**APPLICATION FOR FINANCIAL ASSISTANCE UNDER THE CAPITAL ASSISTANCE SCHEME FROM 3 APPROVED HOUSING BODIES IN ACCORDANCE WITH SECTION 6 OF THE HOUSING (MISCELLANEOUS PROVISIONS) ACT, 1992 FOR THE PURCHASE OF 8 UNITS LOCATED ACROSS TALLAGHT, CLONDALKIN, AND LUCAN ELECTORAL AREAS**

**REPLY:**

On the 22nd of June 2016, The Department of Housing, Planning, Community and Local Government delegated sanction to all local authorities to approve the acquisition of properties under Capital Assistance Scheme (CAS) 2016 by Approved Housing Bodies (AHB’s) without the prior approval of the Department.

Local Authorities were requested to prioritise those CAS proposals which will:

1. Focus on the provision of accommodation for homeless persons, the elderly and people with a disability.

2. Focus on the provision of accommodation enabling the movement of people with a disability from a congregated setting into community based living.

3. Acquisitions which will be completed, with funding fully drawn by November 2016.

In response to this circular AHB’s made submissions to SDCC for proposed acquisitions in accordance with the housing need requirements set out. South Dublin County Council have used this delegated sanction per Circular Housing 24/2015 to approve the acquisition of 8 units by 3AHBs, subject to compliance with the terms of that Circular with particular regard to verifying housing need, providing independent valuations, working within the acquisition ceilings and establishing deliverability in 2016.

On the 12th October 2016, Circular 41/2016 issued providing revised unit ceiling costs in respect of acquisition of properties for social housing. Six properties approved in September 2016 by South Dublin County Council for CAS funding have since been sold to other parties or taken off the market.

Accordingly replacement CAS acquisitions have been received and approved in respect of 8 acquisitions from 3 Approved Housing Bodies for grants in the sum of **€1,803,580** under the Capital Assistance Scheme in respect of the acquisition of the units reported below.

All acquisition values fall within the revised acquisition cost ceiling limits as set by the Department and value for money confirmed.

The Associations are approved Voluntary Bodies under [**Section 5 of the Housing Act, 1988.**](http://www.irishstatutebook.ie/1988/en/act/pub/0028/sec0005.html)

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Name of AHB** | **Address of Acquisition** | **No of Units** | **Housing Need to be Provided** | **House Size** | **CAS Grant** | **Local Electoral Area** |
| Circle VHA | 85 Woodford Road, Clondalkin | 1 | Homeless / Disabled | 3 Bedroom | €226,950 | Clondalkin |
| Dublin Simon Community | 30 St. John's Court, Clondalkin | 1 | Homeless | 3 Bedroom | €254,900 | Clondalkin |
| Dublin Simon Community | 13 St Finians Crescent, | 1 | Homeless | 3 Bedroom | €226,750 | Lucan |
| Lucan |
| Dublin Simon Community | 20 Earlsfort Court, Lucan | 1 | Homeless | 3 Bedroom | €275,200 | Lucan |
| Dublin Simon Community | 5 Castlegate Court, Adamstown | 1 | Homeless | 3 Bedroom | €265,100 | Lucan |
| Dublin Simon Community | 5 Liffey Close, Lucan | 1 | Homeless | 3 Bedroom | €260,000 | Lucan |
| PACE | 24 Tuansgate Tallaght, Dublin 24 | 1 | Homeless  | 1 Bedroom | €161,620 | Tallaght Central |
| PACE | 55 Moynihan Court, Tallaght, Dublin 24  | 1 | Homeless  | 1 Bedroom | €133,060 | Tallaght Central |
|  |  | **8** |  |  | **€1,803,580** |  |

These properties will be used to accommodate people from South Dublin County Council’s housing list.

Under [**Section 6 (8) of the Housing (Miscellaneous Provisions) Act, 1992**](http://www.irishstatutebook.ie/1992/en/act/pub/0018/sec0006.html) the granting of assistance under the Capital Assistance Scheme is a reserved function of the Council and is subject to the approval of the Department of Housing, Planning, Community and Local Government.

Accordingly, the following motion is required:

“That this Council recommends that the application for a grant in the sum of €1,803,580 under the Capital Assistance Scheme to Circle VHA, Dublin Simon Community and PACE Approved Voluntary Bodies for the purchase of 8 properties in various locations in accordance with the requirements of Section 6 of the Housing (Miscellaneous) Act, 1992 be approved”.