



Comhairle Contae
Átha Cliath Theas
South Dublin County Council

The Land Development Agency

South Dublin County Council
Housing SPC – February 2024

Phelim O'Neill – Head of Property



An Ghníomhaireacht Forbartha Talún
The Land Development Agency

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LDA – Current Snapshot

€ 5bn


*Capital Capacity
(€3.75bn committed equity
and €1.25bn borrowing
capacity)*

Project Tosaigh To Date

2,500 

*Homes delivered, contracted
or nearing contract*

Project Tosaigh Overall

 c8,000

*Targeted delivery through
Project Tosaigh*

Staff

 150

*Including legal, investment
and development
professionals*



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State Lands
Capacity

 10,000

*Capacity (homes) on state
lands being advanced (design
and development phase)*

State Lands
Delivery

 >3,000

*Homes on State Lands expected
to be under construction in 2024*

 >20

*State Land plots being
advanced by the LDA
currently*

Agenda

- ***LDA Services***
- ***Site Acquisition***
- ***Cost Rental***
- ***Q&A***



LDA Local Authority Partnerships (s15, LDA Act 2021)

Scheme	LA	Services	Status	# Units
Shanganagh Castle	DLRCOCO	Full design and build	Under construction	597
St Teresa's Gardens	DCC	Full design and build	Planning granted, DD underway	540
Cromcastle	DCC	Full design and build	Planning lodgement in Oct	150
Cherryorchard	DCC	Full design and build	Planning lodgement in Oct	1000+
Cork Dockland Delivery Office	CCC	Joint resourcing of delivery office	Ongoing deployment of URDF funding	4,000+
Dyke Road	GCC	Full design and build	Preparation of planning application	175
Mungret	LCCC	Buildout of s.179a permission	Development agreement	190

Shanganagh Castle, DLR (Design, Build, Finance & Operate)

- ***597 units brought through planning and procurement***
- ***LDA commenced partnership with DLRCOCO in 2019***
- ***200 Social delivered under licence by LDA***
- ***91 AFS units delivered under licence by LDA***
- ***306 cost rental units delivered and retained by LDA***
- ***Construction commenced in Sept 22***
- ***Phased delivery of units from Q3, 2024***



St Teresa's Garden, DCC (Design, Build, Finance & Operate)

- **540 units**
- **30% social back to DCC**
- **70% cost rental**
- **Planning granted through Part 10**
- **Detailed design & tender underway**
- **Site start in 2024**



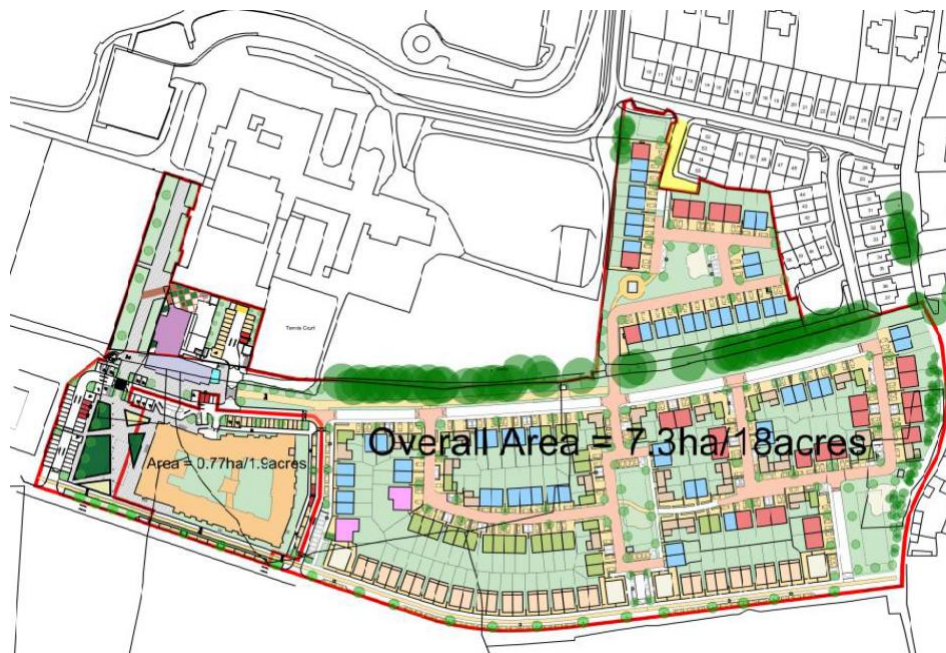
Cromcastle, DCC (Design, Build, Finance & Operate)

- ***146 high quality homes, well designed and professionally managed.***
- ***Including 133 Cost Rental homes, offering long-term secure homes.***
- ***Fully accessible scheme with 39 homes universally designed.***
- ***Two Cultural/Community spaces provided at ground floor level, accessed off the new public plaza. (479sq.m)***
- ***Planning route through s179a***
- ***On site in 2024***



Mungret, Limerick (Post planning delivery & Affordable Sale)

- **S. 179a application currently being prepared by LCCC**
- **181 AFS being delivered by LDA**
- **Development agreement to be entered into between LCCC & LDA**
- **Lands to be transferred to LDA, who will deliver the AFS units and act as developer**
- **LDA delivering spine infrastructure for both affordable and social**
- **LCCC applying for AFS grant funding**
- **LCCC providing pre-qualified purchasers**
- **Site start in Q4, 2024**



LDA Site Acquisitions

- ***Large sites, ideally with good planning permission***
- ***Sustainable locations, close to existing transport links***
- ***Clongriffin lands purchased at end of 2023 with capacity for 2,300 homes***
- ***On existing Clongriffin train/ DART station and terminus station in Bus Connects plan***
- ***Tender for contractor for first 408 homes already underway***
- ***Construction will start later in 2024***

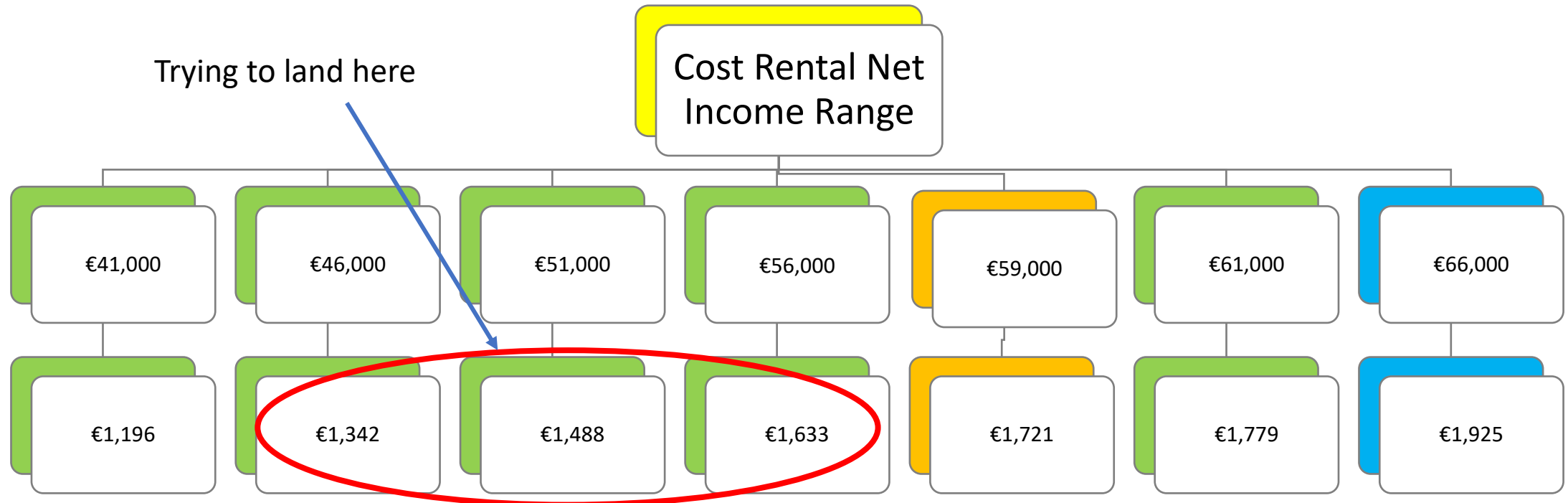


LDA Cost Rental

What is Cost Rental?

- Cost Rental is a new housing tenure that was created under the Affordable Housing Act 2021. It offers a long-term, secure rental option which will contribute to the development of a sustainable housing market in Ireland which provides choice across all tenures
- The rent on these units is based on the cost of building, managing, and maintaining the homes
- Cost Rental as a tenure sits between Social Housing and Private Rentals
- Eligibility criteria:
 - Net household income is below €66,000 (Dublin) per annum (Outside Dublin figure is €59,000).
 - Not in receipt of any social housing supports (including Rent Supplement or H.A.P.)
 - Do not own a property
 - Household size matches the size of the property advertised (All members of the household must be living in Ireland at time of applying)
 - Can afford to pay the cost of rent for the home
 - Household has only entered one application for a specific cost rental property

Cost Rental Target Audience



- Affordable Rent must be **no greater than 35%** of Monthly Net Income
- This puts further focus on need for efficient LDA designs and value for money
- Sets natural ceiling on how much the LDA can pay for delivery

Current Process Overview

1. Advertised for Minimum 7 Days on LDA website. (Other Platforms Optional)
2. Register interest in property. Provide name, email, phone, household size, Nett Income.
3. Lottery Conducted – All eligible applicants ranked.
4. First cohort contacted and submit documentation – 120 Hour window.
 - Proof of ID for each household member, including children
 - Proof of Address
 - Proof of Residency
 - Proof of Income for all members of the household over 18
 - Employer Reference for all members of the household over 18
 - Landlord Reference for all members of the household over 18
 - Bank Statements for all members of the household over 18
5. Eligibility checks commence in lottery order.

The Quarters, Citywest



- ***236 A-rated homes***
- ***Located next to Fortunestown Luas stop***
- ***Launched in January 2024***
- ***2,300+ applicants to date***

Parklands, Citywest

- **40 A-rated homes**
- **Located next to Saggart Luas Stop**
- **Phase 2 Launched in January 2024**
- **2,000+ applicants to date**



Cookstown, Tallaght

- **204 A rated units**
- **Retail at ground floor level**
- **Cookstown Stop on Luas line**
- **10% social to SDCC**
- **Due for completion Q1 2024**



Market based initiatives

Project Tosaigh Programme

- Accelerating the delivery of affordable homes through a market-based acquisition process
- 5,000 homes delivery target over a four-year period.
- Two routes to markets: (i) forward purchase; and (ii) forward funding

Project Tosaigh I

Forward Purchase

- Expressions of interest process commenced in late 2021
- A focus on higher density schemes in Dublin and Cork
- First phases of acquired units now available for rent / sale with strong pipeline under development

Project Tosaigh II

Forward Funding

- Subject to a public procurement process
- Procurement process launched in July 2023 with a view to establishing a panel / framework by year end
- Will provide the ability to make stage payments during the construction phase
- First call-offs anticipated early 2024



Thank You!

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