LDA
An Ghníomhaireacht um Fhorbairt Talún
The Land Development Agency

Woodbrook

LDA Cost Rental Scheme

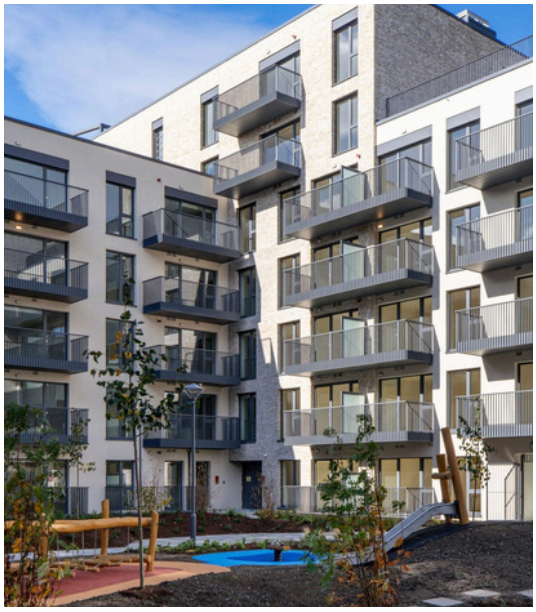


Woodbrook, Shankill, Co. Dublin

Cost Rental Scheme

Introducing Woodbrook

The Land Development Agency presents Woodbrook, a new residential development located in Shankill, Dublin 18. One-bedroom and two-bedroom apartments are available to rent from €1,495 per calendar month.



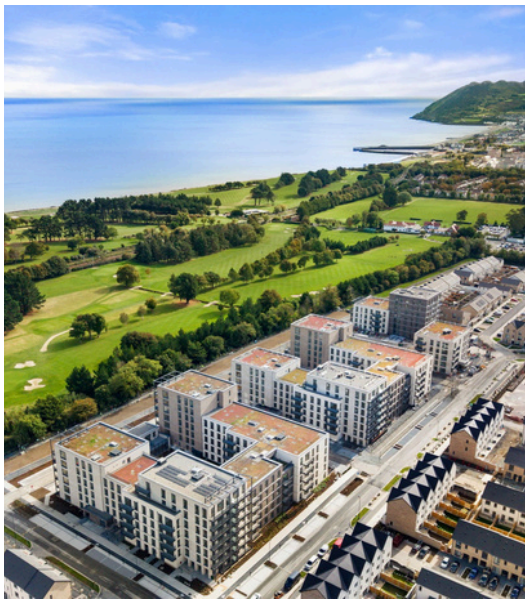
Located on South Dublin's scenic coast, Woodbrook combines coastal charm with convenient transport links. The new Woodbrook DART station is a short walk away, with journeys to Dublin city centre taking approximately 45 minutes. Regular bus services connect the area with Dún Laoghaire, Cherrywood and Bray, while the M11, N11 and M50 are also easily accessible.

Residents can enjoy a wide range of outdoor amenities nearby. Shanganagh Park offers scenic walkways and a playground, while Shanganagh Bay Beach provides picturesque coastal views.

Woodbrook Golf Club is a short stroll away from the development. Shankill village and Bray offer a wide range of restaurants, cafés, shops, and other local amenities.

Woodbrook is also conveniently located close to primary and secondary schools, such as Woodbrook College, St. Peter's Primary School, and Ravenswell Primary School.





For frequently asked questions, see our **FAQs**.

General information can also be found on our **website**.

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 Woodbrook is limited and is subject to availability at an additional cost.

Virtual Tours

Virtual Tour - for illustrative purposes only:

One-bedroom apartment

Two-bedroom duplex

Two-bedroom duplex apartment









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 Woodbrook, applicants combined Net Household Income must fall within the following range:

Apartment Type	Rent Per Month	Suitable For	Household Net Income Threshold
One-bedroom	€1,495	Single person or cohabiting couple.	€51,257 - €66,000
Two-bedroom	€1,665	Two adults, a cohabiting couple, a cohabiting couple and one adult, two cohabiting couples, or cohabiting couple/lone parent with one child.	€57,086 - €66,000
Two-bedroom duplex	€1,750	Two adults, a cohabiting couple, a cohabiting couple and one adult, two cohabiting couples, or cohabiting couple/lone parent with one child.	€60,000 - €66,000

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.



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 Woodbrook, applicants must meet the following criteria:
• Your net household income is below €66,000 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.

