

Challenges and Achievements

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Context for Housing Delivery in Westmeath

Overview of Current Projects & Planned Projects

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Challenges & Opportunities

County Westmeath

- Population of Westmeath: 96,221
- Population of Mullingar: 22,667
- Population of Athlone: 22,869 (Monksland/Bealnamullia)
- Athlone is a Regional Growth Centre
- More than 15,000 travel into Athlone to work or study
- Increasing demand for social and affordable housing
- Lack of purpose-built student accommodation
- Impact of housing supply on industry and employment in a regional growth centre, affordability, student population and on community wellbeing and cohesion



Projects on Site

- ❑ 255 units currently on site across all delivery streams
- ❑ 84 WCC social housing units on site
- ❑ Rapid Scheme: Design Build – 62 social units across 4 sites in Mullingar & Castlepollard
- ❑ Greally Park, Athlone: 24 social housing units on site



Planned Projects

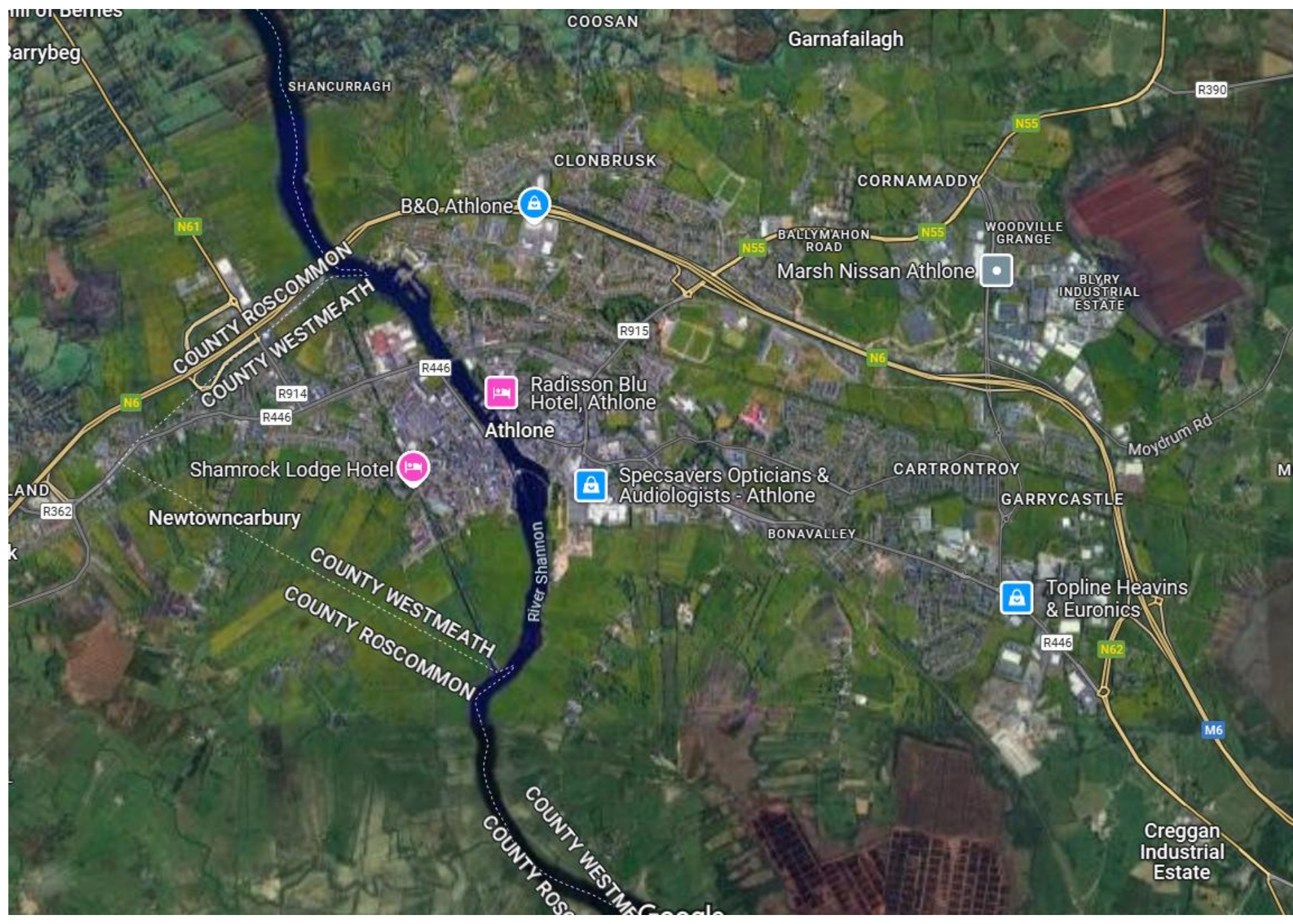
- ❑ Harbour Road, Mullingar: 50 social units
1.543 Ha Site - Stage 1 approval
- ❑ Canal Avenue, Mullingar: 42 social units
0.466 Ha Site - Pre stage 1
- ❑ Cornamaddy, Athlone: 84 social & affordable
6.515 Ha - Stage 2 approval
- ❑ Ardmore Road, Mullingar: approx. 170 mixed tenure
5.467 Ha Site - Considering delivery options
- ❑ Kilnafaddoge, Athlone: 576 homes mixed tenure development. 170 social housing units.
17.640 ha site



Kilnafaddoge, Athlone



Athlone



Kilnafaddoge



Kilnafaddoge







ne Regional
ports Centre

Old Rail Trail Parking

Athlone Town Stadium

PowerCleans

Scoil na gCeithre Máistrí

Brawney Cl

Walk the dogs

Blackberry Ln

Seerys of Athlone

Moydrum Rd

Athlone

Community College

Athlone School
of English

Alphacabs

A2B Cabs Athlone
Taxi Company

Liam Joyce &
Imelda Joyce

Ashgrove

Athlone Training Centre

Top Oil Daybreak
Garrycastle

Retreat Ave
Retreat Rd

Retreat Park

COSMOS by
John Hussey

Auburn Heights

Auburn H
Water Tower

Google

Shelmaliar House

Cartrontray

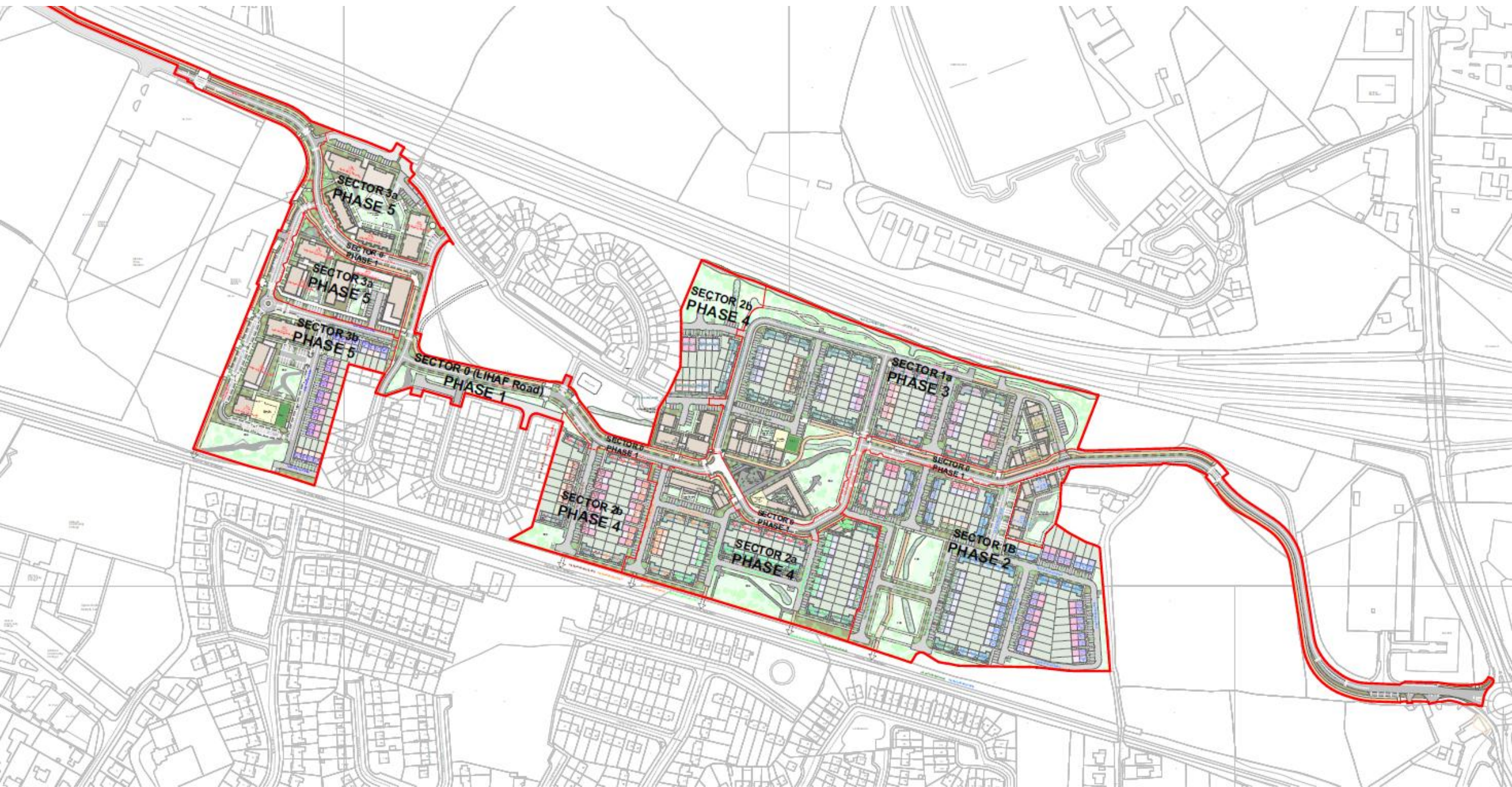
Cartrontray

Moydrum Rd



- 17.640 Ha Site
- 576 homes including 176 social homes
- 5 Phases of delivery
- Phase 1 to deliver the LIHAF Road and 103 units incl 34 social units









Timeframe

2017 – Project Inception

2017 - LIHAF Funding Secured

2018 - Tender Process Commenced

2019 - Final Tender & Section 183

2020 – Dept Approval in Principle

2020 - COVID

2021 – Planning Permission Granted

2021 – Consortium Issues

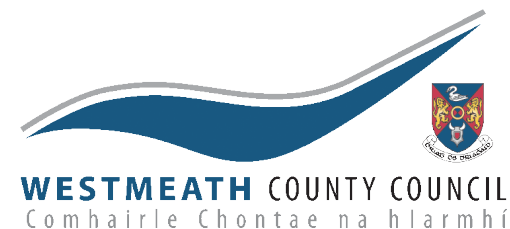
2023 – Revised ISFT & Section 183

2024 – Revised Dept Approval

Dec 2024 Development Agreement Signed

2025 – On Site





Challenges & Opportunities

Challenges

- Complexity and scale of the project
- Delivery of mixed tenure sites at scale
- Competitive dialogue procurement process
- Consortium issues
- Changing environment and market – Covid, geopolitical situation, building cost inflation, economic outlook
- Land and title issues
- No of stakeholders
- Anticipated delays due to services
- Planning deadlines
- Timeframe for Delivery

Opportunities

- Strategic and ambitious
- Delivery of mixed tenure sites at scale
- Significant social housing delivery
- LIHAF road will open lands for further development
- Increased permeability and access within the town centre
- Use of MMC
- Partnership between all stakeholders
- Learning for other projects of scale

Rapid Build Programme

Rapid Build Programme

- Contractor: Coolsivna Construction Ltd.
- Delivery: Design & Build
- MMC
- Value: €19.5 million ex Vat
- Contract: PW-CF2
- Contract Signing: 07th September 2023
- Start date: 28th September 2023
- 62 Units across 4 sites



St Bridget's Green

St. Bridget's Green, Mullingar: 467 days
22 units on site – completion Q3 2025
14 timber frame dwellings
8 apartments traditional build



Ennell Court

Ennell Court: 565 days
15 Timber Frame dwellings
8 units of 15 complete
Delays due to services



Robinstown Row

Robinstown Row: 467 days
17 traditional build units on site
Completion Q4 2025
Delays due to services



Greally Park

Greally Park, Athlone

Contractor: OCC

13 Light Gauge Steel Apartments

11 traditional build homes





Challenges & Opportunities

Challenges

Learning curve for design build

Design Changes due to lack of detail

Delays due to services

Experience of Contractor with light gauge steel system

Opportunities

Fast efficient delivery

Infill sites and vacant/derelict LA owned town centre sites

Experience of MMC

Cost control & time savings



Thank you