

# CLÚID INTO SOCIAL HOUSING IN KILLARNEY

Clúid Housing is again working closely with Kerry County Council to deliver 120 new social housing units in Killarney, which will see the development of new houses and the completion of an unfinished apartment complex in the town.

**C**lúid Housing recently announced two major new social housing developments in Killarney, Co. Kerry.

The Department of Housing, Planning and Local Government has granted approval for the construction of 61 houses in Derreen and the acquisition of 59 houses in Oakwood. The units will be delivered through the Government's Capital Advanced Leasing Facility (CALF).

The 61 houses to be constructed at Derreen are scheduled for completion before the end of 2019 and, when complete, will provide high quality social housing to families and single people on Kerry County Council's housing list. The homes will include 22 two-bed houses and 39 three-bed houses – all constructed locally in Killarney.



*Clúid Housing's existing social housing development in Taobh Linn in Kenmare, Co. Kerry.*

## SUSTAINABILITY AND INNOVATIVE DESIGN

The construction of houses at Derreen will be completed following the most up-to-date building regulations while the BER (Building Energy Rating) of each house will be a minimum of A2. Advantages of the innovative construction methods to be used include:

- Excellent thermal performance from 'A' rated to passive house standard;
- Standard Building Energy Rating (BER);
- Substantially reduced building time;
- Superior structural strength;
- Superior sound proofing;
- Reduced health and safety risks – lightweight elements, minimal requirement for tools and equipment;
- Compliance with building regulations;
- Improved pressure test for air leakage;
- Minimum 60-year life span.

Combined with an affordable rent, these super energy efficient houses will also help to combat fuel poverty among tenants.

## WORKING IN PARTNERSHIP

Clúid's New Business Manager for Kerry, James O'Halloran, commented: "Clúid Housing is absolutely delighted to see these projects get approval. We have been working in partnership with Kerry County Council for a number of years now and this highly-anticipated announcement illustrates the commitment by both parties to providing good quality social housing for the people of Kerry. These new houses will provide much-needed social

housing for local people."

Kerry County Council has confirmed the need for more social housing in Killarney with development opportunities in the town few and far between. The Council has also confirmed demand to meet the needs of this proposed development.

In identifying the additional benefits of the planned 120 new homes, O'Halloran said that "developments of this scale will assist in alleviating some of the pressure placed on the private rented sector in Killarney".

## COMPLETING UNFINISHED DEVELOPMENTS

The 59 apartments to be delivered in Oakwood will also provide much-needed housing for those on the county's housing list. As part of an unfinished apartment complex, the apartments will undergo small-scale works to ensure they're ready for occupation before the end of 2018.

This scheme is comprised of 44 one-bed apartments and 15 two-bed apartments spread over four floors. The building and units are disable-friendly, with wide doorways, access ramps and designated parking spaces located directly outside.

## CLÚID IN KERRY

With more than 6,400 houses in ownership or management across the country, Clúid has been providing housing in Kerry for a number of years now and already manages 45 properties in Holycross Gardens and 15 in Oakwood. Once the latest construction and acquisition projects are completed, Clúid will own or manage 326 properties in the county.