



Housing SPC Meeting – Capital Projects Update September 2022



Housing Capital Programme

Work on the Housing Capital Programme continued in 2022 in line with the overall strategy contained in the Strategic Land Development and Management Plan submitted to the Department of Housing in 2017. Galway City Council also launched an ambitious Housing Delivery Action Plan on the 19th July 2022 which plans for delivery of 2,440 social and affordable homes across the city over the next five years. The Action Plan sets out how Galway City Council and Approved Housing Bodies will provide new social, cost rental and affordable housing through direct build as well as through turnkey and Part V arrangements. The Action Plan outlines a commitment to deliver 1,435 new social housing homes and 1,005 new affordable homes, including for purchase and cost rental.

The current status of schemes and anticipated progress through 2023 is outlined below:

Garrai Caol, Coast Road: Approval was received to acquire 53 units on the Merlin/Coast Road and contracts were signed in 2020. Construction works continued on site throughout 2022 and handover of phase 1 (27 Units) is on target for Q4 of 2022 with phase 2 (26 units) projected for Q1 2023.

Garrai Beag, Ballybaan: This scheme will provide 58 social housing units. The contract construction duration allowed is 15 months. Galway City Council has exercised its right to terminate Glenman Corporation's Ltd obligation to complete the Works (as defined in the Contract) on the Garraí Beag Social Housing Project, in accordance with clause 12 of the Building Contract. A Notice of Termination was served on Glenman Corporation Ltd on 21st June 2022.

An Cliathán, Old Monivea Road: A scheme to provide 15 units for older people and families with disability needs has been designed for this site. Part 8 planning was approved in December 2020. Construction commenced in Q1 2022 with completion in mid-2023.

Keeraun, Ballymoneen Road: Stage 2 approval for this scheme was secured in July 2021. The scheme includes 8 units of Traveller Specific accommodation in an overall 71 unit scheme. An application for Part X planning was submitted to An Bord Pleanála in June 2022 and an outcome anticipated in Q3 2022. It is projected that a completed development will be delivered by the end of 2024.

Headford Road: Stage 2 approval was granted in April 2022 for a development consisting of 24 no. dwellings. The Part X planning publication was submitted in June 2022. The development proposes the inclusion of 3 units of culturally appropriate Traveller specific accommodation with delivery in Q4 2024.

Merlin Woods: Department of Housing approval has been secured for a combined affordable/social housing scheme at lands adjacent to Coillte Mhuirinne estate. The scheme will comprise 103 units with 85 of these being for affordable purchase. Service Sites Funding approval has been secured in respect of this site which will provide sufficient funding to facilitate affordable sale. The Part 8 planning application was approved in October 2021

and will now advance to the next stage of procurement. The progression of this project is dependent on agreeing a suitable model to deliver the affordable housing element of the scheme which has been advanced in 2022.

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 August 2021. Part X planning notices were published in February 2022. Pending An Bord Pleanala approval this development will advance to construction in Q2 2023.

Circular Road: The scheme proposes 5 units of culturally appropriate Traveller accommodation. The scheme will require the decanting of the site during the duration of the works. Part 8 planning approval was received in June 2022 with works to commence in Q1 2023. The Stage 3 submission was sent to the DHLGH on 9TH September 2022.

Castlegar: Lands acquired are currently being reviewed by the NTMA (National Treasury Management Agency) to assess the potential for them to be included in the next PPP (Public Private Partnership).

Clybaun Road: The proposal is for a 65 unit housing project comprising of 28 Social and 37 Affordable units. Stage 1 Approval for the 28 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 Q4 2022 with a Part 8 publication when the Stage 2 approval is received.

Bothar Na Choiste: The proposal is for a mixed social/affordable housing project of 65 units comprising 25 Social and 40 Affordable units. Access to this site is currently being resolved via a CPO. Galway City Council on 23rd May 2022, made a Confirmation Order confirming, without modification, the Compulsory Purchase Order. Further to this, the above Compulsory Purchase Order has become operative on 24th June 2022, being 3 weeks from when the decision of Galway City Council to confirm the Compulsory Purchase Order was first published. The purpose of the CPO is to facilitate the construction and widening of approximately 0.516Km of public road in the townland of Castlegar, together with all associated ancillary works.

Ballyburke: Site investigations have concluded on the northern section of the 'McHale Lands' in Ballyburke and pre-planning assessment is currently under review for a social / affordable scheme with a proposed 10 social and 85 affordable. Stage 1 application to be submitted in Q3 2022.

Seamus Quirke Road Day Centre and Temporary Homeless Accommodation: The proposed development aims to provide a much-needed upgrade in the existing day centre facilities, along with additional resources. It will also accommodate temporary homeless accommodation year-round, with the focus on identifying and progressing routes out of rough sleeping and homelessness on a regular basis while also adapting during the winter months to increase the intake of vulnerable rough sleepers. The Stage 2 Application for the above was submitted to the Department on Friday 22nd July 2022.

Approved Housing Bodies

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 will be 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.

Construction is under way on a number of new build CALF Schemes for delivery in 2022 and 2023. Proposals have been received for another 200 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 schemes as well as CAS acquisition projects across the City for 2023 including Housing First.

Schemes for delivery in 2022:

Location	No. of Units	Approved Housing Body
Briarhill	7	Co-operative Housing Ireland
Glen na Mona, WDR, Ballymoneen Road	16	Cluid Housing
Cuirt Bhoirne, Roscam	12	Cluid Housing
Fanan, Letteragh Road	6	Tuath Housing
Leana Mor, Cappagh Road	14	Respond Housing
Gaelcarrig, Newcastle	83	Respond Housing
Garrai Shean, Roscam	13	Co-operative Housing Ireland
CAS house acquisitions	10	Various.
Total	161	