



Cornhairle Cathrach na Gaillimhe  
Galway City Council

# HOUSING CAPITAL

Delivery Programme 2019 – 2021  
Housing Strategic Policy Committee Meeting  
22<sup>nd</sup> November 2019

## Summary..

- 621 housing supports / outputs were recorded for Galway City Council in 2018, the majority of these were in the HAP category (537).
- Galway City Council projects the delivery of c.500 new homes through direct build schemes and turnkey acquisitions as part of the delivery on the Council's 2018 – 2021 target.
- It is projected that AHBs will deliver a further c.450 additional homes in the same timeframe through a combination of CAS and CALF funded schemes – principally turnkey acquisitions funded through CALF.
- A combination of Acquisitions, Part V delivery and Leasing will make up the rest of the delivery to ensure that the target is delivered upon by the end of 2021.
- The total cost of that projected housing capital delivery in the 2018 – 2021 timeframe is estimated at €220m. The Galway City Council own build and turnkey acquisition element of that will amount to €115m approximately.

## Housing Delivery 2016 – 2018 Rebuilding Ireland..



Output across Build, Acquisition and Leasing by GCC and AHB's

- 2016 130
- 2017 122
- 2018 54
- 2019 (Projected) 176
- Total Units delivered to end 2019 - 482

## Planned Delivery 2020/2021..

884 units for delivery in this period across Build, Acquisition and Leasing by GCC and AHB's

- 2020 c. 300
- 2021 c. 500

## Social Housing Targets 2019..

Target 2018 – 2021	Target 2019	Target 2019	Target 2019	Target 2019	Target 2019	Target 2019
Build, Acquisition and Leasing	Build, Acquisition and Leasing	Build	Acquisition	Leasing	HAP & RAS	All SH Delivery Streams
1089	191	121	29	41	507	698

## Build: Advanced Activity..

207 units complete / near complete in 2019 – Q1 2020

Location	GCC / Approved Housing Body	Funding	Number of Units
Radharc na Greine	GCC	GCC Turnkey	52 (22 '19)
Caireal Mor	Respond	CALF	96 (15 '19)
Murrough	Cluid (complete)	CALF	20
Belmont	Co-Operative Housing Ireland	CALF	16
Sraith Fhada	Tuath Housing	CALF	14
Forster Street	COPE	CAS	9

## Current Activity..

152 units commencing construction in 2019

Location		Number of Units
Ard Cre Phase II	GCC Construction	78 (April '19)
Ballymoneen Road	Public-Private Partnership	74 (November '19)

## Commencing 2020...

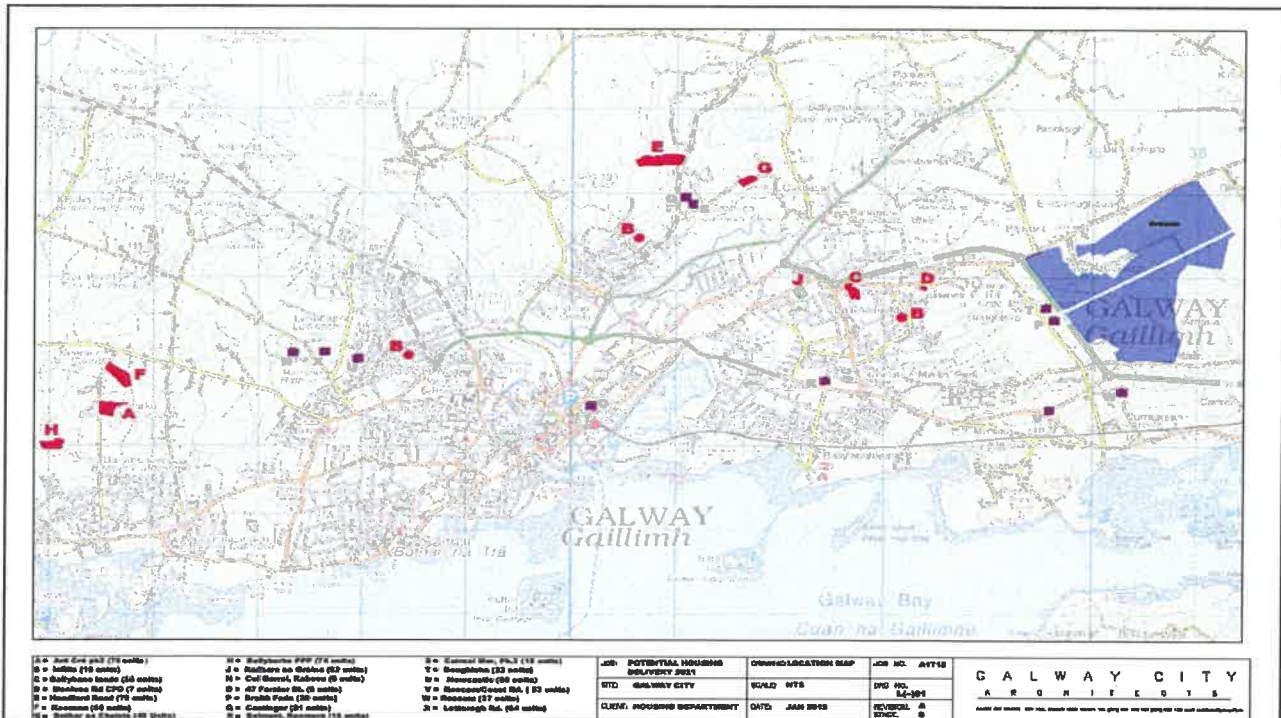
162 homes across 4 locations will be progressed through Part 8 and (pending approval) proceed to construction in 2020

Location		Number of Units
Ballybane	GCC	58
Monivea Road	GCC	17
Headford Road	GCC	64
Doughiska	GCC / CAS Funding	23

## Part 8's – 2020..

133 homes at 3 locations will be progressed through Part 8 in 2020 to commence construction in 2021

Location		Number of Units
Keeraun, Ballymoneen Road	GCC	68
Coillte Mhuirinne Lands (Affordable Scheme)	GCC	120
Bothair an Choiste, Headford Road	GCC	45
Merlin Lands	GCC	20



## CALF Proposals... (Capital Advance Leasing Facility)

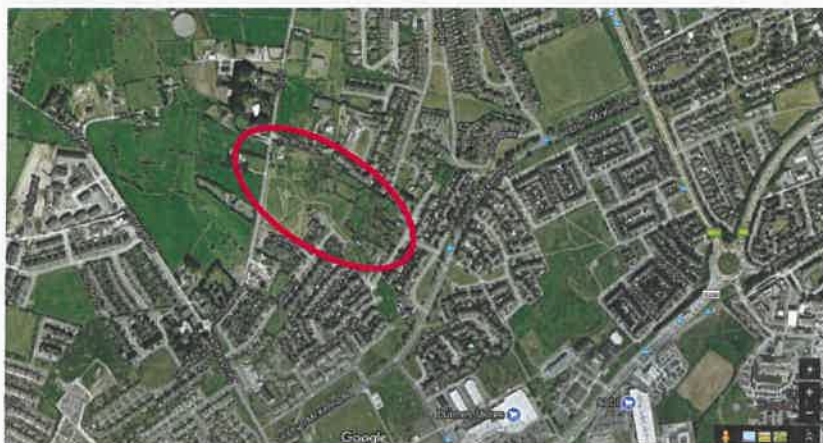
- Expressions of Interest have been received from a number of Approved Housing Bodies for delivery of over 350 units in 2020 / 2021
- Galway City Council have agreed in principle to support applications
- Developments progressing through the local Planning and Approvals process

## CALF Applications...

Location	Approved Housing Body	Number of Units
Newcastle	Respond	83
Roscam	Tuath	53
Old Monivea Road	Tuath	94
Letteragh Road	Cluid	64
Roscam	Cluid	17
Western Distributor Road	Cluid	48
Doughiska	Tuath	11
Cappagh Road	Tuath	40
Gateway Phase 3	Cluid	41

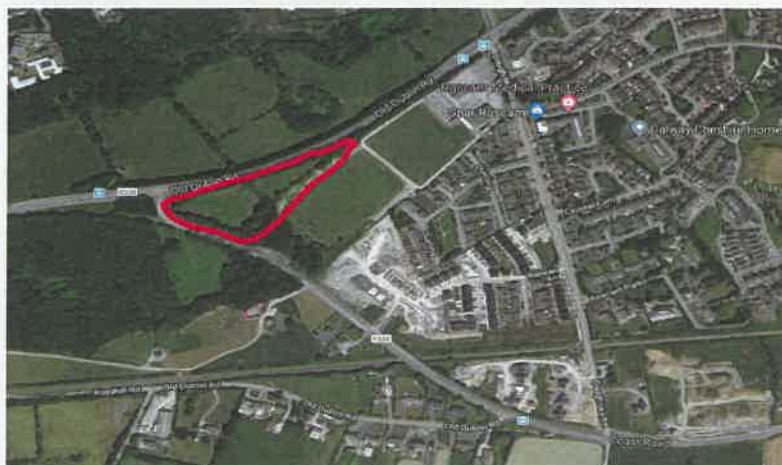
## Newcastle - Respond

- Target date, subject to planning / funding approval Q2/3 2021.
- CALF application to be lodged early 2020 /market rents provisionally approved



## Roscam - Tuath

- Market rents approved in principle by Galway City Council
- Planning granted







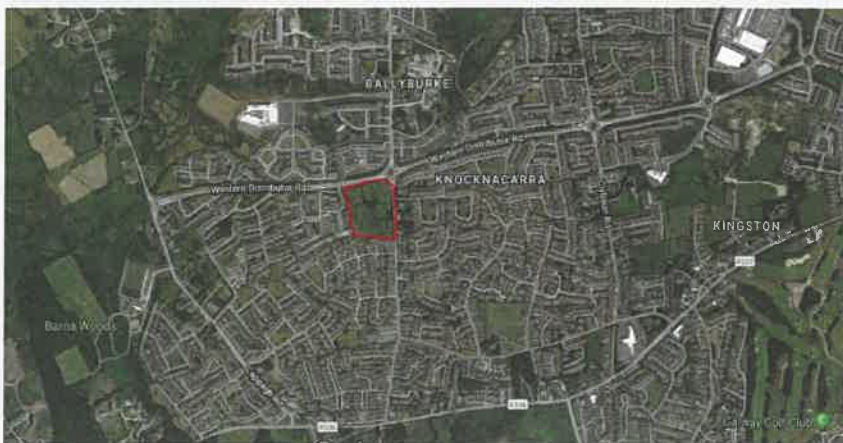
## Roscam - Cluid

- Planning application granted
- Market rents agreed



## Western Distributor Road - Cluid

- Galway City Council support in principle / 2 Apt blocks as part of wider scheme
- Construction has commenced



# Doughiska – Tuath

Galway City Council support in principle



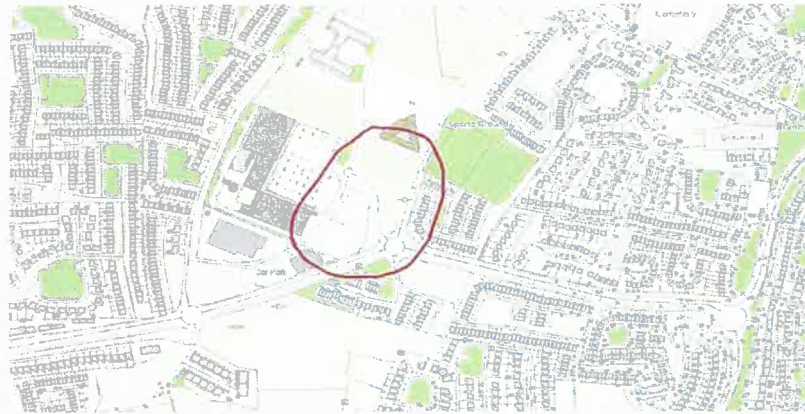
# Cappagh Road - Tuath

Galway City Council support in principle



## Gateway Phase 3 - Cluid

Galway City Council support in principle



## Developments in planning..

- Lands at **Ballyburke** to be progressed under a Development Licence Model
  - *c.120 units (c.15% Social Housing, 15% Affordable Housing, 70% Private Housing)*
  
- Traveller Accommodation Programme 2019 – 2024
  - *Refurbishment of existing accommodation / schemes*
  - *Specific Accommodation Projects*

## Acquisitions: Current Activity..

- **Target for 2019 - 29**
- 39 GCC acquisitions projected to complete in 2019
- 8 AHB CALF acquisitions will be completed
- 7 HA acquisitions will be completed
- 1 CAS acquisition will be completed
  
- **2019 Acquisitions Total - 55**

## HAP and RAS: Current Activity..

HAP and RAS Combined Targets for 2019	507
HAP Targets 2019	491
Progress to Date 2019 - HAP	101%
HAP tenancies set up at 15 <sup>th</sup> November 2019	497
RAS targets 2019	16
Progress to date 2019 - RAS tenancies set-up at 15 <sup>th</sup> November 2019	24
HAP and RAS output 2018	
HAP Targets 2018	240
HAP Output 2018	537
RAS targets 2018	14
RAS output 2018	30

## Leasing: Current Activity...

- **Target for 2019 – 41**
- 4 homes acquired under MTR

