



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

13th October 2026



Rialtas na hÉireann
Government of Ireland

1.Housing Targets & Tenures 2022-2026

Focus on the Adare Rathkeale Municipal District



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

Social Housing Progress

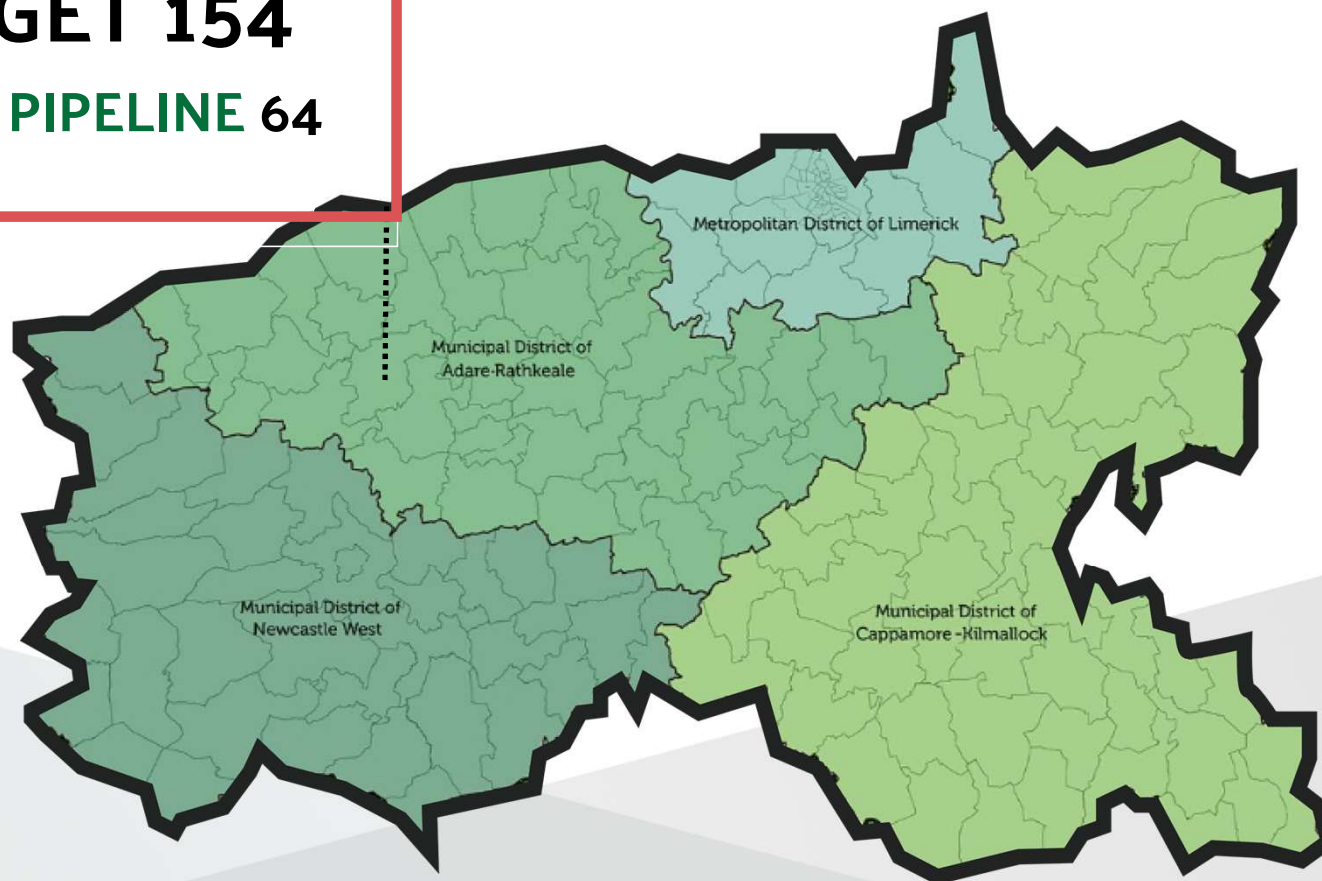
- Status of Adare Rathkeale District
- Gaps to Deliver by 2026
- Key observations



GAPS TO DELIVER IN ADARE RATHKEALE DISTRICT 2022-2026

TARGET 154

BUILD PIPELINE 64
(42%)

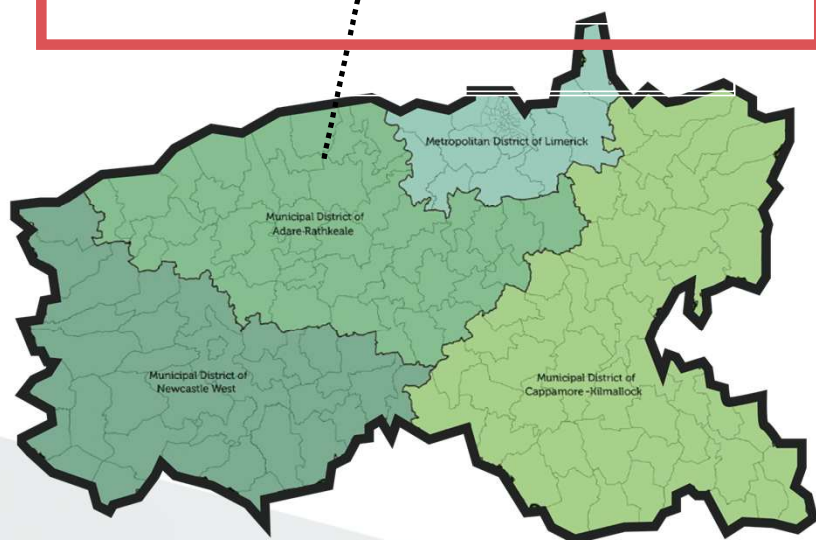


**42% of Build
programme
approved in Adare
Rathkeale District**

ADARE RATHKEALE BUILD (as at September 2026)

TARGET 154

BUILD PIPELINE 64 (42%)



TARGET 154 units by December 31st 2026

NEW BUILD PIPELINE

Approved: 64 (see sheet cell P9)

-7 from last update

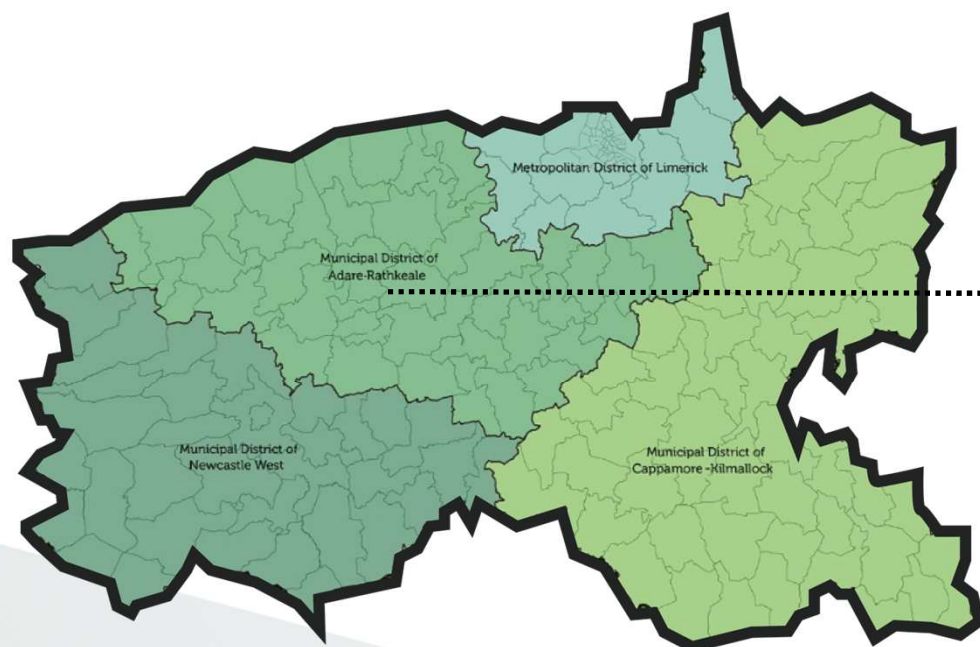
Unapproved: 74 (see sheet cell Q9)

+5 from last update

Total: 138

- 2 from last update

ADARE RATHKEALE PURCHASES AND LEASES (as at September 2026)



**ACQUISITIONS 17 approved
(mainly NTQs)**

*A further 1 proposals being
assessed*

LEASES 12 approved

A further 4 being assessed

Void Maintenance

Maintenance Voids as at 03/09/26

				Esitimated Completion Date 2026	APPROVED 2026	Units not yet sent for approval	On-Hold
Delivery Stream	Address	Bed type	Municipal District				
Voids	Woodvale, Foynes	1 x 1 bedroom bungalow	Adare Rathkeale		1		
Voids	Woodview Terrace, Foynes	1 x 3 bedroom house	Adare Rathkeale				1
Voids	Fortfield, Ballyhahill, Co. Limerick	1 x 3 bedroom house	Adare Rathkeale		1		
Voids	Parkview, Shanagolden	1 x 3 bedroom house	Adare Rathkeale		1		
Voids	Kylefea, Croom	1 x 2 bedroom house	Adare Rathkeale		1		
Voids	Corgrigg Wood, Foynes	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 2 bedroom house	Adare Rathkeale		1		
Voids	Cois Daoile, Rathkeale	1 x 2 bedroom specially adapted bungalow	Adare Rathkeale		1		
Voids	Corgrigg Wood, Foynes	1 x 3 bedroom house	Adare Rathkeale		1		

Void Maintenance

Maintenance Voids as at 03/09/26

				Esitimated Completion Date 2026	APPROVED 2026	Units not yet sent for approval	On-Hold
Delivery Stream	Address	Bed type	Municipal District				
Voids	Cois Daoile, Rathkeale	2 bedroomed semi-detached bungalow	Adare Rathkeale		1		
Voids	Deerpark Adare	2 bedroomed flat - first floor	Adare Rathkeale		1		
Voids	Kenry Court, Pallaskenry	2 bedroomed semi-detached bungalow	Adare Rathkeale	1			
Voids	The Limeyard, Pallaskenry	2 bedroomed semi-detached bungalow	Adare Rathkeale	1			
Voids	Caemore Court, Croom	3 bedroomed terraced two-storey	Adare Rathkeale		1		
Voids	Cois Daoile, Rathkeale	3 bedroomed detached bungalow	Adare Rathkeale	1			
Voids	Cluain Mhuire, Pallaskenry	3 bedroomed terraced two-storey	Adare Rathkeale	1			
Voids	Lismakeera, Askeaton	2 bedroomed semi-detached bungalow	Adare Rathkeale	1			
Voids	Kylefea, Croom	3 bedroomed semi-detached two-storey	Adare Rathkeale	1			
Voids	Deerpark, Adare	2 bedroomed terraced bungalow	Adare Rathkeale	1			

Void Maintenance

Maintenance Voids as at 03/09/26

				Esitimated Completion Date 2026	APPROVED 2026	Units not yet sent for approval	On-Hold
Delivery Stream	Address	Bed type	Municipal District				
Voids	Cois Daoile, Rathkeale	2 bedroomed flat - first floor	Adare Rathkeale	1			
Voids	Lismakeera, Askeaton	2 bedroomed semi- detached two-storey	Adare Rathkeale	1			
Voids	Caemore Court, Croom	2 bedroomed terraced bungalow	Adare Rathkeale			1	
Voids	Lime Yard, Main St, Pallaskenry	2 bedroomed terraced bungalow	Adare Rathkeale			1	
Total				9	12	2	1

Void Maintenance

- Currently there are 9 Void properties undergoing refurbishment works in the Adare Rathkeale Municipal District, with estimated completion dates of Q3 & Q4, 2026.
- Works were completed on 12 of properties in Q1 & Q2, 2026.
- 1 property is on hold and 2 properties were recently returned to Limerick City and County Council, this is in the process of being inspected to determine the level refurbishment works required.

Ongoing works in Adare-Rathkeale



Ongoing works to SHIP LA Buy & Renew
property in Corrigg, Foynes
4 x 1 bed houses
Due Q4, 2026

Key observations for October 2026 update



- **Tenant in Situ Scheme.** The increase in evictions is evident since early March 2023 announcement.
 - 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.
 - September 2026: 1226 NTQs on review, 50 of these are in the Adare Rathkeale 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.

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

Affordable Housing Progress

- Definitions
- Overview of Adare Rathkeale District activity
- Key observations as of October 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)

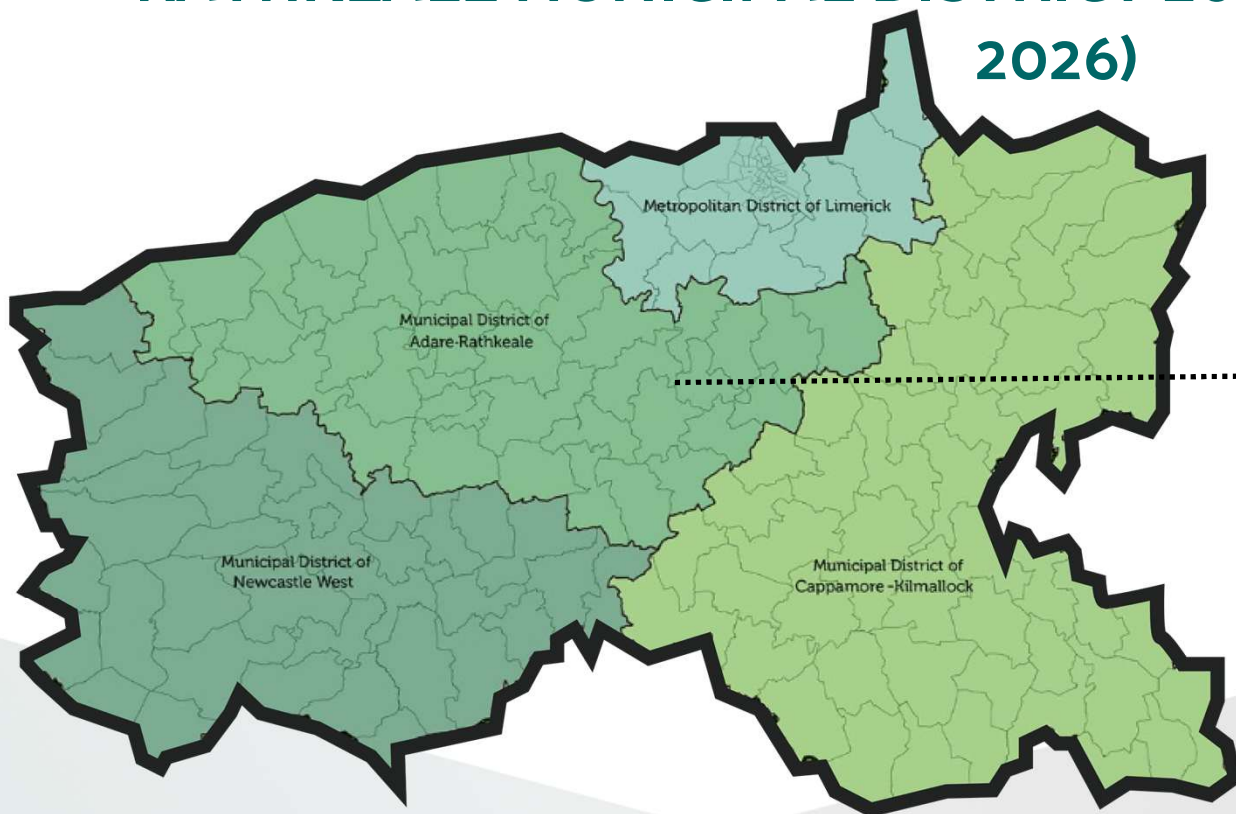
Cost Rental Equity Scheme:

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

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



NEW BUILD TARGET 264 (all of Limerick)

PIPELINE IN ADARE RATHKEALE

Approved and in Pipeline

- **104 LCCC-led Affordable Sale**
- **6 LCCC- led Cost Rental**

Total: 110

Key observations for October 2026 update

- Ongoing progression of affordable purchase/cost rental schemes in:
 - Cois Sruthain, Croom
 - Cois Curran, Pallaskenry
- Addition of new affordable purchase schemes in
 - Rathkeale Road, Graige, Adare – Part V
 - Main Street, Askeaton – Part V



2.Housing Targets & Tenures 2027-2030

Focus on the Adare Rathkeale Municipal District



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

Housing Delivery Action Plan 2027-2030

Delivering Homes, Building Communities 2025-2030 seeks to support the supply of **300,000 homes** over the lifetime of the Plan. Critically, this includes some **72,000 social homes** and **90,000 starter home supports** – an annual average of 12,000 social homes and 15,000 starter home supports over the six years to end 2030.



72,000

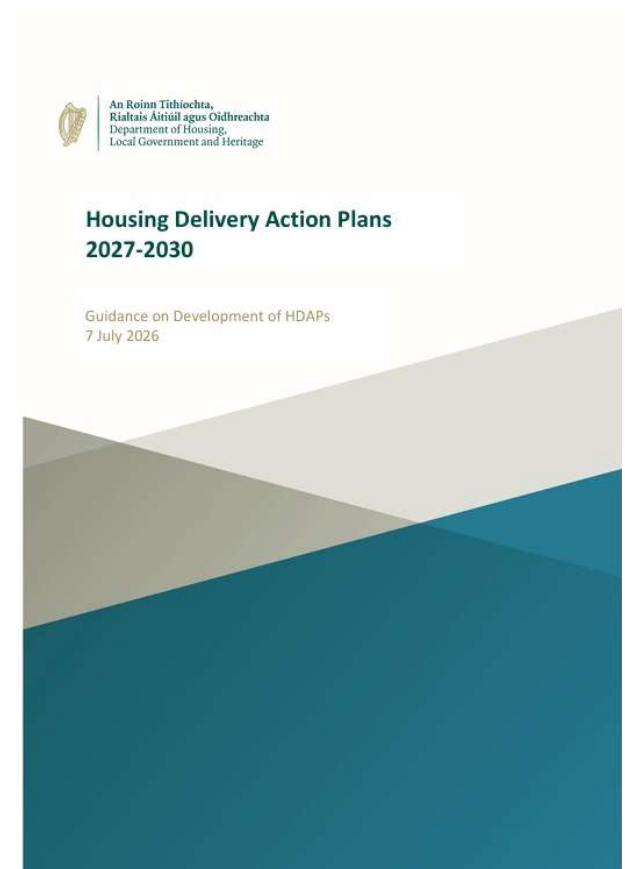
Social homes (avg. 12,000 per year)



90,000

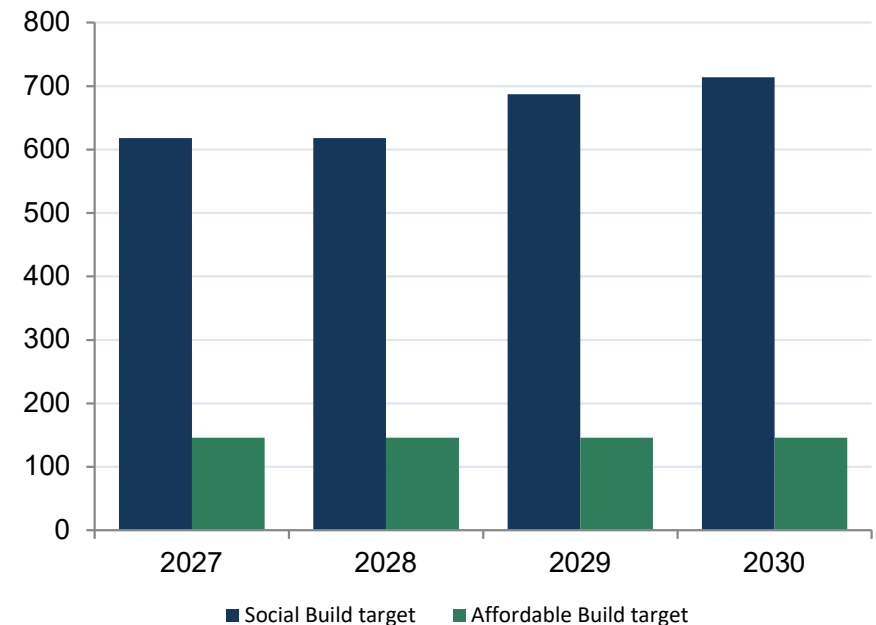
Starter home supports (avg. 15,000 per year)

Additional local authority housing staffing resources will be provided by the Department, alongside a proposed financial incentive rewarding local authorities that exceed targets and deliver strong own-build social housing output.



Overall Social and Affordable Housing Targets 2027-2030

Year	Social Build target	Affordable Build target
2027	618	146
2028	618	146
2029	687	146
2030	714	146
TOTAL	2,637	584



Targets set by the Department of Housing, Local Government and Heritage (DHLGH) against LCCC's known housing pipeline, under the Housing Delivery Action Plan 2027-2030.

Government Resources and Incentives if HDAP targets met

Additional local authority **housing staffing resources** will be provided by the Department, and a **proposed financial incentive** will reward local authorities exceeding target and delivering strong own-build delivery of social housing in particular.



1. Social Housing Targets

Meeting annual DHLGH social build targets through the Council's own build programme and delivery partners.



2. Starter Homes Assessed Need

Delivering against the assessed need for starter homes, through cost rental and affordable purchase routes.



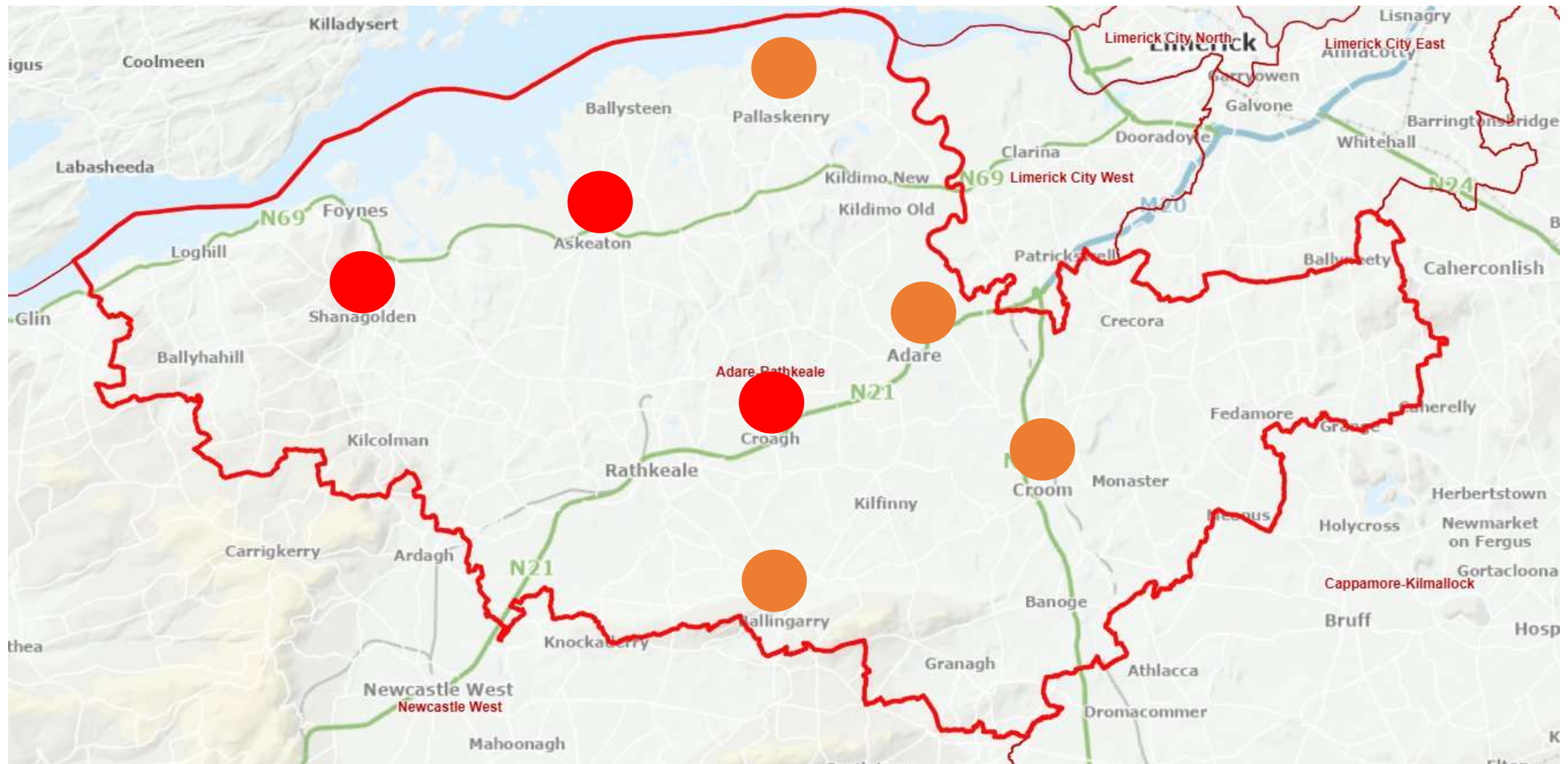
3. Disability / Older Persons / H15s / Travellers

Targeted provision for priority household groups across the Metropolitan District.

Wastewater Challenges for Adare Rathkeale

- **Seven settlements within the Adare-Rathkeale Municipal District are experiencing significant wastewater infrastructure constraints**, comprising three Red Status settlements (Askeaton, Croagh and Shanagolden) where treatment capacity has been exhausted, and four Amber Status settlements (Adare, Croom, Ballingarry and Pallaskenry) where only limited capacity remains available.
- **These constraints are having a direct impact on housing delivery**, restricting or significantly limiting new residential development across the district and preventing the Council from responding to existing housing need in a number of key settlements.
- **The affected settlements collectively have 611 households on the housing waiting list**, including high-demand locations such as Adare (233 households), Croom (123 households) and Askeaton (79 households), highlighting the urgent need for wastewater infrastructure investment to unlock housing growth and support population and economic development.

Wastewater Challenges for Adare Rathkeale



ADARE RATHKEALE : Social Build – Planned Units and Unit Types

74 planned

65 approved

9 proposed

Status for 2027-2030 Delivery as at 29th September 2026

Scheme group	Approved	Proposed	Planned	Share
AHB CALF	0	0	0	0
AHB CAS	0	0	0	0
SHIP LA Indirect Build	27	8	35	47%
SHIP LA Own Build	34	0	34	46%
CAS AHB-led B&R	0	0	0	0
SHIP LA-led B&R	4	1	5	7%
Total	65	9	74	100%

Units by unit type

Unit type	Approved	Proposed	Planned
House – 1 bed	0	0	0
House – 2 bed	18	3	21
House – 3 bed	17	6	23
House – 4 bed	3	0	3
House – 5 bed	0	0	0
House total	38	9	47
Apt/Duplex – 1 bed	10	0	10
Apt/Duplex – 2 bed	6	0	6
Apt/Duplex – 3 bed	3	0	3
Apt/Duplex – Studio + Other beds	8	0	8
Apartment/Duplex total	27	0	27
Total	65	9	74

Community Dwelling - Croom



Ongoing works to SHIP Turnkey property at Cois Sruthain, Croom.

2 x 4 person Community Dwellings

Due November 2027



- SHIP Construction project at Deerpark, Adare
- 31 social units due in December 2027
 - 13 x 2 bed houses
 - 12 x 3 bed houses
 - 2 x 1 bed apartment/duplexes
 - 4 x 2 bed apartment/duplexes
- 8 plots for affordable housing will be available for purchase upon completion of social units



ADARE-RATHKEALE: Affordable Build – Planned Units and Unit Types

35 planned

7 approved

28 proposed

By scheme group

Scheme group	Approved	Proposed	Planned	Share
AHB Cost Rental	0	0	0	0%
LA Cost Rental	0	6	6	17%
LA Starter Homes for Purchase	7	8	15	43%
LDA Cost Rental	0	0	0	0%
Part V Cost Rental	0	0	0	0%
Part V Starter Homes for Purchase	0	14	14	40%
Total	7	28	35	100%

Units by unit type

Unit type	Approved	Proposed	Planned
House – 2 bed	0	0	0
House – 3 bed	7	14	21
House – 4 bed	0	8	8
House total	7	22	29
Apt/Duplex – 1 bed	0	0	0
Apt/Duplex – 2 bed	0	0	0
Apt/Duplex – 3 bed	0	1	1
Apt/Duplex – Studio	0	5	5
Apartment/Duplex total	0	6	6
Total	7	28	35

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 01/05/2027
Adare Rathkeale	Cois Sruthain, Croom	7	3 bed houses	Affordable Sale	Week beginning 01/10/2027

Update: Cois Sruthain, Croom

LCCC is progressing an affordable housing scheme at Cois Sruthain, Croom

UNIT TYPES

7 x 3 Bed Houses

Minimum A2 BER rating

Affordable prices from €337,000

Estimated completion date of March 2028

Estimated register launch Oct 2027



Cois Curran, Pallaskenry

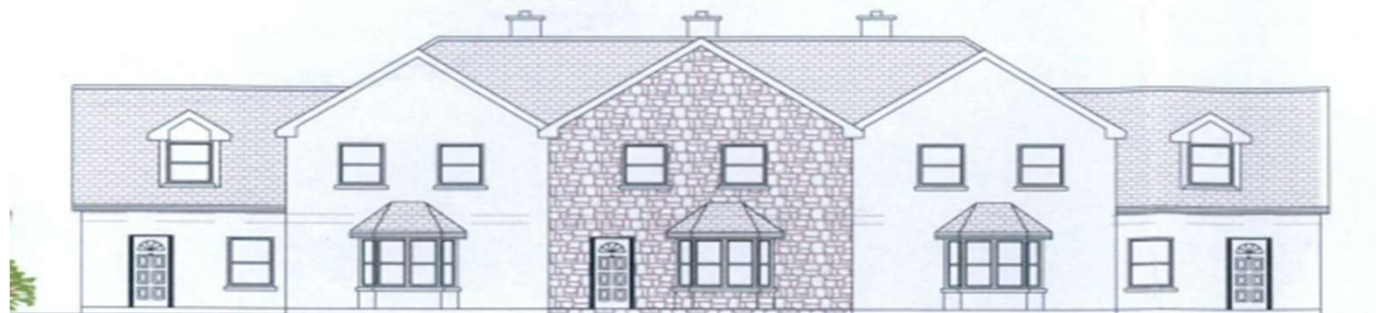
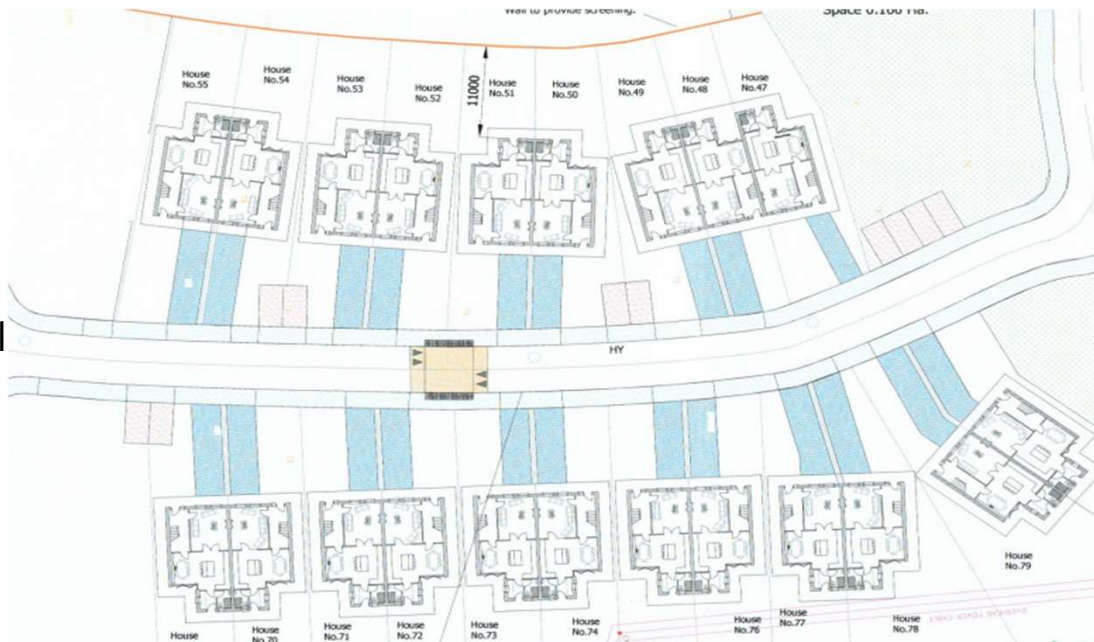
LCCC is progressing an affordable
Part V scheme at Cois Curran,
Pallaskenry

UNIT TYPES
6 x 3 Bed Houses

Minimum A2 BER rating

Estimated completion date of
October 2027.

Estimated register launch of May
2027



Ongoing works in Adare-Rathkeale

SHIP Part V properties at Deerpark, Adare.

6 x 1 Bed Apartment/Duplexes

1 x 2 Bed Apartment/Duplex

3 x 3 Bed Apartment/Duplex

Due 2028 - 2029



SHIP Part V properties at Deerpark, Adare.

3 x 3 Bed Houses

Due 2030



Affordable units due in Adare-Rathkeale

Cois Curran, Pallaskenry
6 x 3 Bed Houses
Estimated register launch
May 2027

