

# Montpelier

Dublin City Council  
Housing SPC Site Visit  
18<sup>th</sup> February 2025



Tionscadal Éireann  
Project Ireland  
**2040**



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# Agenda

18<sup>th</sup> February 2025

- Welcome
- Project Overview
- Presentation on Construction Process (Contractor)
- Delivery Programme
  - Phasing Overview
  - Amenities Overview
  - Cost Rental (Tuath Housing)
  - Social
  - Affordable Purchase
- Next Steps
- Site Walk and Apartment viewing
- Q&A



Martin Donlon

Glen Murray

Sara Bermingham

- Executive Manager

- Programme Manager

- Administrative Officer



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# Project Overview

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# Housing Land Initiative

## Partnership

Dublin City Council  
Councillors  
Government  
Bartra  
Tuath  
Community

## Community

Housing  
Public Open Spaces  
Parks  
Roads  
Community Facilities



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# Presentation on Construction Progress

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SISK



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# Phasing Overview

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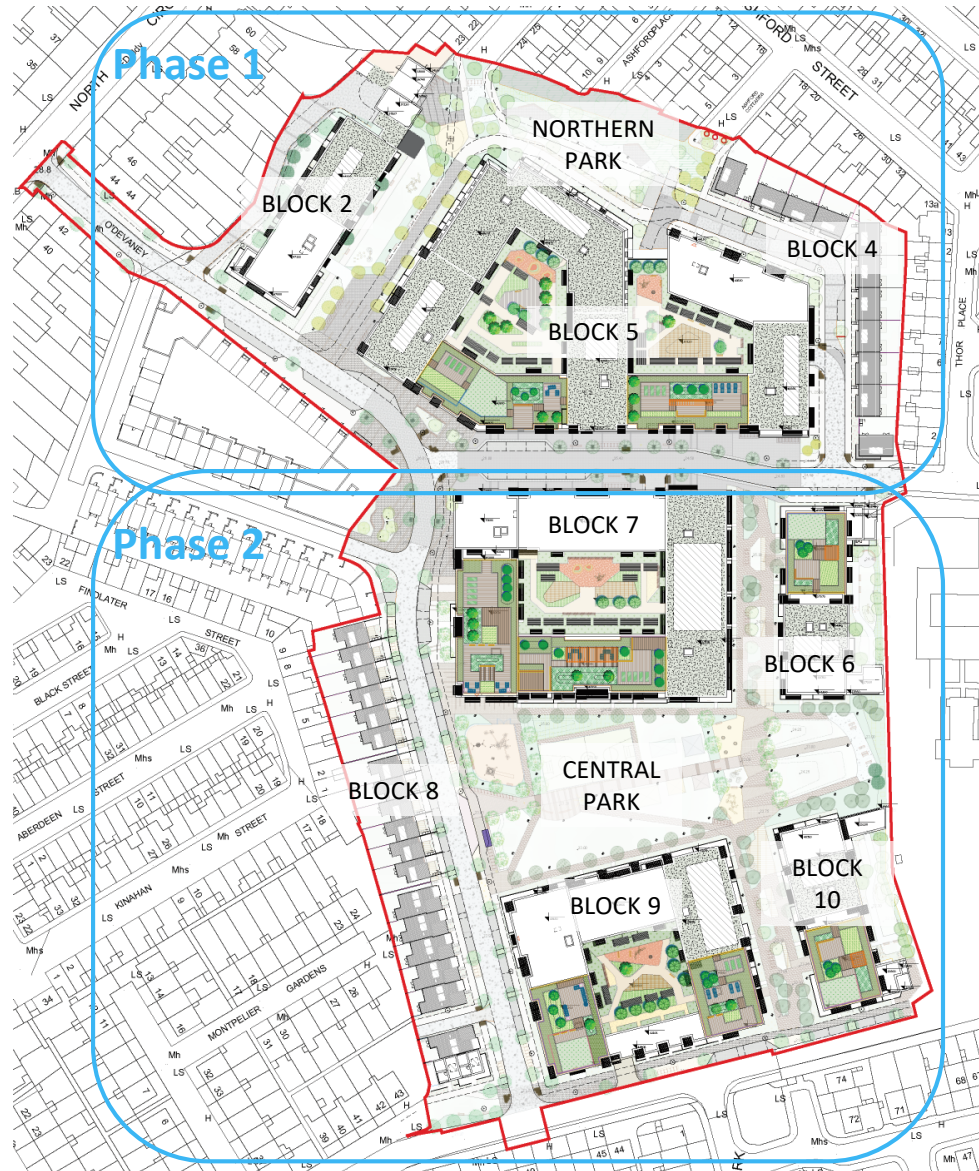
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# Site Plan - Phases of Delivery



- Density: 204 Units per Hectare
- Height: Ranging from 4 storeys, max 14 storeys
- Houses and Duplex 2/3 storeys

## Tenures:

- |                       |                  |
|-----------------------|------------------|
| • Total Units         | 1044             |
| • Social              | 283 (approx 30%) |
| • Affordable Purchase | 233 (approx 20%) |
| • Cost Rental         | 264              |
| • Private             | 264              |

## Current Status:

- Construction Nov. 23 – Q1 2028

## Delivery:

- |                    |           |
|--------------------|-----------|
| • Phase 1: Q1 2026 | 379 units |
| • Phase 2: Q1 2027 | 665 units |



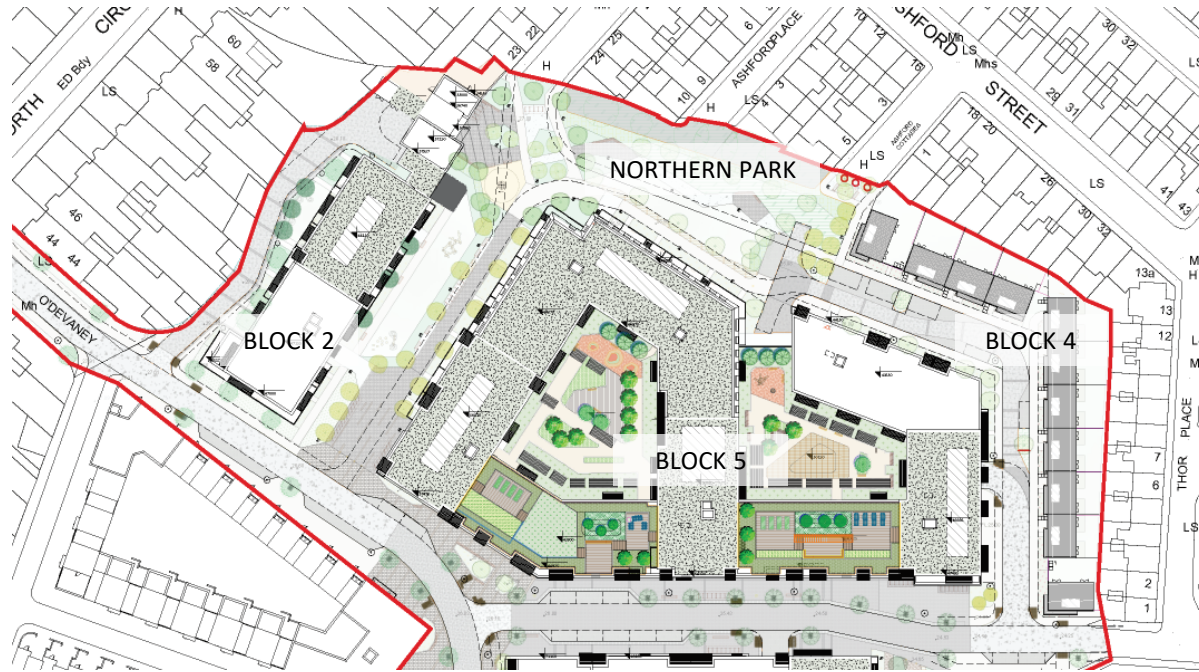
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# Northern Site - Phase 1 Delivery



- Blocks 2-5
- Crèche
- Retail
- Northern Park
- Communal Open Space



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## Southern Site - Phase 2 Delivery



- Blocks 6-10
- Café
- Retail
- Central Park
- Linear Park



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# Amenities Overview

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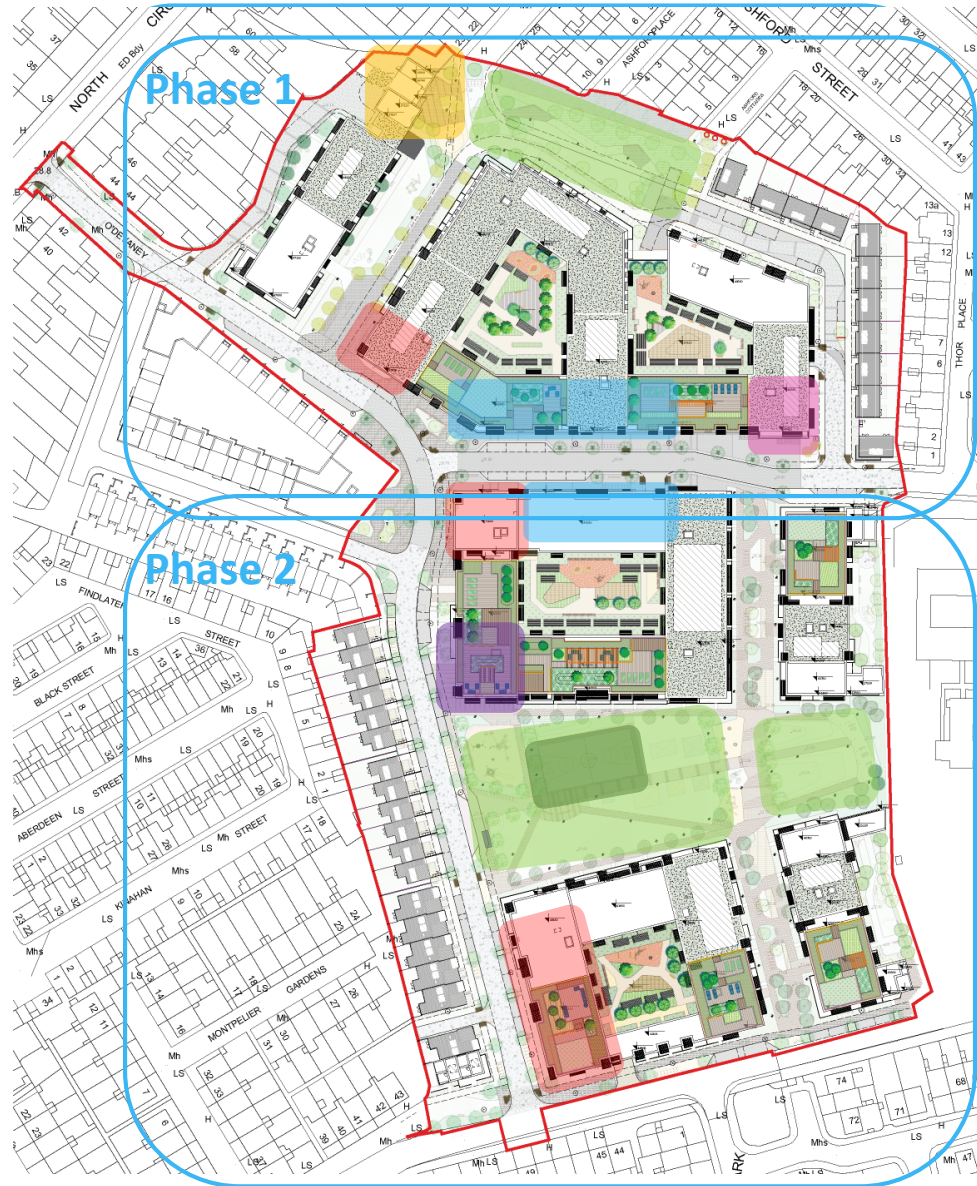


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# Site Plan - Community Amenities



## Community Amenities:

-  Crèche (with External Play area): 489 m<sup>2</sup>
-  Public Open Space (Parks): 2 Acres
-  Multi Use Games Area (MUGA): Central Park
-  Retail units: Ranging in size from 74m<sup>2</sup> to 338 m<sup>2</sup>
-  Community Facility: 233 m<sup>2</sup>
-  Café: 155 m<sup>2</sup>
-  Resident Amenity Spaces

Car Parking: 276 spaces

Bicycle Parking: 2000 spaces



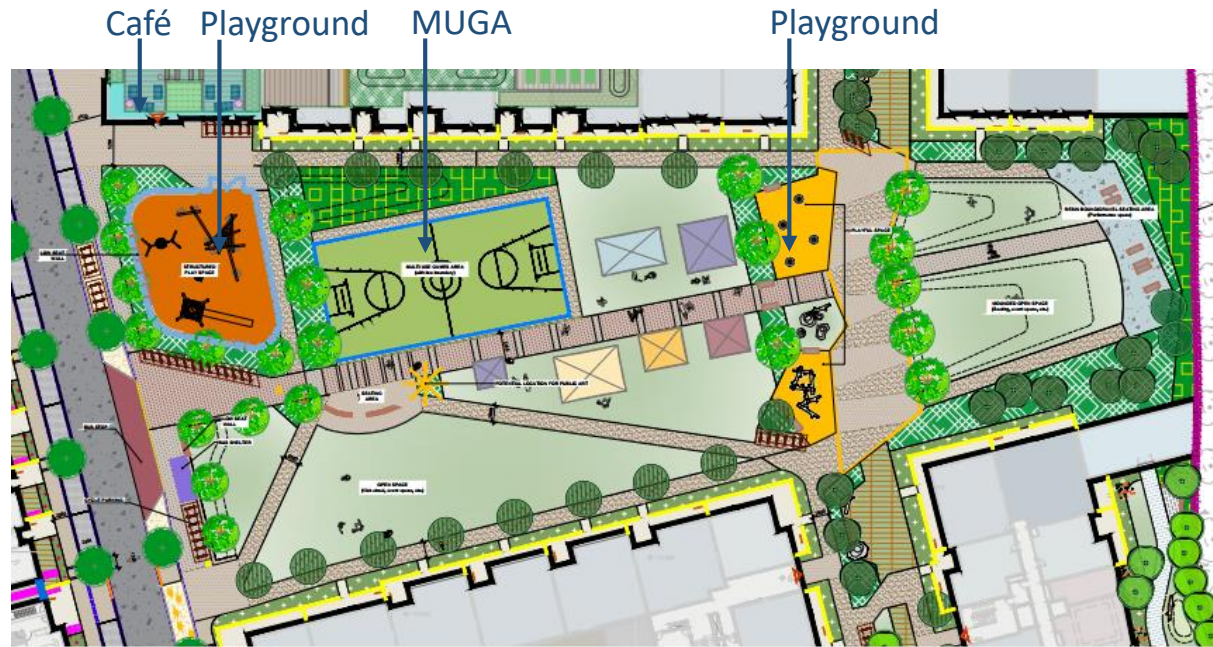
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# Community Amenities - Public Open Space



- Café on the Northern Corner
- Multi Use Games Area
- Structured Play Areas
- Seating
- Informal Play Areas
- Open/Event Space



## Central Park

Public Open Space = 5,500m<sup>2</sup>



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# Community Amenities - Public Open Space



- Addresses Crèche
- Structured Play areas
- Seating
- Planted boundaries



## Northern Park

Public Open Space = 2,200m<sup>2</sup>



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# Community Amenities - Communal Open Space



- Residents of each block will have access to general Communal Open Space
- Generally these are podium gardens at first floor level
- Some blocks also have rooftop gardens
- Communal Open Spaces have a variety of play spaces, seating and planting



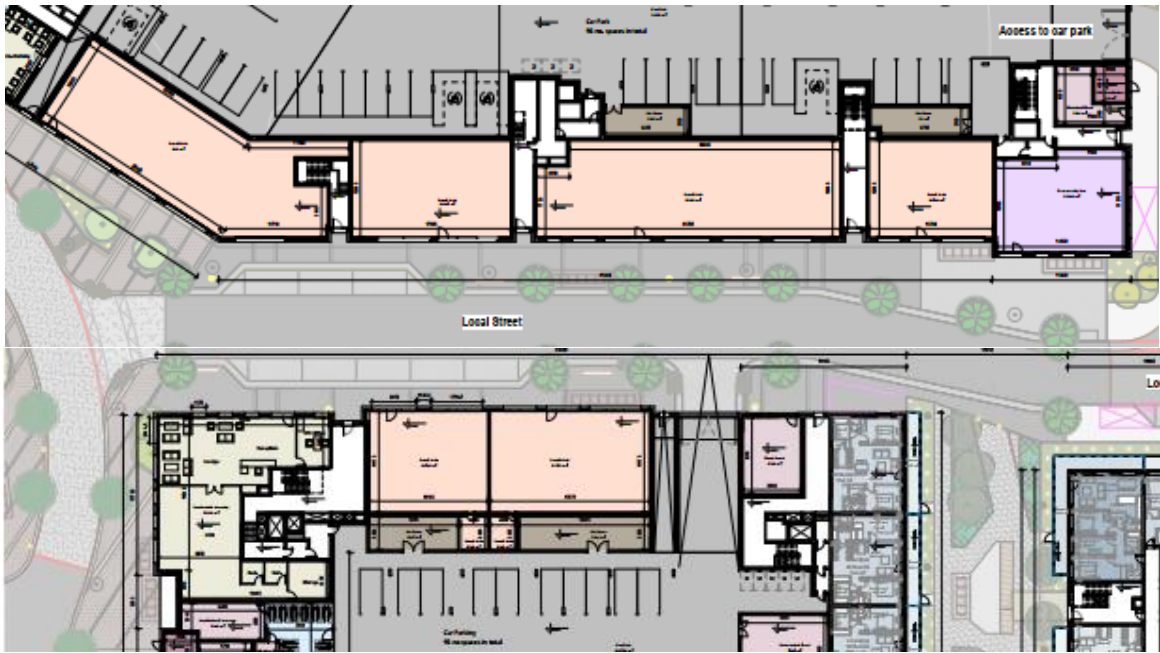
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# Community Amenities - Retail Spaces



Block 5	m <sup>2</sup>
Retail Unit 1	338.0
Retail Unit 2	185.3
Retail Unit 3	343.7
Retail Unit 4	148.6
Total	1015.6

Block 7	M <sup>2</sup>
Retail Unit 1	198.5
Retail Unit 2	127.6
Retail Unit 3	153.0
Total	479.1

Block 9	m <sup>2</sup>
Retail Unit 1	74.8
Retail Unit 2	179.9
Total	254.7



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# Car Parking & Bicycle Parking

## Car Parking

- Block 05: 87
- Block 07: 92
- Block 09: 35
- On Street: 47
- Total: 276
- Parking Ratio: 0.26

## Bicycle Parking

- Total: 2000 spaces



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# Cost Rental Homes

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Tuath



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# Social Homes

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# Social Homes

- **283 Social Homes will be delivered across both phases**
- **Phase 1 = 139 Social Homes**
- **Phase 2 = 144 Social Homes**
- **Allocation will be in accordance with the Dublin City Council Scheme of Lettings through Housing Allocations and the Local Area Office**



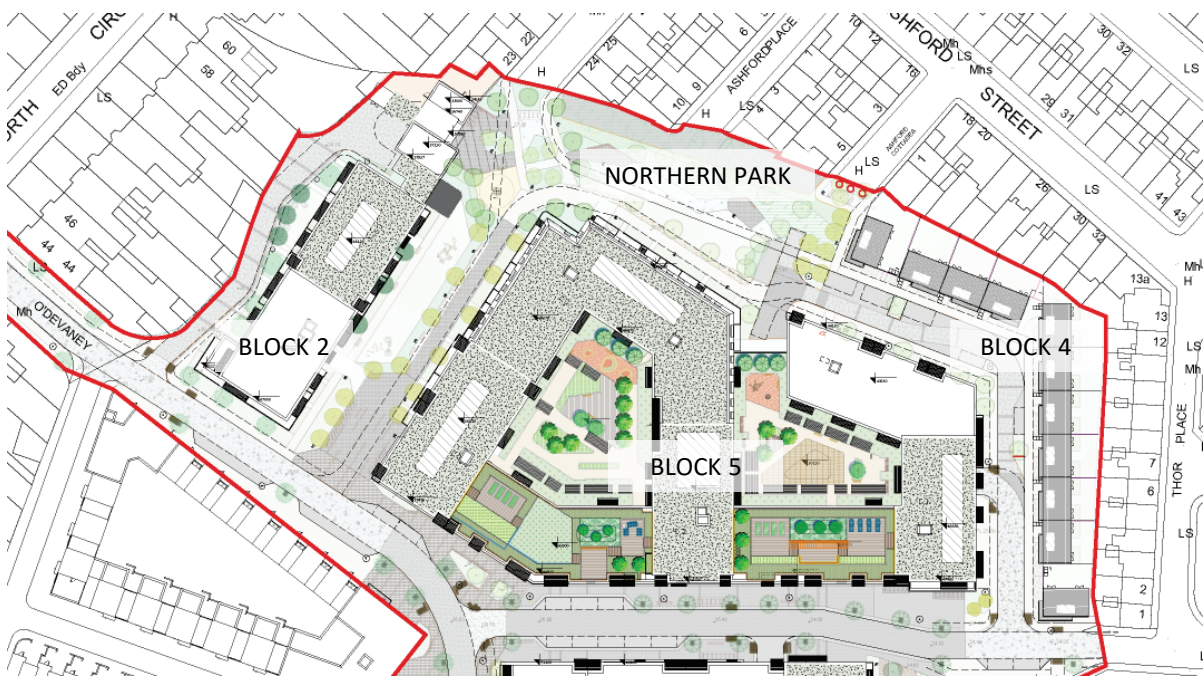
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# Northern Site - Phase 1 Delivery



## Completion Dates

Block 02	February 2026
Block 03	February 2026
Block 05A&B	September 2026
Block 04	November 2026
Block 05C&D	November 2026

Phase 1	1 Bed	2 Bed	3 Bed	Total
Social	31	25	83	139
Affordable	70	84	11	165
Cost Rental	14	57	4	75
Total	115	166	98	379



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# Southern Site - Phase 2 Delivery



## Completion Dates

Block 06	March 2027
Block 08	March 2027
Block 10	April 2027
Block 09	December 2027
Block 07	Q1 2028

Phase 2	1 Bed	2 Bed	3 Bed	Total
Social	24	92	28	144
Affordable	24	24	12	68
Cost Rental	68	121	0	189
Private	93	115	16	264
Total	209	352	64	665



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# Affordable Purchase Homes

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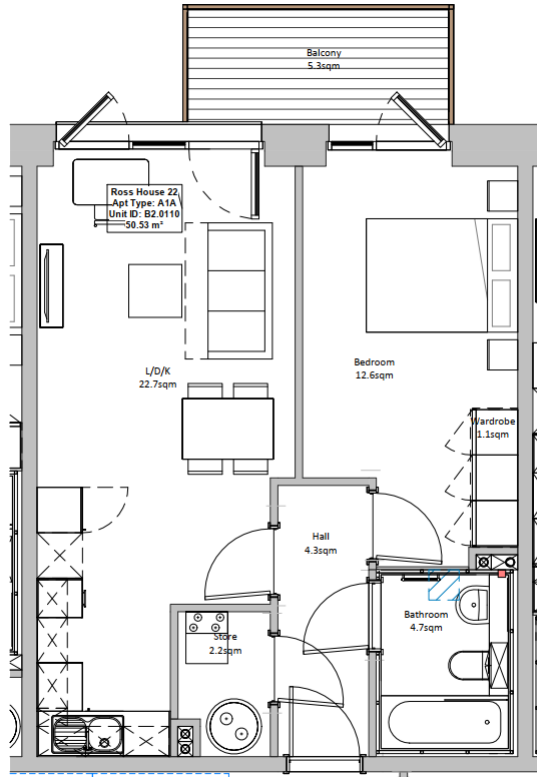


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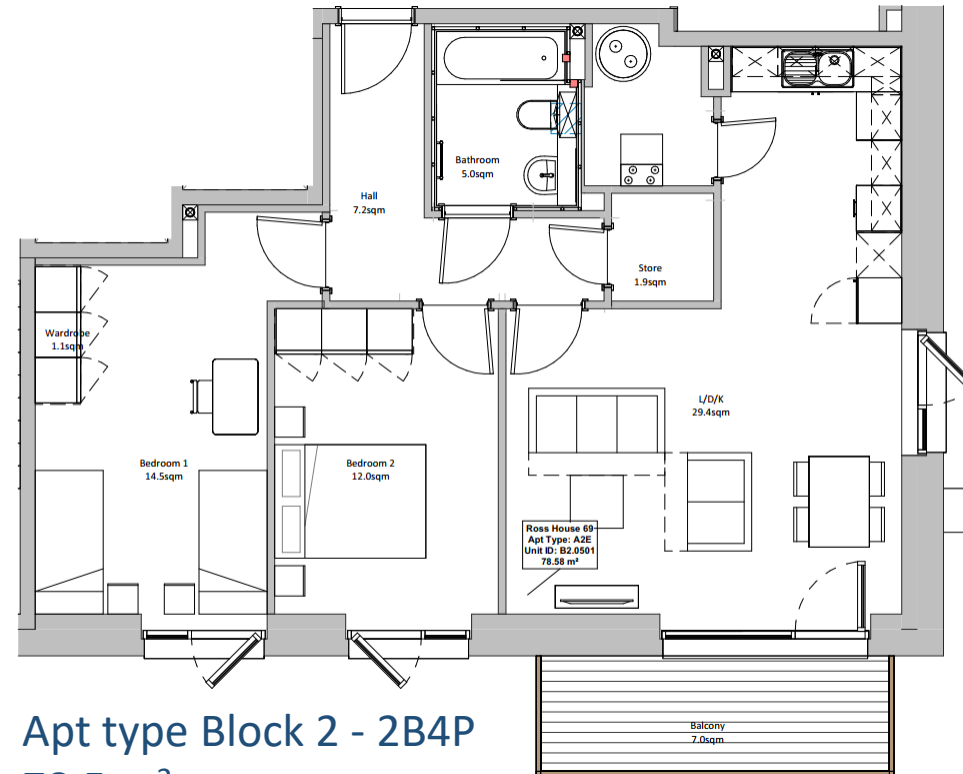


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# Apartment Types



Apt type Block 2 - 1B2P  
50.3m<sup>2</sup>



Apt type Block 2 - 2B4P  
78.5 m<sup>2</sup>



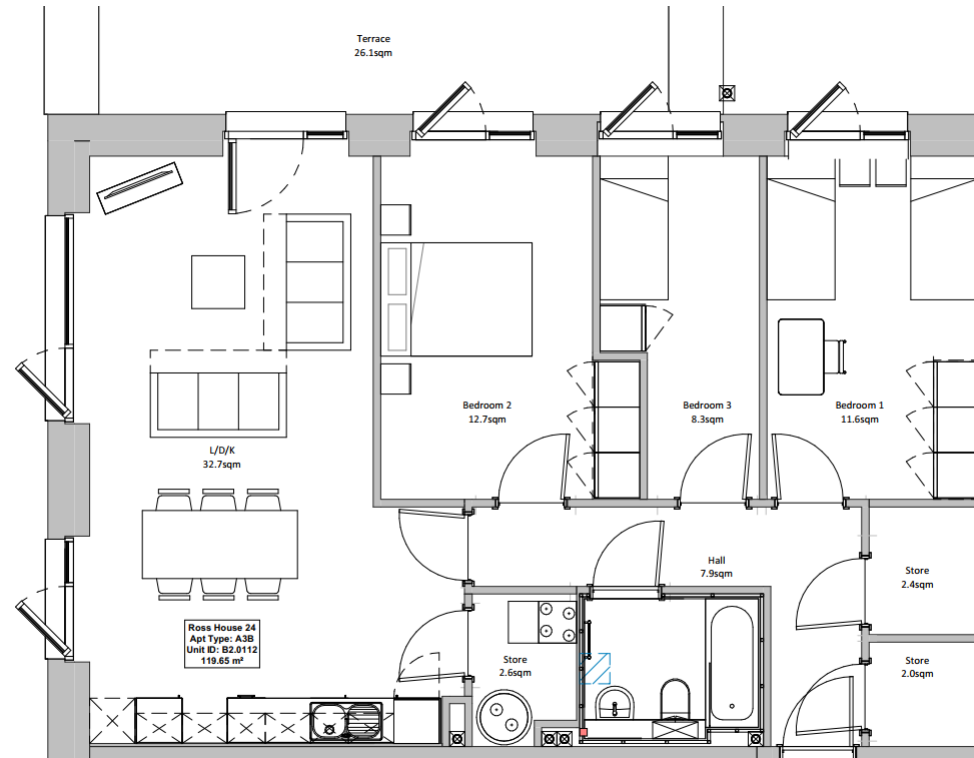
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# Apartment Types



Apt type Block 2 - 3B5P  
96.75 m<sup>2</sup>

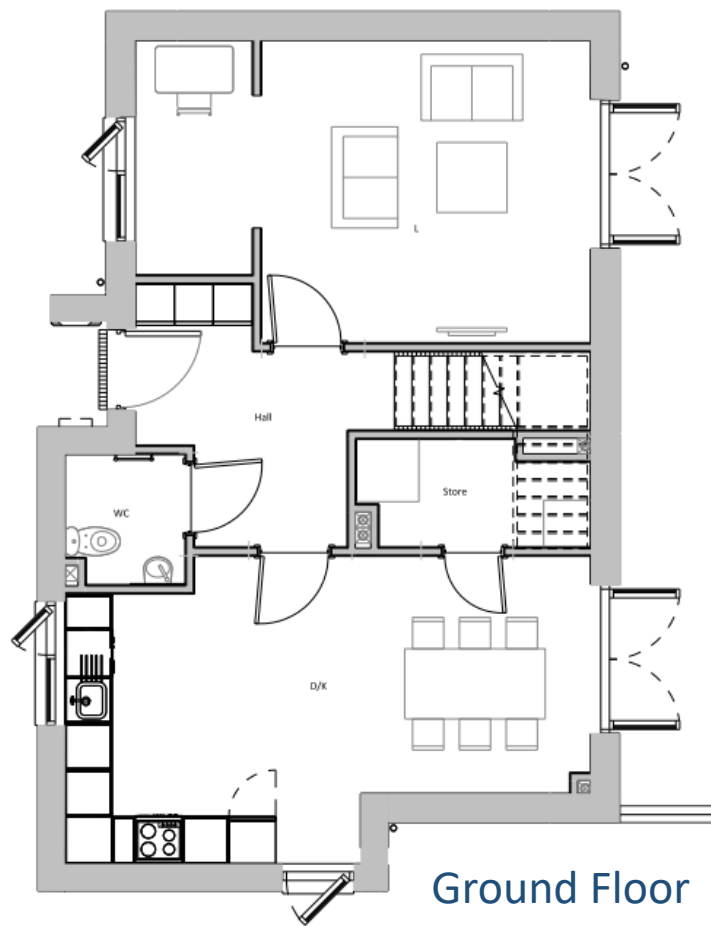


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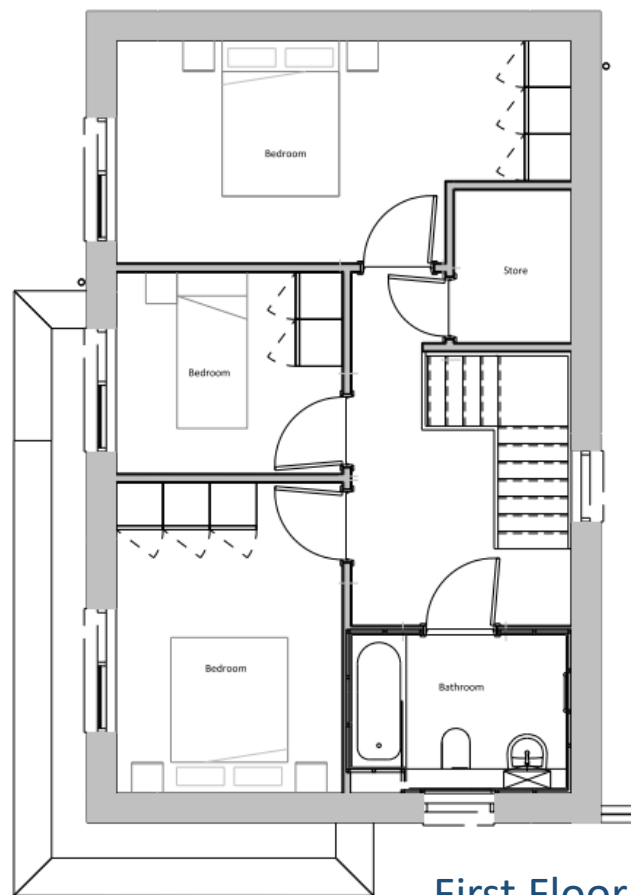
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# House Type



Ground Floor

House Type Block 4 - 3B5P



First Floor



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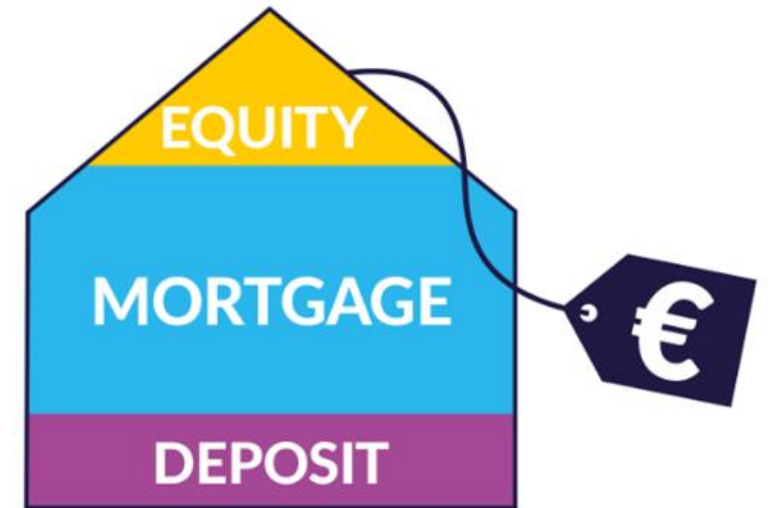
# What is Affordable Purchase Housing?

The Affordable Purchase Schemes is set out in legislation and regulation – the Affordable Housing Act 2021.

The Affordable Purchase Scheme allows Dublin City Council to make homes available to those who need help to bridge the gap between their mortgage, deposit and the market value of the home.

We bridge that gap with a monetary contribution which is then represented as an % equity share in the home. The equity share can be redeemed at a time of the buyers choosing.

The minimum sale price of an affordable purchase home must be at least 15% below comparable market values.



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# Accessing Affordable Purchase Housing

## Who is eligible to apply?

- You must be over 18 years of age;
- You must be a First Time Buyer or meet the exceptions under the Fresh Start Principle, or you own a home which is not suited to your current accommodation needs due to its size;
- You have not previously purchased or built a dwelling in the Republic of Ireland for your own occupation. Exceptions apply to Fresh Start Principle applicants.
- Each person included in the application must have the right to reside indefinitely in the State;
- The affordable home must be the household's normal place of residence;
- Your purchasing power (mortgage capacity + deposit + relevant savings) must not exceed 95% of the open market value of the property.
- You must have a minimum deposit of 10% of the purchase price.



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# Affordable Purchase Housing at Montpelier, O'Devaney Gardens

## Launch Prices:

Type	Open Market Value	Minimum Sale Price	% Discount to OMV	10% Deposit	Mortgage Amount	Minimum Household Income Required	Indicative Max Qualifying Income
1 Bedroom Apartment - Ground Floor	€ 330,000	257,986	21.82%	€ 25,799	€ 232,187	€ 58,047	€ 70,538
1 Bedroom Apartment - Penthouse Level	€ 337,500	272,986	19.12%	€ 27,299	€ 245,687	€ 61,422	€ 72,141
2 Bed Apartment - Ground Floor	€ 420,000	334,000	20.48%	€ 33,400	€ 300,600	€ 75,150	€ 89,775
2 Bedroom Apartment - Penthouse Level	€ 427,500	357,382	16.40%	€ 35,738	€ 321,644	€ 80,411	€ 91,378
3 Bedroom House	€ 475,000	378,000	20.42%	€ 37,800	€ 340,200	€ 85,050	€ 101,531



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# Affordable Purchase Housing at Montpelier, O'Devaney Gardens

## Worked Examples – 1 bedroom ground floor apartment

Open Market Value (OMV)	Minimum Sale Price	% Discount to OMV	10% Deposit	Minimum Household Income	Indicative Max Income
€ 330,000	257,986	21.82%	€ 25,799	€ 58,047	€ 70,538

Total Household Income (single or couple)	Mortgage Capacity (income x 4)	10% Deposit	Mortgage + Deposit	Shortfall	Purchaser Pays (mortgage + deposit + shortfall)	Equity Amount (diff between what purchaser pays and OMV)	Equity %	Open Market Value (OMV)
70,000	280,000	31,111	311,111	-	311,111	18,889	6%	330,000
65,000	260,000	28,889	288,889	-	288,889	41,111	12%	330,000
58,047	232,187	25,799	257,986	-	257,986	72,014	22%	330,000
52,000	208,000	25,799	233,799	24,187	257,986	72,014	22%	330,000



10% Deposit up to €30,000 covered by Help to Buy Scheme



# Affordable Purchase Housing at Montpelier, O'Devaney Gardens

## Worked Examples – 2 bedroom ground floor apartment

Open Market Value (OMV)	Minimum Sale Price	% Discount to OMV	10% Deposit	Minimum Household Income Required	Indicative Max Income
€ 420,000	€ 334,000	20.48%	€ 33,400	€ 75,150	€ 89,775

Household Income (single or couple)	Mortgage Capacity (income x 4)	10% Deposit	Mortgage + Deposit	Shortfall	Purchaser Pays (mortgage + deposit + shortfall)	Equity Amount (diff between what purchaser pays and OMV)	Equity %	Open Market Value
84,000	336,000	37,333	373,333	-	373,333	46,667	11%	420,000
76,500	306,000	34,000	340,000	-	340,000	80,000	19%	420,000
75,150	300,600	33,400	334,000	-	334,000	86,000	20%	420,000
68,000	272,000	33,400	305,400	28,600	334,000	86,000	20%	420,000

10% Deposit up to €30,000 covered by Help to Buy Scheme



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# Affordable Purchase Housing at Montpelier, O'Devaney Gardens

## Worked Examples – 3 bedroom house

Open Market Value (OMV)	Minimum Sale Price	% Discount to OMV	10% Deposit	Minimum Household Income Required	Indicative Max Income
€ 475,000	378,000	20.42%	€ 37,800	€ 85,050	€ 101,531

Household Income <i>(single or couple)</i>	Mortgage Capacity <i>(income x 4)</i>	10% Deposit	Mortgage + Deposit	Shortfall	Purchaser Pays <i>(mortgage + deposit + shortfall)</i>	Equity Amount <i>(diff between what purchaser pays and OMV)</i>	Equity %	Open Market Value
91,000	364,000	40,444	404,444	-	404,444	70,556	15%	475,000
85,050	340,200	37,800	378,000	-	378,000	97,000	20%	475,000
84,000	336,000	37,800	373,800	4,200	378,000	97,000	20%	475,000
74,000	296,000	37,800	333,800	44,200	378,000	97,000	20%	475,000



10% Deposit up to €30,000 covered by Help to Buy Scheme



# Affordable Purchase Housing at Montpelier, O'Devaney Gardens

## Monthly Mortgage Cost Comparison:

Type	Monthly Mortgage Repayment on an Affordable Purchase Home at Montpelier over 35 years (3.1% Fixed)	Monthly Mortgage Repayment for a 2nd hand home bought at Market Value over 35 years (3.4% Fixed)	Monthly Mortgage Repayment on an Affordable Purchase Home at Montpelier over 30 years (3.1% Fixed)	Monthly Mortgage Repayment for a 2nd hand home bought at Market Value over 30 years (3.4% Fixed)
1 Bedroom Apartment - Ground Floor	€ 946.20	€ 1,210.33	€ 1,029.71	€ 1,317.14
2 Bed Apartment - Ground Floor	€ 1,173.70	€ 1,540.42	€ 1,283.61	€ 1,676.36
3 Bedroom House	€ 1,328.82	€ 1,742.14	€ 1,452.71	€ 1,895.88

Purchasers of an affordable home can avail of Green Mortgages!



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# Accessing Affordable Purchase Housing

## What can potential applicants do today?

- Explore their mortgage options and **apply for mortgage approval in principal**;
- Review the Revenue Commissioner's **Help to Buy Scheme** and check their eligibility;
- Familiarise themselves with the **FAQ section** of our webpage;
- Consider the **documentation** that will be sought on application; proof of income, savings, residency status, proof of residency in DCC area for minimum of 3 years (30% of applicants) etc.
- **Register** for an account on our application portal – <https://affordablehomes.dublincity.ie>
- All affordable homes are **advertised at least 2 weeks ahead of application portal opening** – newspaper, social media, on our website and on the national affordable home website – <https://affordablehomes.ie>



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# Next Steps

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# Next Steps

## Phase 1- 379 Homes

### Social Homes

- April 2025: DCC Housing Allocations Scheme - 139 Homes

### Affordable Purchase Homes

- April 2025: Pre-launch 165 Affordable Purchase Units in Phase 1
- June 2025: Launch Block 02 - 66 Units (Feb 26 Completion)
- March 2026: Launch Block 05 B&C - 88 Units (Sep 26 Completion)
- March 2026: Launch Block 04 - 11 Units (Nov 26 Completion)

### Cost Rental Homes

- March 2026: Launch Block 05 A – 75 Units (Sep 26 Completion)

## Phase 2 – 401 Homes

### Social Homes

- July 2026: DCC Housing Allocations Scheme - 144 Homes

### Affordable Purchase Homes

- July 2026: Pre-launch All 68 AP Units in Phase 2
- September 2026: Launch Block 06 & 08 – 68 Units (Mar 27 Completion)

### Cost Rental Homes

- June 2027: Launch Block 09 (CR) - 189 Units (Dec Completion TBC)

- *NB Launch dates are preliminary and subject to change*



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