

Status Update - October 2014

In the third quarter of this year, 138 additional properties have been completed and a further 153 have been contracted. This brings the overall completed housing units to date to 669 together with a further 257 units that have been contracted where completion work is on-going.

Of 669 properties completed to date, 58 apartments were delivered as part of a project at Beacon South Quarter in Sandyford which provides a good illustration of sustainable housing policy in practice; a policy which aims to provide a balanced sustainable mix between social and private housing within a community. The properties were purchased by Cluid Housing Association with assistance from the Department through the social housing leasing initiative for 34 properties with the remaining 24 for rent on the private market, thus ensuring a sustainable mixed-tenure development.

“Complete” means properties are now under the control of a local authority or approved housing body. These include some properties where the approved housing body has substantial works to complete to make them suitable for occupation. NAMA has invested approximately €6.8 m to date in the works required to complete properties.

“Contracted” means a local authority or approved housing body has signed legal contracts to take possession of properties once fitting out or other works have been completed.

The table below sets out the status of properties in terms of complete and contracted as at 30th September 2014, broken down between apartments and houses.

Status	Overall	Apartments	Houses
Complete	669	399	270
Contracted	257	244	13
TOTAL	926	643	283

The following table shows a breakdown of properties that are currently under negotiation or at the earlier stages of assessment (i.e. under consideration).

Status	Overall	Apartments	Houses
Under Negotiation	486	227	259
Under Consideration	1,216	736	480
TOTAL	1,702	963	739

Under Negotiation means a local authority or approved housing body is actively engaged in discussions with NAMA (through either its debtors or receivers or through its SPV, National Asset Residential Property Services Limited) regarding purchasing or leasing properties.

Under Consideration refers to properties in locations where there is a confirmed housing demand and where NAMA, an approved housing body or a local authority is appraising viability and suitability of the development.

To date demand has been confirmed by the local authorities for 2,121 of the properties that NAMA has made available. Another 507 properties are being evaluated bringing the total that may be deemed suitable to 2,628 potentially. Local authorities have confirmed that 1,660 of the properties are considered unsuitable by reference to sustainable planning and housing

policy or are located in areas with no demand. A further 1,194 properties have been sold or privately let by the owners or receivers.

Breakdown of Properties Complete/Contracted by Local Authority Area

Local Authority	Total	Apartments	Houses
Carlow Co. Co.	55	0	55
Clare Co. Co.	7	7	0
Cork City	53	33	20
Cork Co. Co.	79	12	67
Dublin City	296	296	0
Dún Laoghaire-Rathdown Co. Co.	77	77	0
Fingal Co. Co.	44	44	0
Galway City	80	80	0
Galway Co. Co.	3	0	3
Kerry Co. Co.	15	0	15
Kildare Co. Co.	92	4	88
Kilkenny Co. Co.	5	0	5
Louth Co. Co.	27	27	0
Meath Co. Co.	11	11	0
South Dublin Co. Co.	48	48	0
Westmeath Co. Co.	8	0	8
Limerick City & County	16	4	12
Wexford Co. Co.	2	0	2
Waterford City & County	8	0	8
Grand Total	926	643	283

Breakdown by County with Local Authority or AHB per project

October 2014

TOTAL SOCIAL HOUSING DELIVERY		
Complete		669
Carlow	Respond! Housing Association	55
Clare	Banner Housing	3
Cork	Clúid Housing Association	1
Cork	Clúid Housing Association (NARPS)	23
Cork	Cork City Council	53
Cork	NABCO (NARPS)	13
Cork	NABCO (NARPS)	24
Cork	Túath Housing	6
Cork	Túath Housing (NARPS)	12
Dublin	Circle Voluntary Housing Association	7
Dublin	Clúid Housing Association	28
Dublin	Clúid Housing Association	58
Dublin	Clúid Housing Association	40
Dublin	Fingal County Council	6
Dublin	Fingal County Council	10
Dublin	HAIL Housing Association	3
Dublin	HAIL Housing Association	5
Dublin	Túath Housing	20
Dublin	Túath Housing (NARPS)	48
Dublin	Túath Housing (NARPS)	20
Galway	Brothers of Charity	3
Galway	Clúid Housing Association	13
Galway	Galway City Council	5
Galway	Galway City Council	2
Galway	Galway City Council	15
Galway	Túath Housing	25
Kerry	Clúid Housing Association	15
Kildare	Clúid Housing Association	35
Kildare	Kildare County Council	8
Kildare	Túath Housing	4
Kildare	Túath Housing	10
Kildare	Túath Housing	28
Kildare	Túath Housing	7
Limerick	Brothers of Charity	7
Limerick	Clúid Housing Association	5
Limerick	Focus Ireland	4
Louth	Louth County Council	12
Louth	Túath Housing	15
Meath	North & East Housing Association (NARPS)	11
Westmeath	Túath Housing	4
Westmeath	Túath Housing (NARPS)	4
Wexford	Wexford County Council	2

**Breakdown by County with Local Authority or AHB per project
October 2014**

Committed		257
Clare	Banner Housing Association	4
Dublin	Circle Voluntary Housing Association	60
Dublin	Clanmil Ireland (NARPS)	8
Dublin	Clúid Housing Association (NARPS)	125
Dublin	Dublin Simon Community	8
Dublin	HAIL Housing Association	19
Galway	Clúid Housing Association	20
Kilkenny	Kilkenny County Council	5
Waterford	NABCO (NARPS)	8
Terms Agreed		179
In Active Negotiation		307
Unit By Unit Review		709