



31st August 2022

Barry Lynch
Director of Housing
Meath County Council
Buvinda House
Dublin Road
Navan
Co Meath
C15 Y291

barry.lynch@meathcoco.ie

Dear Barry,

I am directed by Mr. Darragh O'Brien T.D., Minister for Housing, Local Government and Heritage, to confirm that, in accordance with [Section 11 of the Affordable Housing Act 2021](#) and [S.I. No. 184/2022](#), the Minister has reviewed Meath County Council's proposed scheme of priority for affordable dwelling purchase arrangements. I can confirm that the Minister is satisfied the attached scheme of priority is consistent with the provisions and that it be adopted.

Section 11 of the Affordable Housing Act, in conjunction with the Affordable Housing (No 2) Regulations 2022, sets out the conditions of the scheme of priority for affordable dwelling purchase arrangements. Under the legislation a housing authority may review and amend its scheme of priority. This is subject to S 11(7) and the prior submission of the draft scheme to the Minister. Only one scheme of priority can be in place at any time. Sections 11(4), 11(7), and 11(8) of the Act set out the conditions when making amendments or adopting a new scheme of priority:

(4) The making of a scheme of priority or the amendment of such a scheme are reserved functions.

(7) Before making or amending a scheme of priority, a housing authority shall provide a draft of the scheme or amendment to the scheme, as the case may be, to the Minister, who may, as he or she considers necessary and appropriate, direct the housing authority to amend the draft scheme or draft amendment, and the housing authority shall comply with any such direction within such period as may be specified by the Minister.

(8) The Minister may, as he or she considers necessary and appropriate, direct a housing authority to amend a scheme of priority, in such manner as he or she may direct, and the



housing authority shall comply with any such direction within such period as may be specified by the Minister.

Finally, the provisions of the Act require that a housing authority to make a copy of its scheme of priority available to view by members of the public on the authority website and within its offices.

Should you have any queries in relation to the roll out of the affordable purchase scheme we'd be happy to try and help and requests can be directed through LAaffordablepurchase@housing.gov.ie.

Yours sincerely,

Robert Nicholson, Principal
Department of Housing, Local Government and Heritage
Custom House, Dublin 1, D01 W6X0
robert.nicholson@housing.gov.ie

CC: Brian Hora, Senior Executive Officer, Meath County Council

brian.hora@meathcoco.ie



MEATH COUNTY COUNCIL

SCHEME OF PRIORITY FOR AFFORDABLE DWELING PURCHASE ARRANGEMENTS

The Affordable Housing Act 2021 (“the Act”) (No. 25 of 2021) was enacted on 21st July 2021. Part 2 of the (“the Act”), and Regulations (S.I. No. 184 of 2022) Affordable Housing (No. 2) Regulations 2022 and Regulations (S.I. No. 183 of 2022) Affordable Dwelling Purchase Arrangement refers.

As adopted by Meath County Council on 5th September 2022.

The purpose of this Scheme of Priority is to set out the manner in which affordable dwelling purchase arrangements are made available by Meath 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 or resources available. This Scheme of Priority is made under Section 11 of the Act.

Eligibility of households will be assessed in accordance with Section 11 of the Affordable Housing Act 2021 and Regulation 5 of the Affordable Housing (No 2) Regulations 2022 (S.I. No. 184 of 2022).

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

Where the Council intends to make dwellings available in a particular location or



locations for 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 properties in at least one newspaper circulating within the administrative area and on a website maintained by the local authority.

1.3. The information to be provided in the advertisement shall include:

1.3.1 the location, number, and type of dwellings to be sold.

1.3.2 that the dwelling shall generally only be available to first-time buyers subject to certain exceptions.

1.3.3 that dwellings will be sold at a price that is lower than market value (such price to be determined in accordance with the income of the purchaser) and that the Council will take a percentage equity share in the dwelling equal to the difference between market value of the dwelling and the price paid by the purchaser. This to be expressed as a percentage of the market value of the dwelling.

1.3.4 that the Council's equity may subsequently be redeemed by the purchaser by making payments to the Council (minimum repayment amount may apply).

1.3.5 that dwellings will be made available to eligible applicants in accordance with the Council's Scheme of Priority; date and time of application will be one of the criteria on which eligible applications will be prioritised. The public will be informed where the scheme may be obtained.

1.3.6 the minimum prices to be paid by eligible purchasers for dwellings and



the typical gross income limits for eligibility for each type of dwelling.

1.3.7 the manner in which an application can be made, including where the application form and further details may be obtained, the date from which the Council will accept applications and the documentation required to accompany the application form. The closing date for receipt of such applications will be stated.

2 Applications will only be considered for the scheme which is the subject of the advertisement. A household must submit a separate application to each scheme advertised.

Part 2: Order of Priority for Eligible Households

3 In cases where the number of eligible applicants exceeds the number of dwellings available for purchase, this scheme shall be used to determine the order of priority for all applicants.

4 An order of application will be assigned to applications received before the closing date. Applications that appear to meet the eligibility criteria, based on the information supplied by the applicant household, will be considered eligible for the purpose of applying the Scheme of Priority, in accordance with the Affordable Housing (No 2) Regulations 2022 (S.I. No. 184 of 2022). This is subject to later confirmation through the production of documentary evidence in relation to eligibility.

5 The Council will then decide which of the available types of dwelling would adequately cater for the housing needs of the applicant households. More than one type of dwelling might be deemed to cater adequately to the accommodation needs of a particular house, so that an applicant household



may be prioritised for more than one type of dwelling where they indicated such interest in their application form.

5.1 Should the number of eligible applicants exceed the number of affordable dwellings for which application have been accepted, the priority as to which type of dwelling is deemed to adequately cater to the accommodation needs of a household, will be made on the following basis:

Dwelling Type	Meets accommodation needs of:
Three-bedroom dwelling	2 or more-person household
Four-bedroom dwelling	3 or more-person household

5.2. Where having applied the criteria in Section 5.1, 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.

5.3. In addition to submitting 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 to be made and satisfied prior to an Affordable Dwelling Purchase Arrangement being offered.

6 Furthermore, in relation to 30 per cent of the dwellings the subject of applications accepted under Regulation 5(1) &5(2) of the Affordable Housing (No 2) Regulations 2022, Meath County Council will prioritise households in the following order;

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, 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 based on any person making the application being or having been resident in the administrative area of Meath County Council for a minimum period of 5 years.

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.