

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

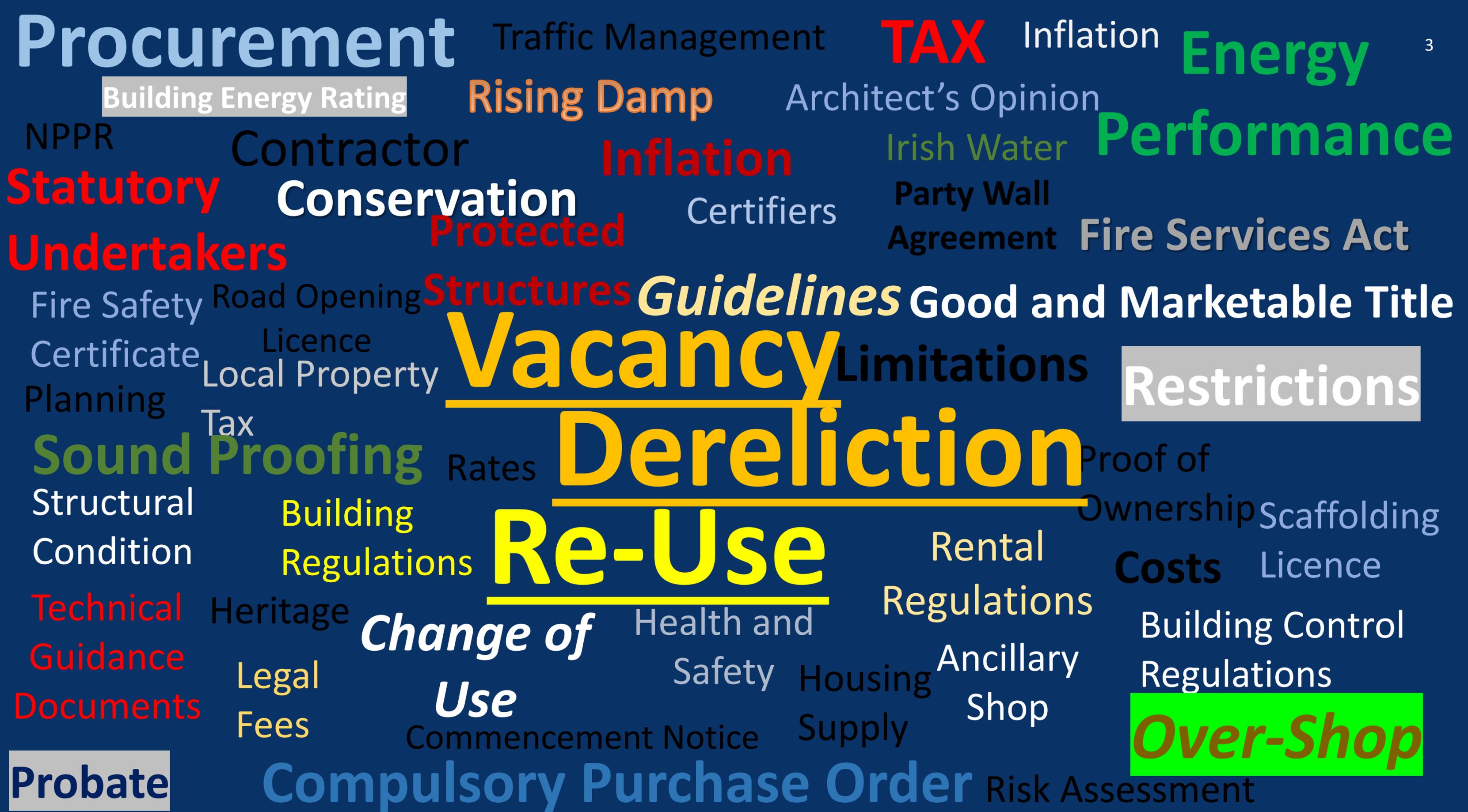
- Total dwelling 54,847
- Total Vacancy 3,871
- Vacancy Percentage 7%

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



July 27, 2023 11:00:00 UTC

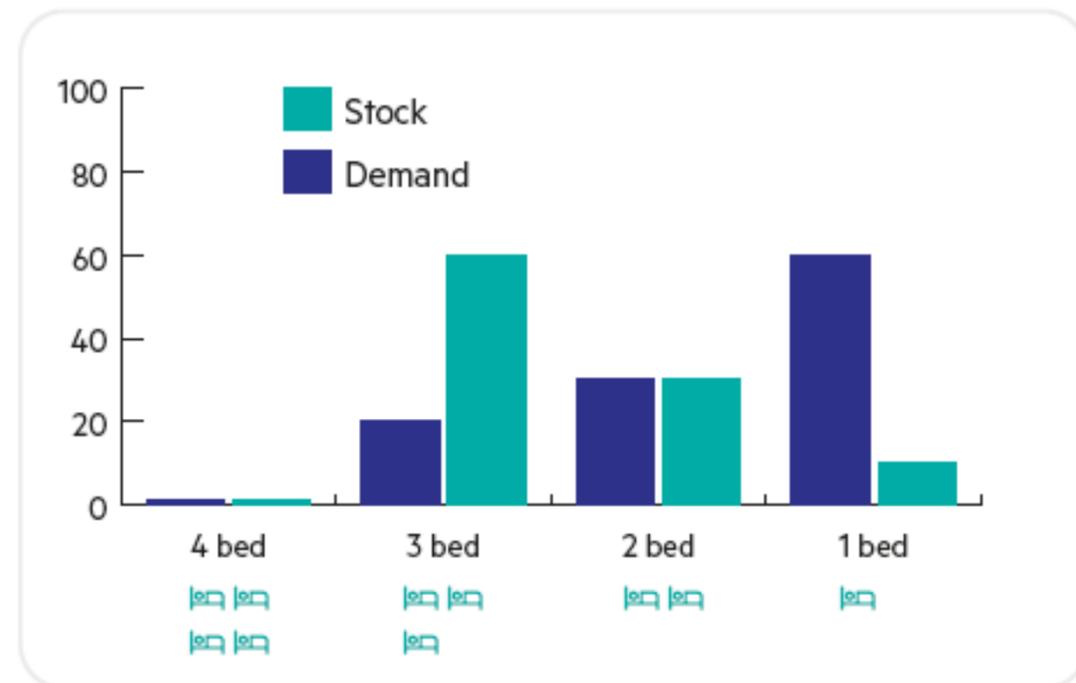
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<https://data.cso.ie/table/F2027>



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 VHO	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



CJFA
ARCHITECTS
+
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.



Auctioneer
 Consultants
 Contractors
 Financial Institutions
 Local Authority
 Owners
 Statutory Bodies
 Solicitors

Croí Conaítthe, Vacant Refurbishment Grant



- 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



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



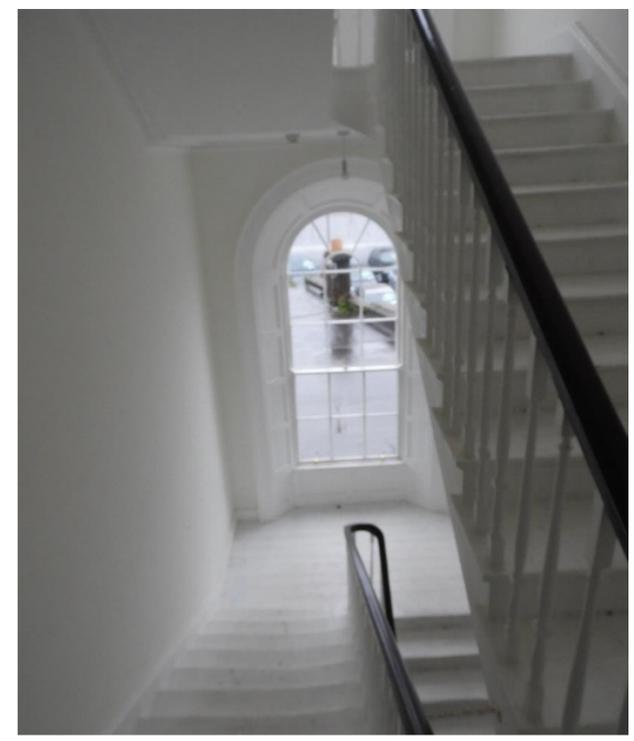
RLS

- **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



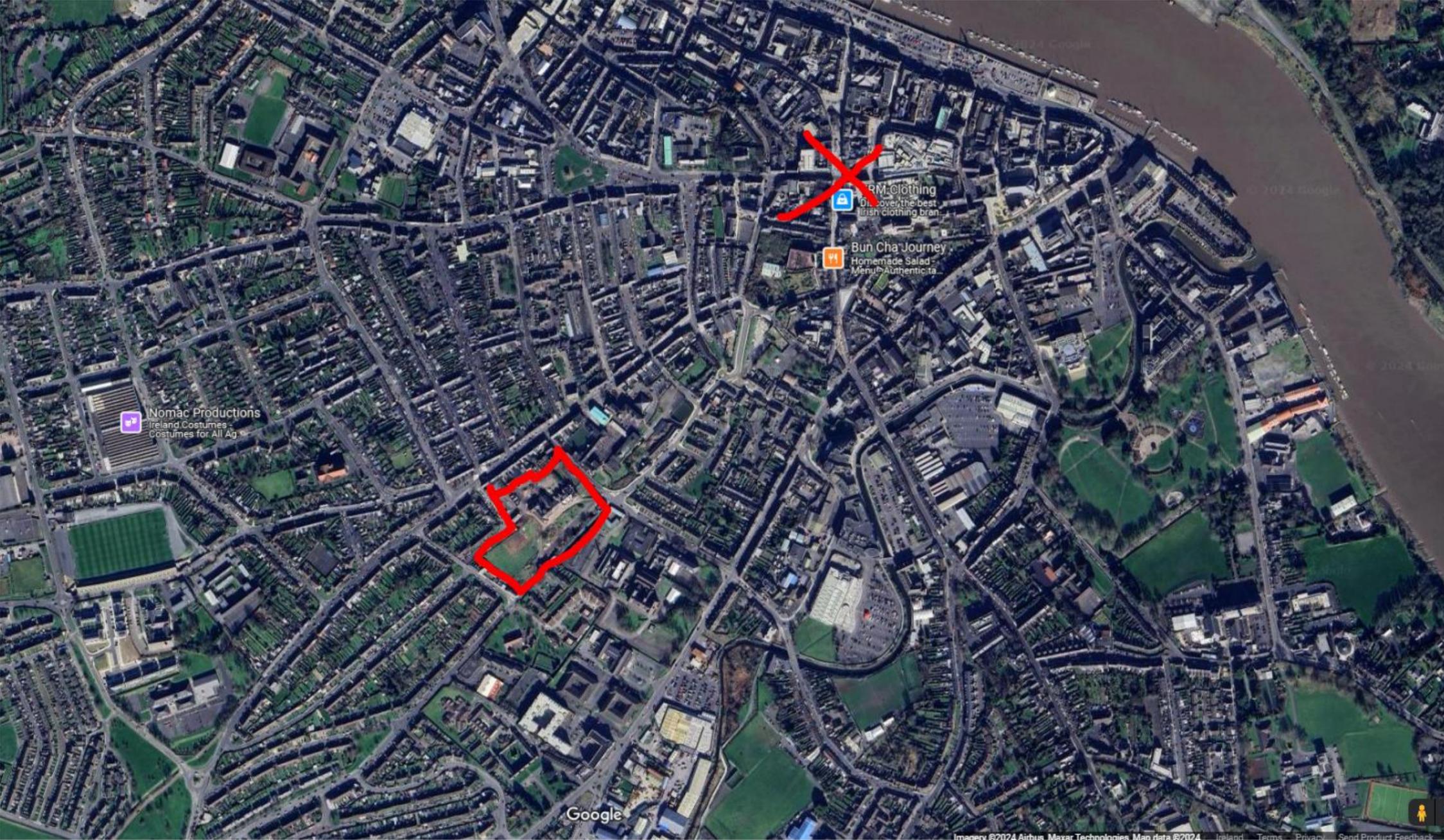
11 O' Connell Street
7 apartments
Protected structure

Unit type
4 x 1 beds
3 x 2 beds

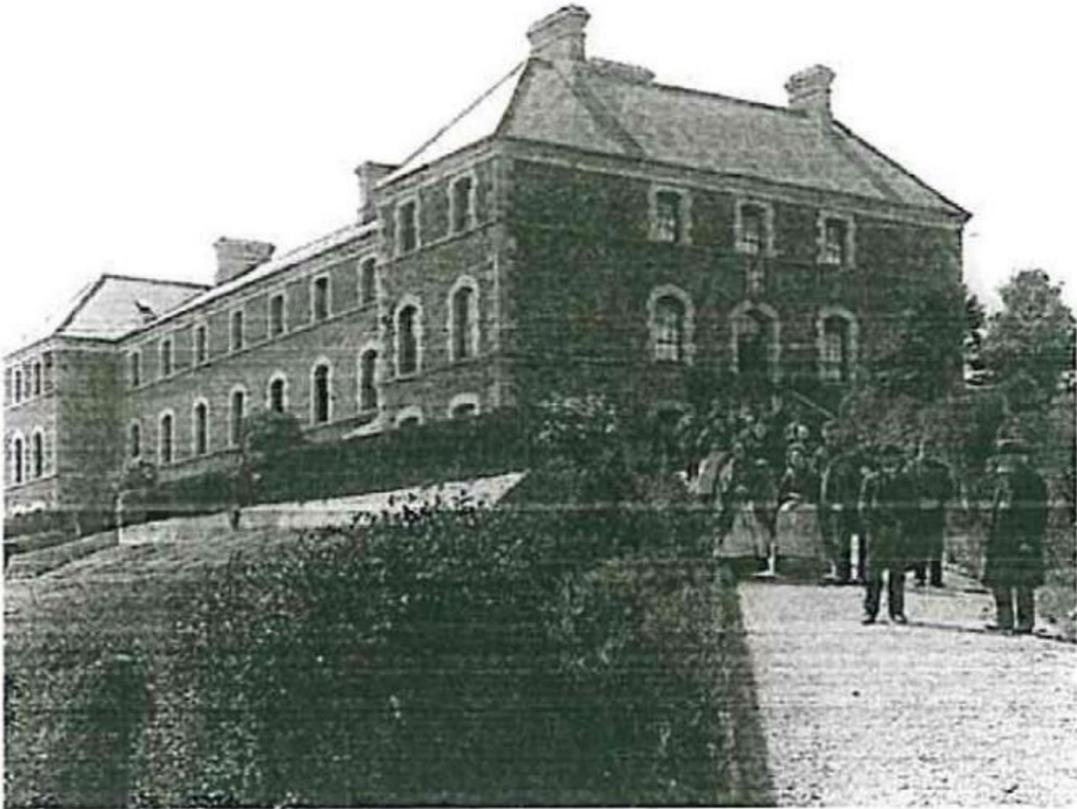
Distance
400m or 6-minute walk from
city centre.

Repair & lease multi-storey building

- Auctioneer
- Consultants
- Contractors
- Financial Institutions
- Local Authority
- Owners
- Statutory Bodies
- Solicitors



Repair & lease multi-storey building



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.



Repair & lease multi-storey building



St. Josephs, Manor Hill

71 apartments

- 50 in main building
- 21 in outbuildings

Protected structure

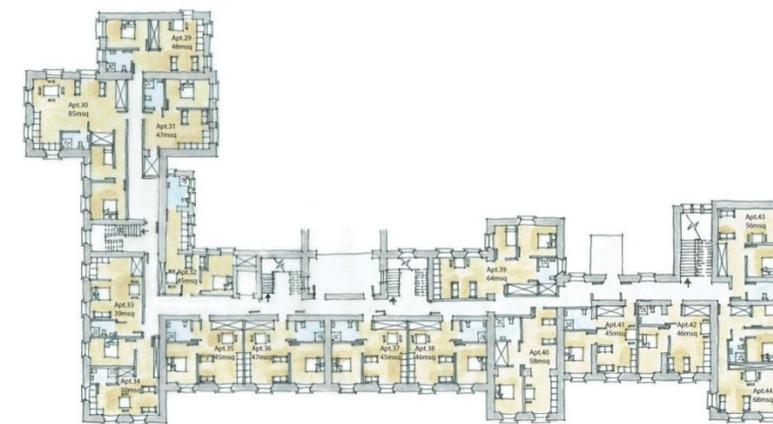
Unit type

- 42 x 1 beds
- 28 x 2 beds
- 3 x 3 bed

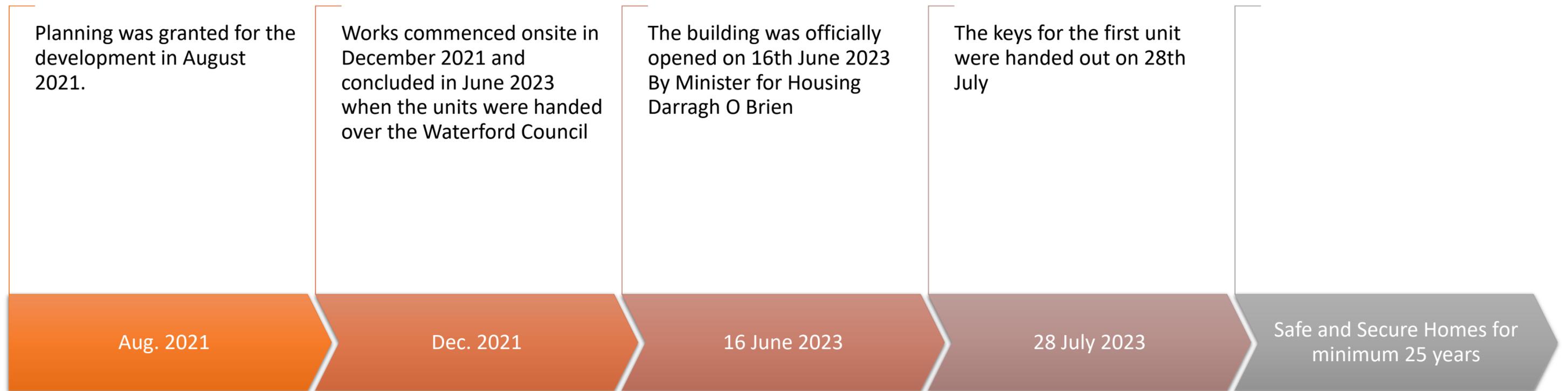
Distance

800m or 11-minute walk from city centre.

MDP + Partners



Repair & lease multi-storey building



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.

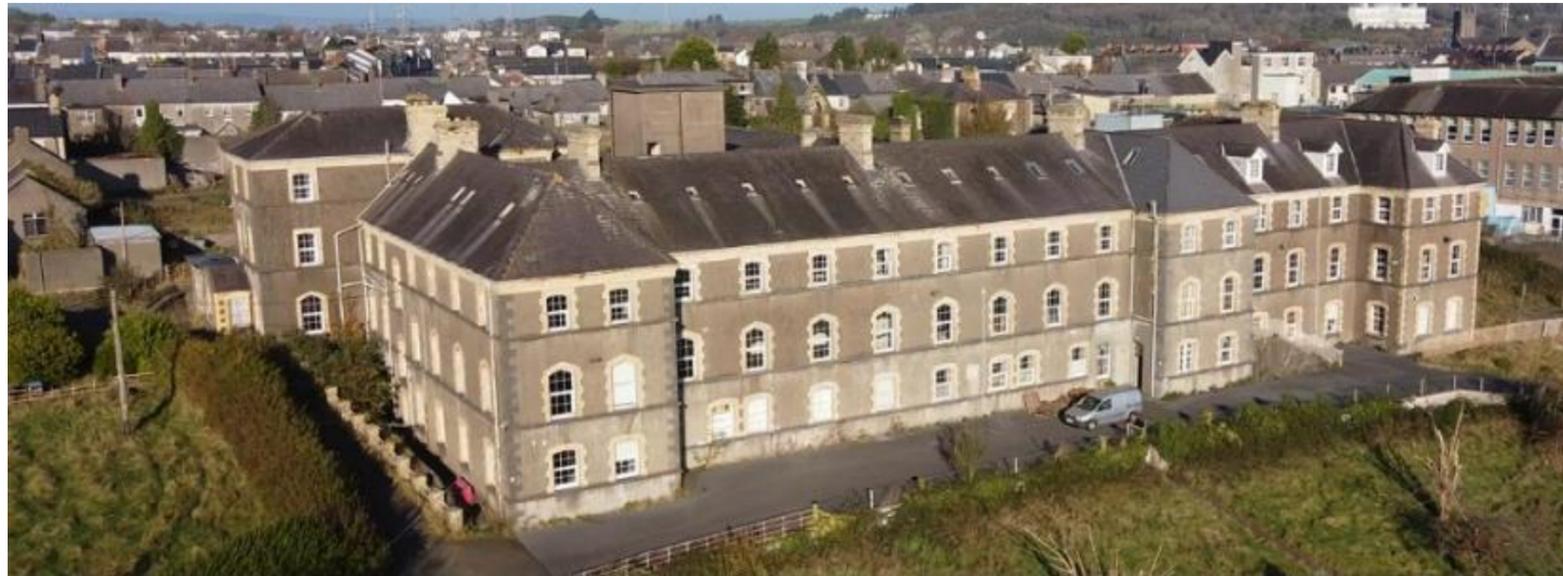


St. Joseph's – An Opportunity for People

- 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 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!



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council