

# Waterford

Ireland's **Best**  
Place **To Live**



***"Some work done and more to do"***

Ivan Grimes  
Director of Services

# CSO Vacancy rate status WCCC

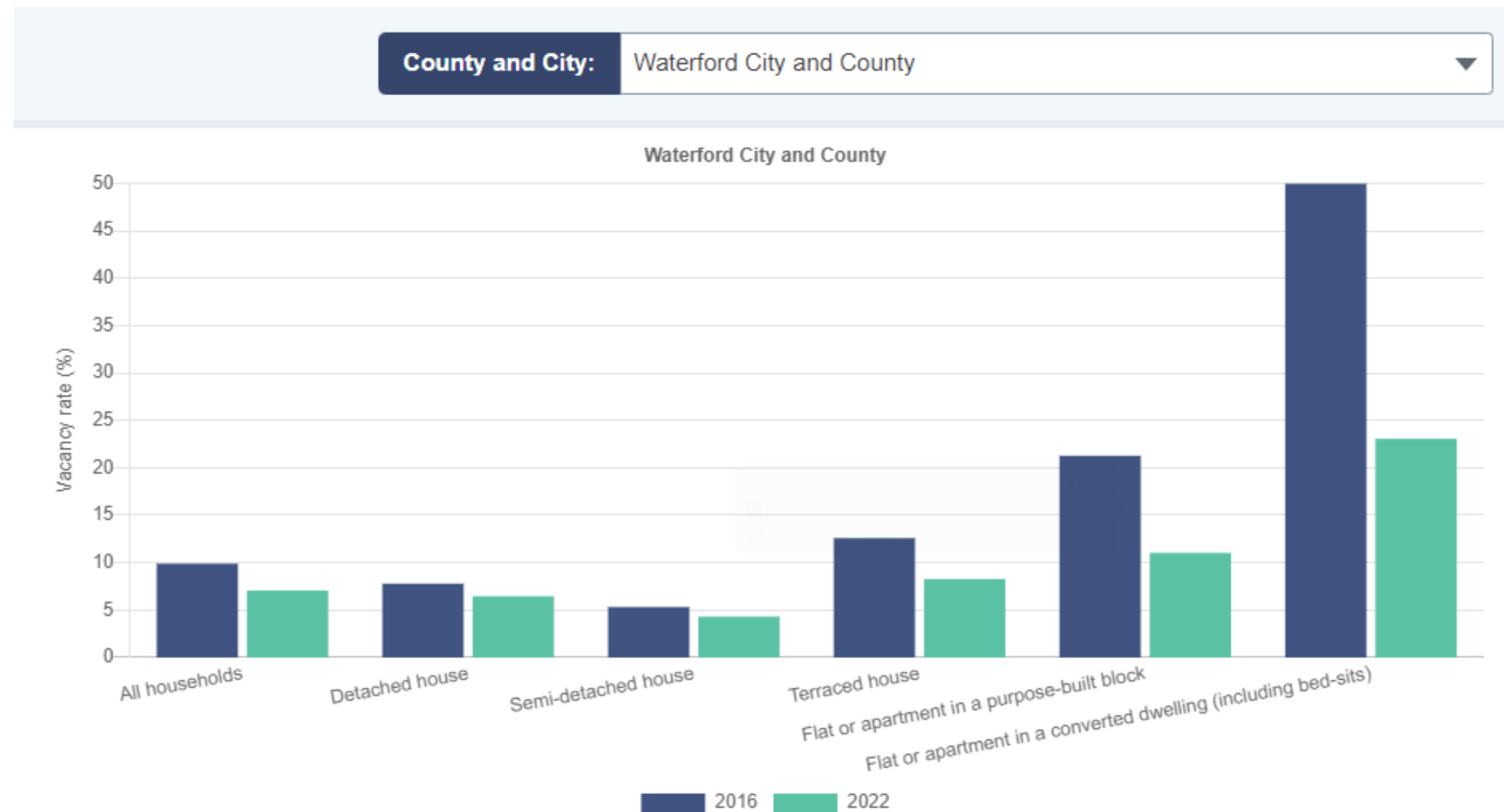
## 2016

- Total dwelling 52,491
- Total Vacancy 5,194
- Vacancy Percentage 10%

## 2022

- Total dwelling 54,847
- Total Vacancy 3,871
- Vacancy Percentage 7%

Figure 4.2 Vacancy rate by dwelling type and county, 2016 to 2022



July 27, 2023 11:00:00 UTC

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<https://data.cso.ie/table/F2027>



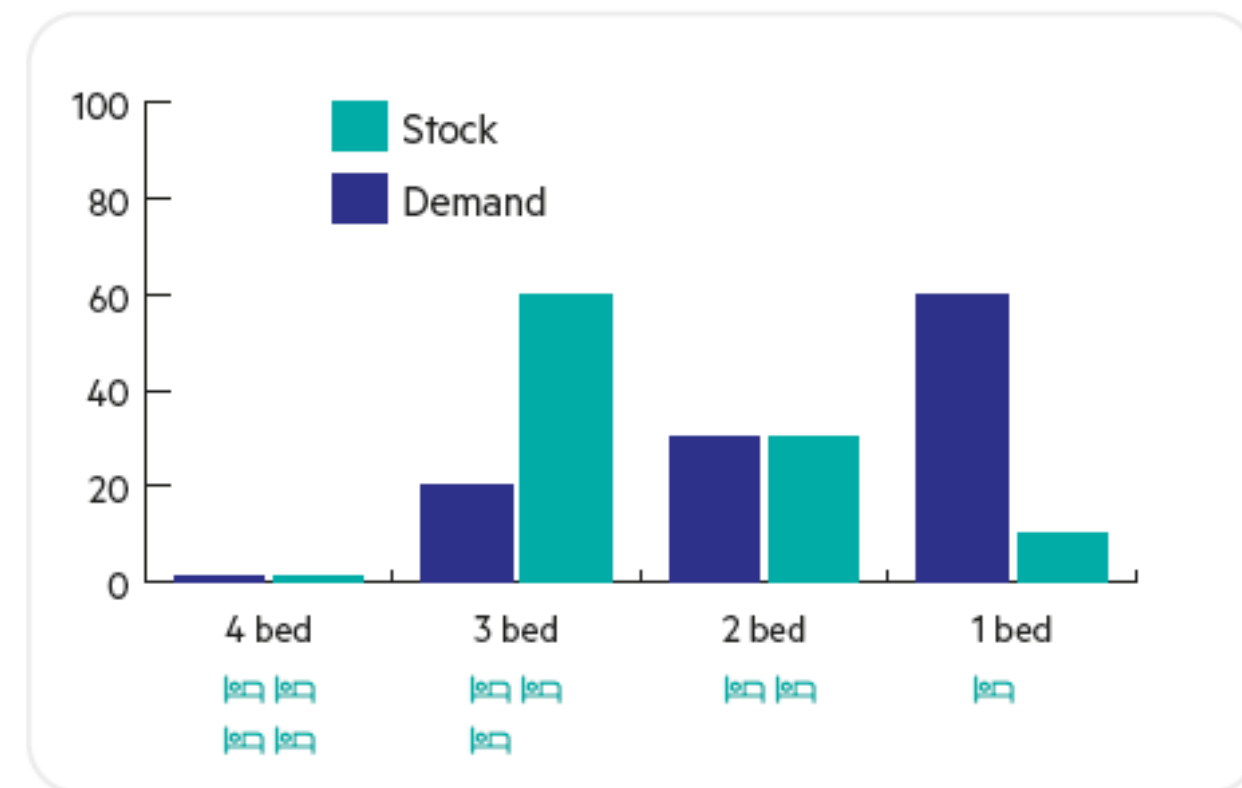
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 Waterford City & County Council

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# Social Housing Requirements

## Social housing needs

- 81% of WCCC needs is in Waterford City Metropolitan District
- 11% are classified as having a disability
- 10% of WCCC needs are classified as being over 60 years of age
- 11% of WCCC needs are classified as being over 50-59 years of age





# Return to Use of vacant property for Housing

- **Repair and Lease**
  - Over 350 dwellings have been delivered
  - C. 160 dwellings in the pipeline
- **Croí Conaíthe, Vacant Property Refurbishment Grant**
  - 24 Completed
  - Over 264 applications received
- **Buy and Renew**
  - Over 190 dwellings have been delivered
  - C. 15 dwellings in the pipeline
- **Renew Construction / Turnkeys**
  - Over 21 dwellings have been delivered
  - C. 80 units in the Pipeline
- **Brownfield site construction**
  - Over 150 dwellings have been delivered
  - C. 250 units in the Pipeline

Technical	Time	Administrative	Time
Executive Engineer <b>VHO</b>	100%	Grade 5 Staff officer	100%
Executive Technician	50%		
Technician grade 1	85%		

Technical	Time	Administrative	Time
Executive Architect	50%	Grade 6 Senior staff officer	20%
Clerk of works	100%		
Clerk of works	30%		

**Total Over 735 dwellings been delivered**  
**C. 769 dwellings in pipeline**





# Buy and Renew



## Barker Place, 16-18 O'Connell Street

16 apartments & Community drop in centre

### Unit type

4 x 1 beds  
12 x 2 beds

### Distance

200m or 3-minute walk from city centre.





# Renew Construction



## 36 Mayors Walk

- 2 x 1-bedroom Apartments

## 17 Shortcourse Court

- 1-bedroom house

## Distance

400m or 5-minute walk from city centre.

600m or 8-minute walk from city centre.





# New Build Brownfield Site

Consultants  
Contractors  
Local Authority  
Statutory Bodies

8



C.J. Falconer  
+ Associates  
ARCHITECTS

**Ostmen Place, Ballytruckle**  
14 apartments – All own door

## Unit type

4 x 1 beds  
9 x 2 beds  
1 x 3 bed

## Distance

1.5km or 21-minute walk from  
city centre.

## Density

93 unit to the HA.



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# Croí Conaíthe, Vacant Refurbishment Grant

Auctioneer  
Consultants  
Contractors  
Financial Institutions  
Local Authority  
Owners  
Statutory Bodies  
Solicitors

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Grants of up to €50,000 or  
€70,000 Vacant Property  
Refurbishment Grant

- have proof of ownership
- live in the property as your principal private residence or make it available for rent;
- vacant for at least 2 years

55%	Detached
27%	Terrance
16%	Semi-detached
2%	Apartments



CUMMINS + VOORTMAN LTD  
Sustainable Architecture & Urban Design



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# RLS

- **Certain conditions must be met for a property to qualify for the scheme.**
  - The property must have been vacant for at least 12 months before you apply to the Repair and Leasing Scheme. You will need to provide proof that it has been vacant for this time.
  - There must be a demand for social housing in the area.
  - The property must be assessed as being suitable to provide social housing.
- **Terms**
  - 5-25 years
- **Rent**
  - 80% of current open market rate less RLS offset for the repairs
  - 85% for apartments with a significant service charge
- **How much can I get**
  - maximum repair cost under the scheme is €80,000 per unit (include the cost of required furniture,)
  - The cost of the repairs will be offset against the agreed rental payment until the value of the works is repaid.
  - Rent reviews will usually take place every 3 years





# RLS

- **Cost savings**
  - No rent loss due to vacant periods
  - No rent arrears
  - No letting fees
  - No RTB tenancy registration charge
  - No day to day maintenance costs
- Ongoing cost
- As the owner, you remain responsible for
  - structural insurance,
  - structural maintenance
  - structural repair.
  - paying management company service charges, if applicable,
  - any other charges for which you are liable, such as LPT





# Repair & lease large dwelling



**25 Catherines Street**  
5 apartments  
Protected structure

**Unit type**  
4 x 1 beds  
1 x 2 beds

**Distance**  
450m or 7-minute walk from  
city centre.



# Repair & lease over commercial unit

Auctioneer  
Consultants  
Contractors  
Financial Institutions  
Local Authority  
Owners

13



**11 O' Connell Street**  
7 apartments  
Protected structure

**Unit type**  
4 x 1 beds  
3 x 2 beds

**Distance**  
400m or 6-minute walk from  
city centre.



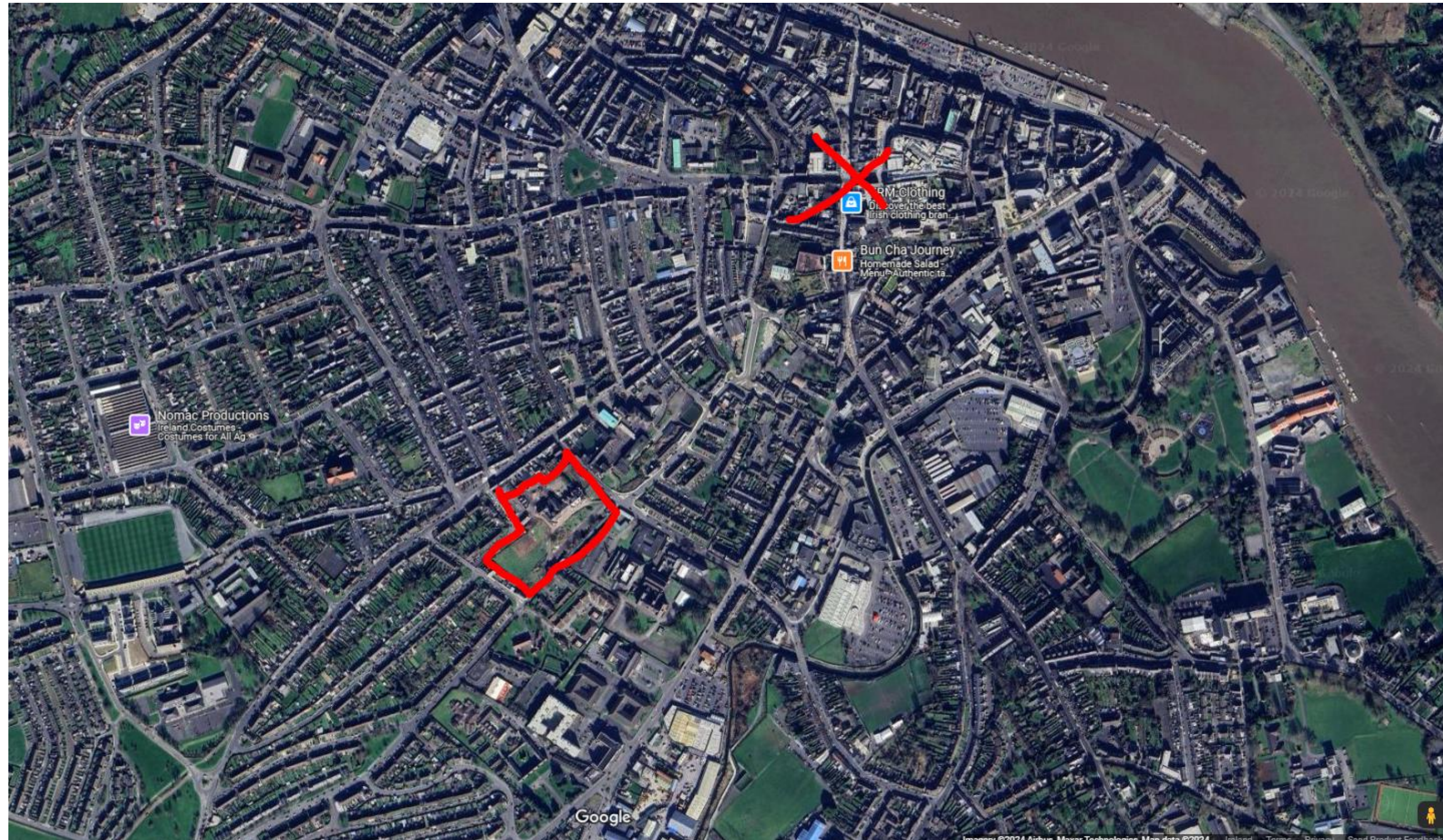
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# Repair & lease multi-storey building

Auctioneer  
Consultants  
Contractors  
Financial Institutions  
Local Authority  
Owners  
Statutory Bodies  
Solicitors

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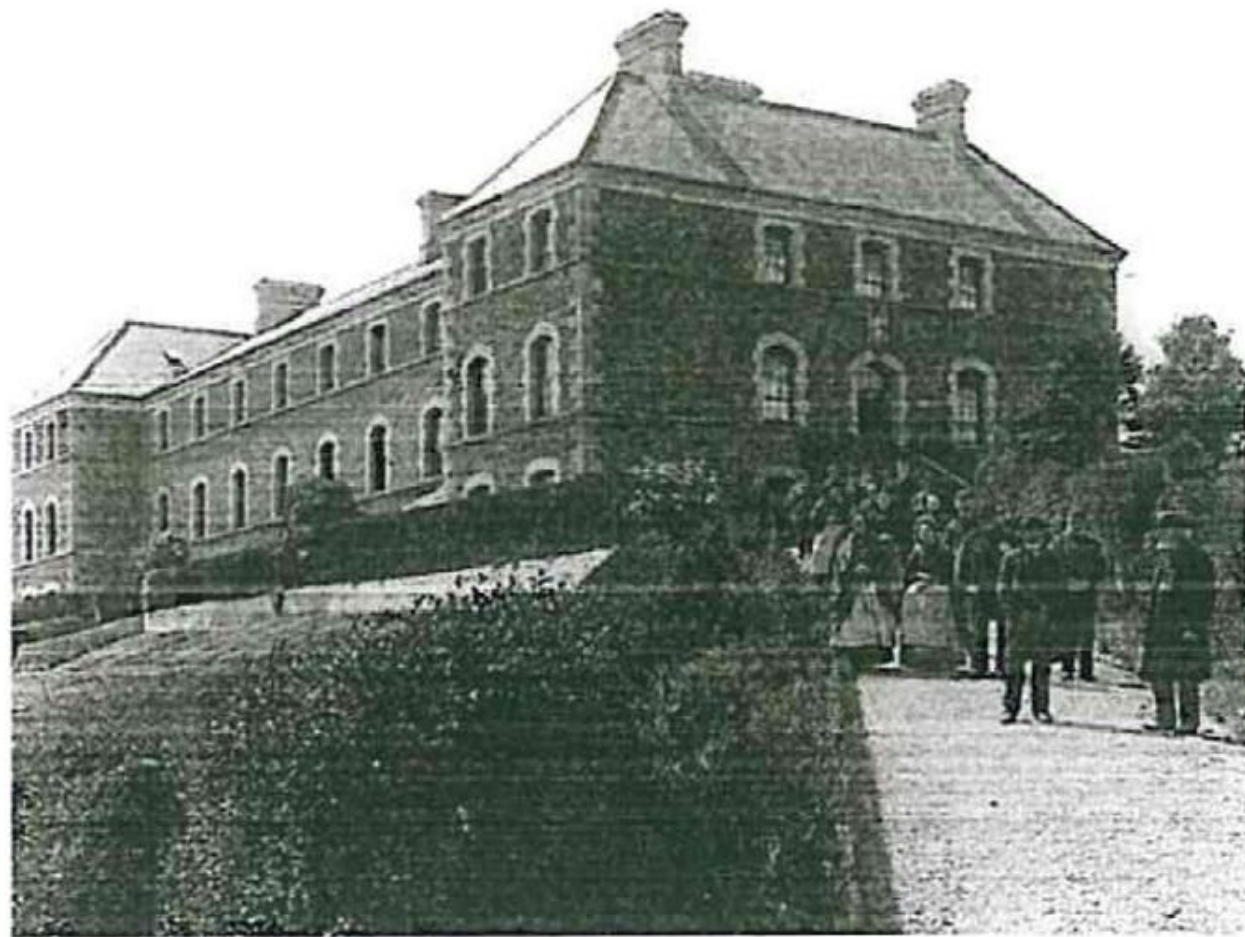
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# Repair & lease multi-storey building

Auctioneer  
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Owners  
Statutory Bodies  
Solicitors

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Built in 1874 St Josephs House constructed by the Little Sisters of the Poor.

The Little Sisters of the Poor is a Catholic religious institute who dedicated their lives to caring for the elderly.

Over the course of the 136 years that the little Sisters occupied the house, it was used to care for older people of the area.

In 2010, The little Sisters vacated the site to move to a purpose-built facility in Ferrybank and the site on Manor Hill has since been mostly vacant ever since.



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# Repair & lease multi-storey building

Auctioneer  
Consultants  
Contractors  
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Owners  
Statutory Bodies  
Solicitors

16



## St. Josephs, Manor Hill

71 apartments

- 50 in main building
- 21 in outbuildings

Protected structure

## Unit type

42 x 1 beds

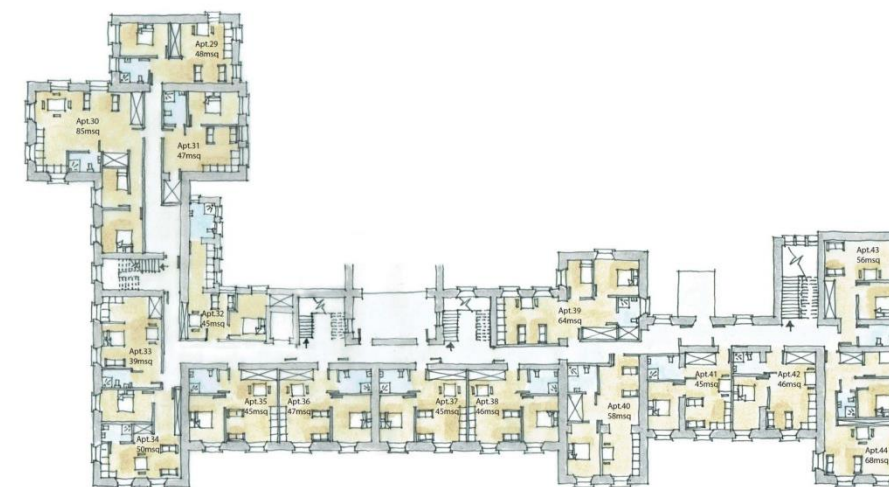
28 x 2 beds

3 x 3 bed

## Distance

800m or 11-minute walk from city centre.

**MDP + Partners**

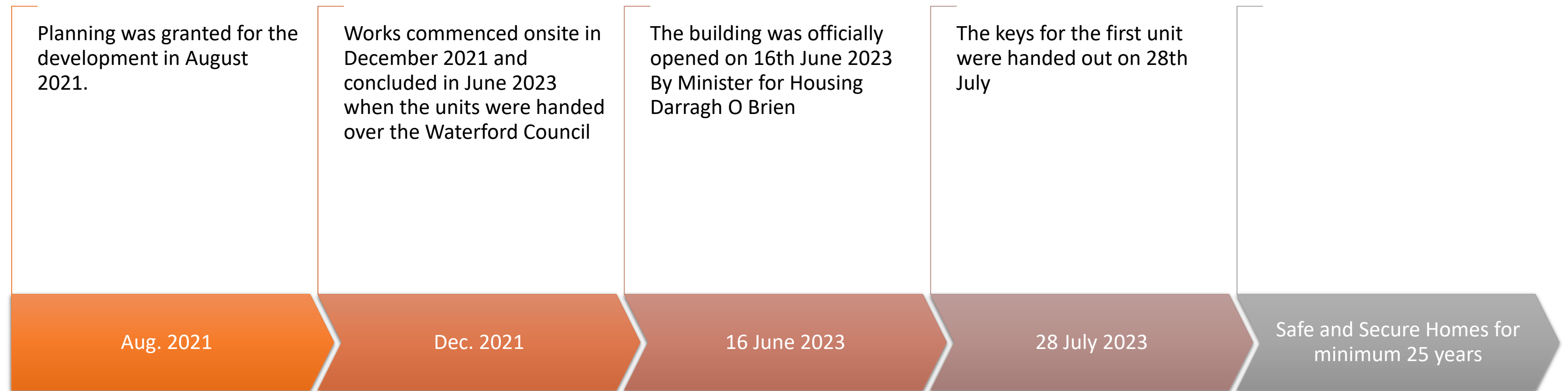




# Repair & lease multi-storey building

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Solicitors

17





# Allocations

Expression of Interest for  
Rightsizing

8 transfer tenants wishing to  
downsize to a smaller property

7 transfers on medical grounds

We received 4 x 1-beds , 6 x 2-  
beds, 5 x 3-beds & 1 x 4-bed  
back to council stock

25 medical priority applicants  
that were residing in private  
rental accommodation.

1 applicant under the Safe  
Home Ireland programme

30 allocations were open to  
applicants that applied for the  
properties on CBL that are  
residing in private rental  
accommodation

Allocations were based on time  
on the list – some were up to 9  
years on the list for 1-bed units

Allocations were made in accordance with the Council's adopted housing allocations scheme.





# St. Joseph's – An Opportunity for People

- Return to use of Vacant Property
- Local and National Objectives
- RLS Model - Collaboration between Local Authority, DHLGH and Private Owner, and Contractor with identified end use
- Sustainability – Location and Amenities
- Open Space and Recreation Spaces – Chapel
- Waterford Age Friendly Strategy
- Potential for Age Friendly Housing
- Location and setting – community building opportunities
- Healthy Age Friendly Homes
- Health, social care supports, and tailored community supports for the residents of St. Joseph's Manor Hill
- Safety and Security
- Right-sizing policy





# RLS St. Josephs, Manor Hill





# Waterford Council's experiences....

- Meeting social housing needs by providing 1 and 2 bed units
- Addressing vacancy and dereliction in urban areas and sites with ASB issues
- Involvement of estate agents and auctioneers is key
- R&L works best for conversion of larger buildings into multi-units
- Time for delivery of keys is significantly shorter than new build schemes
- Opportunities for right-sizing and creating new communities





# Thank you!



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