



13th March 2024

Ms. Annette Aspell
Director of Services
Kildare County Council
Aras Chill Dara
Devoy Park
Naas
Co. Kildare

CA89000065 – Mc Cauley Court, Athy by Tinteán - Carlow Voluntary Housing Association CLG

Refurbishment of 10 homes and Communal Facility

Stage 1-3 Approval

Dear Annette,

I refer to the Capital Appraisal proposal seeking funding under the Capital Assistance Scheme for the refurbishment of 10 homes and communal facilities to accommodate persons on your social housing waiting list.

The scheme involves the refurbishment of the existing CAS funded development from the 1990s consisting of 10 homes – 8 one bed and 2 two bed (12 units) bungalows to cater for elderly residents on the grounds of St. Vincent's Hospital, Athy.

In addition to the bungalows there is also a Communal Facility incorporating a Day Room; laundry room; bathroom and separate toilet facilities. The McAuley Court housing scheme was developed by Athy Voluntary Housing Association who have now ceased operations and the scheme has been taken over by Tinteán - Carlow Voluntary Housing Association CLG. As many of the homes are empty due to their current condition, this proposal will see the refurbishment of the homes to bring them to liveable standard.

The submission has been assessed by the Department and based on this assessment, Stage 1-3 approval for a grant of _____ for the purpose of assisting the provision of housing accommodation under Section 6 of the Housing (Miscellaneous Provisions) Act, 1992 by Tinteán - Carlow Voluntary Housing Association CLG at Mc Cauley Court is deemed to be in order.

A breakdown of the recommended budget together with our comments explaining the various elements that make up the budget amount is attached at Appendix 1. The AHB may now proceed to tender the works and provide a Stage 4 proposal in due course, subject to the following conditions:

- provide further details (incl. procurement details) in relation to external design team fees as part of any Stage 4 proposal. Important that any external design team appointments must be procured in accordance with the requirements of the CWMF;
- that the budget as outlined is adequate and the project can be delivered within this budget;
- clarify how a clearly defined threshold between the nursing home campus and the housing development will be achieved. At present it would appear that the housing is primarily





accessed from the main car park of the nursing home, which is not ideal. Activation of the existing pedestrian access from Woodstock Road should be considered within the works proposals, and a clearly defined vehicular route and dedicated parking for the dwellings should be identified. Responsibility for managing and maintaining external areas should also be agreed with the HSE;

- provide update on the proposed Building Energy Rating (BER) of the houses (post completion of works) with new windows, air to water heat pumps, and dry-lining as well as the previously installed attic insulation and cavity wall insulation;
- confirm that dry-lining is necessary to bring the houses up to a BER of B2, noting that the Department generally not provide capital funding for energy upgrades beyond this point;
- confirm that you have assessed cracking in walls in the units, and the condition of external timber cladding to all units, and that it has carried out Radon Testing, all as recommended in the Building Survey;
- provide details as to how it is intended that the Communal Building will be used, noting that the Building Survey suggests that the spaces are not regularly occupied. Consideration should be given to re-purposing some areas (in particular the assisted bathroom) unless it is envisaged that they will be used for their intended purpose;
- if it is likely that the Communal Building will not be used regularly, then consideration should be given to converting it to another residential unit; and
- Please note that this additional exchequer investment will need to be secured by way of updating the Mortgage Deed and KCC/Tinteán - Carlow Voluntary Housing Association CLG should engage with the law agents in this regard. As part of the Stage 4 proposal we would ask that you update as to how the additional investment is being secured.

I trust all is in order but feel free to contact me directly should you have any queries in relation to any aspect of this approval.

Yours sincerely,


PP

Mary Jane Flannery
Social Housing Capital Investment Unit 1

CC Siobhan Barry KCC
CC Charlotte Gannon KCC



CA89000065 – Mc Cauley Court, Athy by Tinteán - Carlow Voluntary Housing Association CLG

Refurbishment of 10 homes and Communal Facility - Stage 1-3 Approval

	Stage 1-3 Budget Application	Stage 1-3 Budget Approved	Notes
Refurbishment Estimate - Houses			
Refurbishment Estimate – Communal Area			
<i>Total Refurbishment Estimate (incl. VAT)</i>			Note 1
Cost of Site			Note 2
Technical Fees / Salaries			Note 3
Site Investigations / Surveys			Note 4
Legal Fees			
AHB Development Allowance			Note 5
<i>Total Cost (incl. VAT)</i>			Note 6

Note 1

Recommended budget for refurbishment works in line with the amount sought (excluding floor finishes to non-wet areas).

Note 2

No site costs apply in this instance as the projects involves the refurbishment of an existing CAS development.

Note 3

Recommended budget allocation for external design fees in line with the amount sought. All external appointments to be procured in accordance with CWMF requirements.

Note 4

Recommended budget for site investigation surveys, utilities and legal fees in line with the amount sought.

Note 5

AHB Development Allowance in line with Circular 29/2019.

Note 6

Vouched receipts to be retained and available for inspection if requested for audit and verification purposes.