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Kildare County Council

AFFORDABLE HOUSING SCHEME AT BARRACKSFIELD WEST, NAAS, CO. KILDARE – PHASE 2(A)

KILDARE COUNTY COUNCIL IN PARTNERSHIP WITH THE LAND DEVELOPMENT AGENCY

11 No. 1-bed apartments, 7 No. 2-bed duplexes and 7 No. 3-bed mid terraced houses are being made available for sale by Kildare County Council under affordable dwelling purchase arrangements in accordance with the Affordable Housing Act 2021 and associated Regulations. The properties will generally be available only for First-Time Buyers who do not own a home (although a small number of exceptions apply).

Property Type	Number of Properties	Size (Sq. M)	Typical Gross Household Income Limit* (€)	Minimum Sale Price (€)	Approximate % Reduction from Market Value
1 Bed Apartment	11	49.1	€68,400	€243,477	23.91%
2 Bed Duplex	7	96.4	€82,294	€292,933	23.91%
3 Bed Terrace House	7	101	€102,600	€365,216	23.91%

*Income to be assessed by the Council.

Please note these units will be subject to the following provisional annual management fees for 2026. The houses range from approximately €486.25 - €497.46. The 1 bed apartments are estimated at €712.42. The 2 bed duplexes are estimated at €1,398.58. These fees are reviewed annually.

The purchasers will enter into an affordable dwelling purchase arrangement with Kildare County Council. Under this arrangement the Council will take a percentage equity share in the dwelling equal to the difference between the market value of the dwelling and the price paid by the purchaser, expressed as a percentage of the market value of the dwelling. The Council may not seek realisation of its affordable dwelling equity for a 40-year period (other than for breach of the agreement). However, the purchaser may choose to redeem or buy out the affordable dwelling equity at any time by means of one or a series of payments to the Council. Eligible applicants will be prioritised based on Kildare County Council's Scheme of Priority for Affordable Dwelling Purchase Arrangements.

To be eligible to apply for the Scheme applicants must satisfy the following criteria:

1. Be a First-Time Buyer or meet the exceptions under the Fresh Start Principle.
2. Income Limits as set out above.
3. Each person included in the application must have the right to reside indefinitely in the State.
4. The affordable home must be the household's normal place of residence.
5. Applicants purchasing power must not exceed 95% of the market value of the property.

The following documentation must be included with the application otherwise the application will be deemed invalid:

1. Photo ID.
2. Proof of Right to Reside in Ireland.
3. Proof of income.
4. Proof of address dated within the last 3 months.
5. Financial statements dated within 2 weeks of the application submission.
6. Proof of 30% eligibility (where applicable).

It is recommended applicants have mortgage approval in principle prior to applying for this Scheme. You are required to have mortgage approval at the time of the assessment of your application. If you have not yet applied for mortgage approval in principal or the LAHL please commence this process now. The lender must enter into a Priority Agreement with the Local Authority.

In accordance with Kildare County Council's Scheme of Priority for Affordable Dwelling Purchase Arrangements the following will apply:

In relation to 70% of the dwellings, date and time of application will be a ranking mechanism on which eligible applications will be prioritised. This means that eligible applications received first will be given priority.

In respect of the balance of 30% of the dwellings, priority to be given to eligible applicants based on any person making the application being or having been resident in the current administrative area of Kildare County Council for a minimum period of 5 years preceding the time of application.

Applications will be accepted via an online application portal which will go live on **Tuesday, 25 August 2026 at 10:00 a.m.**

Applications may be made between **10:00 a.m. on Tuesday, 25 August 2026 and 12 p.m. on Tuesday, 15 September 2026.**

Further information on this scheme, including Kildare County Council's Scheme of Priority for Affordable Dwelling Purchase Arrangements, the link to the online application form, support documentation and how to make an application, are available from https://kildarecoco.ie/AllServices/Housing/AffordableHousing/.

KILDARE COUNTY COUNCIL
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Newbridg artworks on display

● Event runs until August 2

Ciarán Mather

'Into The Light'

AN alluring art exhibition is gracing a well-known shopping centre located in County Kildare for the month of August.

Organised by PopUpArt Newbridge, the event, which will take place in Newbridge, features 'a stunning collection of original pieces in a variety of styles, colours, and mediums'.

The group elaborated: "Whether you're looking for the perfect piece for your home or simply want to enjoy some beautiful local art, why not pop in to see our exhibition!"

The exhibition is located on the First Floor of the Whitewater Shopping Centre and is open from Fridays to Sundays, from 11am until 5.30pm.

It will conclude on Saturday, August 29, 2026.

There is no charge for admission.

PopUpArt Newbridge has held several art exhibitions in the Whitewater Shopping Centre over the years, and it held one such exhibition at the start of the summer.

This particular exhibition also coincided with the town's June Fest 2026 celebrations.

BACKGROUND

According to the group's official website, PopUpArt Newbridge is the brainchild of Eilis Kavanagh, a Newbridge-based landscape artist who, back in 2018, 'identified the need for an exhibition space for the wealth of talented Kildare-connected artists, to enable them to showcase their work to wider audiences than previously available to them'.

Since its first exhib September of 2018, wh held in Newbridge Tov PopUpArt Newbridge's tions have facilitated ir of 200 local "Kildare-cor artists at exhibition which include the Riv Arts Centre in Newbri Gallery in Naas, the W ter Shopping Centre Ne Town Hall and Charlo in Newbridge, with a m of three exhibitions sc each year (every exhibiti rated by Ms Kavanagh).

In addition, duri Covid-19 pandemic, Po Newbridge launched its online gallery in order t case works of art create artists.

Anyone who is inter collaborating with Po Newbridge can email th on popupartnewbridge com.

Historic Structures Fu

GOOD news for Kildare-based history buffs, as the latest round of the Historic Structures Fund has been announced by the Department of Housing, Local Government and Heritage.

Speaking further about the announcement, Kildare County Council explained that the scheme provides for grants from €50,000 to €200,000 for 'larger enhancement or significant refurbishment projects'.

According to Kildare County Council, these projects involve 'historic structures whe community or public b demonstrated or in res use'.

"Full details are avai the conservation page o County Council website, County Council added.

Lastly, Kildare County said: "Applications can to conservation@kildar or by post to the Conse Section of the Planning ment by 4pm on Friday, ber 27, 2026."