

Housing SPC Jan 26th 2015- Voluntary / Approved Housing Bodies (AHB's)

The principle housing bodies operating in the city are Carraig Dubh, Cheshire, Clúid, COPE, Irish Wheelchair Association, Newgrove, Peter Triest, Respond, Simon and Túath housing association. There is regular liaison between the City Council and the voluntary bodies having regard to the important role this sector plays in addressing the social housing waiting list.

To date, over 568 units have been delivered by the Voluntary sector in the city.

The streams of Government funding under this area are the **Capital Assistance Scheme (CAS)**, **Capital Loan & Subsidy Scheme (CLSS)** and **Capital Advance Leasing Facility (CALF)**.

CAS – Capital Assistance Sceme

Under this scheme, a Project is identified by the Approved Housing Body (AHB) with proposed number of units of accommodation. Once approved by the DECLG, an amount equal to 95% of the costs involved is paid to the AHB. This is advanced in the form of a mortgage to the AHB from the local authority to the AHB and drawn down from the DECLG. There is a limit of €120,700 plus legal fees and refurbishment/development costs per unit of accommodation provided.

The local authority has 100% nomination rights of tenants to this type of accommodation. To date there have been **288 units** of accommodation provided in Galway City under CAS schemes.

A Capital Assistance Scheme (CAS) 2014-2016 Call for Proposals was launched by the Department of the Environment, Heritage & Local Government in March 2014. The City Council advertised a notice to Approved Voluntary Housing bodies in the local newspaper and on our website to submit proposals for new CAS construction and/or acquisition proposals. Housing Staff met with the voluntary groups and discussed their proposals in detail. The projects were prioritised based on the criteria as outlined in Circular Housing 5/2014 and also having regard to the housing needs of applicants on the Housing Waiting List under the specific categories referred to in the Circular i.e. homeless, older people and people with disability. On the 23rd May 2014, the Department of the Environment approved a domestic violence refuge/homeless project for nine accommodation units by COPE Galway at 45 Forster Street, Galway in the amount of €1,164,000.

CLSS – Capital Loan and Subsidy Scheme

Under the CLSS Scheme, the local authority identifies a number of units in an estate that will be handed over when completed to an AHB, who will take full responsibility for management and maintenance of the units. An annual allowance is paid to the AHB for management and maintenance of the units. Again the local authority has 100% nomination rights of tenants to this type of accommodation. **190 units** have been delivered in Galway City Council to date under this scheme.

Capital Advance Leasing Facility (CALF)

The Capital Advance Leasing Facility (CALF) involves an Approved Housing Body (AHB) securing a minimum of **70% private funding** for the acquisition of units for the provision of

social housing, with the Department of the Environment Culture and Local Government providing up to **30% of the remaining funding** requirement as a Capital Advance through the Local Authority. The Local Authority enters into a long term **Payment & Availability Agreement** with the AHB as approved by the Department and has 100% nomination rights on the tenancies of the units. The Capital Advance is treated as a loan earning simple interest at a fixed rate of 2% per annum and is re-payable by the AHB at the end of the Payment & Availability Agreement. There are currently **three projects** approved by the Department under this scheme as detailed in the table below. A total of **47 units** of accommodation will be provided by the end of the first Quarter of 2015 under this scheme.

| Location | No of Units | AHB | Total Cost of Units | Capital Advanced (%) | Payment & Availability Period | Status of Project |
|------------------------------|-------------|---------------------------|---------------------|---|-------------------------------|-----------------------------------|
| An Leargan, Ballymoneen Road | 12 | Túath Housing Association | €1,716,000 | €429,000 (25%) | 23 years | Due for occupation Quarter 1 2015 |
| Boireann Beag, Roscam | 20 | Cluid Housing Association | €2,720,000 | €707,200 (26%) | 30 years | Due for occupation Quarter 1 2015 |
| Cuirt Roisín | 15 | Cluid Housing Association | €1,425,000 | 0 (0%) - Subject of Part V negotiations | 22 years | Quarter 1 2015 |

Proposals are at an early stage for the delivery of at least 100 additional **units** of accommodation under this scheme in the medium term. (2015-2016) with various AHBs.

There are a further 178 units on Long Term Leasing/RAS with various AHBs throughout the city.