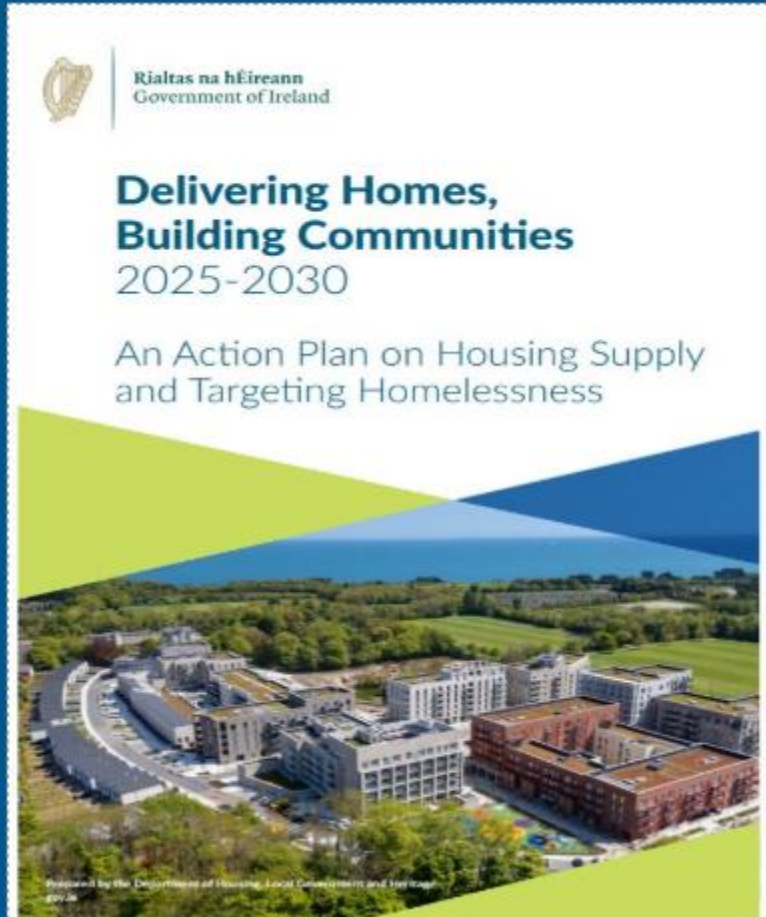




Housing Update

Newcastle West District

8th July 2026

<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



Comhairle Cathrach
& Contae **Luimnigh**

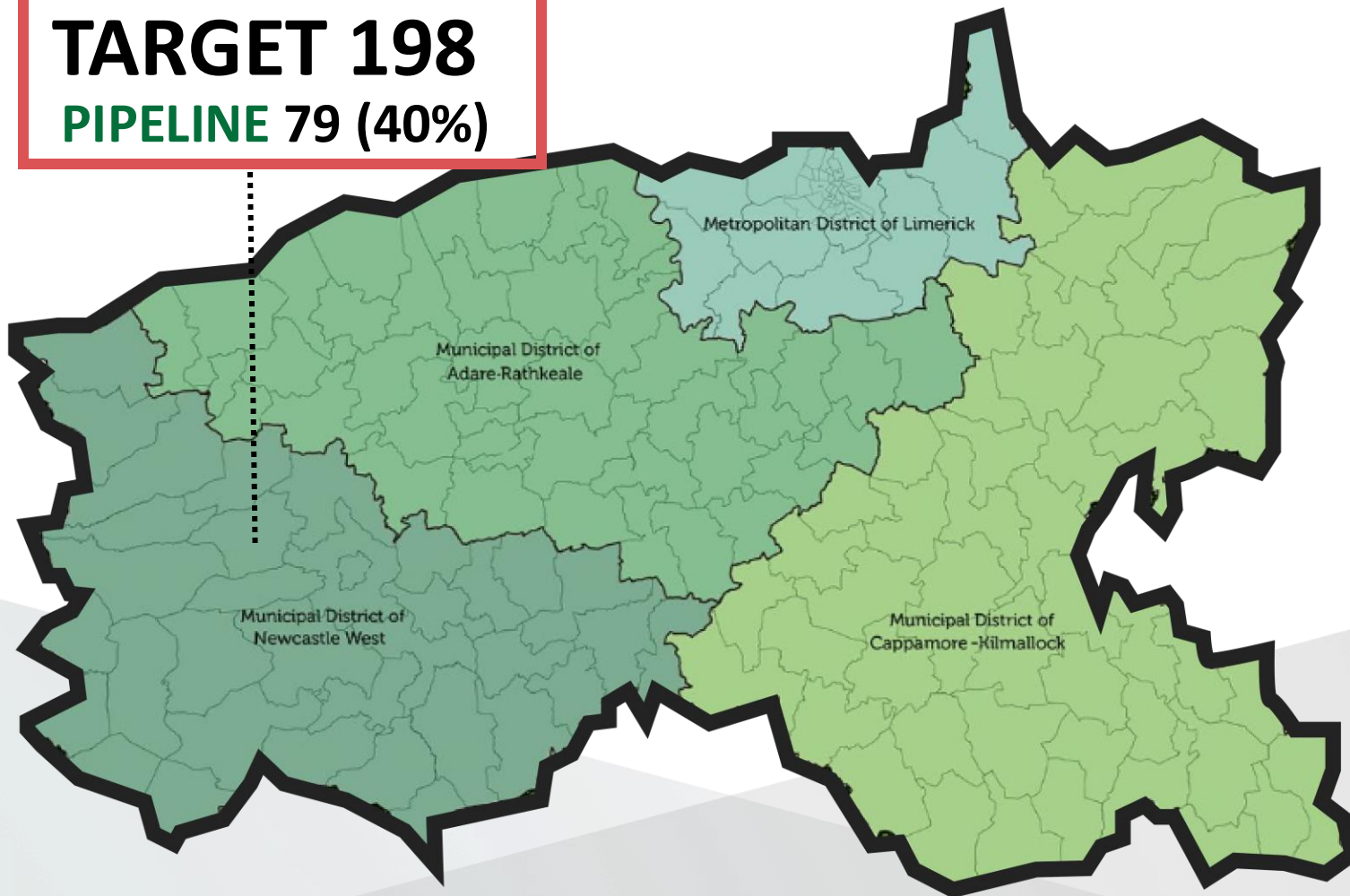
Limerick City
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GAPS TO DELIVER IN NEWCASTLE WEST DISTRICT

TARGET 198

PIPELINE 79 (40%)



40% of build programme
approved in Newcastle
West District as at 21st May
2026.

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



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& Contae **Luimnigh**

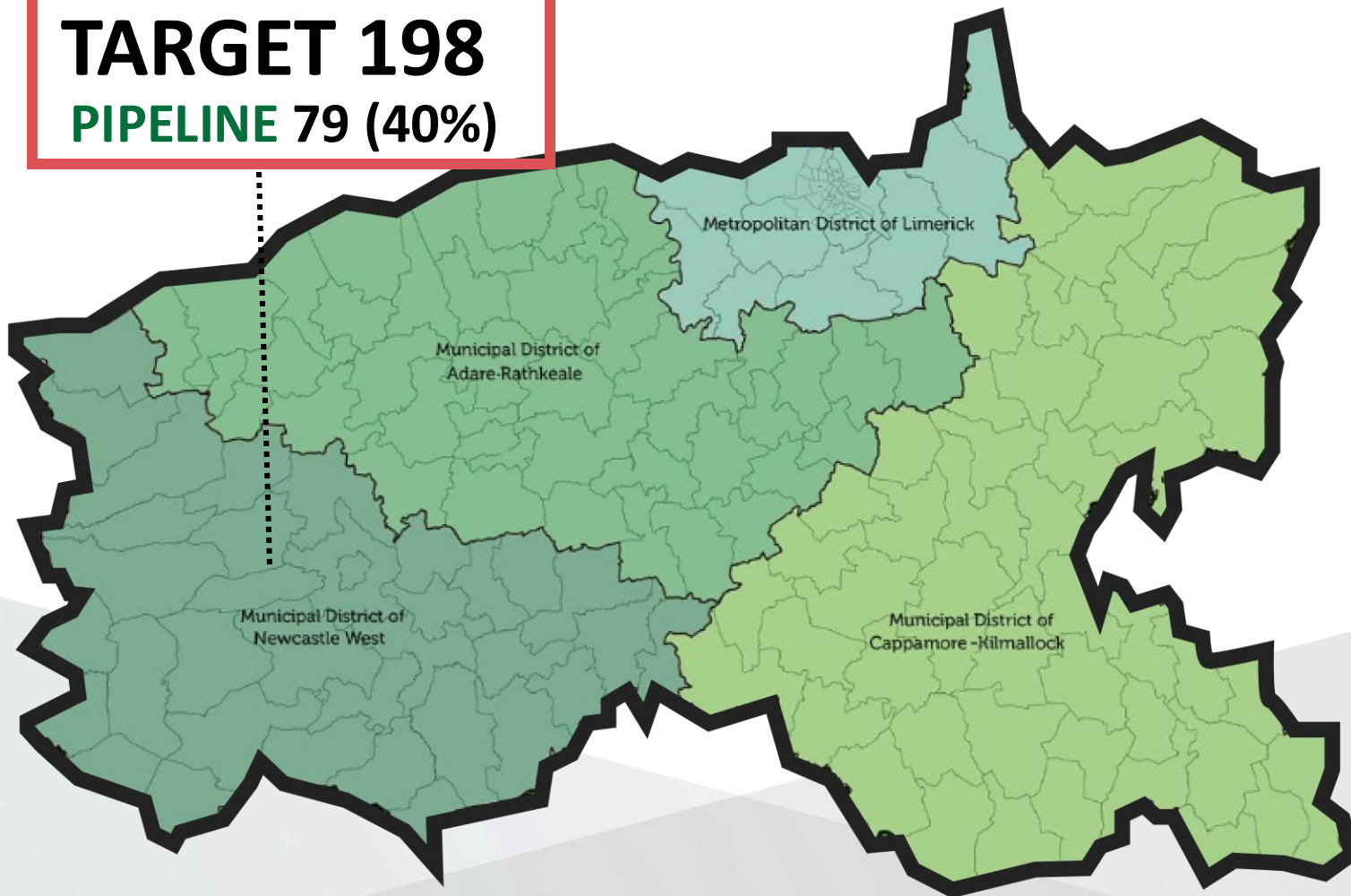
Limerick City
& County Council



BUILD

TARGET 198

PIPELINE 79 (40%)



BUILD PIPELINE: 79 across 21 sites

6 no LA sites: 25 units total

8 no. AHB sites: 23 units total

2 no. Turnkey sites: 18 units total

5 no. Part V sites: 13 units total

KEY PROJECT: SHIP Construction – O'Connor Park, Ardagh

**New Build Tenant Incremental
Purchase Scheme
Launch date: Week commencing
24/08/26**

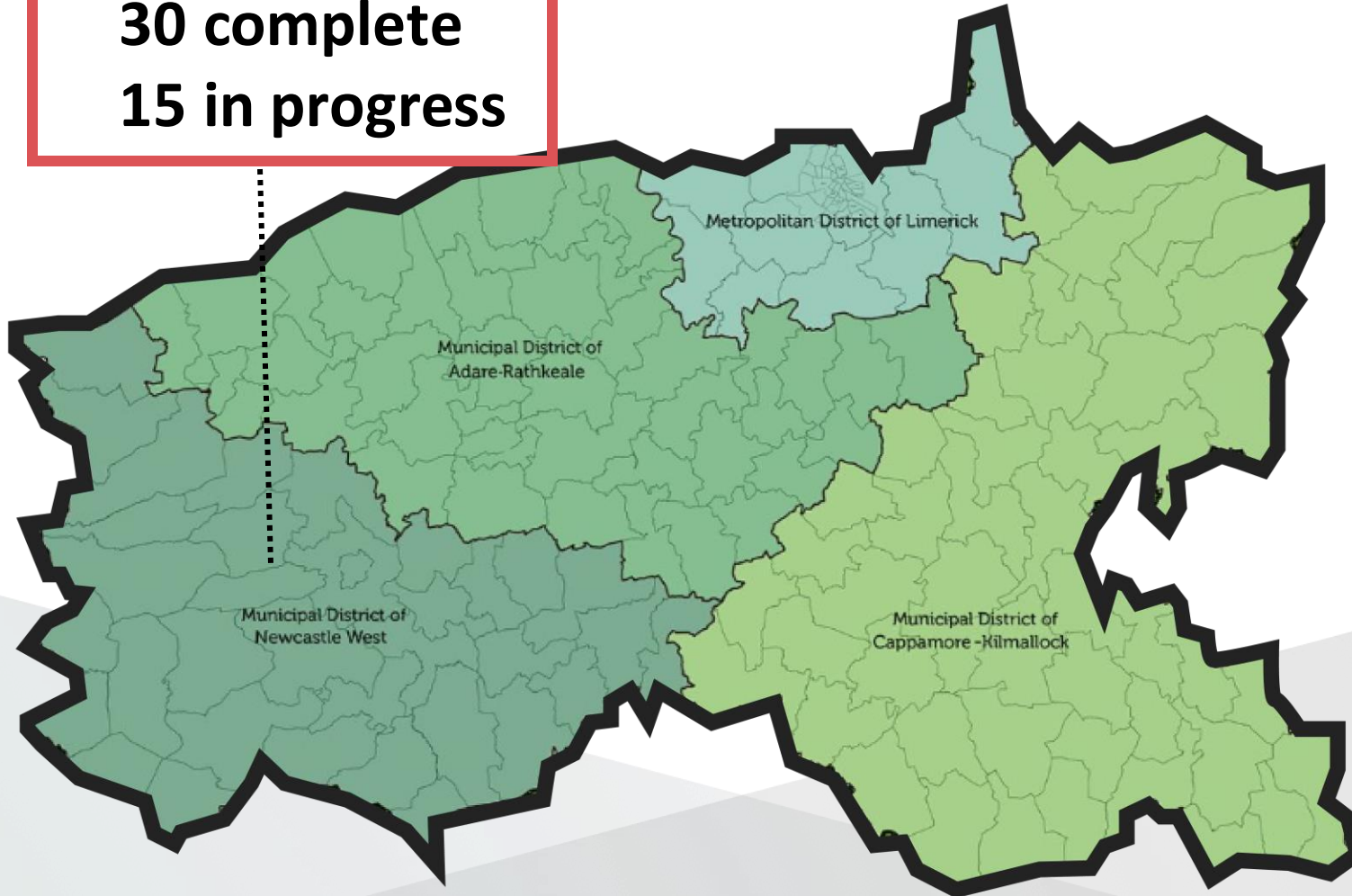
**Units available:
2 x 3 Bed Houses**

**Register of interest with
approximately 90 people who may
wish to apply for IPS.**



ACQUISITIONS

30 complete
15 in progress

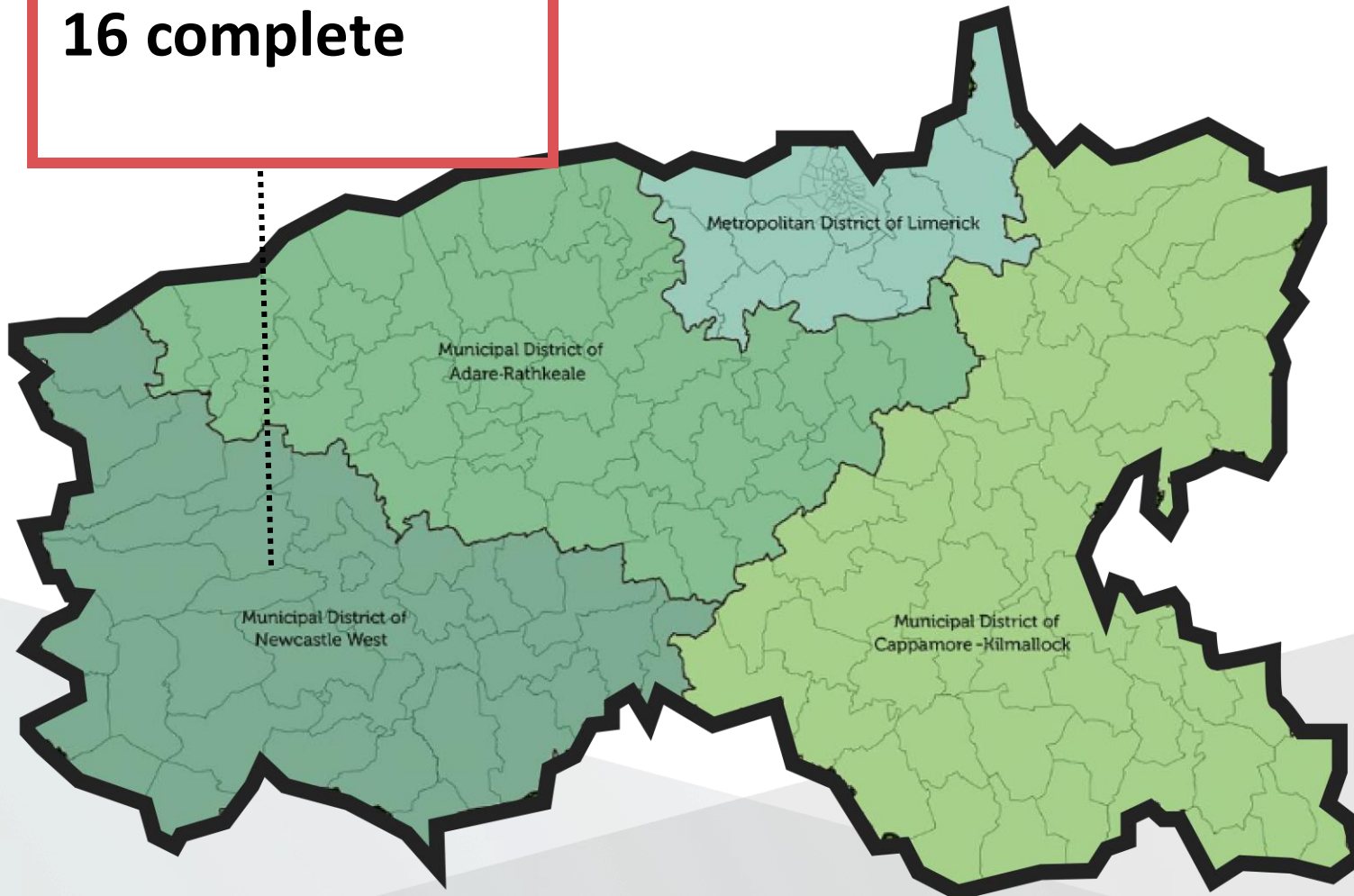


Mostly dealing with Notice to Quits

- 24 Acquisitions completed to date have been NTQ properties

LEASING

16 complete



Mostly dealing with

- Mortgage to Rents
- Repair and Lease Loans

Void properties

To date this year, works have been completed on 5 Voids properties in the Newcastle West Municipal District.

Works are due to be completed on 10 further properties this year.

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.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6		
			Estimated completion		APPROVED	Units not yet sent for approval	On-Hold
Delivery Stream	Address	Bed type	Metro area	2025	2026	2025 - 2026	
Voids	Cois Na Habhann, Strand, Co Limerick	1 bedroom house	Newcastle West		1	1	
Voids	Church View, Ballyagran, Co.Limerick	3 bedroom house	Newcastle West		1	1	
Voids	Ascal Inse Ban, Templeglantine, Co. Limerick	3 bedroom house	Newcastle West		1	1	
Voids	Sharwood Est, Newcastle West, Co Limerick	3 bedroom house	Newcastle West		1	1	
Voids	Hillview Drive, Abbeyfeale, Co Limerick	3 bedroom house	Newcastle West		1	1	
Voids	Oak Crescent, Newcastle West	2 bedroom house	Newcastle West		1	1	
Voids	Colberts Terrace, Abbeyfeale, Co Limerick	2 bedroom apartment	Newcastle West		1	1	
Voids	Hillside Drive, Athea, Co Limerick	3 bedroomed house	Newcastle West		1	1	
Voids	Lower Maiden Street, Newcastlewest	3 bedroomed house	Newcastle West		1	1	
Voids	St Michael's Place, Ballyagran	2 bedroomed bungalow	Newcastle West		1	1	
Voids	St Michaels Place, Ballyagran	2 bedroomed bungalow	Newcastle West		1	1	
Voids	Assumpta Park, Newcastle West	3 bedroomed house	Newcastle West		1	1	
Voids	The Terrace, Mountcollins	3 bedroomed bungalow	Newcastle West		1	1	
Voids	Ash Crescent, Newcastle West	3 bedroomed house	Newcastle West		1	1	
Voids	Lower Maiden Street, Newcastle West	3 bedroomed house	Newcastle West		1	1	
Voids	Lower Maiden Street, Newcastle West	3 bedroomed house	Newcastle West		TBC	TBC	
Voids	Sharwood Estate, Newcastle West	3 bedroomed house	Newcastle West		TBC	TBC	
Voids	Lr. Maiden St, Newcastle West	3 bedroomed bungalow	Newcastle West		TBC	TBC	
Total				0	15	15	0

Key observations for July 2026 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
 - May 2026: 1187 cases on review, 98 of these are in Newcastle West

Funding for second-hand acquisitions in 2026 was announced in February. €4.8 million has been earmarked for LA Priority acquisitions, which include tenant in situ properties. Refurbishment works are not recoupable from the Department of Housing, Local Government and Heritage, these works must be funding internally

Affordable Housing Progress

- Definitions
- Overview of Newcastle West District activity
- Key observations as at July 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 housing scheme)

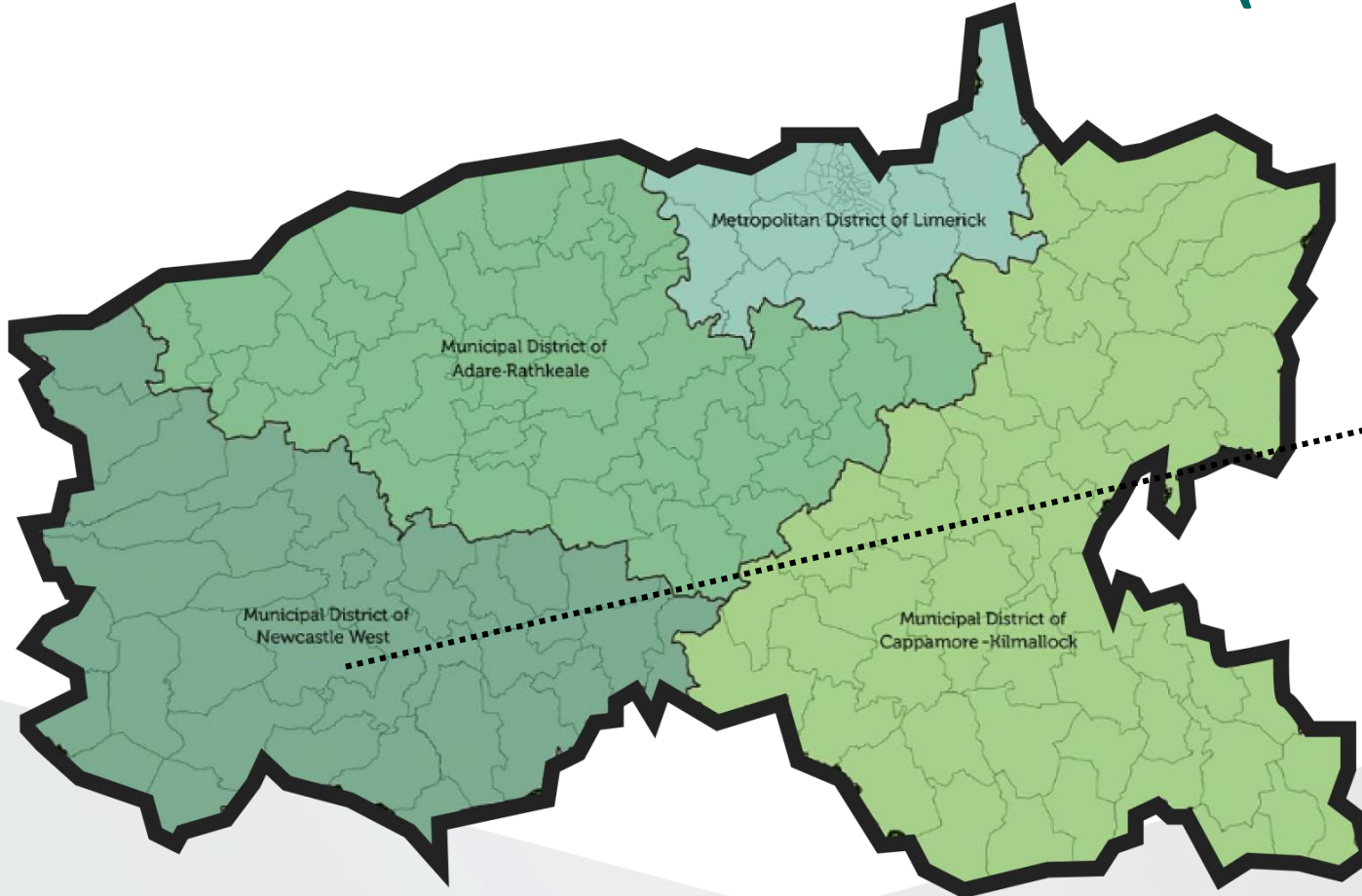
Cost **Rental** Equity Scheme:

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 May 2026)



NEW BUILD TARGET 264 (all of Limerick)

PIPELINE IN NEWCASTLE WEST Approved and in Pipeline

- 97 LCCC led Affordable Sale
- 12 AHB Cost Rental

Total: 109

Further 55 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 opened 19th December 2025. 60 applications received.

- 7 x 3 bed houses
 - 3 offers issued and accepted. Applicants being assessed for 4 houses in line with scheme of priority.
- 3 x 4 bed houses
 - 3 contract of sale signed.

Phase 3 of 23 x 3 bed houses to be launched in August 2026.



Key observations for July 2026 update

- Approved and in Pipeline up to 2029 for Newcastle West is:
 - Affordable Sale – 97
 - Cost Rental – 12