

Kilkenny County Council Meeting April 2023

Housing Policy & Delivery Update



THE CRESCENT, FERRYBANK



PENNYFEATHER GREEN



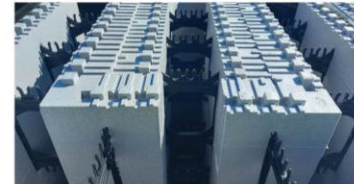
LEGANRÄNGE, LADYWELL, THOMASTOWN



INCHCARRON, MULLINAVAT



BERKELEY TERRACE, PILTOWN



ICF CONSTRUCTION, GRAIGUENAMANAGH



GOLF LINKS ROAD, KILKENNY CITY



CIRCULAR ROAD, KILKENNY CITY



CROKERSHILL, KILKENNY CITY



Eilias na hÉireann
Government of Ireland

Housing for All

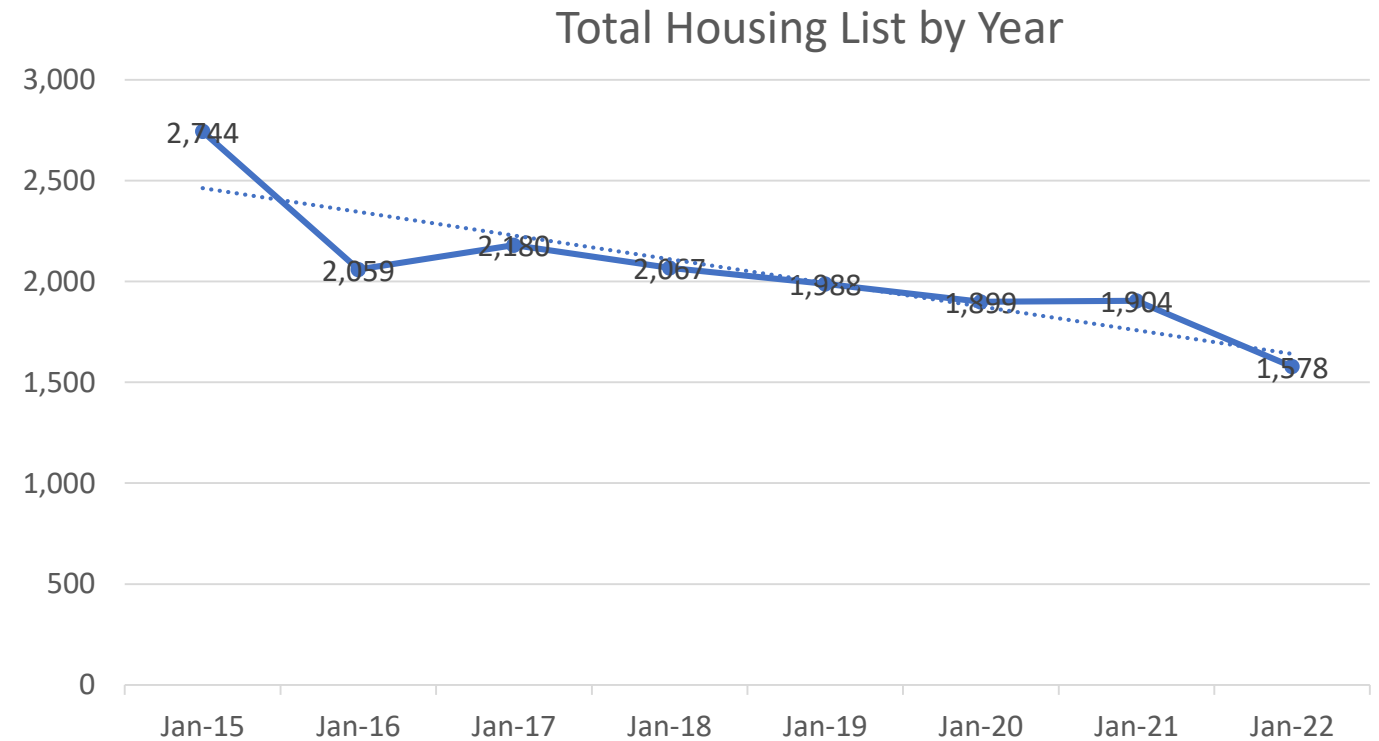
A new Housing Plan for Ireland



Kilkenny County Council
Comhairle Chontae Chill Chainnigh

HOUSING DEMAND ANNUALLY 2015-2022

Year	Number on Housing List
January 2015	2,744
January 2016	2,059
January 2017	2,180
January 2018	2,067
January 2019	1,988
January 2020	1,899
January 2021	1,904
January 2022	1,578



Housing Demand 1st Preference

Area	1 bed	2 bed	3 bed	4 bed	Total	
Kilkenny City	385	282	125	27	819	52%
Callan	56	52	22	6	136	9%
Thomastown	34	18	11	4	67	4%
Ferrybank	29	20	6	2	57	4%
Castlecomer	23	19	13	1	56	4%
Bennettsbridge	17	21	12	2	52	3%
Ballyragget	15	16	8	3	42	3%
Graiguenamanagh	23	15	1	3	42	3%
Freshford	10	13	9	2	34	2%
Mooncoin	15	8	4		27	2%
Urlingford	7	11	5	2	25	2%
Piltown	12	8	4		24	2%
Gowran	7	10	3	1	21	1%
Ballyhale	8	8	3	1	20	1%
Johnstown / Galmoy	6	7	1	2	16	1%
Other	55	44	25	7	131	8%
	702	552	252	63	1569	100%
	45%	35%	16%	4%		
	80%		20%			

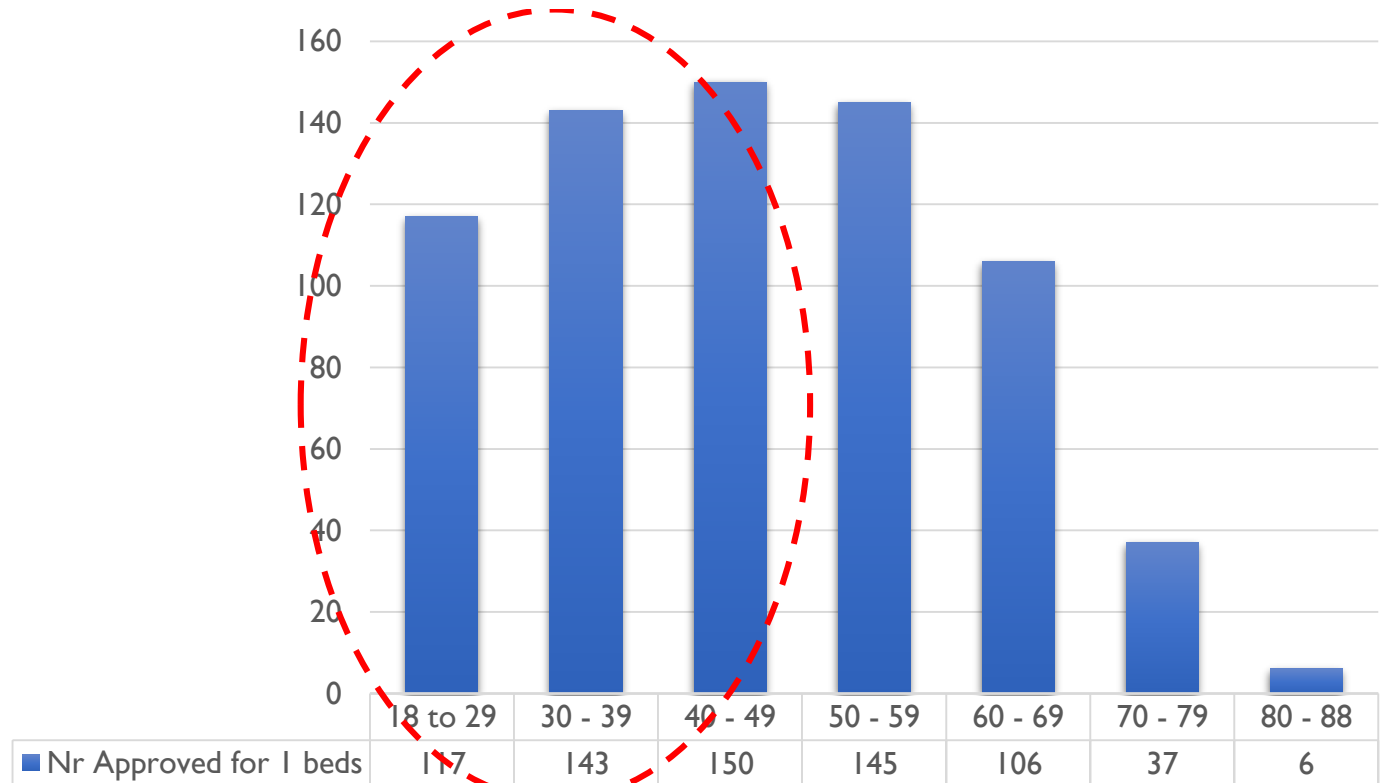
50%
of this list
is **transfer**
requests

Age Profile of I bed list

Age Bracket	Nr Approved for I beds
18 to 29	117
30 - 39	143
40 - 49	150
50 - 59	145
60 - 69	106
70 - 79	37
80 - 88	6

37% under 39

58% under 49



Housing Capital Activity

- **12** Projects on site
- **154** units
- Total Contracts Value **€37.3 million**



- **21** Projects in the current pipeline
- Approx **117** units
- Estimated value **€34 million**

Housing Capital Delivery 2023

Scheme	Project Name	Approved Housing Body	Project Status	Total Units Expected
AHB CALF Turnkey & Part V	Nuncio Road, Kilkenny Phase 3	Respond	On-site	22
AHB DIRECT BUILD	19/21 Blackmill Street, Kilkenny	Good Shepherd Ltd	On-site	12
LA DIRECT BUILD	Golf Links Road, Kilkenny		On-site	6
LA DIRECT BUILD	Haggardsgreen, Callan		On-site	1
LA TURNKEY	Main Street, Piltown, Co. Kilkenny		On-site	4
LA TURNKEY & PART V	Creamery Site Kilmacow Co Kilkenny		On-site	9
LA TURNKEY & PART V	Village Gardens, Waterford Road, Kilkenny City		On-site	5
LA DIRECT BUILD	18 Wolfe Tone Street, KK		On-site	1
LA DIRECT BUILD	4 Loughboy Park Kilkenny City		On-site	1
LA DIRECT BUILD	Legan Grange & Legan Court, Ladywell, Thomastown, Co Kilkenny		On-site	25
LA TURNKEY & PART V	The Crescent Belmont Ferrybank		On-site	12
TBA	Cluian Glasson, Granges Road, Kilkenny City		Proposal	22

2023 Expected Delivery
= **120** units

Housing for All Target =
149 units

Housing Capital Delivery 2024

LA TURNKEY & PART V	Marnellsmeadows, Callan Road, Kilkenny		Awaiting Start	22
LA TURNKEY & PART V	Abbeygate, Ferrybank, via Waterford, Co. Kilkenny		Awaiting Start	24
CASTURNKEY	70-71 Patrick Street, Kilkenny	Clanmil	Awaiting Start	4
LA DIRECT BUILD	Cloghscregg, Thomastown		To go to tender	1
Potential Turnkey	Kilkenny City		Proposal	30
LA Part V	Fox Meadow, Loughmacask, Kilkenny [Clancy Homes]		Proposal	8
LA DIRECT BUILD	Old Community Centre Loughboy, Kilkenny City		To go to tender	2
LA DIRECT BUILD	Old Fire Station, Thomastown		To go to tender	1
AHB DIRECT BUILD	8/9 Kilkenny Street, Castlecomer	KVHA	To Start on site	3
LA DIRECT BUILD	Crokers Hill, Kennyswell Road, Kilkenny		On-site	88
LA DIRECT BUILD	Granges Road, KK (former Weather Station Site)		Stage I Approved	6

2024 Expected Delivery
= **189** units

Housing for All Target =
153 units

Tenure Types



Social

- LA or AHB tenants
- Secure Tenure
- Income limits

Market Rental

- No subsidy
- Market Rents

Cost Rental

- Affordable Rental
- Secure Tenancy
- 25% below market rent

Affordable Purchase

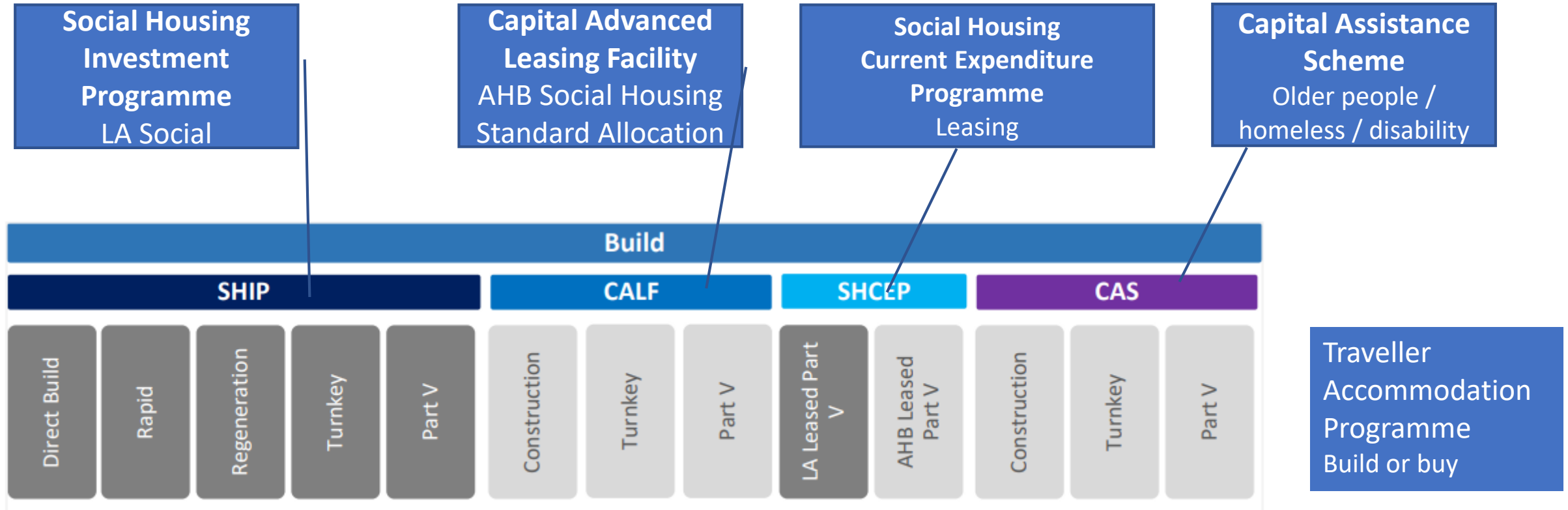
- Subsidised Purchase
- Equity Stake
- Different Schemes

Market Purchase

- Private Purchase at Market Rents

Affordability Constraint

Housing Policies and Programmes Available to Assist Housing Delivery



Existing Housing Policies and Programmes Available to Assist Housing Delivery

Local Authority Home Loan

Loans offered at reduced interest rates, max €300,000 in Kilkenny

Improvement Works in Lieu of Housing Scheme

IWILS allows LA to improve privately owned accommodation, instead of providing LA housing unit.

Mortgage to Rent

Scheme to switch ownership of the home to renting of the home as a social housing tenant. Property is owned by the lender.

Buy & Renew Scheme

Councils can buy suitable vacant properties in need of repair from property owners and make them available for social housing

Repair to Lease Scheme

The principal objective of this scheme is to deliver social housing quickly, by targeting the repair of vacant units that require only limited works.

New Housing Policies and Programmes Introduced in 2022/2023

First Home Scheme

Shared Equity scheme supporting people to buy their own homes, up to 30% equity by state, maximum purchase price Kilkenny €375,000

Local Authority Affordable Purchase Scheme

Scheme to support people on moderate incomes to buy homes at a reduced price. Based on purchasing ability of household income.

Vacant Homes Refurbishment Grant / Croi Conaithe

Vacant Homes Refurbishment Grant for homes vacant for some time, for owner-occupancy, €30,000 with further €20,000 in respect of derelict properties

Ready to Build Scheme

LA can make available serviced sites at reduced cost to support self-build home ownership. Must have mains services available.

Leave to Remain Social Housing Eligibility Scheme

Exit mechanism for households exiting Direct Provision, local connection does not apply in eligibility for social housing.

New Housing Policies and Programmes Introduced in 2022/2023

Tenant in-Situ Acquisition Scheme LA / Housing Agency

Homeless Prevention Measure, Valid NTQ activated,

RAS/HAP Social Housing applicants LA can purchase property with tenant in-situ where no other option exists and required criteria apply. Approval to purchase 25 units.

Households not Social Housing Applicants, Valid NTQ activated, Housing Agency can purchase property with tenant in-situ for cost rental arrangements, where no other option exists and required criteria apply.

First Refusal Scheme

Valid NTQ activated, property for sale, Owner will be required to provide first refusal to tenant in-situ

Planning Exemption Measures

Social Housing development by LA on public lands is exempt from the Part 8 Planning Process

SI79A – Planning and Development Act Temporary Exemption for LA Housing

- Notification to elected members
- Site Notice
- Notice in paper
- Plans on display
- Construction can commence 8 weeks later

A	the land is owned by the local authority or another specified State Body;
B	the land is zoned for residential development;
C	the proposed development does not materially contravene the development plan or local area plan for the area;
D	the proposed development is in accordance with the relevant local authority's housing strategy;
E	the land is serviced or will be serviced with the necessary supporting infrastructure or facilities within the timeframe of the development;
F	the proposed development is not required to undergo environmental impact assessment (EIA) under the EIA Directive or appropriate assessment (AA) under the Habitats Directive; and
G	the development works in question are commenced by no later than 31 December 2024.

THANK YOU