



Allocation Plan for Cost Rental homes at Montpelier, Dublin 7

(Section 31A of the Affordable Housing Act 2021)

Approved by James Browne T.D., Minister for Housing, Local Government and Heritage, in accordance with Section 31A of the Affordable Housing Act 2021, 18 June 2026.

Part A – Details of the selected homes

This Allocation Plan applies to certain Cost Rental homes within the Montpelier development in Dublin 7.

The table below identifies the specific homes included in this Plan

Allocation Scope and Unit Distribution

Of the homes to be provided by Tuath as Cost Rental housing in the Montpelier development, 20 units in Ashford House will initially be prioritised for applicants with a verified local connection. It is envisaged that a further 46 units in Montpelier House will subsequently be prioritised for the local priority applicants, once these units are completed and designated as Cost Rental homes. The unit types within the local priority pool will reflect the overall mix of the development, ensuring equitable access to one-bedroom, two-bedroom, and three-bedroom apartments.

Ashford House

Address	Eircode:	No. of Beds	Block	Floor Level
1 Ashford House, Montpelier Avenue, Dublin 7	D07 CKC0	1-Bed	Block 5A	Ground Floor
7 Ashford House, Montpelier Avenue, Dublin 7	D07 E4PW	1-Bed	Block 5A	First Floor
11 Ashford House, Montpelier Avenue, Dublin 7	D07 RCK8	1-Bed	Block 5A	First Floor
23 Ashford House, Montpelier Avenue, Dublin 7	D07 K66D	2-Bed	Block 5A	Second Floor
24 Ashford House, Montpelier Avenue, Dublin 7	D07 AH9H	2-Bed	Block 5A	Second Floor
25 Ashford House, Montpelier Avenue, Dublin 7	D07 RF8H	2-Bed	Block 5A	Second Floor
34 Ashford House, Montpelier Avenue, Dublin 7	D07 EWY4	2-Bed	Block 5A	Third Floor
35 Ashford House, Montpelier Avenue, Dublin 7	D07 E2WD	2-Bed	Block 5A	Third Floor
36 Ashford House, Montpelier Avenue, Dublin 7	D07 TH1Y	2-Bed	Block 5A	Third Floor
45 Ashford House, Montpelier Avenue, Dublin 7	D07 XHY7	2-Bed	Block 5A	Fourth Floor
46 Ashford House, Montpelier Avenue, Dublin 7	D07 F8NY	2-Bed	Block 5A	Fourth Floor
47 Ashford House, Montpelier Avenue, Dublin 7	D07 PY9R	2-Bed	Block 5A	Fourth Floor
53 Ashford House, Montpelier Avenue, Dublin 7	D07 NY6K	2-Bed	Block 5A	Fifth Floor
54 Ashford House, Montpelier Avenue, Dublin 7	D07 YHF6	2-Bed	Block 5A	Fifth Floor
60 Ashford House, Montpelier Avenue, Dublin 7	D07 W0DR	2-Bed	Block 5A	Sixth Floor

61 Ashford House, Montpelier Avenue, Dublin 7	D07 PDH4	2-Bed	Block 5A	Sixth Floor
67 Ashford House, Montpelier Avenue, Dublin 7	D07 XFC1	2-Bed	Block 5A	Seventh Floor
68 Ashford House, Montpelier Avenue, Dublin 7	D07 WRK8	2-Bed	Block 5A	Seventh Floor
75 Ashford House, Montpelier Avenue, Dublin 7	D07 E7NE	2-Bed	Block 5A	Eight Floor
5 Ashford House, Montpelier Avenue, Dublin 7	D07 V32X	3-Bed	Block 5A	First Floor

Part B – Eligibility, Assessment Process, and Selection Criteria

Eligibility Criteria

To be eligible for a tenancy, an applicant must fulfil the net income requirements set out in Regulation 10 of the Affordable Housing Act 2021 (Cost Rental and Eligibility) Regulations 2021. To be eligible for a tenancy, an applicant or joint applicants must also apply for an appropriately sized home which avoids under or over occupation:

Dwelling Type	Suitable Applicant Households
1 Bed Home	• Single adult or a cohabiting couple
2 Bed Home	• 2 adults sharing the unit
	• A cohabiting couple and 1 adult
	• 2 cohabiting couples
	• A cohabiting couple or lone parent with 1 or 2 children
3 Bed Home	• 3 adults sharing the unit
	• A cohabiting couple and 2 adults
	• 2 cohabiting couples and 1 adult
	• 3 cohabiting couples
	• A cohabiting couple and 2-4 children.

Application Handling Process:

Tuath Housing will implement a structured assessment framework in accordance with Section 31A of the Affordable Housing Act 2021

Priority for these local priority units will be given to applicants who can demonstrate a local connection through residence, employment, or household members attending an educational establishment as set out in detail in the Priority Criteria section below.

Priority Criteria:

These criteria will be applied transparently and consistently, with appropriate documentation required to support each claim.

Each eligible applicant will be assessed against the following categories, with supporting documentation required for validation:

- 1. Location of Current Residence & Residency History:** Applicants (or in the case of joint applicants, at least one applicant) currently living within four Local Electoral Areas of Dublin City, namely the North Inner City, South-East Inner City, South-West Inner City and Cabra–Glasnevin LEAs, will be prioritised to reflect local housing need and support community continuity. Applicants may also qualify under this criterion by demonstrating a proven residency history within these areas for at least 24 months within the past five years.
- 2. Proximity to Employment:** Applicants (or in the case of joint applicants, at least one applicant) employed near the development will be supported to live closer to their workplace and reduce commuting time and costs. This will be assessed based on the applicant's work having an address within a 2km radius of the Montpelier Development.
- 3. Proximity to Educational Establishments:** Applicants with household members attending educational establishments within a 2km radius of the Montpelier development will be supported to maintain educational stability and continuity.

Documentation Requirements for Housing Allocation Criteria:

- 1. Location of Current Residence:** Applicants must provide any of the following to verify current residence:
 - a. Tenancy agreement or lease
 - b. Bank Statement with address
 - c. Utility Bills (electricity or gas) showing applicants name and address.
 - d. Government correspondence dated within the last 3 months

Residency History: Applicants must demonstrate residence in the relevant local electoral area for at least 24 months in the last 5 years. Documentation provided must clearly display the applicants name, clearly display the address within the qualifying area and must cover a minimum of 24 months (continuous or cumulative) within the last 5 years:

Accepted Documentation:

- e. Tenancy agreement or lease
- f. Bank Statement with address
- g. Utility Bills (electricity or gas) showing applicants name and address.
- h. Government correspondence
- i. Affidavit if other documents are unavailable (signed and witnessed)

Note: Multiple pieces of evidence may be submitted to verify the full 24-month timeframe within the last 5 years, if required.

- 2. Proximity to Employment:** Applicants employed near the development must provide **one or more** of the following documents to prove their employment is within a 2km radius of the Montpelier Development:

- a. **Employers Letter:** (on official company letterhead) confirming the applicants full name and position, the workplace address and employment status (full time or part time).
- b. **Recent Payslips** (Last 3 Months) showing the employer details & address.
- c. **Employment Contract** indicating workplace address.
- d. **In cases of self-employment**, a commercial lease or evidence of a business operation at a local address can serve as proof.

3. **Proximity to Educational Establishments:** Households with members attending educational establishments within 2km of the Montpelier development must provide
 - a. **ECCE pre-school, School, or College Letter** (on official letterhead) confirming the student's full name, current enrolment and school address.

Application and Lottery Process

A separate application process will be established for the Local Priority Pool. Applicants will be able to opt into the Local Priority Scheme during their initial application, with both the Local Priority and General Pool applications accessed through a single link on Keyholder. The two application windows will open and close at the same time and date to ensure consistency and transparency.

The local priority lottery will run five days in advance of the general pool lottery. This lead-in period is designed to ensure that the local connection of all successful local priority pool applicants is fully verified before the general pool lottery is conducted.

Those expressing interest will be required to submit supporting documentation as outlined above to verify their eligibility. This documentation must demonstrate a local connection, which for the purposes of this process is defined as meeting one or more of the "priority criteria" set out above:

- Current residence within the designated Local Electoral Areas.
- Employment within 2km of the Montpelier Development.
- Attendance at an educational establishment within 2km of the Montpelier Development.
- Residency history within the relevant Local Electoral Areas for at least 24 months in the last five years.

These requirements are applied in accordance with Section 31A of the Affordable Housing Act 2021.

Two separate randomized lottery processes will be conducted using the Keyholder platform: One for the local priority pool and one general pool for allocation. This will be monitored by a third party and a full audit trail kept of each draw.

Applicants who are not initially selected will be placed on a reserve lottery list to be considered should any offers be declined or withdrawn.

Integration with General Pool

Applicants who are not selected for a local priority unit will be added to the general allocation pool if the number of eligible applications exceeds the number of available units within the

local priority allocation. Applicants placed on the reserve list from the local priority pool and not offered a tenancy will be automatically entered into the general application lottery for random selection provided they meet the general eligibility criteria as set out in Regulation 10 of the Affordable Housing Act 2021 (Cost Rental and Eligibility) Regulations 2021.

Applicants who were deemed to not meet the local eligibility criteria for a local priority unit will be automatically entered into the general application lottery for random selection provided they meet the general eligibility criteria as set out in Regulation 10 of the Affordable Housing Act 2021 (Cost Rental and Eligibility) Regulations 2021. To prevent double allocations, applicants selected for a local unit will not be considered in the general draw. If fewer eligible local applications are received than local priority units available, any unallocated units will revert to the general pool to ensure full occupancy.

General Allocation

The remaining units at Montpelier will be allocated through the standard Cost Rental process, without local preference. These units will be advertised widely to attract eligible applicants from across the region. Tuath Housing will use the Keyholder platform to manage applications and conduct a randomized lottery in cases of oversubscription. All applicants will be subject to the same eligibility checks and verification procedures.

Re-lets

Where a re-let arises within a unit prioritised for applicants with a verified local connection, a new application process will be opened through the Keyholder platform. The advertisement will clearly state that priority will be given to applicants who can demonstrate a local connection through residence, employment, or household members attending an educational establishment; however, both Local Priority applicants and General Pool applicants may apply. Applicants will be able to opt into consideration under the Local Priority criteria and, where they do so, will be required to provide documentation demonstrating that they meet the established local connection requirements listed above. A randomized local priority lottery will then be conducted. If no eligible Local Priority applicants are identified, the unit will proceed through a General Pool Lottery to ensure timely re-letting.