



Comhairle Cathrach
& Contae Luimnigh

Limerick City
& County Council

An Stiúrthóireacht Tithíochta
Comhairle Cathrach agus Contae Luimnigh
Ceanncheathrú Chorparáideach
Cé na gCeannaithe
Luimneach. V94 EH90

Housing Directorate
Limerick City and County Council
Corporate Headquarters
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Limerick. V94 EH90

11th May 2026

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TO: THE PRÍOMH CHOMHAIRLEOIR AND EACH MEMBER OF LIMERICK CITY AND COUNTY COUNCIL

Re: Raising of a Loan in the amount of €5,658,000 from the Housing Finance Agency to fund the Delivery of a Cost Rental Scheme at Newtown Avenue, Castletroy, Limerick.

A Príomh Chomhairleoir, A Chara,

The Council is progressing the delivery of 20 new cost rental homes at Newtown Avenue, Castletroy, Limerick in partnership with Dwellings Development Castletroy Ltd.

It is proposed that all 20 units will be completed by the Developer and acquired by Limerick City & County Council for use as affordable cost rental units. The estimated fully inclusive cost to deliver the project is €8,508,000 (contingency of 10% included) and it is proposed to seek approval to borrow a maximum amount of €5,658,000 from the Housing Finance Agency. The balance is proposed to be funded under the Affordable Housing Fund.

It is intended that the project will be fully self-financing with no net impact on the annual revenue budget.

The loan repayments are based on current available Housing Finance Agency fixed rates of 3.30% for year 1 to 30 and 3.25% for year 31 to 40. These repayments will be financed by the rent received from the nominees.

The project will have multiple benefits for the Council including:

- A new cost rental scheme made up of a mix of unit types: 1 x 1 bed apartments and 19 x 2 bed apartments.
- New Build minimum A2 rated sustainable cost rental apartments, achieving min 25% below comparable market rents. (Typically, €1,087 and €1,426).
- Situated in a modern suburban residential area in a well-developed and desirable part of Limerick, close to the University of Limerick, schools, shopping centres and leisure facilities.
- Provision of 20 new cost rental apartments close to the National Technology Park, home to some of Limerick's largest companies.

It is expected that the project will commence in Q3 2026 and a projected completion in Q4 2028.

Recommendation:

The Council is therefore requested to consider approving application for sanction from the Minister for Housing, Local Government and Heritage, in accordance with Section 106 of the Local Government Act, 2001 as amended, for a loan in the amount of €5,658,000 to fund the delivery of a cost rental scheme at Newtown Avenue, Castletroy, Limerick.

Vincent Murray
Director of Service
Housing Directorate

Appendix 1 Newtown Avenue, Castletroy Design Image

