

19/6/2014



NAMA Query

Martin W Whelan

to:

'niamh.maguire@oireachtas.ie'

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Hide Details

From: Martin W Whelan <Martin.W.Whehan@nama.ie>

To: "'niamh.maguire@oireachtas.ie'" <niamh.maguire@oireachtas.ie>

1 Attachment



NAMA Social Housing_PAC.docx

Niamh,

As mentioned just now, please see attached response to the outstanding query from the PAC meeting of 29 May.

You might please bring to the attention of the Committee that NAMA has no function in terms of determining what properties are ultimately selected for social housing or in terms of the allocation of properties for which demand has been confirmed. Confirmation of demand is a matter for local authorities and the Housing Agency by reference to planning and housing policy, whilst the allocation of properties for which demand has been confirmed is a matter for local authorities or approved housing bodies.

NAMA's role has been to identify properties that are available and potentially suitable for social housing. You will see from the attached that the Agency has, to date, identified over 5,000 such properties. If demand is confirmed for a property, NAMA facilitates its sale or lease to a local authority/approved housing body. In the case of long-term leasing, NAMA has established a Special Purpose Company (properties are acquired from debtors and receivers by NAMA and directly leased to the relevant housing body) and introduced standardised lease terms to help expedite the transfer of houses and apartments for social housing. In addition, when demand is confirmed for properties, the Agency invests to complete any outstanding works and to ensure compliance with planning and other statutory requirements.

I hope this clarifies the position.

Yours sincerely,

Martin Whelan
National Asset Management Agency
Treasury Building, Grand Canal Street, Dublin 2, Ireland
T +3531 529 3459 F +3531 665 0001 M +3530 87 926 9540
martin.w.whelan@nama.ie www.nama.ie

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Nationally, NAMA has made 5,237 houses and apartments available for social housing. This includes the 500 apartments that will soon become available in Tallaght following the completion of substantial remediation works funded by NAMA and which are, NAMA understands, subject to on-going assessment by the Dublin local authorities. It was these apartments that were discussed at PAC last week. To date, local authorities have confirmed demand for 2,004 of the properties made available by NAMA.

A breakdown of the figures by local authority functional area is as per below. Please note that the 568 figure for the South Dublin functional area includes 500 apartments that will soon become available in Tallaght following remediation works carried out by the appointed receiver funded by NAMA, which may be suitable for social housing.

Local Authority Functional Area	Total Identified by NAMA	Demand Confirmed by Local Authorities
Carlow Co. Co.	137	77
Cavan Co. Co.	49	17
Clare Co. Co.	202	42
Cork City	419	95
Cork Co. Co.	471	148
Donegal Co. Co.	118	55
Drogheda Borough Council	27	27
Dublin City	769	388
Dún Laoghaire-Rathdown Co. Co.	305	114
Fingal Co. Co.	203	56
Galway City	137	137
Galway Co. Co.	114	70
Kerry Co. Co.	114	54
Kildare Co. Co.	243	82
Kilkenny Co. Co.	167	87
Laois Co. Co.	98	6
Leitrim Co. Co.	35	-
Limerick Co. Co.	128	71
Longford Co. Co.	31	3

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Mayo Co. Co.	66	58
Meath Co. Co.	215	37
Monaghan Co. Co.	42	42
North Tipperary Co. Co.	13	
Offaly Co. Co.	79	55
Roscommon Co. Co.	91	
Sligo Co. Co.	46	16
South Dublin Co. Co.	568	50
South Tipperary Co. Co.	34	13
Waterford City	7	7
Waterford Co. Co.	65	39
Westmeath Co. Co.	64	47
Wexford Co. Co.	152	104
Wicklow Co. Co.	36	7
Grand Total	5,237	2,004