



Louth County Council – NOAC 30th October 2025

Follow up Questions and Answers

As part of the NOAC Scrutiny meeting with Louth County Council held in the Custom House on 30th October 2025, the NOAC Secretariat followed up with officials with the local authority to gather further information on the back of the meeting.

Below are two questions taken from the transcript of the meeting, with follow up information provided by the local authority.

Question 1:

On pages 13 and 14 of the transcript, NOAC queried the reletting times in 2024, which were viewed as being an outlier. Per the segment below, NOAC requested a clarification on this issue.

Transcript: Page 14

Noel Harrington:

I welcome that you will clarify and you will engage with the NOAC secretariat on this. I presume that'll warrant some footnote or something.

Response:

Upon further investigation and examination following the publication of the report and in preparation of the Scrutiny meeting, it was discovered that the previously accepted figure of 112.98 weeks was incorrect.

The correct average re-letting time figure is 39.93 weeks, which, while still above the national average, more accurately reflects our performance. Furthermore, if we were to exclude six long-term vacant units i.e. two void units and four homeless/emergency accommodation units refurbished and re-let in 2024 after an average vacancy of 229 weeks; the adjusted figure would be 26.44 weeks.

Question 2:

Kathleen Holohan:

And in terms of housing staff, you referenced 4 housing units that cost €555,950, that were included in the AFS, but that there was no record in the housing sections database, and that there was no rental income or tenants associated with the properties. And he indicated that an investigation should be carried out, so just wondering has the investigation been carried out and what was the outcome?

Bernie Woods:

Yes, well two of those houses were community houses, so they weren't, they were housing stock, but they weren't in the iHouse system because they were being used as community houses in the environment. One was a very old property that was on the register, but it wasn't actually our property any longer. And off the top of my head, Kathleen, I can't remember the last one but they were all investigated and we did identify what they were, and the registers were updated accordingly.

A further response was received from the local authority on this issue, per the information outlined below:

At the scrutiny meeting I referenced the 2024 reconciliation items of the AFS fixed assets v housing sections database (iHouse) and not the 2023 reconciliation. The items from the 2023 audit were investigated and the results are as follows.

The actual units referred to in the Auditor 2023 report are as follows:

- Asset HH63 - A mobile home we own in Templetown, Carlingford which is vacant and was recorded in the iHouse system as redundant and therefore not included in the reconciliation.
- Asset HH521 – A house in Farm Road. This house is in stock and occupied but two houses were linked to one asset number in iHouse (H100814) so the reconciliation only showed one of them. This has been rectified in the iHouse system.
- Asset HHG0150 – This was an old waterworks caretaker's cottage, on a rural water reservoir site, which is vacant and is part of a site that is in the process of being transferred to Uisce Eireann and not a housing stock item.
- Asset HHD0226 – This was a house on the Dublin Road that was taken on as part of the asset upload in 2003 and had since been disposed of but the fixed asset register had not been updated. The fixed asset register was amended in 2024 to record the disposal.

Ends.