

## CARLOW COUNTY COUNCIL

### SCHEME OF PRIORITY FOR AFFORDABLE DWELLING PURCHASE ARRANGEMENTS

#### Introduction:

As adopted by Carlow County Council on 12<sup>th</sup> June 2023

The purpose of this Scheme of Priority is to set out the manner in which affordable dwelling purchase arrangements are to be made available by Carlow County Council, and the methodology that will be applied to determine the order of priority to be accorded to eligible households where the demand for such arrangements exceeds the dwellings available.

This Scheme of Priority is made under Section 11 of the Affordable Housing Act 2021 (No. 25 of 2021) and is in accordance with the Affordable Housing (No 2) Regulations 2023 (SI No 21 of 2023). Eligibility of households will be assessed in accordance with Section 10 of the Affordable Housing Act 2021 (No. 25 of 2021) and the Affordable Housing Regulations 2023 (S.I. No. 20 of 2022).

The legislation sets out a requirement for the establishment of a Scheme of Priority by which affordable dwelling purchase arrangements are made available by Local Authorities. This Scheme of Priority is made under Section 11 of the Act.

#### Part 1: Manner in which Affordable Dwellings will be made Available.

1. Where the Council intends to make dwellings available or facilitate the provision of dwellings in a particular location or locations for the purpose of sale to eligible applicants under affordable dwelling purchase arrangements in accordance with the Act, it will:
  - 1.1. Calculate, in accordance with relevant legislation, the relevant income limits for the purposes of determining a household's eligibility for each type of dwelling that will be made available.
  - 1.2. In advance of the date when the particular properties are scheduled to be completed, the Council will advertise the availability of the dwellings in at least one newspaper circulating within its administrative area and on the Council's website.
  - 1.3. The information that will be provided in the advertisement shall include: -
    - 1.3.1. the location, number, and details of the type/types of dwellings that are to be made available,



made on the following basis: -

<b>Dwelling Type</b>	<b>Meets accommodation needs of</b>
Two-bedroom dwelling	Households of at least 2 persons
Three-bedroom dwelling	Households of at least 3 persons

- 5.2. Where having applied the criterion in Section 5.1, the number of eligible applicants still exceeds the number of dwellings for which applications were made, priority shall be given to the eligible applicants in the date and time order that their applications were received.
  - 5.3. In addition to evidence in relation to a household's eligibility criteria, additional documentation may be requested from applicants to assess their place in the order of priority under the criteria set out in the Scheme of Priority. This request has to be made and satisfied prior to an Affordable Dwelling Purchase Arrangement being offered.
  - 5.4. With regards to other dwelling types not provided for under the criterion in Section 5.1, where the number of eligible applicants also exceeds the number of dwellings for which applications were made, priority shall be given to the eligible applicants in the date and time order that their applications were received.
6. Furthermore, in relation to 30 per cent of the dwellings the subject of applications-processed in accordance with Regulations 5(1) & 5(2) of the Affordable Housing (No 2) Regulations 2023 (S.I. No. 21 of 2023), the Council will prioritise households in the following manner: -
- 6.1. Where the number of applicants exceeds the number of affordable dwellings for sale, the housing authority shall in relation to any particular type of dwelling, give priority to households whose accommodation needs would be adequately catered for by the type of dwelling in question as per section 5.1 above.
  - 6.2. If, following the prioritisation of applicants based on household size as per section 5.1 above, it remains that the number of prioritised applicants still exceeds the number of affordable dwellings for sale, the Council will further prioritise households as follows: -
    - 6.2.1. Priority to be given to eligible households whose current address as given in the application form is within the Municipal District of the relevant affordable scheme or within 5km of the relevant advertised affordable scheme.
    - 6.2.2. Where having applied the above criteria in Section 5.1 and Section 6.2.1, the number of eligible applications still exceeds the number of dwellings for which applications were made, priority shall be given to the eligible applicants in the date and time order that their applications were received.