

Council Meeting Jan 2024

Housing Capital Update



Kilkenny County Council
Comhairle Chontae Chill Chainnigh

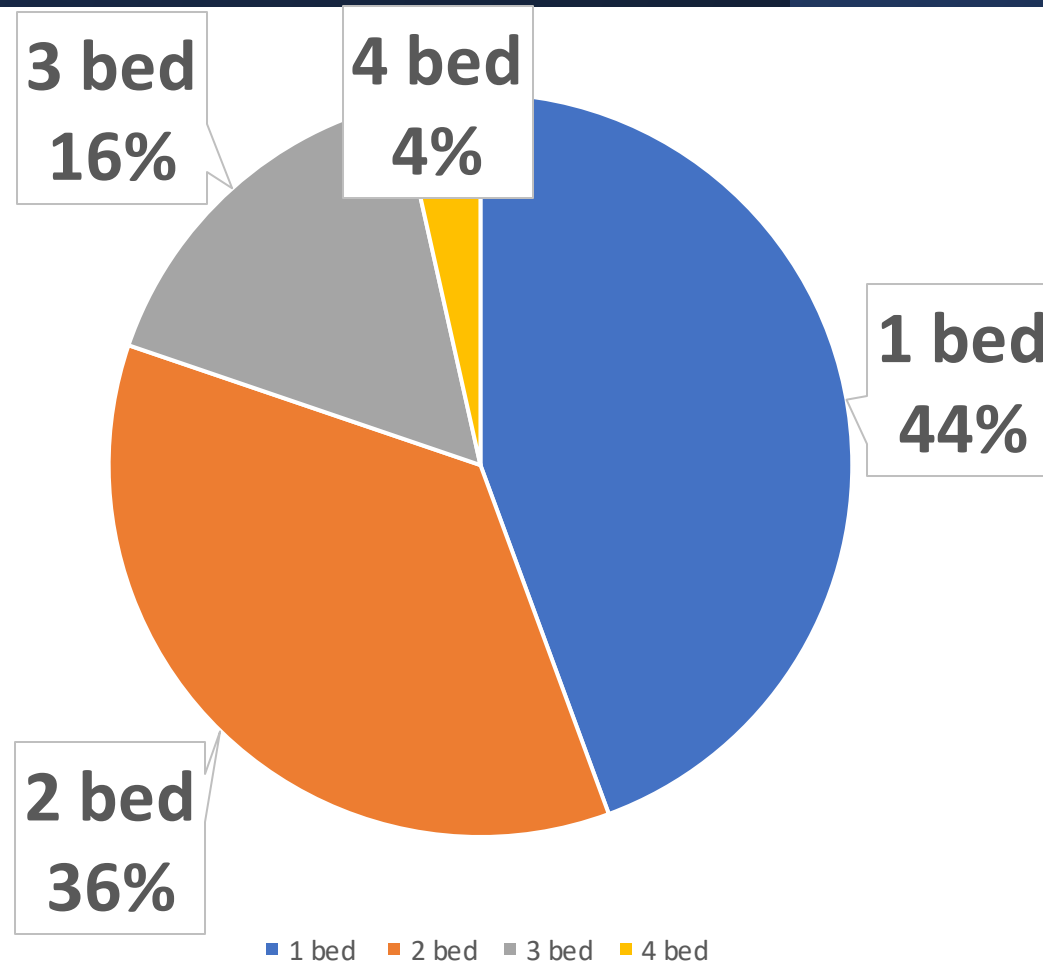


Housing for All – Social Housing Targets

	Target	Delivered / Current Projected	Difference	
2022	176	147	-29	
2023	154	182	28	
2024	158	177	19	
2025	169	173	4	<i>more projects expected</i>
2026	172	95	-77	<i>more projects expected</i>
	829	774	-55	

Approved Applicants – Unit Sizes Co Kilkenny

80% of approved
applicants =
1 and 2 bed units

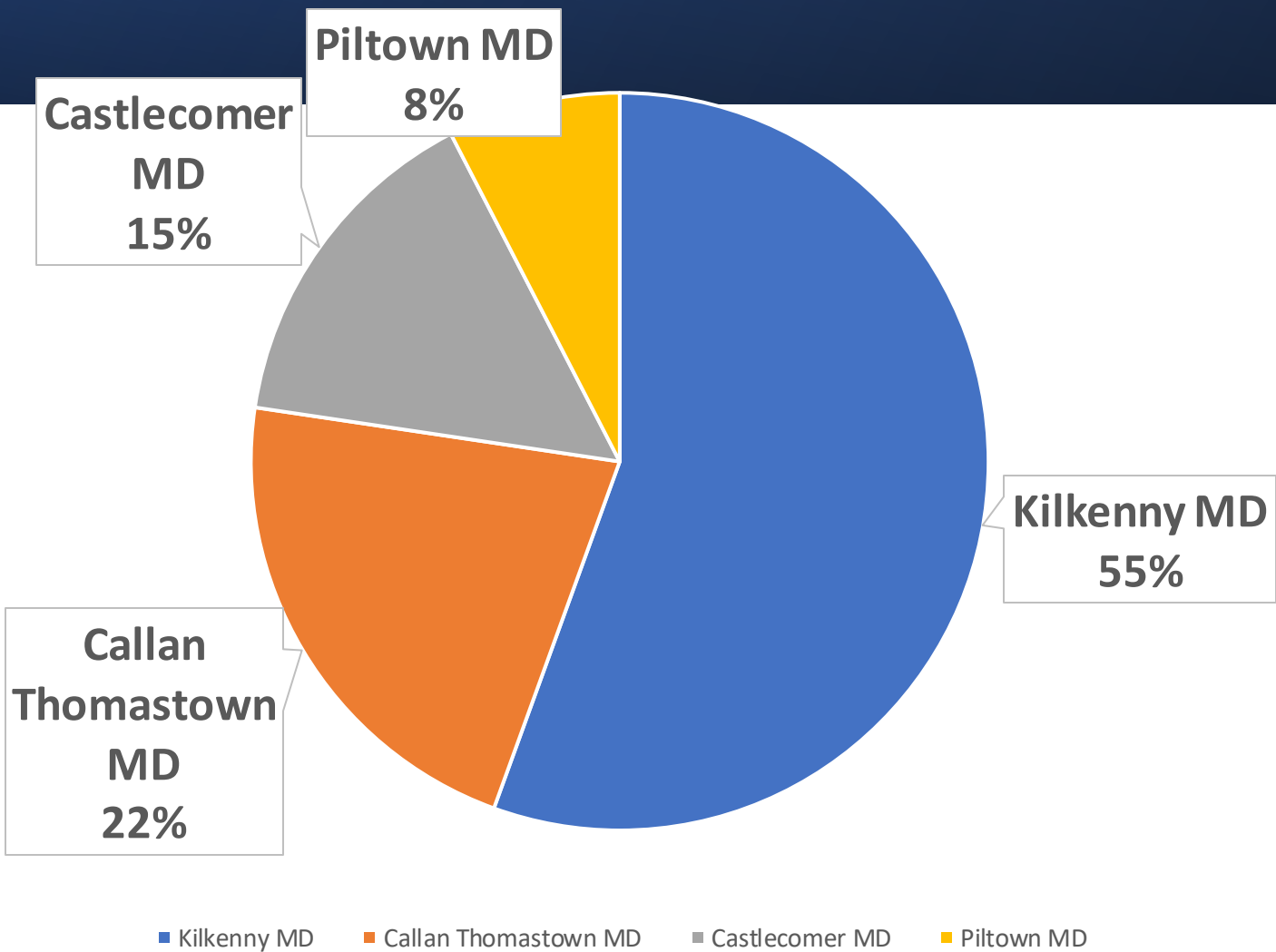


Approved Applicants – Geographical Spread

MD	Area	Nr Households	
Kilkenny MD	Kilkenny City	792	
Kilkenny MD Total		792	56%
Callan Thomastown MD	Callan	113	
	Thomastown	51	
	Graiguenamanagh	40	
	Bennettsbridge	35	
	Ballyhale	20	
	The Rower/Inistioge	11	
	Kells	10	
	Glenmore	5	
	Stoneyford	5	
	New Ross Environs	5	
	Other	16	
Callan Thomastown MD Total		311	22%

MD	Area	Nr Households	
Castlecomer MD	Castlecomer	46	
	Ballyragget	40	
	Freshford	32	
	Urlingford	26	
	Gowran	17	
	Goresbridge	14	
	Paulstown	11	
	Johnstown	10	
	Moneenroe	7	
	Other	12	
Castlecomer MD Total		215	15%
Piltown MD	Ferrybank	43	
	Mooncoin	20	
	Piltown	18	
	Kilmacow	12	
	Mullinavat	6	
	Slieverue	5	
	Fiddown	4	
Piltown MD Total		108	8%

Approved Applicants – Gross Need (incl transfers), 1st preferences only



MD	Nr Approved Households
Kilkenny MD	792
Callan Thomastown MD	311
Castlecomer MD	215
Piltown MD	108
	1426

2023 Delivery

Target was 154 units

Scheme	Project Name	MD	Approved Housing Body	Total Units
SHIP CONSTRUCTION SINGLE STAGE	Haggardsgreen, Callan	Callan Thomastown		1
SHIP CONSTRUCTION	Legan Grange & Legan Court, Ladywell, Thomastown, Co Kilkenny	Callan Thomastown		25
		Callan Thomastown Total		26
SHIP SINGLE STAGE RENEWAL	Oldtown, Ballyragget	Castlecomer		1
		Castlecomer Total		1
CAS CONSTRUCTION	19/21 Blackmill Street, Kilkenny	Kilkenny	Good Shepherd Services Ltd	12
SHIP SINGLE STAGE RENEWAL	4 Loughboy Park Kilkenny City	Kilkenny		1
LA Part V & TURNKEY	Village Gardens Waterford Road. Kilkenny City	Kilkenny		5
SHIP CONSTRUCTION	Golf Links Close and Golf Links Road, Kilkenny	Kilkenny		6
SHIP CONSTRUCTION SINGLE STAGE	18 Wolfe Tone Street, KK	Kilkenny		1
AHB CALF Turnkey & Part V	Nyne Park, Callan Road, Kilkenny City	Kilkenny	Clúid	40
AHB CALF Turnkey & Part V	Cluian Glasson, Granges Road, Kilkenny City	Kilkenny	Clúid	43
AHB CALF Turnkey	Nuncio Road, Kilkenny Phase 3	Kilkenny	Respond	22
		Kilkenny Total		130
LA Part V & TURNKEY	Creamery Site Kilmacow Co Kilkenny	Piltown		9
SHIP CONSTRUCTION TURNKEY	Main Street, Piltown, Co. Kilkenny	Piltown		4
SHIP CONSTRUCTION TURNKEY & PART V	The Crescent Belmont Ferrybank	Piltown		12
		Piltown Total		25

2023 Legan Grange Thomastown



2023 Completions Old Creamery Kilmacow



2023 Completions Village Gardens Part V



2023 Completions Haggardsgreen Accessible House



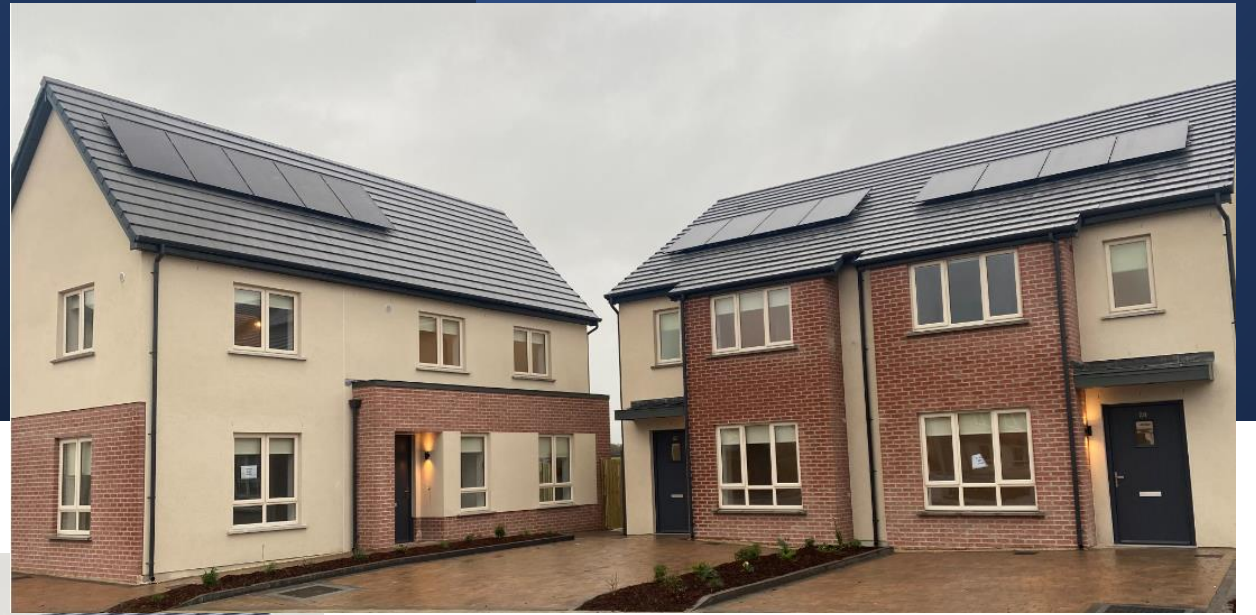
2023 Completions The Crescent Belmont



2023 Completions Nyne Park , Kilkenny



2023 Completions Cluain Glasson, Kilkenny



2023 Completions Golf Links Close , Kilkenny



Projects Completed Kilmacow HC



2024 Pipeline

Expected Delivery = 177 units

Target = 158 units

Scheme	Project Name	MD	Approved Housing Body	Total Units
SHIP SINGLE STAGE	Old Fire Station, Thomastown	Callan Thomastown		1
SHIP SINGLE STAGE RENEWAL	Cloghscregg, Thomastown	Callan Thomastown		1
		Callan Thomastown Total		2
AHB CALF Turnkey	Barrack St, Goresbridge	Castlecomer	Circle	4
SHIP TURNKEY & Part V	Potential Turnkey	Castlecomer		17
CAS CONSTRUCTION	8/9 Kilkenny Street, Castlecomer	Castlecomer	Good Shepherd Services Ltd	3
		Castlecomer Total		24
CAS TURNKEY	70-71 Patrick Street, Kilkenny	Kilkenny	Clanmil	4
LA Part V	Fox Meadow, Loughmacask, Kilkenny [Clancy Homes]	Kilkenny		8
LA Part V	Nyne Park, Callan Road, Kilkenny City	Kilkenny		10
SHIP CONSTRUCTION	Crokers Hill, Kennyswell Road, Kilkenny	Kilkenny		88
SHIP TURNKEY & Part V	Castleoaks Kilkenny City	Kilkenny		30
AHB CALF Turnkey & PART V	Cluian Glasson, Granges Road, Kilkenny City	Kilkenny	Clúid	10
		Kilkenny Total		150
SHIP SINGLE STAGE RENEWAL	Old Health Centre, Kilmacow	Piltown		1
		Piltown Total		1
				177

Projects On Site Crokers Hill



Projects On Site Crokers Hill



Projects On Site

**Castleoaks
Breagagh
Valley
30 units**



Projects On Site

**Marnellsmeadows Kilkenny –
22 units**



**Abbeymeadows Ferrybank –
18 units**



2025 Pipeline

Target – 164

Current
Expected
Delivery = 173

Scheme	Project Name	Approved Housing Body	MD	Total Units
SHIP CONSTRUCTION	Abbeyhill, Newtown, Thomastown		Callan Thomastown	28
CAS CONSTRUCTION	Mill Street, Callan	Kilkenny Voluntary Housing	Callan Thomastown	12
SHIP CONSTRUCTION	Powers and Lynches, 18-20 Bridge Street Callan		Callan Thomastown	2
			Callan Thomastown Total	42
CAS CONSTRUCTION	"Red Barn" Patrick Street, Ballyragget	Kilkenny Voluntary Housing Association	Castlecomer	11
SHIP CONSTRUCTION	An Tobar, Freshford, Co Kilkenny		Castlecomer	23
SHIP CONSTRUCTION	Canal Road Johnstown		Castlecomer	11
			Castlecomer Total	45
SHIP CONSTRUCTION SINGLE STAGE	Old Community Centre Loughboy, Kilkenny City		Kilkenny	2
SHIP CONSTRUCTION TURNKEY + PART V	Marnellsmeadows, Callan Road, Kilkenny		Kilkenny	22
AHB CALF Turnkey + Part V	Potential Project - Kilkenny City	Circle	Kilkenny	30
SHIP CONSTRUCTION	Teach Aimsire, Granges Road, Kilkenny City (former Weather Station Site)		Kilkenny	6
SHIP CONSTRUCTION SINGLE STAGE	Small Capital - Kilkenny City		Kilkenny	4
			Kilkenny Total	64
SHIP CONSTRUCTION TURNKEY + PART V	Abbeymeadows, Abbeygate, Ferrybank		Piltown	18
LA Part V	Church View, Kilmacow, Co. Kilkenny		Piltown	4
			Piltown Total	22

Total

173

Climate Change Targets – Housing Capital



- Implementation of Green Public Procurement
- Commitment to work towards achieving Home Performance Index (HPI) Gold Standard on all new Kilkenny County Council social housing
- Right sizing Programme – to optimise use of buildings
- Continuation of Retrofit programme
- Better Training to tenants in managing energy efficiency measures in their homes e.g. air to water heat pumps

Affordable Housing

	2023	2024	2025	2026	Total
Current Target	14	21	18	18	76
Planned / Possible Affordable Purchase		45	45	10	
Planned / Possible Cost Rental		25			
Total Expected		70	45	10	125

- Estimate based on current approved projects and those under consideration.
- Mixed tenure development by KCC under consideration, if viable
- Market values outside Kilkenny City a challenge for delivery of affordable housing

Summary

Positives

- Town Centre units combating dereliction
- Mixed tenure direct build projects possible
- Trend towards design and build to enable modern methods of construction and better timelines
- Good relationship with contractors and developers in Co Kilkenny and South East enables turnkey & Part V pipeline
- Part V units coming on stream
- Further sites being purchased – Callan, Kilkenny City, Goresbridge

Challenges

- Volume and pace of work programme
- Mains Water Supply deficiencies
- Delivery streams with specific requirements i.e. disability, homelessness, TAP
- Cost of Construction increasing
- Most of the team in place but staff recruitment and retention still an issue
- Development of derelict sites / protected structures – impact on programme
- BIM implementation



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Kilkenny County Council

Kilkenny County Council Affordable Purchase Scheme

LOCAL AUTHORITY AFFORDABLE PURCHASE SCHEME

- Homes being made available at a reduced price for eligible applicants in return for KCC taking a % Equity Share in the Affordable Home.
- Purchaser enters into
 - Affordable Dwelling Purchase Agreement with Kilkenny County Council re Equity Share
 - Mortgage Agreement with Financial Institution re Mortgage.
- KCC – priority agreements in place with Financial Institutions- regulate the priorities between both parties re interests in the property.
- Min 5% Equity Share of Market Value
- Purchaser can buy back % Share at a time of choosing but no obligation to do so. If not – LA redemption when property sold/ transferred/ on death of owner or after 40 years. % Share based on OMV at time of buy back.



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LOCAL AUTHORITY AFFORDABLE PURCHASE SCHEME

- First Time Buyers, Fresh Start applicants, Require Larger Property
- Eligibility Criteria:
 - Within specified income limit;
 - Do not / have not owned / an interest in property in Ireland or elsewhere;
 - Right to Reside / Be habitually resident in Ireland
 - Property must be used as Principal Primary Resident
 - Max Mortgage Capacity + Deposit + Savings must not exceed 95% of OMV
- Houses offered in line with KCC Scheme of Priority – adopted Feb 2023



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Income..

In general: Income Limits is calculated where

Combined Gross Household Income x 4 must be less than 85.5% of the Market Value:

OMV of Home	85.5% of Market Value	Gross Annual Household Income limit: 85.5% of OMV / 4
€280,000	€239,400	€59,850
€300,000	€256,500	€64,125
€350,000	€299,250	€74,812

NB: Gross Household Income – preceding 52 weeks & in line with Affordable Housing Income Assessment Policy



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Calculating Equity Share....

Example: House property OMV = €300,000

Income	Equity	Equity Amount	Max Mtg Capacity	Deposit	Purchaser Pays*
€64,125	5%	€15,000	€256,500	€28,500	€285,000
€60,000	11.11%	€33,333	€240,000	€26,667	€266,667

* Purchasing Capacity = Max Mtg Capacity & Deposit + Savings

(To calculate Equity Amount = Max Mtg Capacity /9 x 10 & subtract from OMV)

1) $€64,125 \times 4 = €256,500 / 9 \times 10 = €285,000$

$€300,000 - €285,000 = €15,000 = \text{Equity Amount}$

2) $€60,000 \times 4 = €240,000 / 9 \times 10 = €266,666$

$€300,000 - €266,666 = €33,333 = \text{Equity Amount}$



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Kilkenny County Council

English / Services / Housing

Survey - Affordable Housing Interest, Kilkenny County Council

Affordable Housing Interest Survey – Kilkenny County Council

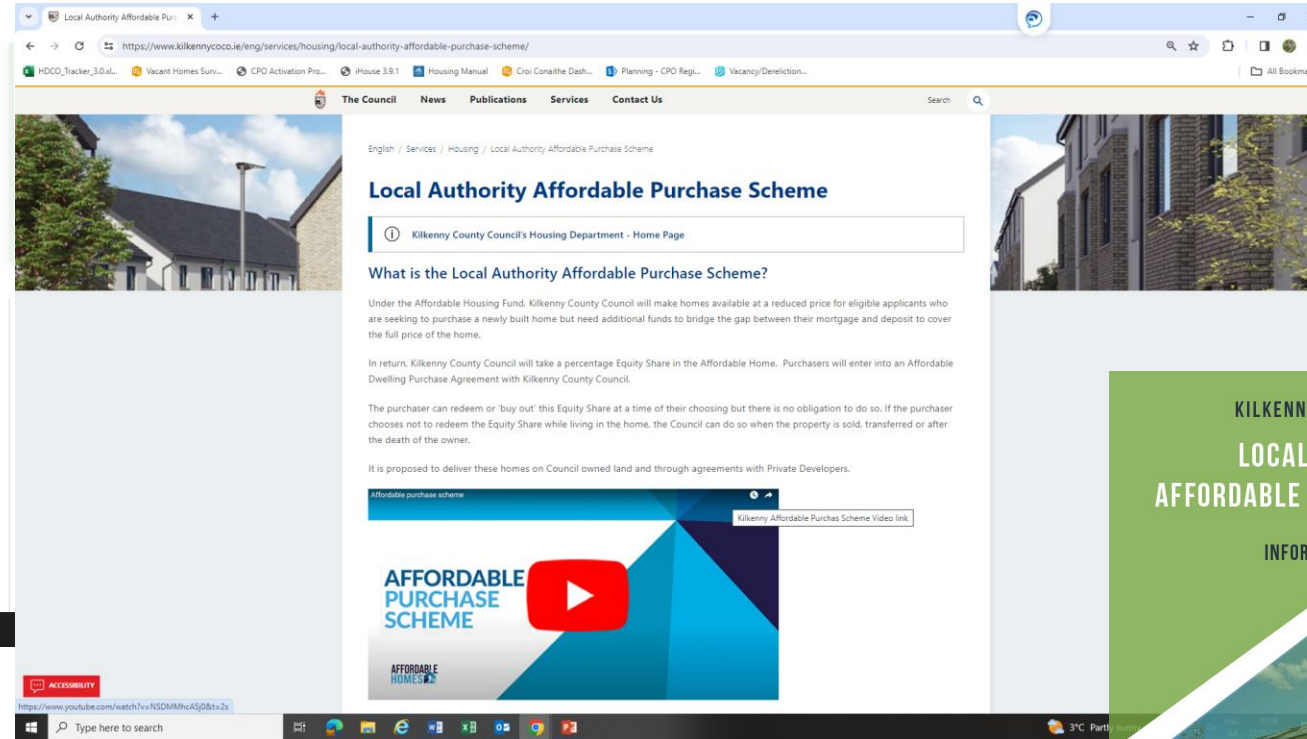
Kilkenny County Council, in line with our Housing Delivery Action Plan prepared under the governments new housing plan "Housing for All", is actively working on the development of affordable housing in the County over the coming years. Affordable Housing Scheme will provide houses at a reduced price for eligible applicants.

Notwithstanding the eligibility criteria that will be set down in Regulations for any scheme, the Council wishes to establish the level of interest in County Kilkenny for Local Authority provided affordable dwellings.

This is a survey of interest in affordable housing purchase only and for the purpose of gathering information on income levels, family size, housing type and location preference. The information will be used to inform the Council on the level of demand and locations for affordable houses and the house prices that people might be able to afford. This will help us design a scheme with the right type of homes, at the locations and price points that suits the needs of people insofar as possible.

Availability of any affordable housing schemes progressed by the Council in the future will be advertised separately, and a formal application process will apply in accordance with the legislation in place at that time.

The survey is now available on Kilkenny County Council's website and will be open for six weeks initially, up to the middle of October. Data is collected for survey purposes only and there will be no follow up correspondence to submissions. All information provided will be retained in full



Information

www.kilkennycoco.ie

All enquires to:

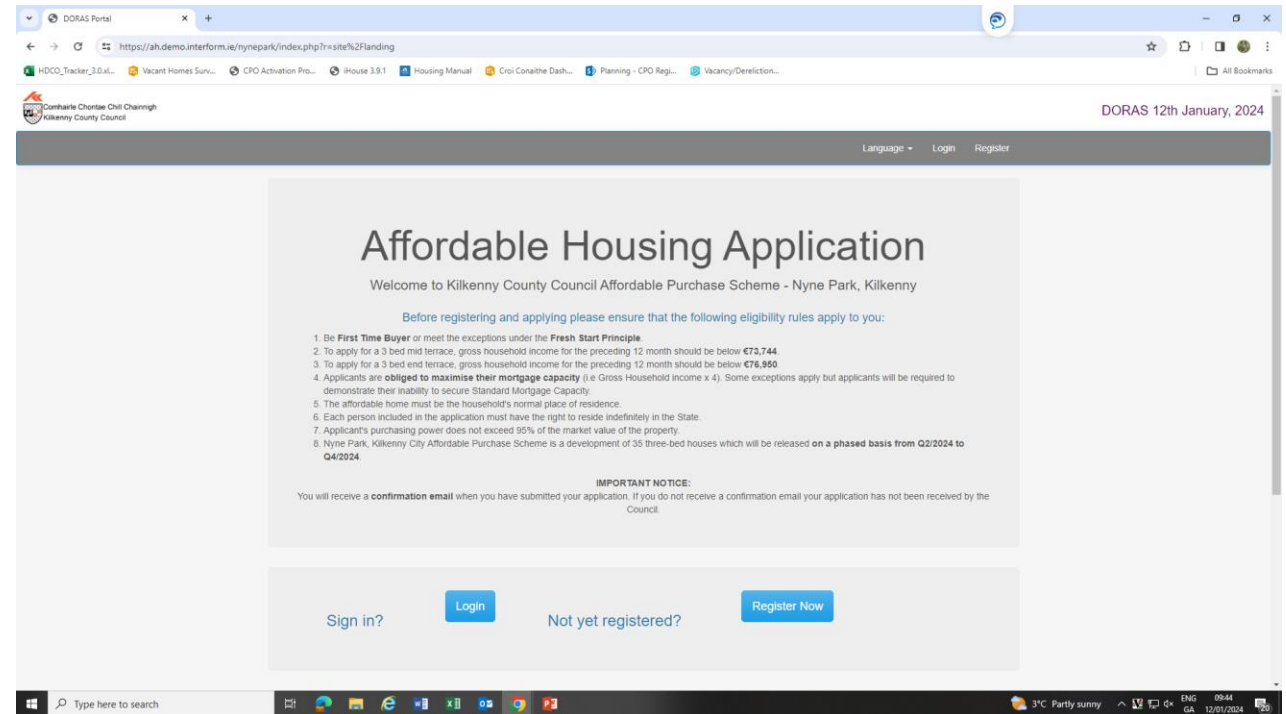
affordablehousing@kilkennycoco.ie

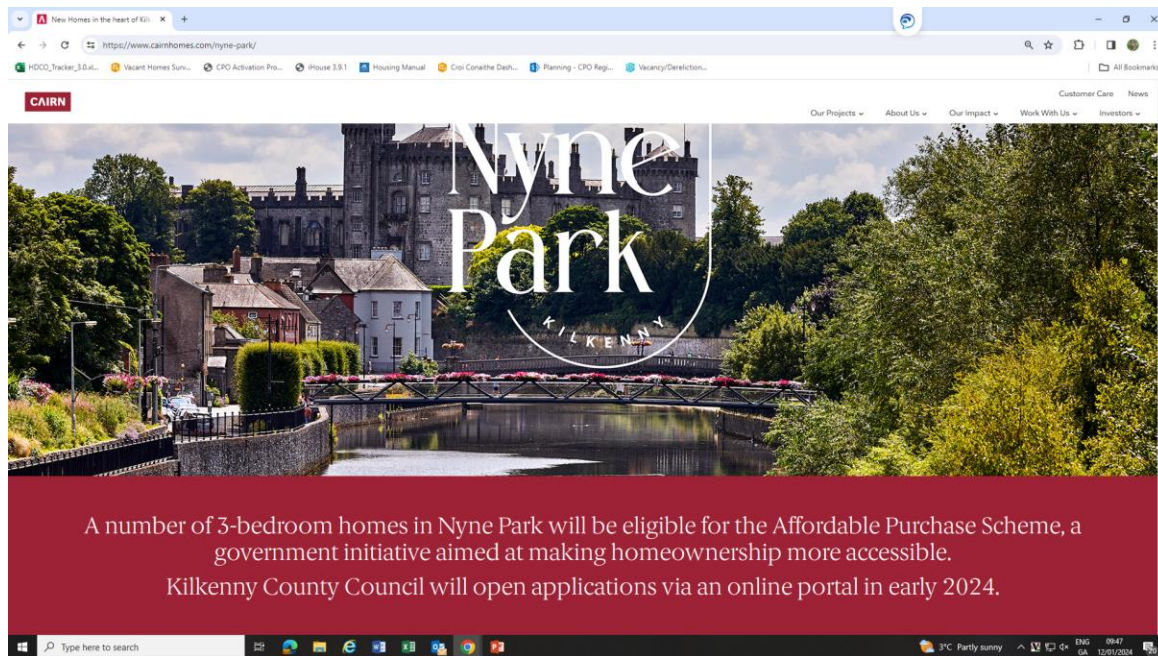




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Kilkenny County Council

- Affordable Scheme of 35 x 3 bed houses – May / Sept
- Q1 2024 Launch – Feb Advertise – scheme details and portal open date
- Application by **online portal only**
- Portal open for applications for 3 / 4 weeks.
- Date & time of receipt of valid application





AFFORDABLE HOMES COMING SOON...

Are you dreaming of owning your own home in Kilkenny City? Your opportunity is here! Kilkenny County Council, in collaboration with CAIRN, will be advertising an Affordable Purchase Scheme of 3 bedroom homes at Nyne Park, Kilkenny, set to launch in Q1 2024.

Under the Local Authority Affordable Purchase Scheme, Kilkenny County Council will make these homes available at a reduced rate for first time buyers and other eligible buyers who cannot afford to purchase a home at its open market values with a maximum mortgage and 10% deposit. In return, Kilkenny County Council will take a percentage equity share in the house equal to the difference between the open market value of the home and the reduced price.

For detailed information on the Affordable Purchase Scheme, including eligibility criteria, required documentation, and the application process, visit the Kilkenny County Council website at www.kilkennycoco.ie. For any queries, reach out to affordablehousing@kilkennycoco.ie.

Stay tuned to the Council's Website, their Social Media channels and the local Media where further details on the Nyne Park Affordable Purchase Scheme and the upcoming application process will be revealed during January.

Your journey to affordable homeownership begins here!

All enquires to:
affordablehousing@kilkennycoco.ie

Further info:
www.kilkennycoco.ie

www.nynepark.com

Important for applicants!!

- Read all info provided on website
- Look to secure Mortgage Approval in Principle



Own an Affordable Home in Kilkenny

Visit NynPark.com for more information



Coming Soon...

New Homes Buying with Glenveagh First Time Buyers Communities NUA Manufacturing Find your new home

On sale

Cluain Glasan

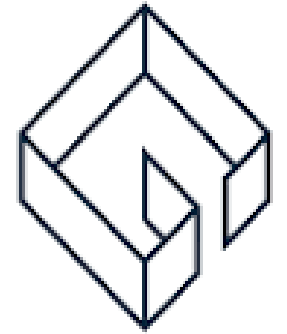
Ayrfield, Kilkenny

Virtual Tour Register Your Interest First Home Scheme Download Brochure

Developments > Cluain Glasan

Glenveagh is pleased to introduce Cluain Glasan, a new development of spacious 2 and 3 bed family homes in a central location adjacent to the picturesque city of Kilkenny.

REGISTER YOUR INTEREST



Glenveagh
Properties PLC