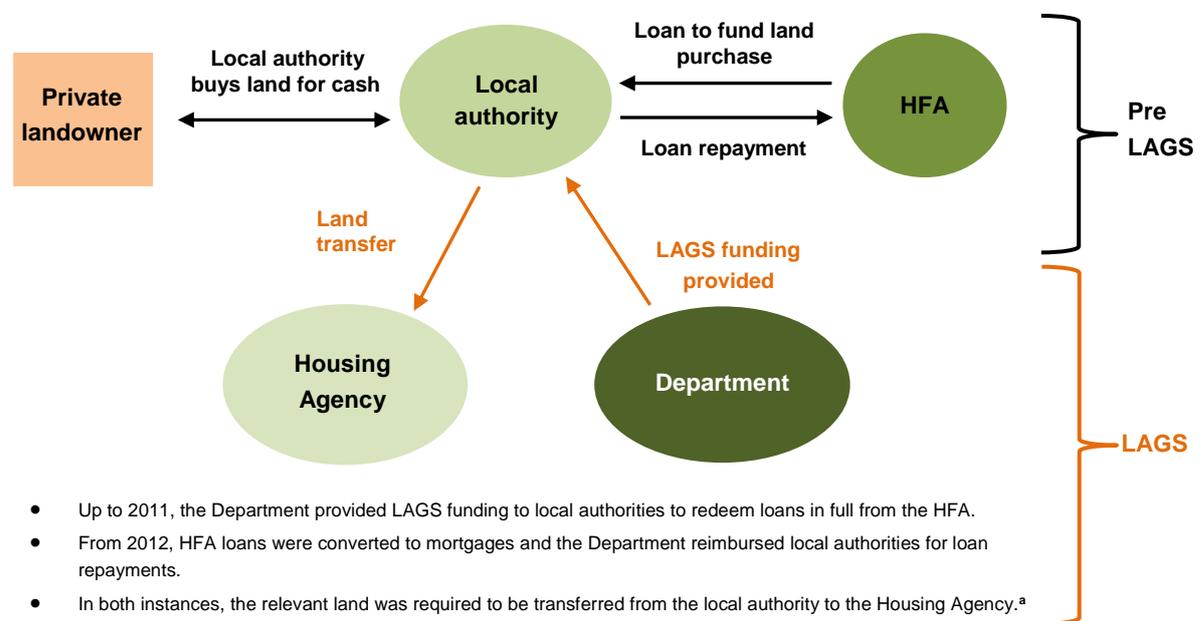


## 12 Progress under the Land Aggregation Scheme

- 12.1** The Department of Housing, Planning and Local Government (the Department)<sup>1</sup> supports the acquisition by local authorities of land for social and affordable housing. In the past, this included the authorisation of borrowing by local authorities for this purpose from the Housing Finance Agency (HFA). Arising from the financial crisis in 2008, many local authorities experienced difficulties in meeting loan repayments to the HFA.
- 12.2** The Land Aggregation Scheme (LAGS) was established in 2010 to alleviate the financial burden on local authorities relating to maturing HFA loans, where development of the associated residential land had not proceeded.
- 12.3** In return for LAGS funding, local authorities were required to transfer the related land, for a nominal fee of €1 per site, to a special purpose body called Housing and Sustainable Communities Ltd. That body is no longer in existence and all assets, including land, were transferred to the Housing and Sustainable Communities Agency (the Housing Agency).
- 12.4** Figure 12.1 illustrates the operation of LAGS and sets out the funding arrangements under the original scheme as well as revised arrangements introduced in 2012. The scheme closed in December 2013 with no further applications being accepted.

<sup>1</sup> The name of the Department is expected to change to the Department of Housing, Local Government and Heritage.

**Figure 12.1 Overview of LAGS operation and funding arrangements**



Source: Office of the Comptroller and Auditor General

Note: a Under the original arrangements, local authorities did not have to transfer the land prior to receiving funding from the Department. From 2012, LAGS funding was conditional on the land having already been transferred.

**12.5** I have reported previously on LAGS, dealing with matters relating to the development of the scheme, the transfer of sites to the Housing Agency and the subsequent development of those sites.<sup>1</sup>

**12.6** This examination presents an update on the transfer of approved sites from local authorities and reviews progress made by the Housing Agency in developing sites that have transferred. It also provides an overview of LAGS funding to date and considers the impact of the scheme in the context of the level of indebtedness of local authorities.

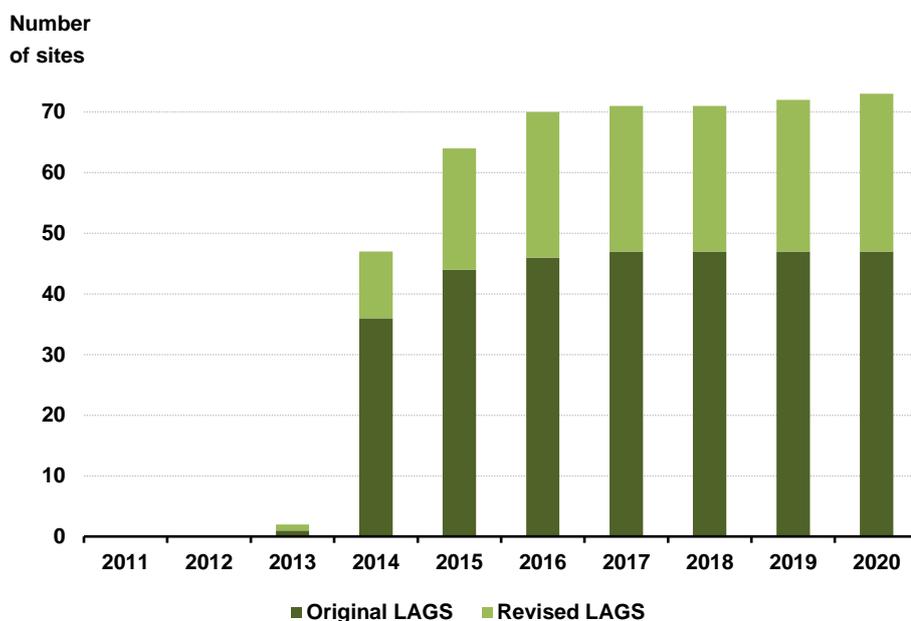
### Transfer of land to the Housing Agency

**12.7** Of the 47 sites (totalling 172 hectares) approved for transfer under the first iteration of LAGS during 2010 and 2011, 46 sites have now been fully transferred and registered in the ownership of the Housing Agency.<sup>2</sup>

**12.8** Of the 26 sites (totalling 76 hectares) approved since the revised LAGS funding arrangements were introduced in 2012, 22 have now been fully transferred and registered in the ownership of the Housing Agency. For the other four sites (totalling 8.6 hectares), beneficial ownership has transferred to the Housing Agency but title registration is pending in the Property Registration Authority.<sup>3</sup>

**12.9** Figure 12.2 shows the rate at which ownership of LAGS sites was transferred from local authorities to the Housing Agency. The bulk (85%) of the 73 site transfers that have occurred took place in either 2014 or 2015.

**Figure 12.2 Transfer of LAGS sites to Housing Agency (cumulative), 2011 to 2020<sup>a,b</sup>**



<sup>1</sup> Chapter 6, *Report on the Accounts of the Public Services 2013*; Chapter 5, *Report on the Accounts of the Public Services 2015*.

<sup>2</sup> Beneficial ownership of a 13.5-hectare site in Bantry has been transferred to the Housing Agency by Cork County Council but title registration for the site is pending in the Property Registration Authority.

<sup>3</sup> One of the four is a small (0.11 hectare) site in Royal Oak Road, Co. Carlow. Given the relatively low (approximately €50,000) sum involved, the related HFA loan for this site was redeemed in full even though the application was approved after the revised LAGS arrangements were put in place.

Source: The Housing Agency

Notes: a Annexes 12B and 12C respectively give details of sites transferred to the Housing Agency under the original LAGS arrangements and the revised arrangements.  
b For five sites, beneficial ownership has transferred to the Housing Agency but title registration is pending in the Property Registration Authority of Ireland.

## Development of land by the Housing Agency

- 12.10** The Housing Agency is responsible for managing sites transferred to it under the scheme, including developing a strategy for utilisation of the land. When considering development options for individual sites transferred to it under LAGS, the Housing Agency seeks input from the relevant local authority and other interested parties. The Housing Agency requires sanction from the Minister for Housing, Planning and Local Government before disposing of or developing a site. At the end of 2019, the Housing Agency retained ownership of 92% of the land transferred to it under LAGS.<sup>1</sup>
- 12.11** Since the closure of the scheme to new applications in December 2013, the focus of LAGS has turned to the development and utilisation of the sites.
- 12.12** The sites transferred from local authorities to the Housing Agency had been acquired by local authorities prior to 2007/2008 for social housing projects. In a 2010 circular<sup>2</sup> announcing the establishment of LAGS, the Department noted that it was likely that some land purchased by local authorities may not be used for housing projects in the short to medium term for reasons including over-supply in the housing market and changes in housing policy away from large 'green field' developments.
- 12.13** Under LAGS, only land which had reasonable residential development potential and which there were no plans to develop in the short to medium term could be transferred. There was no onus on local authorities to partake in the scheme. The Department approved or rejected the inclusion of sites in the scheme following its consideration of an assessment carried out by the Housing Agency.
- 12.14** In February 2018, the Agency formulated a strategic development and management plan for LAGS sites. The main aim of the plan was to set out a path to achieving housing development on the majority of the LAGS lands within the bounds of good planning, sustainable communities and financial feasibility. Under the strategic plan, LAGS sites were grouped according to their viability and development potential and categorised as being either
- ready for immediate development — 36 sites (159 hectares), or
  - unlikely to be suitable for near-term development due to lack of housing demand, zoning or other issues — 37 sites (89 hectares).
- 12.15** The plan estimated that the 36 sites with potential for immediate development had the capacity to deliver approximately 3,370 homes. As set out in Figure 12.3, a range of delivery strategies were envisaged for those sites. The development capacity for the other 37 sites was estimated at around 1,900 homes.<sup>3</sup>

<sup>1</sup> Annex 12A provides details of a number of cases where the Housing Agency has transferred ownership of all or part of a site obtained under LAGS to a third party.

<sup>2</sup> Circular SHIP 2010/09, *Revised arrangements for the funding of land for social housing purposes and Land Aggregation Scheme*, April 2010.

<sup>3</sup> For the 37 secondary sites, the Agency considers proposals which may bring them into use in the medium or longer term.

**Figure 12.3 Delivery strategies included in the strategic plan 2018**

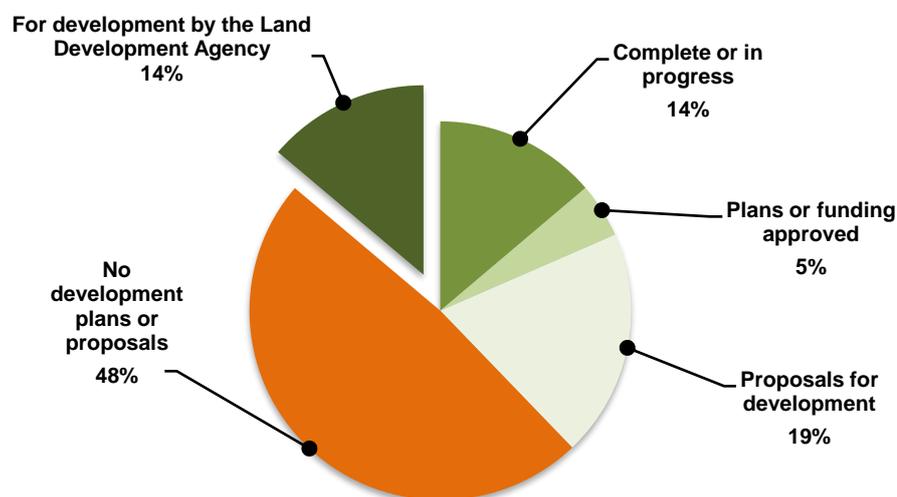
Delivery option <sup>a</sup>	Estimated Development capacity (homes)
E-tender process to find development partners	1,780
Local authority (LA) – led development	847
Approved housing body (AHB) – led development	324
Public private partnership development	246
LA – led development, with ownership transferred to AHB on completion	175
<b>Total</b>	<b>3,372</b>

Source: LAGS Strategic Development and Management Plan 2018, Housing Agency

Note: a Three developments contain elements of two or more delivery options.

**12.16** The Housing Agency informed the examination team that it is currently prioritising development of sites that are already serviced and have the most potential to deliver housing at scale in the shortest timeframe. Figure 12.4 shows the extent of development that has occurred across all LAGS sites. Annexes 12B and 12C show which sites are included in each category.

**Figure 12.4 Progress in developing LAGS sites, as at end December 2019<sup>a</sup>**



Source: Department of Housing, Planning and Local Government; Housing Agency. Analysis by the Office of the Comptroller and Auditor General.

Note: a The percentages shown represent the hectares in each category as a proportion of the total hectares across all 73 sites.

**Development completed or in progress (19 sites, 14% of overall area)**

- 12.17** In total, 98 social housing units have been completed to date on LAGS sites. A further 762 units are at various stages of physical development, of which 50 will be made available to private tenants under the national cost rental model.<sup>1</sup> The developments completed or in progress are spread across 19 different sites (35 hectares).<sup>2</sup>

**Development plans or funding approved (4 sites, 5% of overall area)**

- 12.18** Details of the four sites (13.3 hectares) with development plans or approved funding are provided in Figure 12.5. The Housing Agency has estimated that these sites have the potential to deliver up to 800 units.

**Figure 12.5 LAGS sites with plans or funding approvals, status as at May 2020**

LAGS site	Developer	Purpose	Status as at May 2020
Gibbet Hill, Waterford	Private developer and Waterford County Council	Development of affordable and social housing units.	Construction scheduled to commence in 2021.
Lissywollen, Athlone (2 sites)	Alanna Homes Roadbridge JV and Westmeath County Council	Initial development of 200 housing units and longer term potential for a further 370, with approximately 30% of the units for social housing and the remainder for private tenure.	Construction scheduled to commence in 2020.  The consortium is to construct the access road and housing units over six phases. The transfer to the County Council includes requirements for it to procure the development and completion of dwellings in the relevant phases in defined timescales.
St Joseph's Road, Mallow	N/A		Approval in principle obtained. The lands may be transferred to Cork County Council for development with similar conditions as applied to Lissywollen.

Source: The Housing Agency

**Land with proposals for development (18 sites, 19% of overall area)**

- 12.19** In September 2018, the Housing Agency sought expressions of interest from experienced and resourced approved housing bodies to work with the Agency on developing a number of LAGS sites. Responses were received in respect of eight sites suitable for immediate development. The sites have the potential to deliver an estimated 324 housing units. As at May 2020, all eight of these sites were at an early stage of development including development of the site concepts, exploring feasibility and other preplanning activities. For one site, the planning application is expected to be lodged in October 2020.

<sup>1</sup> Under the cost rental model, rents charged cover only the cost incurred in delivering, managing and maintaining the homes.

<sup>2</sup> At one 24-hectare site in Hampton Balbriggan, development has been completed on part (1.4 hectares) of the site. The remaining site area is to be developed by the Land Development Agency.

- 12.20** Separately, the Housing Agency received ten responses from approved housing bodies to an invitation to put forward proposals for sites deemed not ready for immediate development. These sites have an estimated potential to deliver 699 housing units. As at May 2020, three proposals have been put on hold and categorised as not suitable for development, mainly due to zoning restrictions. The remaining seven sites, with the estimated potential to deliver 423 housing units, are at an early stage of development.

***To be developed by the Land Development Agency (3 sites, 14% of overall area)***

- 12.21** The Department has stated that three sites<sup>1</sup> categorised as ready for immediate development but not currently under development will be transferred to the Land Development Agency (Figure 12.6 and Annex 12B).

**Figure 12.6 Land Development Agency – Establishment and accountability arrangements**

The Land Development Agency was established on an interim basis (pending the enactment of primary legislation) in September 2018.

The Agency was established with the aim of co-ordinating the optimal use of State-controlled land, with a focus on the provision of housing. The Government has provided capital funding of €1.25 billion to support the activities of the Agency.

The establishment order for the Agency (SI 352 of 2018) states that the first financial period for the Agency runs from 14 September 2018 to 31 December 2019. The SI provides for the Agency to appoint auditors of its financial statements. It has appointed a private firm to audit the financial statements for its first financial period.

The general scheme for the Land Development Agency Bill 2019 provides that the financial statements of the Agency and its group entities (when established under legislation) will be subject to audit by the Comptroller and Auditor General; and that the Agency will be accountable to the Committee of Public Accounts. However, since the Bill has not yet been enacted, the Comptroller and Auditor General has not been assigned the role of auditor and the Agency consequently does not fall within the remit of the Committee of Public Accounts.

Source: Department of Housing, Planning and Local Government; Housing Agency and electronic Irish Statute Book

<sup>1</sup> The three sites are at Hampton, Balbriggan (22.7 hectares), Hackettstown, Skerries (7.3 hectares) and Devoy Barracks, Naas, (4 hectares).

- 12.22** Transfers to the Land Development Agency will facilitate the development of social and affordable housing as well as potential development of school and community uses. The sites are at an early stage of development and the arrangements for land transfers have not been finalised. Prices for the transfers have yet to be determined.

### **Sites with no development plans or proposals (29 sites, 48% of overall area)**

- 12.23** As at the end of December 2019, there were no development plans approved, or development proposals made, in respect of nearly half of the land acquired by the Housing Agency under LAGS.<sup>1</sup>
- 12.24** Of the 36 sites categorised as being available for immediate development, there were no development plans or proposals made in four cases. The Housing Agency considers that those four sites have the potential to provide 781 housing units.
- 12.25** There were no development plans or proposals made for 25 of the 37 secondary sites. The bulk (88%) of those sites have been assessed as having very low demand for social housing units. The Housing Agency estimates that the 25 sites have the potential to deliver just over 1,100 housing units.

### **Accounting for site values**

- 12.26** The Housing Agency initially valued the sites at their €1 acquisition price in its financial statements. The Department subsequently sought legal advice from the Chief State Solicitor's Office regarding the appropriate accounting treatment given the conditions of the scheme and, in particular, the restrictions on how the Housing Agency could use or dispose of LAGS land.
- 12.27** In 2018, the Housing Agency engaged a number of qualified valuers to carry out valuations on the 69 LAGS sites that it still held. The purchase price paid by the local authorities for those sites was about €115 million. The 2018 valuations totalled €55 million.<sup>2</sup> The land is now recognised at market value in the financial statements of the Housing Agency.
- 12.28** The Housing Agency has advised that no date has been scheduled for the next revaluation of LAGS sites.

<sup>1</sup> One small (0.52-hectare) site at Glin Co. Limerick was not developed by the Housing Agency but was sold to a local community group for the purpose of developing homes for the elderly (see Figure 12A.1).

<sup>2</sup> A breakdown of the valuations per site is provided in Annexes 12B and 12C. A number of part disposals have occurred since the revaluations were carried out.

<sup>3</sup> The final site transferred in 2020. The purchase price of individual sites transferred was calculated on a pro rata basis taking account of the proportion of the site transferred and the purchase price of the full site.

<sup>4</sup> In line with the principles governing the self-funding of housing services from surplus Local Property Tax (LPT) receipts, a local authority's LPT self-funding obligation must be met before it can receive Exchequer funding under relevant programmes, including LAGS.

### **LAGS funding to local authorities**

- 12.29** Local authorities paid approximately €125 million to acquire the 72 sites transferred under LAGS as at 31 December 2019.<sup>3</sup>
- 12.30** The Department paid local authorities €111 million during 2010 and 2011 to redeem the HFA loans associated with the 47 sites approved under the first iteration of LAGS. The Department has no further funding obligations under LAGS in relation to those sites.
- 12.31** When LAGS closed to new entrants in December 2013, the outstanding balance on the annuitised loans for 25 sites approved under the revised LAGS arrangements stood at €52.1 million. The Department has an ongoing commitment to reimburse local authorities in respect of capital and interest payments made to the HFA in connection with those loans.
- 12.32** For some local authorities, surplus Local Property Tax (LPT) receipts must be offset against claims under LAGS, thereby reducing the amount to be reimbursed by the Department.<sup>4</sup>

**12.33** Since the implementation of the revised LAGS arrangements up to 31 December 2019, local authorities have claimed €12.2 million in respect of repayments made on annuitised HFA loans. Of that total, €2.5 million in surplus LPT receipts was offset against those claims and the balance of €9.7 million was reimbursed to local authorities by the Department.

**12.34** As at 31 December 2019, the outstanding balance on the annuitised loans is €41 million (breakdown at Annex 12C). The Department estimates that the future cost of capital and interest payments will amount to approximately €2.7 million per year, depending on the interest rates in force. As in previous years, that cost is likely to be shared between the voted funding and surpluses in local authority LPT receipts.

### Impact of LAGS on local authority debt

**12.35** Under the Local Government Act 2001, local authorities are permitted to borrow in certain circumstances. A decision to borrow is a reserved function of local authority members and the loan must be sanctioned by the relevant minister.

**12.36** The Department considers local authority borrowing requests using a range of indicators including the current level of indebtedness, ability to fully service the loan, restrictions on borrowings under rules around the general government balance and the overall purpose of the loan.

**12.37** The bulk (about 90%) of the borrowing undertaken by local authorities is accounted for by HFA loans.<sup>1</sup> The breakdown of the €3.3 billion balance on HFA loans at 31 December 2018 was

▪ Voluntary housing and water loans <sup>2</sup>	€973 million
▪ Funding of assets/grants	€892 million
▪ Mortgage loans <sup>3</sup>	€813 million
▪ Bridging finance	€425 million
▪ Shared ownership/rented equity	€145 million
▪ Other	€20 million.

**12.38** As part of its oversight role for the local authority sector, one of the Department's objectives is to ensure that local authority finances are on a sustainable footing.<sup>4</sup> LAGS was introduced in 2010 with the objective of gradually unwinding loans taken out by local authorities (with the approval of the Department) from the HFA to purchase land for social and affordable housing investment programmes.

**12.39** While total local authority debt has decreased significantly from €5.1 billion at end 2009 to €3.6 billion at end 2018, LAGS is responsible for only a small portion of the decrease. Over that period, LAGS removed an estimated €122 million in land-related debt from local authority balance sheets.<sup>5</sup>

**12.40** The Department has ongoing funding commitments to local authorities under LAGS in relation to repayments on loans with outstanding balances of €41 million at 31 December 2019. The Department has stated that while some LAGS debt remains on the books of local authorities, it does not affect their ability to borrow.

1 Other loans are generally sourced from the Office of Public Works or commercial banking institutions.

2 Repayments made by local authorities on these loans can be fully recouped from the Department.

3 These are annuity type loans used by local authorities to fund equivalent annuity loans issued to customers to buy houses. The local authority's loan repayments are funded by the corresponding repayments from its customers.

4 Chapter 2, *Report on the Public Services 2019*, provides an overview of the funds flowing from and through central government to local authorities and of the purposes for which the funds are provided.

5 Comprising loans of €111 million fully redeemed during 2010 and 2011 and a reduction of €11 million in loans on sites approved under the revised LAGS arrangements implemented in 2012. This estimate does not take account of the effect of surplus LPT receipts being offset against some local authority claims under LAGS.

## Conclusions and recommendations

- 12.41** The Land Aggregation Scheme (LAGS) was established to support local authorities by alleviating the financial burden of servicing loans taken out from the HFA where land acquired for the delivery of social and affordable housing had not yet been developed.
- 12.42** A key feature of the scheme was that land should be transferred to the Housing Agency, which was assigned responsibility for managing and developing the sites. There were delays in effecting some of the transfers. The current position is that 68 of the 73 approved LAGS sites have been fully transferred and registered in the ownership of the Housing Agency. In the case of the other five, beneficial ownership has transferred to the Housing Agency but title registration in the Property Registration Authority has not yet been completed.
- 12.43** The land transferred to the Housing Agency under LAGS was acquired originally by local authorities on the basis that it was suitable for housing. Guidance issued by the Department on the introduction of LAGS noted that, for a variety of reasons, some of the land acquired by local authorities was not likely to be used for social housing in the short to medium term. Only land with reasonable residential development potential was accepted into LAGS. In the context of the current shortage in housing supply, particularly for social and affordable units, the land represents a significant opportunity. The land was assessed as having the potential to deliver a total of approximately 5,270 residential units.
- 12.44** In a 2018 strategic development and management plan, the Housing Agency categorised 36 of the 73 LAGS sites as being ready for immediate development. These were assessed as having the potential to accommodate the development of 3,370 units — around 64% of the overall potential of the LAGS sites. There are currently no developments plans or proposals in place for four of those sites.
- 12.45** To date, 98 social housing units have been completed. A further 762 units are at various stages of development, of which 50 will be made available to private tenants under the national cost rental model. Collectively, these units represent around 26% of the assessed potential of the sites available for immediate development.

### Recommendation 12.1

The Housing Agency should seek to put development plans in place as a matter of urgency for the four sites identified in 2018 as being ready for immediate development but for which there are currently no development plans or proposals.

#### Chief Executive's response

Agreed.

The Housing Agency will consult with the relevant local authorities and the Land Development Agency regarding the potential to develop these lands as soon as is pragmatic.

- 12.46** The other 37 LAGS sites were categorised in the 2018 plan as being unlikely to be suitable for near-term development due to lack of demand, zoning issues or other reasons. There are no development plans or proposals in place for 25 of those sites.

#### **Recommendation 12.2**

The Housing Agency should seek to develop a longer term plan for each of the sites considered not ready for immediate development. If development for social housing purposes is unlikely even in the longer term, the Housing Agency should consider the potential for alternative uses of the land in the public interest.

#### **Chief Executive's response**

Agreed.

The Housing Agency will carry out a further review of sites assessed as secondary sites in our 2018 Strategic Development and Management Plan to establish if there will be a medium term need for social or other housing on the sites or if there are other community needs which may be satisfied by these sites. Subject to the outcome of this review, the Agency, after first consulting with the Department of Housing, Planning and Local Government and our Board, and the relevant local authorities will where appropriate consult with the Land Development Agency and the Office of Public Works to establish if there are other potential uses for the land.

- 12.47** The land still held by the Housing Agency at the end of 2018 was valued at €55 million. That land had initially been purchased by local authorities for about €115 million.
- 12.48** LAGS sites which had initially been carried at their €1 acquisition price are now reflected at fair value in the financial statements of the Housing Agency. No date has been scheduled for the next revaluation of the LAGS sites.

#### **Recommendation 12.3**

The LAGS land is being held by the Housing Agency for disposal. In its accounting policies, the Housing Agency should specify a maximum interval between revaluations for lands held under LAGS and should indicate when the next revaluation is planned.

#### **Chief Executive's response**

Agreed.

Subject to Board approval, the Housing Agency is proposing to introduce a biennial review of land values using a desk-top study methodology. A qualified valuer will be engaged to advise the Housing Agency on relevant movements in land values since the previous valuation date and these movements in value will be applied to the Agency's lands. Every six years, a full revaluation will be carried out on each plot of land in the Agency's ownership.

- 12.49** During 2010 and 2011, the Department advanced LAGS funding of €111 million to local authorities to redeem HFA loans. Since the implementation of revised funding arrangements in 2012, up to 31 December 2019, local authorities claimed a further €12.2 million in respect of repayments made on annuitised HFA loans.
- 12.50** The Department has ongoing funding commitments to local authorities under LAGS in relation to repayments on loans with outstanding balances of €41 million at 31 December 2019. The Department has stated that while some LAGS debt remains on the books of local authorities, it does not affect their ability to borrow.
- 12.51** The LAGS has not operated to the level originally envisaged in terms of reducing local authority debt. Nevertheless, total local authority debt has decreased significantly from €5.1 billion at end 2009 to €3.6 billion at end 2018.

## Annex 12A Disposals of LAGS sites by the Housing Agency

As at 31 December 2019, the Housing Agency had transferred ownership of all or part of eight LAGS sites (19.4 hectares) to third parties and was in the process of transferring ownership of another four sites (6.5 hectares). See Figure 12A.1.

The Agency retains any proceeds from the sale of LAGS sites. Sales proceeds are used for housing purposes, following consultation with the Department. Transfers of sites to local authorities for the purpose of developing social and affordable housing are at a nominal value.

**Figure 12A.1 Disposals of LAGS sites, as at 31 December 2019**

No	Land location	Area ha	Purchaser/ Disposal recipient	Price €	Date of transfer/sale	Purpose of land transfer
1	Duntahane Road, Fermoy, Co. Cork	1.90	Dept. of Education and Skills	248,000	2015 (partial)	Construction of new primary school. Completed.
1	Duntahane Road, Fermoy, Co. Cork	2.08	Cork C.C.	Nominal value	2018 (remainder of site)	Construction of 46 units and 1 community building. Construction commenced in Q4, 2018 and due for completion in early 2020.
2	Glin, Co. Limerick	0.52	Glin Homes for the Elderly Ltd	25,000	2017	Construction of homes for the elderly.
3	Enniskerry Road, Sandystown, Co. Dublin	2.80	Dun Laoghaire – Rathdown C.C.	Nominal value	2018	Construction of social and cost rental housing. Construction of 155 residential units commenced in June 2019. Homes to be delivered in 2021.
4	Craddockstown, Naas, Co. Kildare	3.58 of 7.93	Kildare C.C.	Nominal value	2019 (partial)	Construction of 74 social housing units. Construction commenced in March 2019.
5	Nancy's Lane, Clane, Co. Kildare	3.7 of 8.49	Kildare C.C.	Nominal value	2019 (partial)	Development of 77 social housing units. Construction commenced in November 2019.
6	Oakwood, Macroom, Co. Cork	2.26	Cork C.C.	Nominal value	2019	Construction of 50 social housing units, commenced in December 2019.
7	The Miles, Clonakilty, Co. Cork	1.99	Cork C.C.	Nominal value	2019 (partial)	Delivery of social housing. Construction of 52 social housing units commenced in December 2019.
8	Devoy Barracks, Naas, Co. Kildare	0.55 of 5.66	Kildare C.C.	Nominal value	2019 (partial)	Construction of local enterprise and innovation centre. Construction commenced in November 2019.
9	Hampton, Balbriggan, Co. Dublin	1.47 of 24.21	Fingal C.C.	Nominal value	In progress	Delivery of social housing units via rapid build.
10	Ballymoneen Road, Co. Galway	2.27	Galway City Council	Nominal value	In progress	Delivery of social housing units.
11	Meelin, Co Cork	1.65	Meelin Community Group	€35,000 (not yet received)	In progress	Development of community activities ground.
12	Cloughmacsimon, Bandon Co. Cork	1.13 of 3.63	Department of Education	€200,000 (not yet received)	In progress (partial)	Construction of new primary school.

Source: The Housing Agency and the Department of Housing, Planning and Local Government

**Annex 12B Sites transferred by local authorities to Housing Agency, under initial LAGS arrangements**

Local authority (LA)	Location	Purchased by LA		Transferred by LA			Current position (as at 31 December 2019)		
		Hectares bought	Cost	HFA loan recouped <sup>a</sup>	Hectares transferred	Transfer date	Hectares owned by Housing Agency	Site valuation <sup>b</sup>	Site owner <sup>c</sup>
<b>Development completed or in progress</b>									
Cork C.C.	Oakwood, Macroom	3.46	€1,238,000	€1,126,472	2.26	07/11/2013	Nil	N/A	Cork C.C
Dun Laoghaire-Rathdown C.C.	Enniskerry Rd, Sandymount	3.20	€8,825,000	€10,257,875	2.80	27/02/2014	Nil	N/A	Dun Laoghaire-Rathdown C.C.
Galway City Council	Ballymoneen Road	5.44	€6,250,000	€7,006,412	2.28	24/11/2015	2.28	€2,940,000	—
Kildare C.C.	Craddockstown, Naas	8.76	€3,809,000	€4,750,580	7.93	29/10/2015	4.35	€5,900,000	LA and Housing Agency
Kildare C.C.	Clane, Naas	8.49	€2,793,000	€3,595,901	8.49	20/10/2015	4.79	€3,200,000	LA and Housing Agency
Limerick C.C.	Knocklong	4.17	€413,000	€434,019	3.46	27/02/2014	3.46	€170,800	—
Meath C.C.	Townparks, Kells	4.39	€2,100,000	€2,516,241	4.39	02/06/2016	4.39	€1,500,000	—
Wexford C.C.	Ballyowen, Gorey	2.86	€1,260,000	€602,893	0.95	27/02/2014	0.95	€220,000	—
Wexford C.C.	Carrick on Bannow	3.15	€495,000	€111,339	0.52	27/02/2014	0.52	€100,000	—
Wexford C.C.	Creagh 'B', Gorey	10.88	€2,793,000	€369,488	0.73	27/02/2014	0.73	€180,000	—
<b>Total sites with development completed or in progress</b>		<b>54.80</b>	<b>€29,976,000</b>	<b>€30,771,220</b>	<b>33.81</b>		<b>21.47</b>	<b>€14,210,800</b>	

Local authority (LA)	Location	Purchased by LA		Transferred by LA			Current position (as at 31 December 2019)		
		Hectares bought	Cost	HFA loan recouped <sup>a</sup>	Hectares transferred	Transfer date	Hectares owned by Housing Agency	Site valuation <sup>b</sup>	Site owner <sup>c</sup>
<b>Development plans or funding approved</b>									
Mallow Town Council	St. Joseph's Road	5.26	€2,984,000	€3,877,077	5.26	21/08/2015	5.26	€970,000	—
National Building Agency (2 sites) <sup>d</sup>	(1) Cartontroy & Kilnafaddoge; (2) Lissywollen	5.50	€3,174,000	€4,167,544	5.50	27/02/2014	5.50	€700,000	—
Waterford City Council	Gibbet Hill	2.93	€1,270,000	€1,620,215	2.93	27/02/2014	2.93	€590,000	—
<b>Total sites with development plans or funding approved</b>		<b>13.69</b>	<b>€7,428,000</b>	<b>€9,664,836</b>	<b>13.69</b>		<b>13.69</b>	<b>€2,260,000</b>	

Local authority (LA)	Location	Purchased by LA		Transferred by LA			Current position (as at 31 December 2019)		
		Hectares bought	Cost	HFA loan recouped <sup>a</sup>	Hectares transferred	Transfer date	Hectares owned by Housing Agency	Site valuation <sup>b</sup>	Site owner <sup>c</sup>
<b>Land with proposals for development</b>									
Carlow C.C.	Tinryland	3.20	€635,000	€499,835	1.89	27/02/2014	1.89	€224,200	—
Carlow C.C.	Slate Row, Hacketstown	4.04	€559,000	€611,677	3.23	27/02/2014	3.23	€455,000	—
Cork C.C.	Carrigtwohill	3.28	€2,412,000	€1,474,014	2.02	26/11/2014	2.02	€450,000	—
Kildare C.C.	Nurney	4.16	€653,000	€829,896	4.16	12/08/2015	4.16	€170,000	—
National Building Agency	Tullow Road, Carlow	1.96	€3,000,000	€3,327,875	1.96	10/06/2017	1.96	€395,000	—
Sligo C.C.	Tubbercurry	1.66	€152,000	€34,062	0.22	27/02/2014	0.22	€7,320	—
Tralee Town Council	Ballyard, Tralee	14.33	€4,318,000	€5,585,790	8.28	02/09/2014	8.28	€300,000	—
Wexford C.C.	Parish Field, Bunclody	2.30	€543,000	€283,233	0.71	27/02/2014	0.71	€100,000	—
Wexford C.C.	Taghmon	4.21	€635,000	€829,214	3.40	27/02/2014	3.40	€350,000	—
Wicklow Town Council	Hillview, Ballynerrin	6.03	€3,028,000	€1,390,145	2.90	27/02/2014	2.90	€1,080,000	—
<b>Total land with proposals for development</b>		<b>45.17</b>	<b>€15,935,000</b>	<b>€14,865,741</b>	<b>28.77</b>		<b>28.77</b>	<b>€3,531,520</b>	

Local authority (LA)	Location	Purchased by LA		Transferred by LA			Current position (as at 31 December 2019)		
		Hectares bought	Cost	HFA loan recouped <sup>a</sup>	Hectares transferred	Transfer date	Hectares owned by Housing Agency	Site valuation <sup>b</sup>	Site owner <sup>c</sup>
<b>For development by the Land Development Agency</b>									
Fingal C.C.	Hampton, Balbriggan <sup>e</sup>	24.21	€19,046,000	€26,479,174	24.21	27/02/2014	24.21	€11,650,000	—
Naas Town Council	Devoy Barracks	5.66	€8,888,000	€11,522,100	5.66	20/10/2015	5.11	€7,000,000	LA and Housing Agency
<b>Total sites for development by the Land Development Agency</b>		<b>29.87</b>	<b>€27,934,000</b>	<b>€38,001,274</b>	<b>29.87</b>		<b>29.32</b>	<b>€18,650,000</b>	

Local authority (LA)	Location	Purchased by LA		Transferred by LA			Current position (as at 31 December 2019)		
		Hectares bought	Cost	HFA loan recouped <sup>a</sup>	Hectares transferred	Transfer date	Hectares owned by Housing Agency	Site valuation <sup>b</sup>	Site owner <sup>c</sup>
<b>No development plans or proposals</b>									
Clare C.C.	Lisdoonvarna	4.41	€1,901,000	€2,189,982	4.41	08/05/2014	4.41	€80,000	—
Cork C.C.	Colleras, Goleen	0.82	€393,000	€348,337	0.50	27/02/2014	0.50	€30,000	—
Cork C.C.	Knocknagree	2.03	€203,000	€241,595	1.31	27/02/2014	1.31	€30,000	—
Cork C.C.	The Slip, Bantry	15.26	€2,413,000	€2,788,750	13.48	07/12/2016 Registration pending with PRAI	13.48	€950,000	—
Cork C.C.	Meelin	1.65	€89,000	€115,032	1.65	27/02/2014	1.65	€32,000	—
Cork C.C.	Lombardstown	2.76	€349,000	€152,184	1.34	26/11/2014	1.34	€50,000	—
Kildare C.C.	Brallistown	4.04	€1,550,000	€1,929,294	4.04	08/06/2015	4.04	€130,000	—
Laois C.C.	Golflinks Road, Rathdowney	1.98	€267,000	€342,668	1.98	21/02/2014	1.98	€62,000	—
Laois C.C.	Castletown	5.62	€508,000	€111,392	1.50	27/02/2014	1.50	€100,000	—
Laois C.C.	Portlaoise Road, Mountrath	3.10	€654,000	€849,818	3.10	27/02/2014	3.10	€80,000	—
Laois C.C.	Adj. to Cemetery Ballinakil	1.25	€140,000	€178,188	1.25	27/02/2014	1.25	€50,000	—
Laois C.C.	Woodbrook, Mountrath	3.56	€762,000	€370,383	1.72	27/02/2014	1.72	€175,000	—
Limerick C.C.	Glin	1.71	€338,000	€124,123	0.52	27/02/2014	Nil	N/A	Local community group

Local authority (LA)	Location	Purchased by LA		Transferred by LA			Current position (as at 31 December 2019)		
		Hectares bought	Cost	HFA loan recouped <sup>a</sup>	Hectares transferred	Transfer date	Hectares owned by Housing Agency	Site valuation <sup>b</sup>	Site owner <sup>c</sup>
Limerick C.C.	Ballyhahill	1.67	€63,000	€54,466	1.21	27/02/2014	1.21	€59,600	—
Limerick C.C.	Mountcollins	2.34	€152,000	€135,694	1.48	27/02/2014	1.48	€28,800	—
Limerick C.C.	Bruff	2.37	€190,000	€229,899	2.07	27/02/2014	2.07	€99,200	—
Offaly C.C.	Shinrone	3.67	€381,000	€371,847	2.87	27/02/2014	2.87	€100,000	—
Sligo C.C.	Ballintogher	1.31	€210,000	€274,344	1.31	27/02/2014	1.31	€39,120	—
Sligo C.C.	Lisnalurg	13	€11,198,000	€4,828,276	11.80	11/08/2015	11.80	€420,000	—
Waterford C.C.	Townparks East, Tallow	6.40	€857,000	€871,053	4.30	27/02/2014	4.30	€330,000	—
Wexford C.C.	Hospital Hill, Bunclody	5	€1,067,000	€1,252,881	4.39	27/02/2014	4.39	€434,000	—
<b>Total sites with no development plans or proposals</b>		<b>83.95</b>	<b>€23,685,000</b>	<b>€17,760,206</b>	<b>66.23</b>		<b>65.71</b>	<b>€3,279,720</b>	
<b>Total all categories</b>		<b>227.48</b>	<b>€104,958,000</b>	<b>€111,063,277</b>	<b>172.37</b>		<b>158.96</b>	<b>€41,932,040</b>	

Source: The Department of Housing, Planning and Local Government and the Housing Agency

- Notes:
- a Includes capital element plus interest of loan recouped.
  - b The site valuations were carried out in 2018. A number of part disposals occurred during 2019. In those cases, the valuation amount shown relates to the entire site, prior to any disposal.
  - c Sites are fully owned by the Housing Agency unless stated otherwise.
  - d Approval was granted for Lissywollen site only (3.3 hectares of 5.5 hectares).
  - e Development is already completed on 1.4 hectares of the site at Hampton, Balbriggan.

**Annex 12C Sites transferred by local authorities to Housing Agency, under revised LAGS arrangements**

Local authority (LA)	Location	Purchased by LA		Transferred by LA			Current position (as at 31 December 2019)			
		Hectares bought	Cost	HFA loan annuitized	Hectares transferred/ to transfer	Transfer date	Hectares owned by Housing Agency	Site valuation	Site owner <sup>a</sup>	HFA loan balance
<b>Development completed or in progress</b>										
Carlow County Council (C.C.) <sup>b</sup>	Royal Oak Road	10.1	€3,226,000	€50,484	0.11	Yet to transfer	Nil	N/A	Respond Housing Agency	Nil
Cork C.C.	The Miles, Clonakilty	2.46	€762,000	€1,066,686	2.46	15/04/2015	0.47	€965,000	Cork C.C	€853,513
Cork C.C	Duntahane Road, Fermoy	3.98	€2,618,000	€3,535,156	3.98	16/10/2014	Nil	N/A	DES <sup>c</sup> and LA	€2,733,804
Cork C.C.	Townsend Street, Skibbereen	0.13	€152,000	€253,467	0.13	03/08/2016	0.13	€125,000	-	€210,486
Dundalk Town Council	Mount Ave, Dundalk	3.09	€3,400,000	€4,158,868	3.09	12/08/2015	3.09	€1,150,000	-	€3,595,023
Laois C.C.	Abbeyleix Road, Portlaoise	1.49	€1,048,000	€1,383,355	1.49	12/11/2015	1.49	€450,000	-	€1,052,392
Laois C.C.	Old Knockmoy Road, Portlaoise	1.03	€1,680,000	€2,067,743	1.03	21/02/2014	1.03	€300,000	-	€1,609,081
Cork C.C.	Barrack Road, Youghal	1.16	€900,000	€1,136,077	1.16	29/08/2019 Registration pending with PRAI	1.16	€170,000	-	€1,074,377
<b>Total sites with development completed or in progress</b>		<b>23.44</b>	<b>€13,786,000</b>	<b>€13,651,836</b>	<b>13.45</b>		<b>7.37</b>	<b>€3,160,000</b>		<b>€11,128,676</b>

Local authority (LA)	Location	Purchased by LA		Transferred by LA			Current position (as at 31 December 2019)			
		Hectares bought	Cost	HFA loan annuitized	Hectares transferred/ to transfer	Transfer date	Hectares owned by Housing Agency	Site valuation	Site owner <sup>a</sup>	HFA loan balance
<b>Land with proposals for development</b>										
Carlow C.C.	Paupish	2.20	€735,000	€960,510	2.20	08/06/2015	2.20	€380,000	-	€748,707
Cork C.C.	Cloughmacsimon, Bandon	3.63	€2,159,000	€3,006,467	3.63	29/01/2015	3.63	€535,000	-	€2,405,638
Laois C.C.	Derry Road, Durrow	1.03	€450,000	€554,089	1.03	09/03/2015	1.03	€80,000	-	€431,182
Limerick C.C.	Cappamore	2.50	€254,000	€99,397	1.25	22/04/2014	1.25	€10,800	-	€75,842
Tullamore Town Council	Collins Lane, Tullamore	5.79	€3,925,000	€4,836,977	4.34	21/05/2015	4.34	€1,100,000	-	€3,673,575
Wexford C.C.	Campile	2.99	€174,000	€236,635	0.76	25/08/2015	0.76	€100,000	-	€189,344
Wexford C.C. (2 sites)	Castlemoyle	10.64	€3,345,000	€3,744,513	7.35	15/12/2014 Registration pending with PRAI	7.35	€550,000	-	€2,833,495
<b>Total land with proposals for development</b>		<b>28.78</b>	<b>€11,042,000</b>	<b>€13,438,588</b>	<b>20.56</b>		<b>20.56</b>	<b>€2,755,800</b>		<b>€10,357,783</b>

Local authority (LA)	Location	Purchased by LA		Transferred by LA			Current position (as at 31 December 2019)			
		Hectares bought	Cost	HFA loan annuitized	Hectares transferred/ to transfer	Transfer date	Hectares owned by Housing Agency	Site valuation	Site owner <sup>a</sup>	HFA loan balance
<b>For development by the Land Development Agency</b>										
Fingal C.C.	Hackettstown	7.3	€5,523,000	€7,285,628	7.30	16/09/2013	7.30	€4,250,000	-	€5,629,439
<b>Total land for development by the Land Development Agency</b>		<b>7.3</b>	<b>€5,523,000</b>	<b>€7,285,628</b>	<b>7.30</b>		<b>7.30</b>	<b>€4,250,000</b>		<b>€5,629,439</b>

Local authority (LA)	Location	Purchased by LA		Transferred by LA			Current position (as at 31 December 2019)			
		Hectares bought	Cost	HFA loan annuitized	Hectares transferred/ to transfer	Transfer date	Hectares owned by Housing Agency	Site valuation	Site owner <sup>a</sup>	HFA loan balance
<b>No development plans or proposals in place</b>										
Cork C.C.	Union Hall	1.40	€444,000	€622,233	1.40	05/09/2016 Registration pending with PRAI	1.40	€260,000	-	€526,969
Cork C.C.	Stagpark, Mitchelstown	13.35	€4,317,000	€3,781,435	8.59	30/11/2016	8.59	€530,000	-	€3,025,731
Cork C.C.	Dripsey	1.30	€540,000	€708,517	1.30	20/05/2015	1.30	€47,500	-	€566,922
Fingal C.C.	Garristown	3.34	€1,778,000	€1,554,332	2.77	23/01/2013	2.77	€1,026,000	-	€1,182,464
Laois C.C.	Bride Street, Ballinakill	0.92	€260,000	€340,359	0.92	14/03/2016	0.92	€40,000	-	€258,930
Laois C.C.	Doonane	0.74	€100,000	€123,158	0.74	21/02/2014	0.74	€25,000	-	€95,839
Laois C.C.	Golflinks Road, Rathdowney	2.13	€1,000,000	€1,243,533	2.13	27/02/2014	2.13	€63,000	-	€967,695
Offaly C.C.	Kilcormac	1.42	€800,000	€622,331	1.22	16/10/2014	1.22	€40,000	-	€476,486
Sligo Borough Council	Ballinode	15.18	€6,146,000	€8,830,266	15.18	23/12/2014	15.18	€500,000	-	€6,717,659
<b>Total sites with no development plans or proposals in place</b>		<b>39.78</b>	<b>€15,385,000</b>	<b>€17,826,164</b>	<b>34.25</b>		<b>34.25</b>	<b>€2,531,500</b>		<b>€13,818,695</b>
<b>Total all categories</b>		<b>99.30</b>	<b>€45,736,000</b>	<b>€52,202,216</b>	<b>75.56</b>		<b>69.48</b>	<b>€12,697,300</b>		<b>€40,934,593</b>

Source: The Department of Housing, Planning and Local Government and the Housing Agency

Notes: a Sites are fully owned by the Housing Agency unless stated otherwise.

b A small portion (0.11 hectares) of the 10.1-hectare site is due to transfer to the Housing Agency under LAGS. Given the relatively low outstanding loan amount, the HFA loan was redeemed in full, rather than annuitised. The site had yet to transfer to the Housing Agency at 31 December 2019.

c Department of Education and Skills.