

22/01/2025

Re: Freedom of Information request 202428 – Request Granted

Dear

I refer to your request dated the 19th of December 2024 and received on the 20th of December which you have made under the Freedom of Information Act 2014 for records held by this FOI body. Your request sought:

- *Records of the quantity of housing units delivered on Land Development Agency sites, categorised regionally, along with the price of each housing unit, whether sold or currently for sale, within the timeframe of the calendar year of 2024.*

I wish to inform you that I have decided to Grant your request on the 22nd of January 2025.

The purpose of this letter is to explain that decision.

1. Findings, particulars and reasons for decisions to deny access.

Details of your request were provided to the relevant sections within the LDA to identify records held which were within the scope of your request.

In 2024 only one development was self-delivered by the LDA on its site at Shanganagh Castle Estate in Shankill, Dublin 18. The details of the scheme can be found in the press release below.

[LDA and Dún Laoghaire-Rathdown County Council officially launch new Shanganagh Castle Estate - lda](#)

One record relating to this development and within the scope of your request is attached to this decision letter.

Although outside of the scope of your request, please note that to accelerate the delivery of new affordable homes in line with Government's *Housing for All strategy*, the LDA through its Project Tosaigh framework, also partners with private homebuilders to deliver Affordable Purchase Scheme in conjunction with relevant local authorities.

The developments under this process are:

- Navan [Affordable Purchase New Homes - Baker Hall Navan Leinster - lda](#)
- Waterford [Summerfields Co. Waterford - lda](#)
- Mallow [Clonmore, Co.Cork - lda](#)
- Hollystown [Coming Soon Hollystown - lda](#)

2. Right of Appeal

In the event that you are unhappy with this decision you may appeal against it. If you need to make such an appeal, you can do so by writing to the Freedom of Information Unit, Land Development Agency, 4th Floor, Ashford House, Tara Street, Dublin 2 or by e-mail to foi@lda.ie.

Please note that a fee applies. This fee has been set at €30 (€10 for a Medical Card holder). Payment should be made by way of bank draft, money order, postal order or personal cheque, and made payable to Head of Finance, Land Development Agency, 2nd Floor, Ashford House, Tara Street, Dublin 2.

Payment can be made by electronic means, using the following details:

The Land Development Agency DAC
IE61AIBK93101264101092
BIC: AIBKIE2D

You must ensure that your FOI reference number (**FOI 202428**) is included in the payment details.

You should make your appeal within 4 weeks of the date of this notification, where a day is defined as a working day excluding the weekend and public holidays. However, the making of a late appeal may be permitted in appropriate circumstances. The appeal will involve a complete reconsideration of the matter by a more senior member of the staff of this body.

Please be advised that the Land Development Agency replies under Freedom of Information may be released into the public domain via our website at lda.ie.

Personal details in respect of your request have, where applicable, been removed to protect confidentiality.

Should you have any questions or concerns regarding the above, please contact me by telephone on (01) 9103400.

Yours sincerely,



Monika Szyszko,
Senior Compliance Manager

Appendix 1: Schedule of Records

| Requester name: | | Request Re:202428 | | | |
|------------------------|--|--|------------------------------------|-----------------------------|----------------------------------|
| Page number | Description of document | Deletions | Relevant section of FOI Act | Reasons for deletion | Decision Maker's decision |
| 1 | Record 1 Statutory Notice for Shanganagh Castle Estate | NA | NA | NA | Grant |
| | | | | | |
| | | Total number of pages | | | 1 |
| | | Total number of pages for full release | | | 1 |
| | | Total number of pages for partial release | | | 0 |
| | | Total number of pages being withheld | | | 0 |

AFFORDABLE HOUSING AT SHANGANAGH CASTLE ESTATE, SHANKILL–DÚN LAOGHAIRE–RATHDOWN COUNTY COUNCIL IN PARTNERSHIP WITH THE LAND DEVELOPMENT AGENCY

21 No. 2-bed and 30 No. 3-bed houses at Shanganagh, Shankill, Dublin 18 are being made available for sale in partnership with Dún Laoghaire–Rathdown County Council and The Land Development Agency under affordable dwelling purchase arrangements. This will be carried out under the Affordable Housing Act 2021 and associated Regulations. The scheme will be aimed at first-time buyers (although some exceptions apply).

| Property Type | Number of Units | Unit Sizes (m ²) | Minimum Sale Price (€) | Approximate % Reduction from Market Value | Market Value |
|---------------------|-----------------|------------------------------|------------------------|---|--------------|
| 2 Bed House | 21 | 92-94 | €334,600 | 30% | €478,000 |
| 3 Bed House | 22 | 104-106 | €349,300 | 30% | €499,000 |
| 3 Bed Semi Detached | 6 | 116-126 | €374,500 | 30% | €535,000 |
| 3 Bed Terrace | 2 | 142-159 | €385,000 | 30% | €550,000 |

*The purchasers will enter an affordable dwelling purchase agreement with Dún Laoghaire–Rathdown County Council. Under this agreement the Council will take a percentage equity share in the dwelling, equal to the difference between the market value of the dwelling and the price paid by the purchaser. The Council may not seek realization of its affordable dwelling equity for a 40-year period (other than for breach of the agreement). However, the purchaser may choose to redeem or buy out the affordable dwelling equity at any time either through one lump sum, or a series of payments to the Council.

In order for the Council to fully assess and process your application, you will need to submit a maximum mortgage Approval in Principle (AIP) letter from one of the Pillar banks or a Local Authority Home Loan (LAHL) letter. If you have not already applied for an AIP or LAHL, you will need to commence this process now. Please note the Pillar Banks are: Bank of Ireland (BOI), Allied Irish Bank (AIB), Permanent TSB, Haven Mortgages and EBS.

In order to be eligible to apply for the scheme, applicants must satisfy the below criteria:

- Be a First-Time Buyer or meet the exceptions under the Fresh Start Principle.
- To apply for a 2-bedroom house, typically gross household income for the preceding 12 months should be below €96,795. *Some exceptions apply. (Minimum 10% Equity Stake).
- To apply for a 3-bedroom terrace house, typically gross household income for the preceding 12 months should be below €101,048. *Some exceptions apply. (Minimum 10% Equity stake).
- To apply for a 3-bedroom semi detached house, typically gross household income for the preceding 12 months should be below €108,338. *Some exceptions apply. (Minimum 10% Equity stake).
- To apply for a 3-bedroom terrace house (larger units), typically gross household income for the preceding 12 months should be below €111,375. *Some exceptions apply. (Minimum 10% Equity stake).
- Each person included in the application must have the right to reside indefinitely in the State.
- The affordable home must be the household's normal place of residence.

*Please note that these income limits are indicative only. Please refer to our Shanganagh Castle FAQs at <https://www.dlrcoco.ie/housing/purchase-home/affordable-home-purchase-scheme> to view the exceptions to the limits.

Applications initially will be prioritized based on **time and date of application**. Scheme of priorities will also be taken into account. In addition to this, 30% of the homes will only be available to applicants who have been, or are currently, a resident in the administrative area of Dún Laoghaire–Rathdown County Council for a minimum period of 8 years. Applications will be accepted via an online application portal. Applications may be made starting from **12:00 pm on Wednesday October 9th, 2024 until 17:00 pm on Thursday October 31st, 2024**. A link to the online application portal and further information on this scheme, including the Scheme of Priority, guide to making an application and the documentation required to accompany the application is available at <https://www.dlrcoco.ie/housing/purchase-home/affordable-home-purchase-scheme>