LDA
An Ghníomhaireacht um Fhorbairt Talún
The Land Development Agency

Horgan's Quay

LDA Cost Rental Scheme

Horgan's Quay, Cork City

Cost Rental Scheme

Introducing Horgan’s Quay

The Land Development Agency presents Horgan’s Quay, a new residential development in Cork City, offering a selection of one-bedroom and two-bedroom apartments, with rents starting from €1,395 per calendar month.

The Horgan's Quay Local Employment Lottery is a priority lottery category for applicants who can demonstrate a local connection to the area through their employment. In addition to meeting the standard Cost Rental eligibility criteria, applicants in this lottery category must provide evidence that their place of employment is **located within a 5km radius of Horgan's Quay**.

Located in Cork’s vibrant Victorian Quarter, Horgan’s Quay enjoys a prime city-centre location with views overlooking the River Lee. The development is conveniently situated close to several key employment and business hubs and is just a five-minute walk from Cork (Kent) railway station, with excellent access to local and national bus and rail services.

With Cork City on its doorstep, residents can enjoy a wide range of amenities, restaurants, cafés, shops and entertainment venues nearby, including Cork Opera House, Merchants Quay Shopping Centre, and the popular Marina Market.

A number of schools are also located in the surrounding area, including Scoil Mhuire, Christian Brothers College and St Luke’s Mixed National School.

View on map Horgan's Quay

Applicants who register for the Local Employment Lottery will automatically be entered into the General Lottery.

Horgans Quay Local Employment Lottery - FAQs

What are the eligibility criteria for Horgan's Quay Local Employment Lottery?

Applicants applying for the Horgan's Quay Local Employment Lottery must be employed within a 5km radius of Horgan's Quay or, in the case of a joint application, at least one applicant must meet this criterion. Eligibility will be assessed based on the applicant's place of employment, which must have an address within a 5km radius of Horgan's Quay. Applicants who register for the Local Employment Lottery will automatically be entered into the General Lottery.

What documents do I need to provide for Horgan's Quay Local Employment Lottery?

In addition to the standard documents required for assessment, applicants applying for the Horgan's Quay Local Employment Lottery must also provide the following documentation to demonstrate that their place of employment is located within a 5km radius of Horgan's Quay Cost Rental homes:

Proximity to Employment: Applicants employed near the Horgan's Quay development must provide the following documents to demonstrate that their employment is within a 5km radius of the Cost Rental homes:

a) Recent Payslips (last 3 months) showing the employer's name and employee PPS number and one of the following:

b) Employer's Letter: (on official company letterhead) confirming the applicant's full name and position, the workplace address and employment status (full-time or part-time).

or

c) Employment Contract indicating workplace address

In cases of self-employment, a commercial lease or evidence of a business operation at a local address is required to serve as proof.

Will my application be included in the Horgan's Quay General Lottery?

Yes, applicants who register for the Local Employment Lottery will automatically be entered into the General Lottery.

For more FAQs and general information, please refer to LDA Cost Rental.

Apartment Features

The apartments are provided unfurnished with:

- Fully fitted kitchen and white goods.
- Wardrobes in all bedrooms.
- Bathroom fittings.
- Blinds and flooring throughout.
- Highly efficient A-rated apartments.
- Centralised heating system.

Car parking at Horgan's Quay is limited and is subject to availability at an additional cost.

Virtual Tours

Virtual Tour - for illustrative purposes only:

One-bedroom apartment

Two-bedroom apartment

Two-bedroom apartment plus

Sample images for illustrative purposes only.

Eligibility Criteria

Affordability is a key criteria and is measured as rent being no more than 35% of your Net Household Income. To be considered eligible for Horgan's Quay, applicants combined Net Household Income must fall within the following range:

Apartment Type	Rent Per Month	Suitable For	Household Net Income Threshold
One-bedroom	€1,395	Single person or cohabiting couple.	€47,829 - €59,000
Two-bedroom	€1,520	Two adults, a cohabiting couple, a cohabiting couple and one adult, two cohabiting couples, or cohabiting couple/lone parent with one child.	€52,114 - €59,000
Two-bedroom plus	€1,600	Two adults, a cohabiting couple, a cohabiting couple and one adult, two cohabiting couples, or cohabiting couple/lone parent with one child.	€54,857 - €59,000

Household types include Families, friends sharing, and cohabiting couples.

We will not consider an application that will lead to over-occupation of a property. Over-occupation is when more than two children are occupying one bedroom per household or when two children, one of whom is aged 10 or more and of the opposite sex, are sharing a room.

Applicants applying for the Local Employment Lottery must provide evidence that their place of employment is located within a 5km radius of Horgan's Quay.

Application Process

Register your interest on the LDA website at LDA Cost Rental and follow the instructions. All registrations are online and cannot be made by post, email or over the phone.

To be eligible for Horgan's Quay, applicants must meet the following criteria:

• Your place of employment is located within a 5km radius of Horgan's Quay. Applicants will have to provide evidence.
• Your net household income is below €59,000 per annum. Net household income is the combined income of all householders over 18 years. Please refer to your payslips for Net Pay. Use this Net Income Calculator to understand how this is calculated.
• You are not in receipt of any social housing supports (including Rent Supplement or HAP).
• You do not own a property.
• Applicants must be permanent residents and tax domicile in Ireland.
• Your household size matches the size of the property advertised (All members of the household must be living in Ireland at the time of applying).
• Your household has only entered one application.
• You can afford to pay the cost of rent for the home. Affordability is measured as 35% of net household income.

*** Terms and conditions for cost rental housing in Ireland are set out in the Affordable Housing Act 2021.**

Once you have selected the property that you are eligible for, you are invited to enter your details into a self-service eligibility checker and register your interest. Applicants will be required to prove how they calculated their Net Household Income, with supporting documentation.

You must first register your interest in one property type and indicate your eligibility by providing the information requested when applying through LDA Cost Rental.