



Waterford City & County Council
Buy and Renew Program – 22 / 23 Thomas Hill, Waterford city

Planning & Development Act, 2000 as amended
Planning & Development Regulations 2001 as amended Part VIII
Recommendation to Commence Part VIII Process

Objective

- To provide 3x no. 2-bed Social Housing apartments in Waterford city, by means of the refurbishment of existing vacant properties at 22 / 23 Thomas Hill, Waterford.

Housing Need

- 2017 Housing Needs Assessment - 1,444 households qualified for Social Housing support in Waterford.
- Thomas Hill site is within the Central / Inner City area of Waterford city.
- 20% of applicants indicated that the Central / Inner city area of Waterford city was their area of choice.
- The general layout, unit-types and sizes are designed to meet the proportionate need of Housing applicants in the area, and provides for the Housing need as follows:
 - 3x no. 2-bed apartments (each single-storey)

Site Appraisal

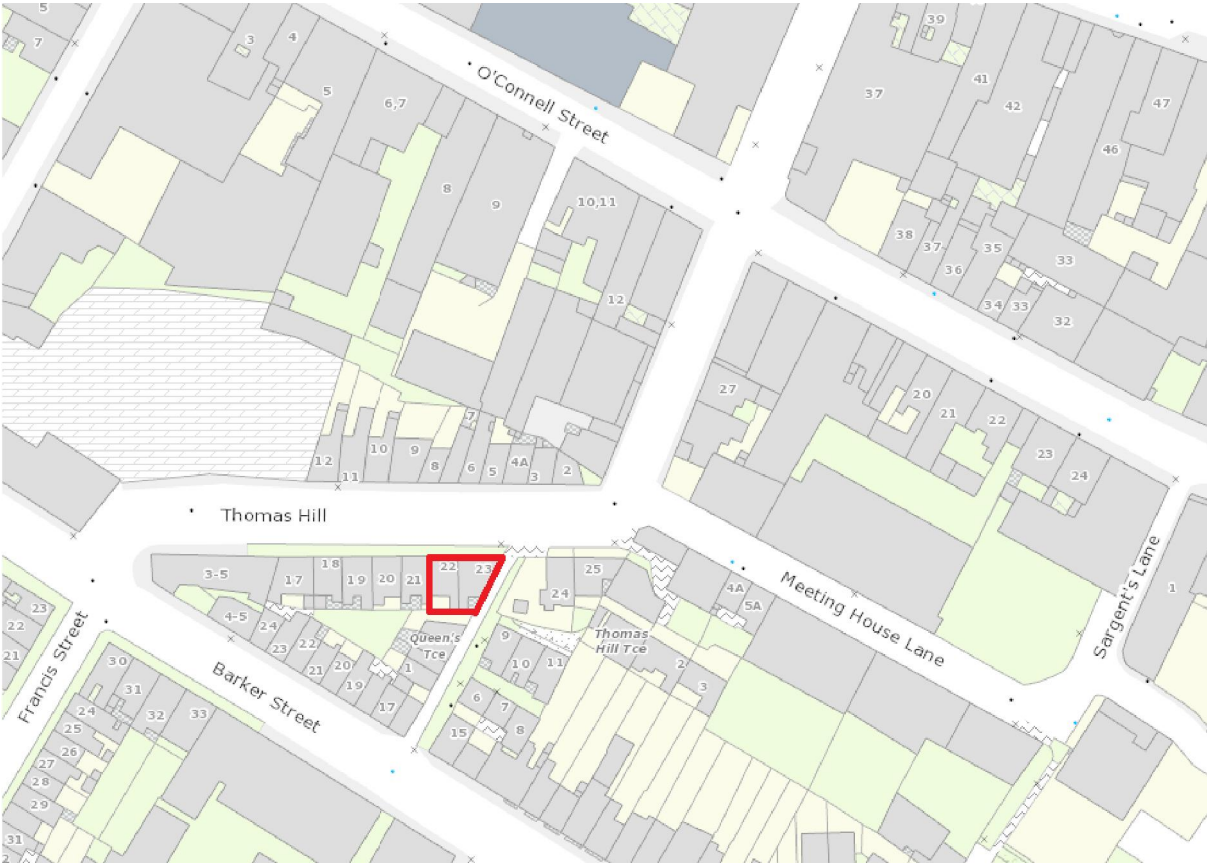
- Central location in Waterford city and walking distance to all city centre retail and amenities.
- Close proximity of site, and walking distance to;
 - Local Mercy and Mount Sion National Primary Schools.
 - Local Mercy and Mount Sion Secondary Schools.
- The site is fully served by utilities.
- No previous Planning Permission applications.

Brief

- Provide 3x no. high-quality Social Housing apartments by means of refurbishment of existing vacant properties that retain the character of existing buildings and streetscape vernacular.
- Both properties are within the Waterford General Conservation Area, and the National Monuments Zone of Notification, ID R134132.
- No. 22 Thomas Hill is a Protected Structure; WA730963.
- No. 23 Thomas Hill is a Protected Structure; WA730967.

Scheme Delivery

- Scheme delivery will be managed in-house by WCCC staff (Contracting Authority) with approval and oversight from the Sanctioning Authority (DHPLG) in accordance with the Social Housing Approval Process.
 - Part 8 planning – Q3 2020.
 - Detail/Tender design – Q1 2021.
 - Procure scheme – Q2 2021.





- Scheme construction is proposed to be provided by an externally procured contractor following a suitability assessment procedure and tender assessment.
- All external appointments and procurement will be in accordance with National Procurement Guidelines and CWMF documents.
- Waterford City & County Council will have 100% tenancy nomination rights for the completed dwellings and will be responsible for the ongoing tenancy and maintenance of the dwellings.

The scheme now being proposed has been approved by WCCC Housing Section and has received approval from the Department of Housing, Planning and Local Government.

This proposal, as presented, offers an enormous opportunity to secure suitable accommodation, in a good location for families in urgent need.

WCCC is very anxious to proceed with this proposal as presented and as a consequence are seeking approval from the elected members of the Metropolitan District to commence the Part 8 process.

Ivan Grimes,
*Director of Services,
Housing, Community and Emergency.
Waterford City & County Council*

15th September 2020