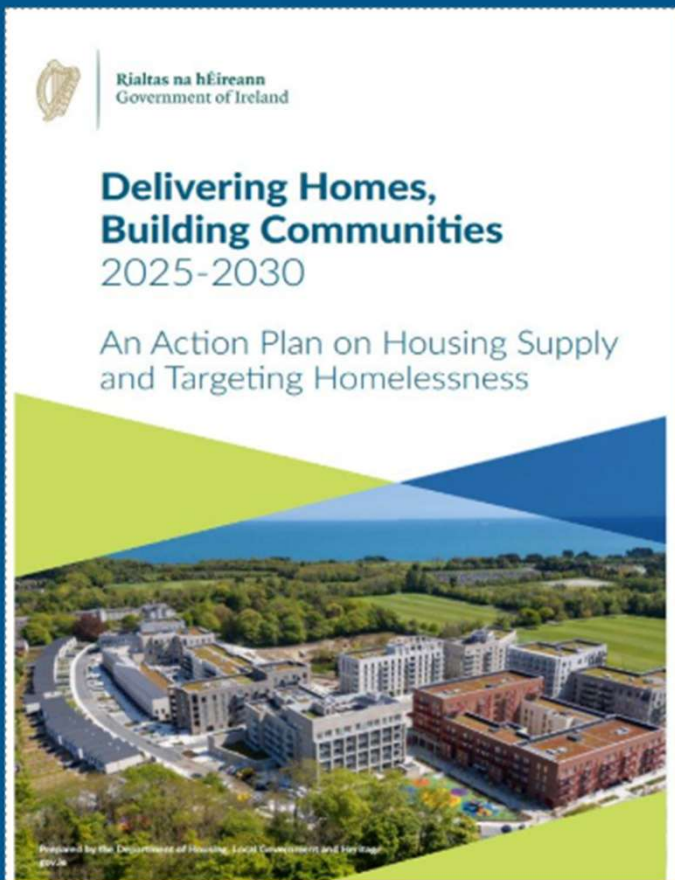


Housing Update

Cappamore-Kilmallock District

17th September 2026

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

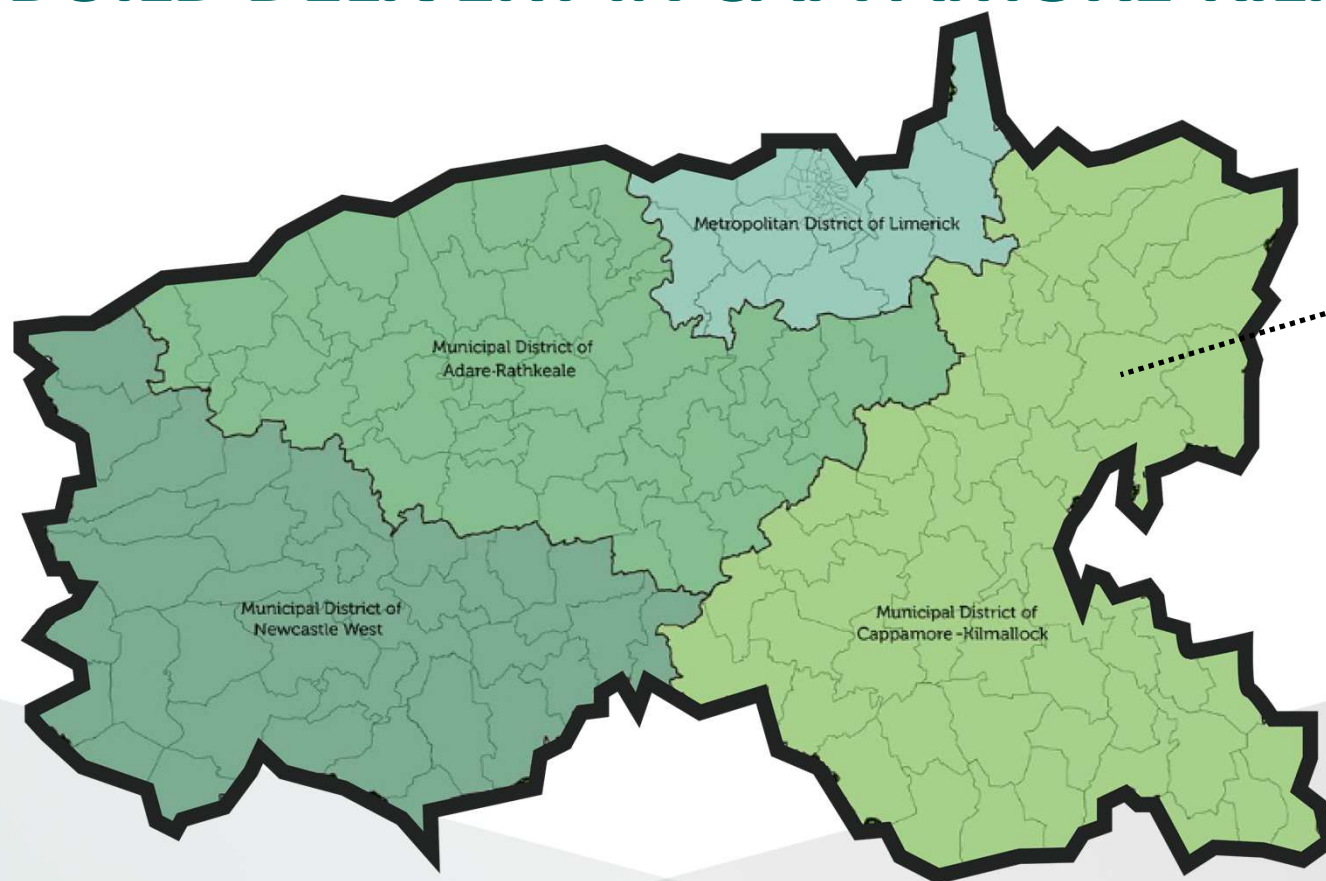


Social Housing Progress

- Status of Cappamore-Kilmallock as at 28th July 2026
- Gaps to Deliver by 2026
- Key observations



BUILD DELIVERY IN CAPPAMORE-KILMALLOCK DISTRICT



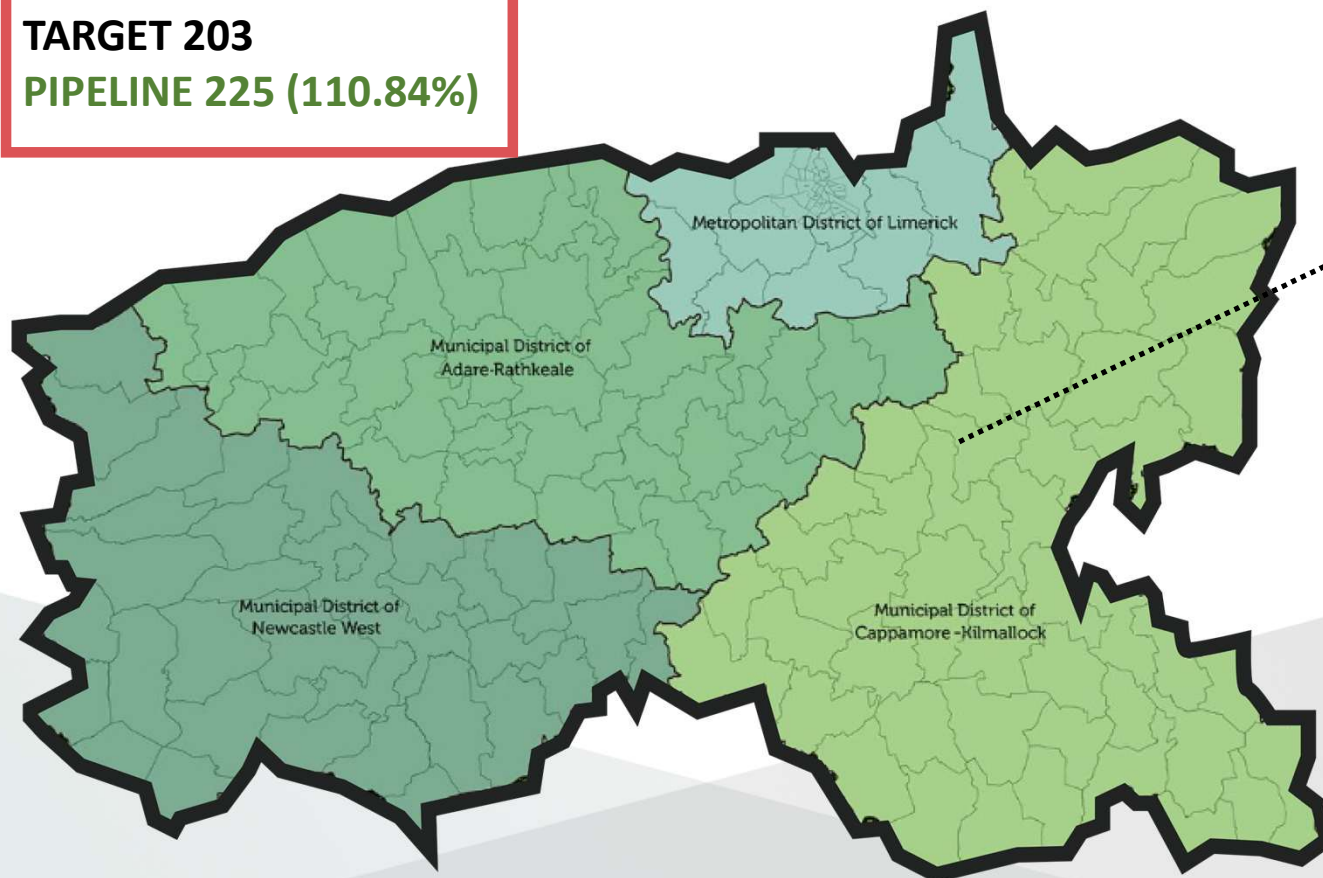
TARGET 203
PIPELINE 225

**110.84% of programme
approved in Cappamore-
Kilmallock District**

NEW BUILD (as at July 2026)

TARGET 203

PIPELINE 225 (110.84%)



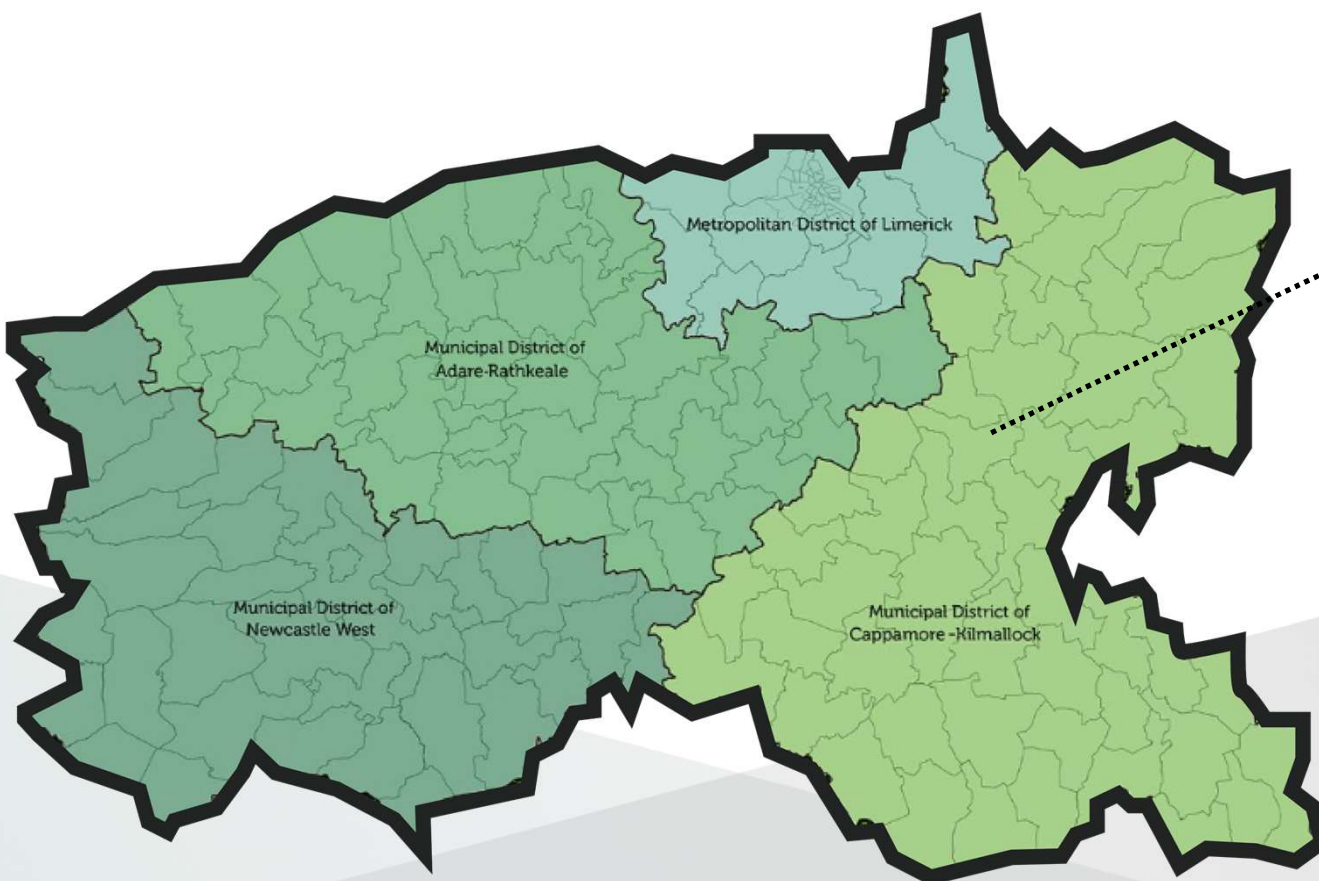
NEW BUILD PIPELINE

Approved: 225 (See cell K9)

Unapproved/Post 2026 Delivery: 253
(See cell M9)

Total: 478

PURCHASES AND LEASES (as at July 2026)



ACQUISITIONS

27 approved (mostly NTQs)
A further 6 proposals are being assessed

LEASES

7 approved
3 proposals are being assessed

KEY PROJECT: SHIP LA Turnkey at Treada na Rí, Kilfinane

SHIP LA TURNKEY:

Estimated completion date: Q4, 2026

Unit types:

10 x 3 bed houses

4 x 4 bed houses

One property is being purchased under the New Build Tenant Incremental Purchase Scheme.



Void properties

- Currently there are 14 Void properties undergoing refurbishment works in the Cappamore Kilmallock Municipal District.
- Works are ongoing on 14 properties, with estimated completion dates of Q 3 & Q 4, 2026.

HOUSING DELIVERY FOR CAPPAMORE KILMALLOCK MUNICIPAL DISTRICT

Report to: Cappamore Kilmallock Municipal District

Date: Jul-26

Cappamore Kilmallock Municipal District as at 28th July 2026

VOID MAINTENANCE

				Estimated completion		APPROVED	Units not yet sent for approval	On-Hold
Delivery Stream	Address	Bed type	Municipal District	2025	2026	2025 - 2026		
Voids	Bank Place, Hospital	1 x 3 bed house	Cappamore Kilmallock		1	1		
Voids	Riverview Estate, Kilmallock	1 x 2 bed house	Cappamore Kilmallock		1	1		
Voids	Abbeyowney, Murroe	1 x 2 bed bungalow	Cappamore Kilmallock		1	1		
Voids	Turagh Crescent, Cappamore	1 x 2 bed flat	Cappamore Kilmallock		1	1		
Voids	Deebert Park, Kilmallock	1 x 2 bed bungalow	Cappamore Kilmallock		1	1		
Voids	Deebert Park, Kilmallock	1 x 3 bed house	Cappamore Kilmallock		1	1		
Voids	The Square, Caherconlish	1 x 2 bed house	Cappamore Kilmallock		1	1		
Voids	Mountain View, Kilfinane	2 x 2 bed bungalows	Cappamore Kilmallock		2	2		
Voids	Sheares St, Kilmallock	1 x 3 bed house	Cappamore Kilmallock		1	1		
Voids	Bank Place, Hospital	1 x 3 bed house	Cappamore Kilmallock		1	1		
Voids	West End, Kilfinane	1 x 2 bed house	Cappamore Kilmallock		1	1		
Voids	Aherlow View, Galbally	1 x 2 bed bungalow	Cappamore Kilmallock		1	1		
Voids	Glengrove, Kilmallock	1 x 2 bed bungalow	Cappamore Kilmallock		1	1		
						0		
Total				0	14	14		0

Key observations at July 2026



Tenant in Situ Scheme

- April 2024: 629 NTQs received to date. 52 of these in Cappamore Kilmallock District.
- November 2024: 754 NTQs received to date. 71 of these in Cappamore Kilmallock District.
- April 2025: 844 NTQs received to date. 78 of these in Cappamore Kilmallock District
- January 2026: 1057 NTQs received to date. 97 of these in Cappamore Kilmallock District
- July 2026: 1218 NTQs received to date. 106 of these in Cappamore Kilmallock District

Funding for second-hand acquisitions in 2026 was announced in February and €4.8 million has been earmarked for LA Priority acquisitions, which includes Tenant in Situ properties.

Refurbishment works are not recoupable from the Department of Housing, Local Government and Heritage. These works must be funded internally.



Rialtas na hÉireann
Government of Ireland

Affordable Housing Progress

- **Definitions**
- **Overview of Cappamore Kilmallock District activity**
- **Key observations as of 28th August 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 **€70-75k** (dependent on a formula to be discussed later)

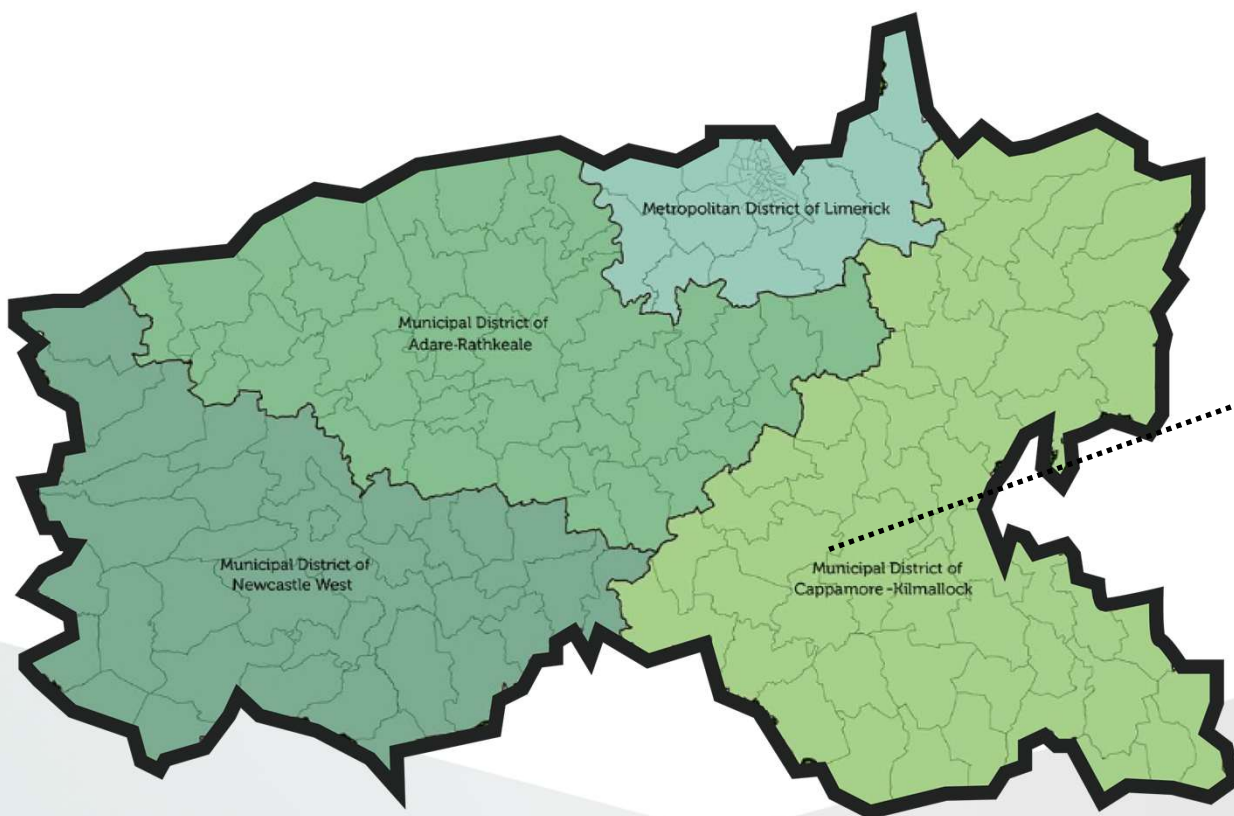
Cost Rental Equity Scheme:

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

AFFORDABLE SALE (as at July 2026)



NEW BUILD TARGET 264 (all of Limerick)

PIPELINE IN CAPPAMORE KILMALLOCK
Approved and in Pipeline

- **59 LCCC-led Affordable Sale**

Total: 59

The Avenue, Moore Street, Cappamore

Part V Affordable Purchase Scheme is
being progressed at The Avenue, Moore Street,
Cappamore

UNIT TYPES

2 x 3 Bed Mid Terrace

Minimum A2 BER rating

Affordable prices from €245,700

Estimated completion date of December
2026 with Register Launch in October 2026



Key observations at August 2026



- Ongoing progression of Affordable Schemes.
- Note – Affordable subsidy is only available in the following settlements with population over 1,500:
 - Caherconlish
 - Kilmallock



Rialtas na hÉireann
Government of Ireland