



Rialtas na hÉireann  
Government of Ireland

## Delivering Homes, Building Communities 2025-2030

An Action Plan on Housing Supply  
and Targeting Homelessness



Prepared by the Department of Housing, Local Government and Heritage  
gov.ie

# Housing Update

## *Adare - Rathkeale District*

10<sup>th</sup> March 2026

<https://www.gov.ie/en/department-of-housing-local-government-and-heritage/publications/delivering-homes-building-communities-2025-2030-an-action-plan-on-housing-supply-and-targeting-homelessness/>



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# Social Housing Progress

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





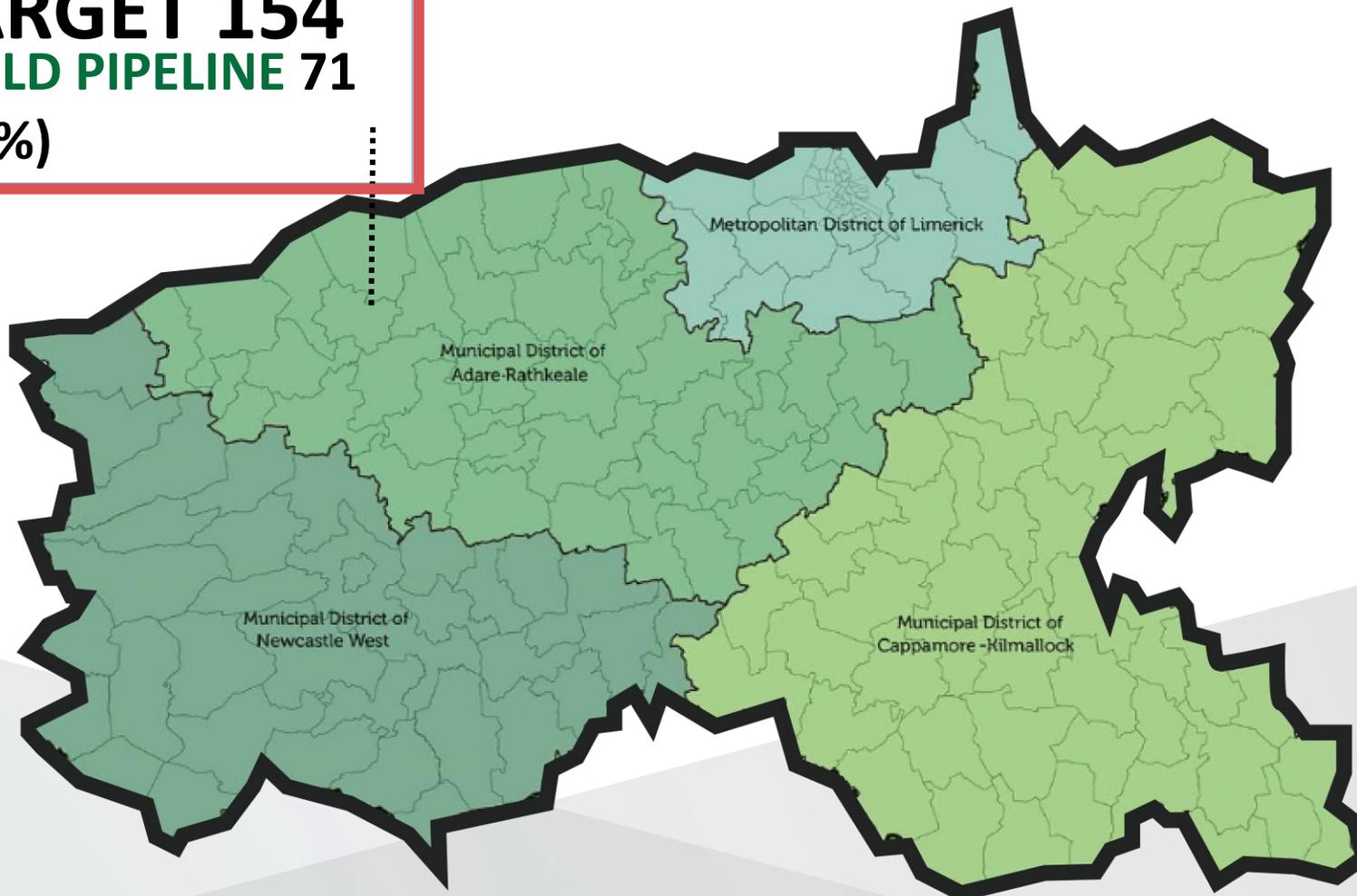
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# GAPS TO DELIVER IN ADARE RATHKEALE DISTRICT 2022-2026

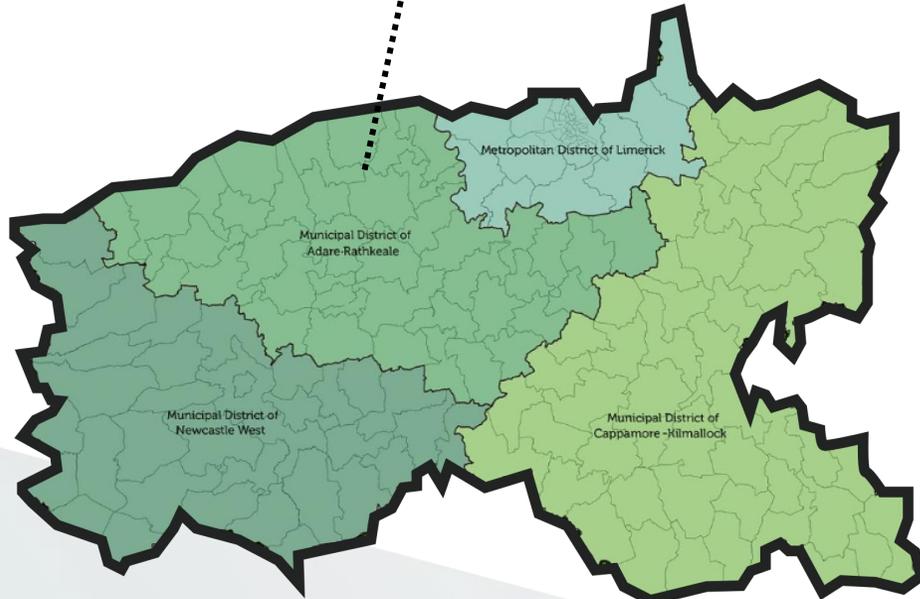
**TARGET 154**  
**BUILD PIPELINE 71**  
**(46%)**



**46% of Build  
programme  
approved in Adare  
Rathkeale District**

# ADARE RATHKEALE BUILD (as at January 2026)

**TARGET 154**  
**BUILD PIPELINE 71 (46%)**



**TARGET 154 units by December 31<sup>st</sup> 2026**

NEW BUILD PIPELINE

**Approved: 71 (see cell P9)**

*-7 from last update*

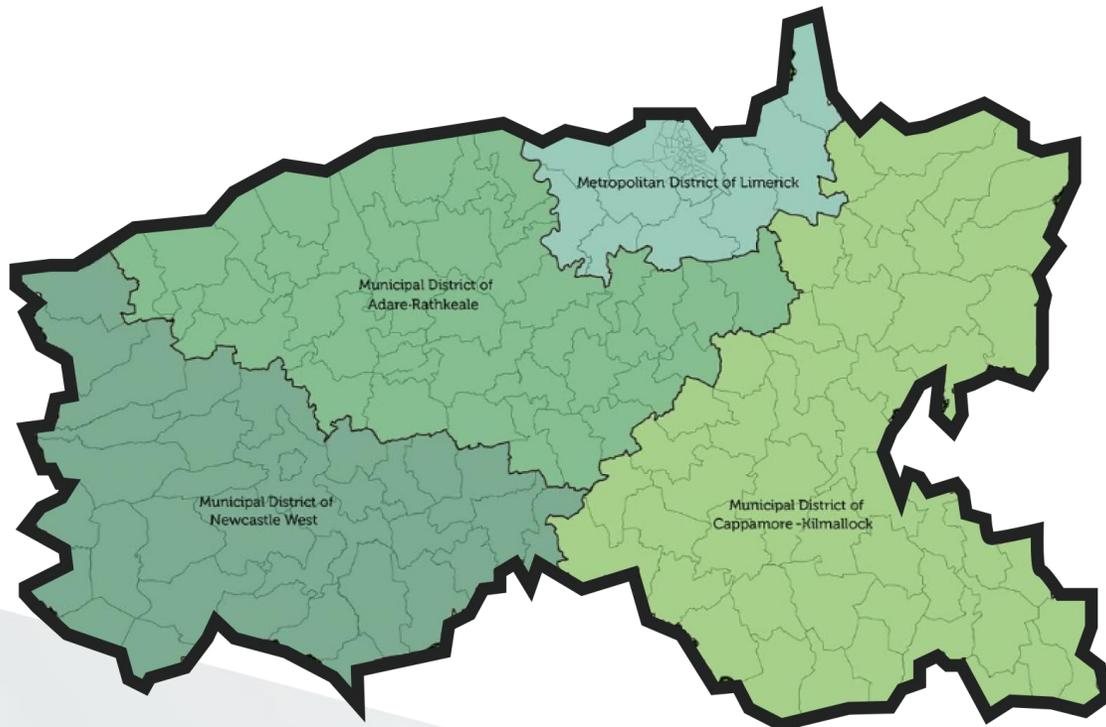
**Unapproved: 69 (see cell Q9)**

*+16 from last update*

**Total: 140**

*+9 from last update*

## ADARE RATHKEALE PURCHASES AND LEASES (as at January 2026)



**ACQUISITIONS 16 approved (mostly NTQs)**

*A further 2 proposals being assessed*

**LEASES 10 approved**

*A further 7 being assessed*

# Void Maintenance

| Delivery Stream | Address                    | Bed type                                 | Municipal District | Estimated completion |           | APPROVED    | Units not yet sent for approval | On-Hold  |
|-----------------|----------------------------|--|--------------------|----------------------|-----------|-------------|---------------------------------|----------|
|                 |                            |  |                    | 2025                 | 2026      | 2025 - 2026 |                                 |          |
| Voids           | Corigrigg Wood, Foynes     | 1 x 3 bedroom house                      | Adare Rathkeale    | 1                    |           |             |                                 |          |
| Voids           | Woodvale, Foynes           | 1 x 1 bedroom house                      | Adare Rathkeale    |                      | 1         |             |                                 |          |
| Voids           | Woodview Terrace, Foynes   | 1 x 3 bedroom house                      | Adare Rathkeale    |                      | 0         |             |                                 | 1        |
| Voids           | Fortfield, Ballyhahill     | 1 x 3 bedroom house                      | Adare Rathkeale    |                      | 1         |             |                                 |          |
| Voids           | Parkview, Shanagolden      | 1 x 3 bedroom house                      | Adare Rathkeale    |                      | 1         |             |                                 |          |
| Voids           | Glenma, Croom              | 1 x 3 bedroom house                      | Adare Rathkeale    |                      | 0         |             |                                 | 1        |
| Voids           | Kylefea, Croom             | 1 x 2 bedroom house                      | Adare Rathkeale    | 1                    |           |             |                                 |          |
| Voids           | Corigrigg Wood, Foynes     | 1 x 3 bedroom house                      | Adare Rathkeale    |                      | 1         |             |                                 |          |
| Voids           | Caemore Court, Croom       | 1 x 3 bedroom house                      | Adare Rathkeale    |                      | 1         |             |                                 |          |
| Voids           | The Gardens, Ballingarry   | 1 x 3 bedroom house                      | Adare Rathkeale    |                      | 1         |             |                                 |          |
| Voids           | Sli Na Milaoise, Rathkeale | 1 x 3 bedroom house                      | Adare Rathkeale    |                      | 1         |             |                                 |          |
| Voids           | Cois Daoile, Rathkeale     | 1 x 2 bedroom specially adapted bungalow | Adare Rathkeale    |                      | 1         |             |                                 |          |
| Voids           | Cois Daoile, Rathkeale     | 1 x 2 bedroom specially adapted bungalow | Adare Rathkeale    |                      | 1         |             |                                 |          |
| Voids           | Deerpark Adare             | 1 x 2 bedroomed flat                     | Adare Rathkeale    |                      | 1         |             |                                 |          |
| Voids           | Kenry Court, Pallaskenry   | 1 x 2 bedroom house                      | Adare Rathkeale    |                      | TBC - 1   |             |                                 |          |
| <b>Total</b>    |                            |  |                    | <b>2</b>             | <b>11</b> | <b>0</b>    | <b>0</b>                        | <b>2</b> |

- Currently there are 10 Void properties undergoing refurbishment works in the Adare Rathkeale Municipal District, with estimated completion dates of Q1 & Q2, 2026.
- Works were completed on 2 of properties in Q2, 2025.
- 2 properties are on hold and 1 property was recently returned to Limerick City and County Council, this is in the process of being inspected to determine the level refurbishment works required.

## Upcoming schemes in Adare Rathkeale Municipal District

Affordable Sale or Cost Rental - for households who earn above the social rental income limit yet cannot afford to purchase or rent a home at full market value/rent.

| Local Electoral Area | Name of Scheme           | Number of units | Type of units | Tenure          | Estimated date of register launch |
|----------------------|--------------------------|-----------------|---------------|-----------------|-----------------------------------|
| Adare Rathkeale      | Cois Curran, Pallaskenry | 6               | 3 bed houses  | Affordable Sale | Week beginning 10/08/26           |
| Adare Rathkeale      | Cois Sruthain, Croom     | 7               | 3 bed houses  | Affordable Sale | Week beginning 29/09/26           |

# Key observations for March 2026 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.
  - January 2026: 1063 NTQs on review, 43 of these are in the Adare Rathkeale District.

Limerick City and County Council received €4.5 million in funding for second hand acquisitions, which includes tenant in situ. This funding does not cover any refurbishment works required on tenant in situ properties, this funding must be sourced internally. We cannot progress any tenant in situ properties at this time as we do not have internal funding available to cover refurbishment works.



# Affordable Housing Progress

- **Definitions**
- **Overview of Adare Rathkeale District activity**
- **Key observations as of January 2026**

# 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 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

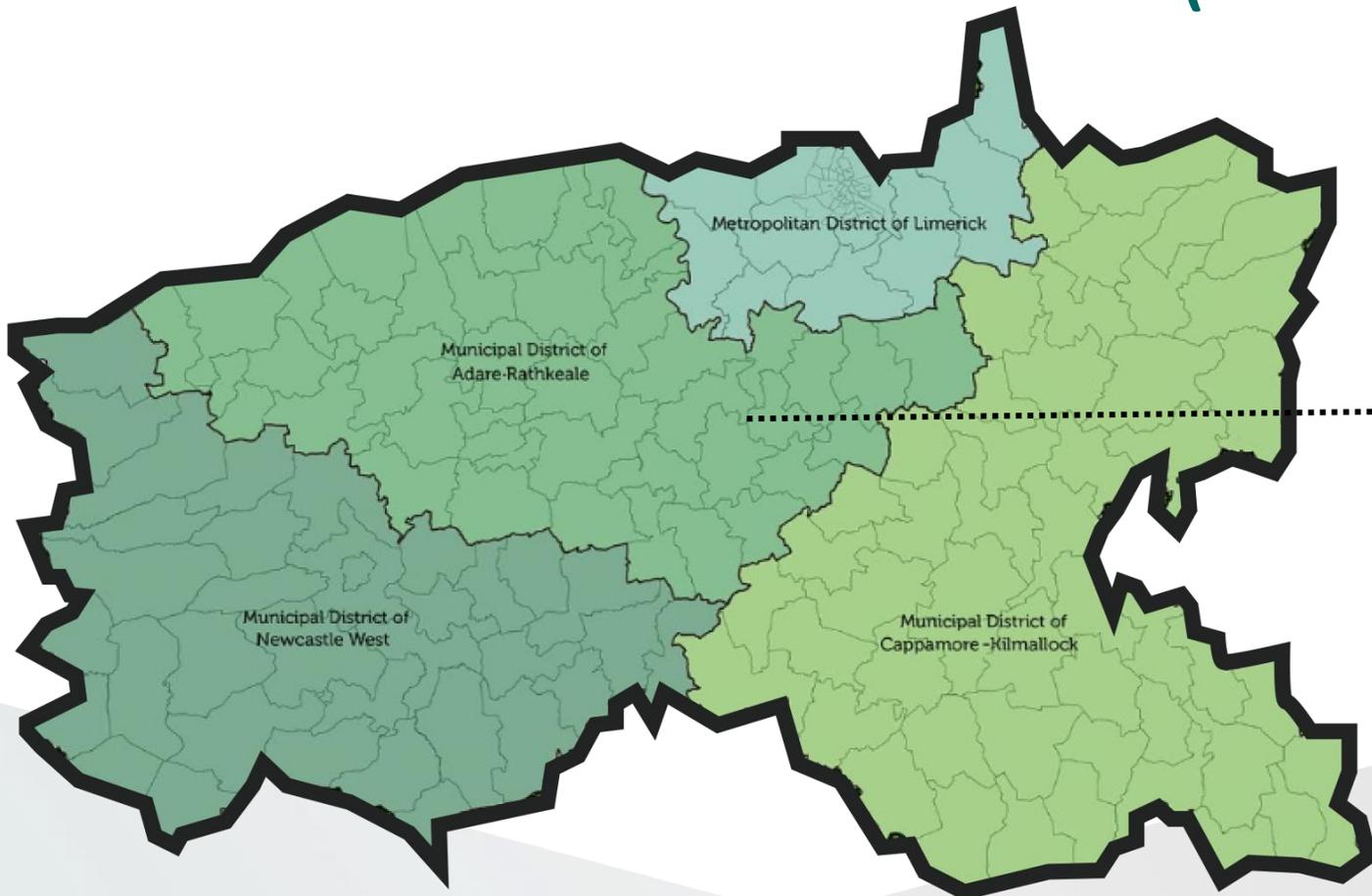


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# AFFORDABLE HOUSING DELIVERY FOR ADARE RATHKEALE MUNICIPAL DISTRICT 2022-2026 (as at January 2026)



**NEW BUILD TARGET 264 (all of Limerick)**

**PIPELINE IN ADARE RATHKEALE**  
Approved and in Pipeline

- **28 LCCC led Affordable Sale**
- Total: 28**



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## Update: Cois Sruthain, Croom

LCDD 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  
January 2027

Estimated register launch August  
2026





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## Cois Curran, Pallaskerry

LCCC is progressing an affordable  
Part V scheme at Cois Sruthain,  
Croom

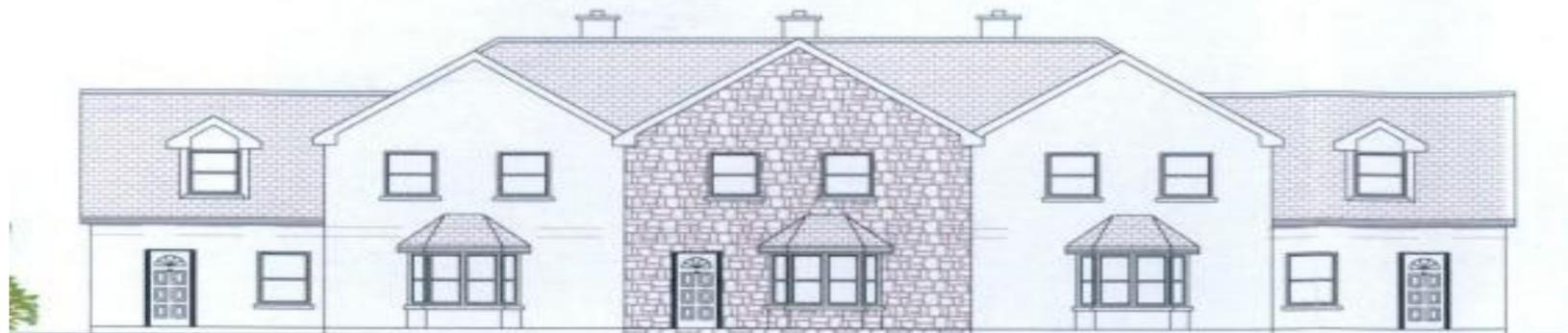
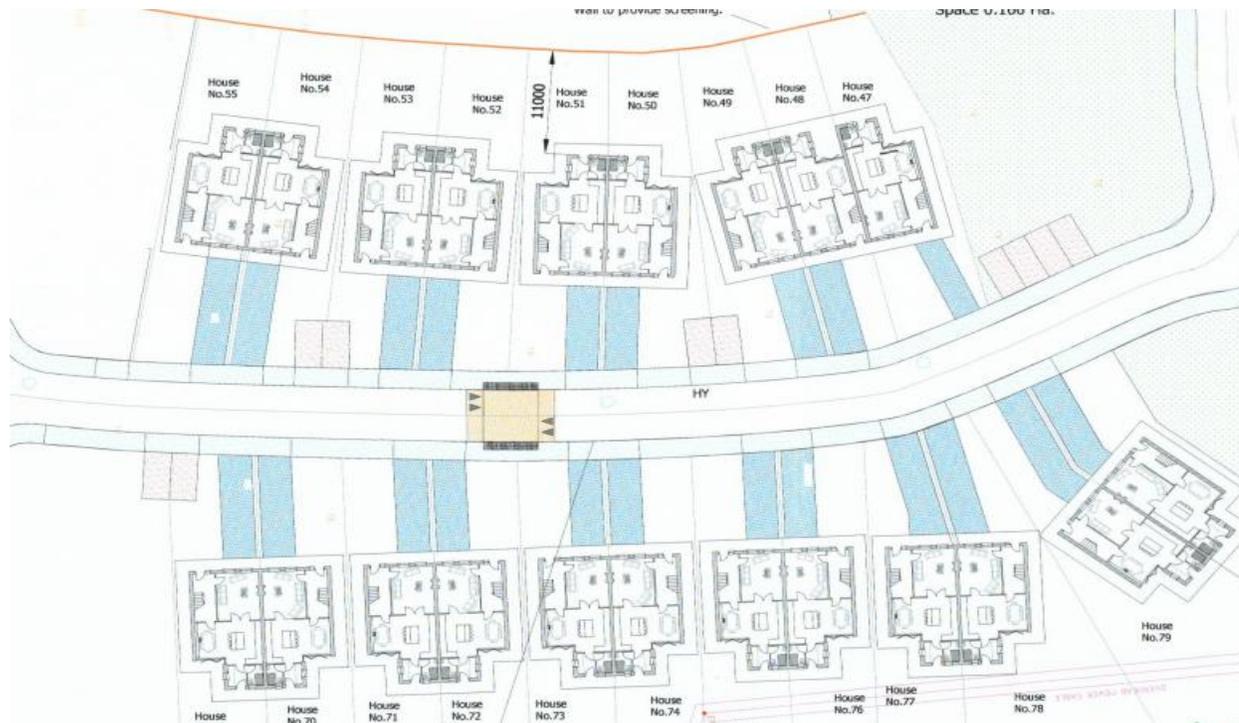
### UNIT TYPES

6 x 3 Bed Houses

Minimum A2 BER rating

Estimated completion date of  
December 2026.

Estimated register launch of  
September 2026



# Key observations for January 2026 update

- Ongoing progression of affordable purchase schemes in:
  - Cois Sruthain, Croom
  - Cois Curran, Pallaskenry

