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Housing Seminar
Rooting for a Roof – sourcing suitable
housing for people with disabilities
and mental health difficulties

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Procurement of Social Housing

- **Private Finance/CALF**
- **CAS Funding**
- **Leasing**
- **NAMA 'NARPS' Leasing**
- **New Build**
- **Regeneration**
- **Part V**





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Private Finance/CALF

- **The Capital Advanced Leasing Facility (CALF) was first introduced in 2011 as a new model of funding for social housing**
- **The CALF is a facility available to assist Approved Housing Bodies (AHBs) to access private or Housing Finance Agency (HFA) loan finance for the purchase or construction, of units, that will then be made available for social housing purposes under the leasing initiative.**
- **The scheme is available to housing associations as part of a leasing project and must be for a term of between 10 and 30 years.**





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- **Capital Advance Agreement (CAA) outlines the terms and conditions of the CALF funding.**
- **Payment and Availability Agreement is an agreement which covers the conditions under which the properties will be made available for under the term of the agreement**





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Private Finance/CALF

- **Castlegate Hall, Adamstown, Lucan – Purchased through Private Finance and the CALF facility**
- **10% CALF & 90% Private Finance**
- **40 Apartments – 1 , 2 & 3 bed's**
- **Close to shops, train station, and schools**
- **Partnership with StewartsCare**
- **5 Apartments allocated for StewartsCare**
- **Early agreement on Adaptations**
- **Independent living with Supported Package**
- **StewartCare provide the funding for support package**
- **Designated StewartsCare Support Personnel**
- **StewartCare Training Course**



Private Finance/CALF



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- Acquisition & Refurbishment to date
- Difficulty in designing properties for particular users in Acquisition projects
- New Build schemes – design for people with disabilities



CAS Funding



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- **2014 Call for Proposals – New Builds & Acquisitions**
- **Cluid acquired units under previous CAS calls for homeless persons**
- **Support packages in place – proved successful**
- **CAS 2010 – Purchase 3 bed house in Cork**
- **2013 Funding for Housing Purchase - Partnership with Cheshire based on ‘Time to Move from Congregated Settings’**



Leasing



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- **Long Term Leasing from Private Landlords**
- **Leasing Units on behalf of Local Authorities**
- **Housing First**
- **1 bed apartment – high demand**
- **5 – 20 lease Period**



NAMA 'NARPS' Leasing



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- **Special Purpose Vehicle 'NARPS' National Asset Residential Property Services set up by NAMA in July 2011 to facilitate NAMA's commitment to provide units for social housing**
- **NAMA purchase the units and then lease them for a period of 20 years 9 months to the voluntary body**
- **It is envisaged that housing can be provided through this mechanism for persons with disabilities and homeless persons who can live independently with a support package in place**



New Build & Regeneration



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- **Shortage of Housing in Greater Dublin Area**
- **Planning now for New Build Housing**
- **Lands owned by Local Authorities**
- **Partner with a voluntary body or service provider who has land**
- **Provides for a mixed community and for the design of special needs housing**
- **Regeneration – create a mix of tenure within existing social housing estate**



PART V



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- **Revised Part V**
- **Forthcoming Construction Strategy will contain revised Part V Provisions**
- **Minister recently outlined continued support for the social gains that Part V has contributed and an opportunity for voluntary sector to partner with Local Authorities and developers**
- **Social gains – increased housing units, greater social mix in community**



PART V

- Belermine, Stepside Cluid & HAIL Partnership
- The Belfry, Stepside Partnership AHB



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Any Questions
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Thank you

