



Comhairle Contae Chill Dara

Kildare County Council

Affordable Housing Scheme

Grey Abbey, Kildare Town



Affordable Housing details, Eligibility Criteria, Application and FAQ's

Illustrative Image of the "poplar" in Grey Abbey, Kildare Town

Application Portal Opens 24th May at 12 Noon and Closes on June 24th at Midnight.

Applications must be made online only.

In line with the Scheme of Priority, applications will be assessed on a First Come, First Served basis.

The FAQ's will be updated on a regular basis.

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Introduction

The following document sets out information on the eligibility criteria, shared equity, application process and required documentation and addresses frequently asked questions for the Affordable housing purchase scheme at grey abbey, Kildare Town, in line with the Affordable Housing Act 2021, which can be viewed at <https://www.irishstatutebook.ie/eli/2021/act/25/enacted/en/html>

Kildare County Council has an arrangement in place with Glenveagh Properties for the sale of 21 affordable homes at Grey Abbey, Kildare Town to eligible Affordable housing applicants nominated to them by Kildare County Council.

All criteria must be met in-order for applications to be processed.

There are three types of properties available in this scheme, all 3 bedrooms.

House Type	Story	Income Limit (€)	Min. Purchase Price (€)
3 Bedroom End / Mid Terrace	2	€76,950	€285,000
3 Bedroom End / End Terrace	2	€79,088	€295,000
3 Bedroom Semi Detached	2	€80,157	€300,000

Floor Plans

THE POPLAR

3 Bedroom Semi Detached | Mid & End Terrace
113.7 - 114.3 | 1224 - 1230 sqft



Ground Floor

First Floor

Plans and dimensions are indicative only and subject to change. Glenveagh Homes Ltd may alter the layout, building style, landscape and spec without notice. The finished home may therefore vary from the information provided.

THE BIRCH

3 Bedroom Semi Detached | End Terrace
117.1 sqm | 1260 sqft



Ground Floor

First Floor

Plans and dimensions are indicative only and subject to change. Glenveagh Homes Ltd may alter the layout, building style, landscape and spec without notice. The finished home may therefore vary from the information provided.



Eligibility

In order to be eligible to apply for Affordable Housing in Grey Abbey, Kildare Town, Applicants must satisfy the following criteria:

Be classified as a first-time buyer and do not own or have legal interest in a dwelling.

Have the right to reside indefinitely in Ireland. Intending purchasers from a member state of the EU/European Economic Area can apply for an affordable home, provided they are living and working in Ireland.

The Affordable Home must be the households normal place of residence.

Where intending purchasers are not an Irish/EU/EEA citizen, they must have indefinite leave to remain in the state.

Gross income for the proceeding 12 months should be below the max income for each given property given in the table below:

House Type	Income Limit (€)
3 Bedroom End / Mid Terrace	€76,950
3 Bedroom End / End Terrace	€79,088
3 Bedroom Semi Detached	€80,157

First time buyer Exception

First time buyer exceptions are documented in the affordable housing act 2021, which does allow particular categories of exceptions to the First-Time Buyers eligibility criteria, to include circumstances of divorce or separation, personal insolvency or bankruptcy and others, subject to terms and conditions. More information on this is available on our website.

Note on the Scheme of Priority:

Under the Scheme of Priority for Affordable Dwelling Purchase Arrangements, as adopted by Kildare County Council in October 2022, where the number of eligible applicants exceeds the number of affordable dwellings for which applications are made, applications will be prioritised in accordance with Kildare County Councils Scheme of Priority.

The scheme of priority was approved by the elected members of Kildare County Council and applies to the Affordable Units at Grey Abbey, Kildare town. The purpose of the Scheme of Priority outlines a methodology to be applied to determine the order of priority accorded to eligible households where the demand for such arrangements exceeds the dwellings available. The main points are as follows:

- The property must be suited to the applicant's household needs
- The initial 70% of confirmed eligible applicants are raked in order of date and time of application i.e. First come, first served.
- The balance of 30% of confirmed eligible applicants, are ranked as those who meet the local needs requirement and ranked on first come, first served.



Information on Houses

In this affordable housing scheme, 21 homes are being made available as follows:

House Type	Story	Income Limit (€)	Min. Purchase Price (€)
3 Bedroom End / Mid Terrace	2	€76,950	€285,000
3 Bedroom End / End Terrace	2	€79,088	€295,000
3 Bedroom Semi Detached	2	€80,157	€300,000

Full information can be found at <https://glenveagh.ie/developments/grey-abbey-view>

When will the properties be available?

The affordable homes are expected to be completed and available in Oct/Nov 2023.

What is the Market value of the properties.

The market value of the property is the price for which the home might reasonably be expected to achieve on the open market. The market value would be the minimum purchase price of the price + the Equity provided by Kildare county council up to a value of €75,000. The initial market valuation of the home to calculate the equity share is carried out by Kildare County Council. A valuation will be required when a redemption payment is being made by the purchaser, as outlined in affordable dwelling purchase arrangement.

Over time, if the value of the home increases, the amount owed on the value of equity share will increase in line with prevailing market values and vice versa.

What is the affordable purchase price of these properties?

The affordable purchase price for the properties will be discounted on the market value and based on the specific purchasing capacity of eligible applicants. The Council will provide an "Affordable Dwelling Contribution" to reduce the purchase price payable now for successful applicants. This discount gives the minimum purchase price, which is the affordable purchase price of these properties. Discounts are dependant on successful applicants, income, deposit, help to buy support and savings.

Applicants must apply for the maximum mortgage available to them. This will determine the equity percentage Kildare County Council cover and the property type they qualify for.

Shared Equity

As outlined in the Affordable Housing Act 2021, Part 2, all purchasers will sign up to an 'Affordable Dwelling Purchase Arrangement' with Kildare County Council. Kildare County Council will retain an 'Equity Share' in the property, equal to: 'The difference between the open market value of the



dwelling and the Purchase Price paid by successful applicants' expressed as a percentage of the Open Market Value of the dwelling' As outlined in Section 16 of the Affordable Housing act 2021, Kildare County Council may not seek realisation of this Equity Share for a 40-year period (with exception where a breach of the agreement occurs). However, successful affordable purchasers can choose to redeem or purchase the Equity Share in the dwelling at any time by means of one or a series of payments to Kildare County Council. The minimum amount of redemption payment is €10,000.

Note: If you sell the property, the value of the percentage Equity Share must be repaid in full

How is purchasing capacity calculated?

The purchasing capacity of applicants will be calculated as the combined total of:

- Maximum mortgage capacity, i.e., 4 times gross household income, plus,
- A minimum deposit of 10% of the affordable purchase price, plus,
- Relevant savings, i.e., any savings in excess of the combined sum of the required deposit amount plus €30,000.
- This will be calculable on an Affordable Housing Calculator on the application form.

Application Process and Documentation

The application process will be via an online platform, which will be hosted on the website from 24th May.

There will be a number of pages to this application and documentation will be required to be uploaded.

1. Register for Submit.com
2. Read and Agree to Pre- Application pop up on eligibility and details.
3. You and Your household
 - a. Personal details
 - b. Upload proof of PPSN
 - c. Upload proof of citizenship
 - d. Upload proof of address
4. Employment Details – Applicant 1
 - a. Income details
 - b. Buyer status
 - c. Upload proof of Income
 - d. Upload proof of buyer's status
 - e. Upload photographic ID and supporting documentation.
5. Is this a joint application.
 - a. Applicant 2 details – repeat as above.
6. Mortgage approval in principle
7. Finance details
 - a. Upload proof of savings



- b. Upload proof of Finance
8. Declaration – Sign and agree to terms and conditions, GDPR.
9. Submit Application
10. Verify signature via your email.

NOTE: You will be required to upload documentation throughout the application which include the following:

PROOF OF INCOME

- If EMPLOYED upload Salary certificate. Payslips are NOT acceptable evidence. We will also require your employer registration number.
- If SELF EMPLOYED upload your most recent Revenue self-assessment, also known as your Form 11
- If NOT EMPLOYED upload Statement of total benefits received from social welfare which can be requested via email from your local social welfare office

FINANCING THE PURCHASE

- A mortgage letter of approval in principle
- Proof of savings in the form of a current bank statement



Frequently Asked Questions

Q: Am I eligible if I am not a first-time buyer?

A: No, except for certain exemptions such as under the Fresh Start Principle which are set out in the Affordable Housing Act 2021, which does allow particular categories of exceptions to the First-Time Buyer eligibility criteria, to include circumstances of divorce or separation, personal insolvency, or bankruptcy, subject to terms and conditions.

Q: What documentation is needed to support my application?

A: Proof of Income for all applicants:

- PAYE salaried applicants must provide an up-to-date Salary Certificate (Employment Detail Summary available via www.revenue.ie/MyAccount).
- Self-employed applicant must provide Accountants Report/Audited Accounts (2 Years Required), Current Tax Balancing Statement & Current Preliminary Revenue Tax Payment Receipt.
- Evidence that applicant(s) are first time buyers: e.g., Help to Buy confirmation (available from www.revenue.ie), or a signed statement from the applicant stating they are a first-time buyer.
- Evidence of ability to finance the purchase: e.g., Provisional loan approval letter from Bank Proof of Residency:
- Utility bill or Rental agreement detailing your name and address.

Q: How do I apply for the scheme?

A: Applications and supporting documents will be accepted through an online application system. The system will allow for input of all relevant data and uploading of all supporting documentation. Details of the online application portal are available on Kildare County Councils Website www.kildarecoco.ie

Q: How do I know which property to apply for?

A: Where the number of eligible applicants exceeds the number of affordable dwellings for which applications are made, applications will be prioritised in accordance with Kildare County Council's Scheme of Priority for Affordable Dwelling Purchase Arrangement.

Q. Where can I view the various House Plans?

A. Visit <https://glenveagh.ie/developments/grey-abbey-view>

Q: Will I be able to select which house I want?

A: Houses will be distributed by lottery to successful applicants.

Q: Will there be a management company in charge of this property?

A: No.

Q: How much deposit do I need?



A: Financial institutions require that a minimum 10% deposit must be raised from your own resources. This 10% is of the purchase price you are able to pay for the property. Example: A property with a market price of €300,000 you will need a deposit of at least €30,000. The Help to Buy Scheme (HTB) operated by The Revenue Commissioners can be utilised towards this deposit amount where the applicant does not have savings to account for same.

Q: How does the Help to Buy Scheme impact on the amount of the Loan.

A: Please refer to the qualifying criteria defined by the Revenue Commissioners for eligibility for the scheme. (www.revenue.ie)

Q: Do I need to apply in sole or joint names?

A: Where a person is married, in a civil partnership or in a committed relationship with a partner with whom he or she intends to reside in the affordable dwelling, he or she may not apply to purchase an affordable dwelling under an affordable dwelling purchase arrangement on his or her own but should make any such application together with his or her spouse, civil partner or partner, as the case may be.

Q. If not an Irish National, how do I prove residency in Ireland?

A. Applicants need to be an Irish/EU/EEA citizen or have indefinite leave to remain in the state. There is no time limit on residency once that is the case. In the absence of same, a letter of confirmation from the Department of Justice – through either the Immigration Service and/or the Garda National Immigration Bureau would be required to confirm your residency status.

Q: If I am approved for the scheme, where am I allowed to source a loan?

A: Finance can be secured from any one of a number of financial institutions. However, you should ensure the financial institution is aware of and accepts the shared equity agreement.

Q: How do I provide evidence of the ability to fund the purchase?

A: An Approval in Principle letter from a financial institution is required to make an application.

Q: How is a decision made on my application?

A: The decision on your application is made by Kildare County Council in accordance with the eligibility criteria set out in section 1 of this document and a Scheme of Priority adopted by Kildare County Council in October 2022.

Q. How long before I am notified that my application is successful?

A. Your application will be assessed, and it will be determined whether you qualify for an affordable dwelling or not. When all applications have been assessed and eligibility has been determined, Kildare County Council will contact all applicants to advise if they have been successful and if they will be receiving an offer or not, depending on the number of properties available.

Q: I have a query that is not answered in this document, who can I contact?

A: For any queries that you are unable to find an answer to, please email your query to affordablehousing@kildarecoco.ie

