

Housing Capital and Affordable Report Housing SPC Meeting 24 November 2023

Housing Capital Programme	<p>Galway City Council launched an ambitious Housing Delivery Action Plan in July 2022, which will see 2440 social and affordable homes delivered across the city.</p> <p>However, despite a positive pipeline for 2023, Galway City Council are concerned regarding the serious challenges and uncertainty facing Capital delivery which could adversely affect our targets. Some of these issues include, the planning process, staff shortages in the sector, procurement issues, construction cost inflation and price uncertainty.</p> <p>Galway City Council is committed to driving existing methods of delivery and considering all other possible routes for delivery of our social and affordable targets.</p> <p>The status of schemes and anticipated progress through 2023 is outlined below:</p> <p>Circular Road: The scheme proposes 5 units of culturally appropriate Traveller accommodation. The Stage 3 submission was sent to the DHLGH on 9th September 2022 and approval and approval with a recommended overall budget of €2,127,422.16. Works commenced on site in September 2023 with 12-15 months delivery programme.</p> <p>Garrai Beag, Ballybaan: This scheme will provide 58 social housing units. Following the Public Procurement procedure for the appointment of a replacement contractor, JJ Rhatigan & Company were identified as the successful Tenderer, and commenced on site in the first week of September 2023. Works are progressing and with a contract period of 15 months, the scheme is due for completion in December 2024.</p> <p>Garrai Caol, Coast Road: Approval was received to acquire 53 units on the Merlin/Coast Road and contracts were signed in 2020. The handover of Phase 1 (27 Units) took place in Q4 of 2022. Construction works continued site throughout 2023, and Phase 2 (26 units) is nearing completion and due for handover end of November 2023.</p> <p>An Cliathán, Old Monivea Road: A scheme to provide 15 dwelling units for older people and families with disability needs has been designed for this site. Part 8 planning was approved in December 2020, and construction commenced in Q1 2022. Works are nearing completion with handover due in December 2023.</p> <p>Merlin Woods: DHPLG approval has been secured for a combined affordable/social housing scheme at lands adjacent to Coillte Mhuirlinne estate. Service Sites Funding approval has been secured in respect of this site which will provide sufficient funding to facilitate affordable sale. Part 8 planning was approved in late 2021. The Merlin Woods Project is a mixed social and affordable housing project of 103 residential units, 5 commercial units and a Crèche. Stage 2 approval for the 18 social housing units was received in October 2022 and an application for funding the 85 Affordable Houses was submitted to the DHLGH in December 2022. Funding for the Affordable Housing element has been approved. We are currently working with the DHLGH and relevant stakeholders on the procurement strategy for the scheme. The scheme is projected to be delivered in 2025.</p> <p>Merchant's Road Development: The Merchant's Road proposal comprises a mix of cultural space on the ground floor and residential accommodation on three floors above. Above the ground floor level cultural space, 11 no. social housing units are proposed, to be accessed by stairs and a lift. These units are 3 no. one bedroom and 8 no. two bedroom. This would be considered an appropriate type of development in the City centre location. A combined Stage 1 and 2 proposal for the social housing units was submitted to the Department of Housing in</p>
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	<p>August 2021. Part X planning notices were published in February 2022. This project is still awaiting a decision from An Bord Pleanala. Following approval this development will advance to construction.</p> <p>Castlegar Lands and Merlin Lane Lands: A masterplan for these lands will be explored, depending on sufficient resources to do so.</p> <p>Clybaun Road: The proposal is for a 61 unit housing project comprising of 30 Social and 31 Affordable units. Stage 1 Approval for the 31 social housing units was received in January 2022. The site is currently being designed and assessed in order to lodge a stage 2 application in Q2 2023 with planning to be submitted in Q1 2024</p> <p>Ballyburke: Site investigations have concluded on the northern section of the ‘McHale Lands’ in Ballyburke and pre-planning assessment is currently under review for 84 social houses. A Stage 2 application was submitted to the DHLGH in Q1 2023 and thereafter planning to be submitted in Q1 2024</p> <p>Seamus Quirke Road Day Centre and Temporary Homeless Accommodation: We published a tender through an OGP Framework for Architect Led Design Services in Q3 2023, however no responses were received. Following reassessment of the procurement options, we are in the process of engaging with alternative potential designers with a view to having a team on board by the end of the year. The projected completion date is Q3 2025.</p> <p>Garrai Na Saili Letteragh Road: This is a new development on the west of the city. GCC have obtained 8 Affordable Duplex apartments, which have an expected delivery date of Q3 2024.</p> <p>Munster Ave: This project looks at high-quality urban infill housing in a city central location. It will provide passive surveillance to the entrance to Fr. Burke Park and improve/ rationalize immediate edge conditions. The existing house will be renovated to become a 2-bed unit, with 3 no. new 1-bed apartments adjacent to the existing house. The project has recently restarted, with a Stage 2 Application and S179A due to be submitted in the new year.</p>
<p>Approved Housing Bodies</p>	<p>The Council continues to work closely with Approved Housing Bodies in meeting a range of housing needs and to date this collaboration has delivered over 900 homes in the city. It is our intention to ensure that Approved Housing Bodies are utilised and resourced to meet housing need in the city and a number of projects have been advanced under the Capital Assistance Scheme and Capital Advance Leasing Facility initiatives in 2023. The AHB sector will continue to play an increasingly more important role in the provision of housing in the future. Funding to support the AHB’s through the CALF scheme is provided for in the budget for over 600 properties.</p> <p>Construction is under way on a number of new build CALF Schemes for delivery in Q4, 2023 and beyond. Proposals have been received for another c.300 units over a number of future development sites. The Housing Capital Section is working with the AHB’s and the Department in assessing the suitability of these Schemes. The Council is also continuing to work with the AHB’s on a number of CAS construction schemes as well as CAS acquisition projects across the City for delivery in Q4 2023 / Q1 2024 including Housing First and Housing Led. An AHB Forum meeting is scheduled for November 2023.</p>

Location	No. of Units	Approved Housing Body	Status
Garrai Sheain	9	CHI	Delivery Q4 2023
Barr An Uisce	77	Respond	Delivery Q4 2023 (Phase 1 & 2). Phase 3 (24 units) for delivery Q1 2024
Leana Mór	4	GCC - Part V	Delivery Q4 2023 of 2 units and remaining 2 units for delivery Q1 2024
Cnocan Glas Letteragh Road	16	Cluid	Delivery Q1 2024
Garrai Caol - GCC Turnkey	22	GCC	Delivery Q4 2023
Garrai Caol - GCC Turnkey	5	GCC - Part V	Delivery Q4 2023
An Cliathan Monivea Road Ballybane	15	GCC	Delivery Q4 2023
Sli na Craoibhe, Clybaun Road	4	GCC - Part V	Delivery Q4 2023
105 Upper Salthill	4	GCC - Part V	Delivery Q4 2023
Lakeview Hill, Barnacranny, Bushypark	1	GCC - Part V	Delivery Q4 2023
Total (Target 219)	181		Delivery Q4 2023
Acquisitions Target for 2023 is 50	21	GCC	21 closed, 18 due to close in Q4 2023, 19 in conveyancing delivery Q1 2024, 32 EOI to review.