



Housing SPC Meeting – Capital Projects Update February 2023



Housing Capital Programme

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 over the next five years. A copy of the plan is displayed on the Galway City Council website.

The Housing Delivery Action Plan details how Galway City Council will achieve the targets over the period 2022 – 2026 as set in the national Housing for All policy in partnership with the Department of Housing, Local Government and Heritage and Approved Housing Bodies.

Galway City Council and Approved Housing Bodies will provide new social and affordable housing through direct build as well as through turnkey and Part V arrangements.

The action plan outlines a commitment to deliver:

- 1435 new social housing homes
- 1005 new affordable homes, including for purchase and cost rental

The proposals contained in the Action Plan provide for potential delivery of 1,435 social homes up to 2026. Galway City Council propose to build 477 homes for Affordable Purchase with a potential additional 204 homes under LA Turnkey Affordable Purchase to be acquired. The total Affordable Build and Purchase delivery anticipated over the period to 2026 is 681 homes.

There is potential for the balance of 324 Cost Rental homes by AHB's under the Cost Rental Equity Loan Scheme with the majority of Cost Rental homes coming on steam from 2024. However, to date there has been difficulties with establishing a successful model by AHBs for delivering cost rental properties which may impact on our delivery. All other possible routes for delivery of our affordable targets will be investigated.

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.

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.

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) took place in Q4 of 2022 with phase 2 (26 units) projected for Q1 2023.

Garrai Beag, Ballybaan: This scheme will provide 58 social housing units. The procurement process commenced in September 2022 to procure a replacement contractor to complete the development. It is estimated that a replacement contractor will be appointed in Q2 2023 followed by a 12 – 14 month construction period with deliver expected in Q2 2024.

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 is still on target for 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 Pleanala in June 2022 and a decision to refuse was received in January 2023.

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

Merlin Woods: DHPLG approval has been secured for a combined affordable/social housing scheme at lands adjacent to Coillte Mhuirinne 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. This scheme will be advanced through 2023 with delivery possible late 2024 or early 2025.

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

	<p>the DHLGH on 9TH September 2022 and approval and approval with a recommended overall budget of €2,127,422.16 was received in November 2022. This scheme will be tendered in Q1 2023 and advanced to construction after procurement of a contractor with a completion date in Q3 2024.</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 57 unit housing project comprising of 28 Social and 29 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 Q1 2023 with a Part 8 publication when the Stage 2 approval is received.</p> <p>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.</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 will be submitted to the DHLGH in Q1 2023 and thereafter the Part 8 will be published.</p> <p>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. Stage 2 approval with a recommended budget of €4,215,073 was received in October 2022. Part 8 planning notification was published on the 8th December 2022. Upon completion of the submissions period a Chief Executives Report will be presented to the elected members in Q2 2023.</p> <p>Munster Ave: This project looks at a high quality urban infill housing in central locations. It will provide passive surveillance to entrance to Fr. Burke Park and Improve/ rationalize immediate edge conditions. The existing house will be renovated with 4 No: new urban 1 Bed units. This is currently at the pre-planning stage.</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 will be advanced under the Capital Assistance Scheme and Capital Advance Leasing Facility initiatives in 2023. The AHB sector will</p>

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 2023 and beyond. 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 Delivered in 2022:

Location	No. of Units	Approved Housing Body	Status
Briarhill	7	Co-operative Housing Ireland	Delivered in 2022
Glen na Mona, WDR, Ballymoneen Road	16	Cluid Housing	Delivered in 2022
Cuirt Bhoirne, Roscam - CALF	12	Cluid Housing	Delivered in 2022
Fanan, Letteragh Road - CALF	6	Tuath Housing	Delivered in 2022
Leana Mor, Cappagh Road	14	Respond Housing	???
Gaelcarrig, Newcastle - CALF	83	Respond Housing	Delivered in 2022
Garrai Shean, Roscam	9	Co-operative Housing Ireland	Carried over into 2023
Garrai Caol Roscam	27	Turnkey	Delivered in 2022
Leas na Mara Ballymoneed Road – CALF	10	Tuath Housing	Delivered in 2022
Total	161		
Acquisitions	2	Various.	
Unsold Affordables	9		

Schemes to be delivered in 2023:

Location	No. of Units	Approved Housing Body
Ballybane Mor Barr an Uisce	101	Respond
Letteragh Road	16	Cluid Housing
An Cliathan, Monivea Road	15	GCC
Letteragh Road, Cnocan Glas - CALF	27	Cluaid Housing
Garrai Shean, Roscam	23	Co-operative Housing Ireland
Leana Mor, Cappagh Road	28	Respond ? 4 Part Vs
Garrai Caol Roscam	26	Turnkey
Maolchnoc Ballymoneed Road	24	Part V
Upper Salthill	4	Part V
Acquisitions	10	Various.
Total	274	