

The Land Development Agency

Presentation to Housing Ireland Conference
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An Ghníomhaireacht Forbartha Talún
The Land Development Agency

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The Land Development Agency's purpose is to maximise the supply of affordable and social homes on public land in a financially sustainable manner, supporting the creation of thriving communities and delivering ongoing positive social impact.

The Agency is rapidly becoming one of the country's largest homebuilders, and is currently advancing 20 sites, including a number of which are under construction and will deliver homes in 2024



LDA – Current Snapshot

€ 5bn

*Capital Capacity
(€3.75bn committed equity
and €1.25bn borrowing
capacity)*

Project Tosaigh To Date

2,500 

*Homes delivered, contracted
or nearing contract*

Project Tosaigh Overall

 c8,000

*Targeted delivery through
Project Tosaigh*

Staff

 150

*Including legal, investment
and development
professionals*



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State Lands
Capacity

 10,000

*Capacity (homes) on state
lands being advanced (design
and development phase)*

State Lands
Delivery

 >3,000

*Homes on State Lands expected
to be under construction in 2024*

 >20

*State Land plots being
advanced by the LDA
currently*

Delivery Mechanisms

- **Direct Delivery:** Partnerships with Local Authorities on Public Lands;
- **Project Tosaigh:** Kick-starting stalled or unviable housing projects;
- **Private Land Acquisition:** actively seeking expressions of interest from landowners for sites in the five main cities, with capacity for at least 200 homes.



Direct Delivery

Shanganagh, Shankill, Co Dublin:

- 597 homes brought through planning and procurement;
- LDA commenced partnership with DLR CoCo in 2019;
- Construction commenced Sept 2022
- Phased delivery from Q3, 2024;



Best Practice



- **Sustainability:** Shanganagh – largest passive development in Europe;
- **Cambridge model:** Hollystown - higher density, community orientated neighbourhood;
- **Building thriving communities:** All developments close to transport links with provision for childcare, retail and community spaces;
- **Collaboration:** Local Authorities, AHBs, private sector.

Project Tosaigh

Market based initiatives

Project Tosaigh Programme

- Accelerating the delivery of affordable homes through a market-based acquisition process
- 5,000 homes delivery target over a four-year period.
- Two routes to markets: (i) forward purchase; and (ii) forward funding

Project Tosaigh I

Forward Purchase

- Expressions of interest process commenced in late 2021
- A focus on higher density schemes in Dublin and Cork
- First phases of acquired units now available for rent / sale with strong pipeline under development

Project Tosaigh II

Forward Funding

- Subject to a public procurement process
- Procurement process launched in July 2023 with a view to establishing a panel / framework by year end
- Will provide the ability to make stage payments during the construction phase
- First call-offs anticipated early 2024



Private Land Acquisition

- Large sites with good planning permission;
- Suitable locations close to existing transport links;
- Clongriffin lands purchased at the end of 2023, with capacity for 2,300 homes;
- Tender for Contractor for Phase One underway;
- Construction due to start Q4 2024.



Services to Local Authorities: Part 15 LDA Act

PART 15 LDA ACT: A local authority may request the Agency to provide services to it in relation to the development of sites for housing and urban development that are:

- (a) large scale, multi tenure or mixed-use development sites that may include sites fully or partially intended to secure all or part of an accommodation programme.
- (b) located in the area of a town (**equal to or greater than 30,000 persons**), and on land owned by the local authority to assist the local authority in the performance of its functions.



Services to Local Authorities: Part 15 LDA Act

LDA Organisational Structure

- Preparation of masterplans and carrying out appraisal of development potential of sites;
- Application for development consents, permissions and other approvals in relation to sites;
- Provision of infrastructure to service sites for housing;
- Provision of housing and carrying out of ancillary works as part of wider urban development;
- Management of cost rental housing.



LDA Local Authority Partnerships (s15, LDA Act 2021)

Scheme	LA	Services	Status	# Units
Shanganagh Castle	DLRCOCO	Full design and build	Under construction	597
St Teresa's Gardens	DCC	Full design and build	Planning granted, DD underway	540
Cromcastle	DCC	Full design and build	Planning lodgement in Oct	150
Cherryorchard	DCC	Full design and build	Planning lodgement in Oct	1000+
Cork Dockland Delivery Office	CCC	Joint resourcing of delivery office	Ongoing deployment of URDF funding	4,000+
Dyke Road	GCC	Full design and build	Preparation of planning application	175
Mungret	LCCC	Buildout of s.179a permission	Development agreement	190

Sample LDA Active Partnership Sites with Local Authorities

St. Kevins - Cork

Site Identified	Yield	Site Owner(s)	Site Milestones	Due Date(s)	Progress Update
St. Kevin's, Cork	265	LDA	Deliver initial 97 new affordable homes under Phase 1 of development	Q1 2025	Contract awarded for Phase 1 works for 97 units and contractor commenced on site in August 2023.



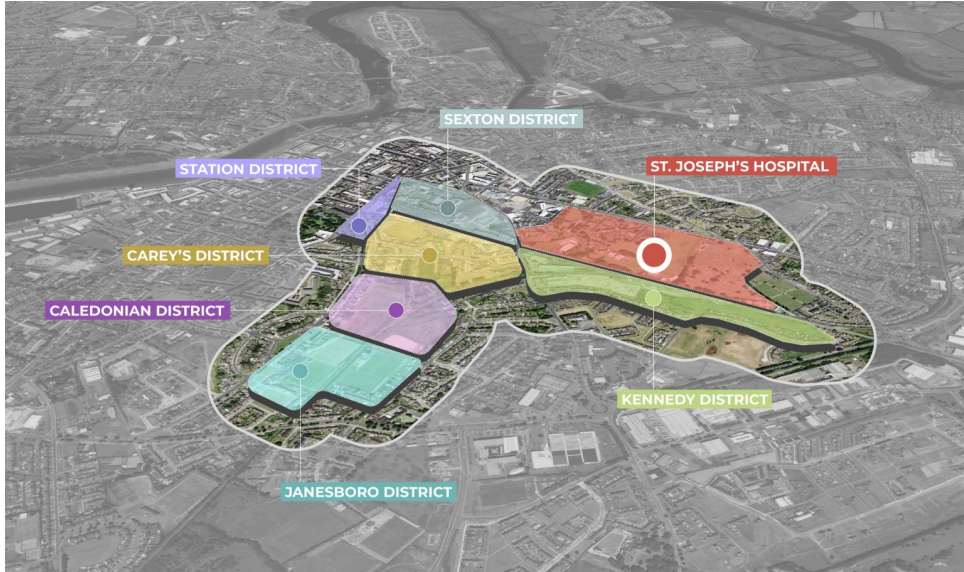
Corrib Causeway at Dyke Road Galway

Key site in partnership with Galway City Council.

The regeneration of the Dyke Road site provides an opportunity to kick-start the transformation of the Headford Road area into a vibrant, sustainable mixed use urban quarter. Our vision builds on the policies outlined in the *Galway City Development Plan 2023 – 2029* and the shared vision for a thriving city of *The Greater Galway Charter for Sustainable Urbanism*.



Limerick/ Waterford



Colbert Quarter, Limerick
Working with Limerick City council
and key State agencies on a number of
pockets of lands in city



St. Otteran's Waterford:
Identified in Report on relevant public
Lands. Working with HSE and
Waterford City Council



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Opportunities & Challenges

- Maximise engagement with key stakeholders;
- Use learnings from past projects to inform new approaches;
- Policy Challenges: Potential extension of powers for LDA;
- Planning Challenges: Delays, JR's - Legitimate reason and use **vs** obstruction.

Thank You!

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