



An Roinn Tithíochta, Pleanála agus Rialtais Áitiúil
Department of Housing, Planning and Local Government



18 April 2019

For the attention of:

Director of Service (Housing)
Fingal County Council

Social Housing Investment Programme - Acquisition of properties for Social Housing use

Circular Housing 15/2019

Dear Director,

I refer to Circular: Housing 15/2019 dated 17 April 2019 regarding revised cost guidelines for the acquisition, by housing authorities, of houses and apartments for use as social housing units.

That Circular stated that updated cost guidelines would issue under separate cover. The table at Appendix 1 now shows the updated cost guidelines for your local authority area and replaces the information issued to you on 8 February 2018 in Circular Housing 11/2018.

In order to ensure no disruption to acquisition programmes already in train these newly revised cost guidelines will apply to acquisitions where contracts are signed and **closed on or after 1 April 2019.**

Any queries in relation to this letter should be directed to the Higher Executive Officer dealing with your local authority. See contact details attached at Appendix 2.

Yours faithfully,

Aidan O'Reilly
Principal Officer
Social Housing Capital Investment

Cost guidelines for the acquisition of new and previously owned dwellings for Social Housing use – Quarter 1 of 2019



Local authority area - Fingal County Council

2 BED TOWNHOUSES	RANGE	LOWER	€188,300
		UPPER	€396,000
	AVERAGE/BENCHMARK		€292,150
3 BED HOUSES	RANGE	LOWER	€222,200
		UPPER	€466,600
	AVERAGE/BENCHMARK		€344,400
4 BED HOUSES	RANGE	LOWER	€288,900
		UPPER	€561,100
	AVERAGE/BENCHMARK		€425,000
1 BED APARTMENTS	RANGE	LOWER	€135,300
		UPPER	€304,400
	AVERAGE/BENCHMARK		€219,850
2 BED APARTMENTS	RANGE	LOWER	€169,100
		UPPER	€327,000
	AVERAGE/BENCHMARK		€248,050

Notes

- ✓ These cost guidelines are based on a C1 BER rating
- ✓ High range thresholds are based on stock in primary County town(s)/areas
- ✓ All recommendations are based on town based location acquisitions in good condition

Social Housing Investment Programme - Higher Executive Officer Contacts

<p>Gerry Beime Higher Executive Officer 096 24450 Gerry.Beime@housing.gov.ie</p>	<ol style="list-style-type: none"> 1. Donegal 2. Galway City 3. Galway County 4. Kildare 5. Tipperary 6. Westmeath
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<p>Alan Dunne Higher Executive Officer 096 24390 Alan.Dunne@housing.gov.ie</p>	<ol style="list-style-type: none"> 29. Kerry 30. Sligo 31. Limerick