

Backing Enhanced Lease Social Housing

Activate Capital is proud to partner with Bartra Capital Property Group ("Bartra") in funding the delivery of an apartment scheme in Stoneybatter, Dublin 7, with the entire development to be leased to Dublin City Council under the Enhanced Long Term Social Housing Leasing Scheme (the "Enhanced Lease"). Construction is underway, with the first units due to be delivered to residents in Q4 2020.

Enhanced Leases are a key component of the Government's social housing delivery strategy, introduced under Rebuilding Ireland, and provide the opportunity for Local Authorities to lease social housing from institutional developers and investors in a manner that achieves the best outcome for all parties.

This development extends Activate's commitment to the delivery of social housing. Activate is currently providing financing to development sites across Ireland, with capacity to deliver in excess of 1,000 social and affordable housing units, through Enhanced Leases, Approved Housing Bodies and Part V delivery.

Ciarán O'Toole, Investment Manager at Activate Capital said "Bartra is a valued customer and we support its innovative approach to addressing Ireland's housing shortage. It is testament to Bartra that they signed the first enhanced lease with Dublin City Council in 2019. We are delighted to be supporting the development of much needed social housing units in Dublin City as part of our wider social housing delivery strategy."

Niall Doran, Finance Director, Bartra commented "It was a great achievement for Bartra to sign the first enhanced lease with Dublin City Council. Construction is well underway and we're on schedule to hand over new homes to residents later this year. We value Activate's collaborative approach in structuring a financing solution for this new and emerging housing delivery model, and we look forward to expanding the relationship with additional projects in the future".



Activate Capital

Innovative funding with capital strength

What We Do

Activate Capital provides senior debt of €10m+, to fund up to 90% of development costs for residential, mixed-use and commercial schemes in strong locations with experienced developers.

Since 2016, we've provided in excess of €750m of site and construction facilities to customers across 50 sites with potential for 8,250 homes and 500,000 sq.ft, of commercial space.

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