ)	1 x 3 Bed Houses		1				1			
LA Acquisitions: Templegreen, Newcastle West (NTQ)	1 x 2 Bed Apartment/Duplex			1			1			
LA Acquisitions: Convent Road, Abbeyfeale (NTQ)	2 x2 Bed Apartment/Duplex			2			2			
LA Acquisitions: Cluain Arra, Newcastle West (NTQ)	1 x 3 Bed House			1			1			
LA Acquisitions: The Paddocks, Newcastle West (NTQ)	1 x 3 Bed House			1			1			
LA Acquisitions: Kenny's Flats, North Quay, Newcastle West (NTQ)	3 x 1 Bed House				3		3			
LA Acquisitions: Templegreen, Newcastle West (NTQ)	1 x 2 Bed House			1			1			
LA Acquisitions: Daar River Walk, Newcastle West (NTQ)	2 x 3 Bed Houses			2			2			
LA Acquisitions: Glenshesk, Templeglantine (NTQ)	2 x 3 Bed House			2			2			
LA Acquisitions: Michael Hartnett Close, Lower Maiden Street, Newcastle West	1 x 3 Bed House			1			1			
LA Acquisitions: Glenashrone, Abbeyfeale (NTQ)	TBC			1			1			
LA Acquisitions: Bishops Court, Newcastle West (NTQ)	TBC			1			1			
LA Acquisitions: Kilready, Castlemahon (NTQ)	TBC				1		1			
LA Acquisitions: Woodfield Drive, Killeline (NTQ)	1 x 3 Bed House						0			
LA Acquisitions: Kenny's Flats, North Quay, Newcastle West	1 x 1 Bed House				1		1			
LA Acquisitions: Main Street, Glin	TBC				1		1			
LA Acquisitions: Kilcolman Drive, Newcastle West	1 x 3 Bed House						0			
LA Acquisitions: Proposed NTQs (should funding become available)	TBC							5		
CAS Acquisition: Oakpark, Newcastle West	1 x 4 Bed House			1			1			
CAS Acquisition: Castleview, Newcastle West (NTQ)	1 x 3 Bed House			1			1			
CAS Acquisition: Hazel Grove, Newcastle West	1 x 5 Bed House		1				1			
CAS Acquisition: Liosan, Newcastle West (NTQ)	1 x 3 Bed House		1				1			
CAS Acquisition: Gleann Daire, Ardagh	1 x 3 Bed House		1				1			
CAS Acquisition: Carraig Desmond (NTQ)	2 x 3 Bed House		1	1			2			
CAS Acquisition: Gleann Cryle, Abbeyfeale (NTQ)	1 x 4 Bed House			1			1			
CAS Acquisition: Clash Road, Abbeyfeale	1 x 3 Bed House		1				1			
Acquisition Sub-Total as at 21st October 2025		1	7	17	6	0	31	0	5	0

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: Tournafulla	1 x 4 Bed House			1			1			
Private Mortgage to Rent: Castleview, Newcastle West	1 x 3 Bed House		1				1			

Private Mortgage to Rent: Rooska East, Carrigkerry, Athea	1 x 3 Bed House		1				1			
AHB Mortgage to Rent: Woodfield Park, Newcastle West	1 x 3 Bed House	1					1			
LA Long Term Lease: St Itas Terrace, Abbeyfeale	1 x 2 Bed House		1				1			
LA Repair and Lease: Baker House, The Demense, Newcastle West	2 x 1 Bed Apartments				2		2			
LA Repair and Lease: Ivy House, Church Street, Newcastle West	6 x 1 Bed Apartments 1 x 3 Bed Apartment				7		7			
LA Repair and Lease: Church Street, Abbeyfeale	2 x 1 Bed Apartments					2	2			
LA Repair and Lease: Caheragh Upper, Glin, Co Limerick	1 x 3 Bed House					1	1			
Leasing Sub-Total as at 21st October 2025		1	3	1	9	3	17	0	0	0

AFFORDABLE HOUSING DELIVERY FOR NEWCASTLE WEST MUNICIPAL DISTRICT 2022-2026

Report to:

Date:

Newcastle West Municipal District

10th November 2025

264

132

Overall Build Target for All City and County

Affordable Pipeline for Newcastle West as at 10th November 2025 (approved and in pipeline)

As at 10th November 2025

Projected Handover by Year

		2022	2023	2024	2025	2026	2022 - 2026	Units awaiting approval	Units not yet sent for approval/For post 2026 delivery	On-hold
Housing for All Targets for Affordable Housing Delivery (LA Turnkey & LA Build only) for Limerick 2022-2026		25	49	68	61	61	264			
Newcastle West delivery by year as at 10/11/2025		0	21	7	21	26	75	0	0	42
Build Target Progression for Limerick City West as % of overall target							28%			

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				
Woodfield Manor, Newcastle West Phase 1	21 x 3 Bed Houses		21				21				
Paddocks, Rathnaneane, Newcastle West	9 x 3 Bed Houses						0			9	
Carraig Desmond, Newcastle West	3 x 3 Bed Houses				3		3			25	
Arraview, Newcastle West	8 x 3 Bed Houses						0			8	
Castle Place, Churchtown, Newcastle West Phase 1	7 x 4 Bed Houses			7			7				
Castle Place, Churchtown, Newcastle West Phase 2	18 x 3 Bed Houses				18		18				
Castle Place, Churchtown, Newcastle West Phase 3	18 x 3 Bed Houses					18	18				
Castle Place, Churchtown, Newcastle West Phase 4	8 x 3 Bed Houses					8	8				
Affordable Sub-Total as at 10th November 2025		0	21	7	21	26	75	0	0	42	

Affordable Cost Rental Delivery in Detail - Not counted against Target

		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				
Castle Place, Churchtown, Newcastle West (AHB Cost Rental)	12 x 2 beds					12	12				
Castle Place, Churchtown, Newcastle West (AHB Cost Rental)	3 x 2 beds		0	0	0	12	15	0	0	0	
Affordable Sub-Total as at 10th November 2025		0	0	0	0	12	15	0	0	0	