

Housing Delivery Action Plan

Housing for All 2022 - 2026



#HousingForAll



Rialtas Áitiúil Éireann
Local Government Ireland



Rialtas na hÉireann
Government of Ireland



Sligo County Council
Comhairle Chontae Shligigh

Sligo.

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Introduction:

In September 2021, the Government published its *Housing for All* strategy setting out its plans to increase the supply of housing to an average of 33,000 per year over the next decade. Increasing supply of social housing is a central element of *Housing for All*, with an ambition to deliver over 90,000 new social homes in the period 2022-2026, including 47,600 new build homes over the next five years. Housing for All is supported by a major investment package of over €4bn per annum, through an overall combination of:

- €12bn in direct Exchequer funding,
- €3.5bn in funding through the Land Development Agency (LDA) and
- €5bn in funding through the Housing Finance Agency.

Targets for Sligo HDAP 2022-2025: 517 dwellings

The Government have issued social housing targets for the term of the strategy to each Local Authority, a target of 517 dwellings in the case of Sligo County Council. Local authorities have been requested to submit a Housing Delivery Action Plan (HDAP) for the period 2022-2026, setting out details on the delivery of housing in their LA over the next five years including locations and types of housing in addition to information on delivery and the delivery partners who will work with the local authorities to meet this target. Our plan outlines a proposed delivery of 621 dwellings, acknowledging the risks associated with various forms of delivery.

Sligo Housing Delivery Action Plan

YEAR	DHLGH Target	SCC Target
2022	45	46
2023	111	135
2024	114	139
2025	122	146
2026	125	155
Total	517	621

Delivery through build programmes

The focus of the *Housing for All* strategy is the delivery of social homes through build programmes, led by Local Authorities (LA) and supported by Approved Housing Bodies (AHB's). Broadly, this will be based on a 60% - LA, and 40% - AHB delivery, nationally .

Local Authority Resourcing

Additional LA staffing to support the *Housing for All* strategy has been committed with funding approved by DPER and DHLGH for a mix of 211 technical and administrative housing posts throughout the country. Sligo County Council has been allocated 7 no. additional technical and administrative posts as part of this commitment.

Determining priorities for areas and types of need

This ambitious Housing Action Plan for Sligo will be informed by the areas of primary demand as set out in the Housing Need Assessment using a base line of October 2022. The plan will address the needs of persons with a disability, special needs, older persons-age friendly housing and members of the traveller community. Priority will be on the settlements of highest demand within the three Sligo Municipal Districts and will focus on models of sustainable compact growth that recognise the challenges of climate change, biodiversity and sustainable construction standards, such as nZEB, and using potential brownfield sites where available, as envisaged in the National Framework Plan and Sligo County Development plan.

Assessing Risks to Delivery, implications and mitigation measures

The plan acknowledges that external risks lie beyond the control of the Council, such as:

- Construction sector capacity, supply chains and market inflation
- Increases in interest rates
- The War in Ukraine
- the challenges presented by the response to supporting refugees,
- Covid-19
- Ecological and Environmental Assessments: proximity of urban and county sites to Special Areas of Conservation (SAC's); Special Protected Areas (SPA's) and National heritage areas (NHA's)

External issues such as these may have an impact on programme delivery. The DHLGH and the Council will have to respond and amend the HDAP as the full implications of these risks become evident, the HDAP will be reviewed on an annual basis to monitor and respond to these risks.

A Dynamic Document

The Sligo County Council Housing Delivery Action Plan 2022-2026 will be a dynamic document. It will be reviewed regularly as opportunities might arise during the lifetime of the plan for consideration by the Council, such as working with the private sector through Part V agreements, possible turnkey developments both directly for Council led social housing delivery or via the AHB sector. Equally, the Council will encourage mixed tenure developments on larger sites that allow for sustainable and integrated community growth that supports existing social, educational, and commercial provision throughout the county.

In the implementation of the HDAP, the executive will continue to work in partnership with the Cathaoirleach and members of Sligo County Council, Municipal District Committees and our social partners within the Public Participation Network to continue to support those in our community with a housing need.

Jim Molloy,
Director of Housing & Corporate Services

1.0 Alignment of Housing Delivery Action Plan with National Planning Framework, in particular compact growth objectives

1.0(i) Background

The National Planning Framework “Ireland 2040 – Our Plan” (NPF), is the Government’s high-level strategic plan for shaping the future growth and development of Ireland to year 2040. It is a framework for the co-ordination of a range of national, regional and local authority policies and activities, planning and investment, both public and private.

County Sligo is part of the area covered by the Northern and Western Regional Assembly (NWRA). In January 2020, the NWRA published its first Regional Spatial and Economic Strategy (RSES). The 12-year Strategy “provides a high-level development framework for the Northern and Western Region that supports the implementation of the National Planning Framework (NPF) and the relevant economic policies and objectives of Government”. The hierarchy of settlements within the NWRA recognises Sligo town as a Regional Growth Centre.

DHLGH Circular 32/2021- Housing for All: Housing Delivery Action Plans, states that the Housing Delivery Action Plan should set out how it aligns with the National Planning Framework in particular the compact growth objectives.

1.0(ii) Compact Growth in the NPF and RSES

One of the ten National Strategic Outcomes (NSO) of the NPF is ‘**Compact Growth**’. This means that a greater proportion of residential development must be delivered within existing built-up areas¹ of cities, towns and villages.

National Policy Objective (NPO) 3a requires at least 40% of all new homes built nationally are within the built-up footprint of existing settlements.

Regional Policy Objective (RPO) 3.2 (b) states that at least 40% of all new housing targeted in the Regional Growth Centres, should be within existing built-up areas. This would apply to Sligo town.

RPO 3.2 (c) states that at least 30% of new residential development shall be within the built-up area for towns with a population of at least 1,500 residents (and which are not Regional Growth Centres - RGCs - or ‘Key Towns’). Within County Sligo this would apply to Ballymote, Collooney, Strandhill, and Tubbercurry.

RPO 3.3 requires that at least 20% of all new housing in rural areas is to be on brownfield sites. This would apply to all other towns and villages with a population of fewer than 1,500 residents and any other rural areas.

¹ The Census boundary established in 2016

1.0(iii) Review of Sligo County Council Development Plan

Over the life of the HDAP the County Development Plan will be subject to review. A Draft Plan is in the process of development, it is anticipated that it will be presented to Sligo County Council for consideration before the end of 2022.

Existing residential zoning, including lands zoned as Strategic Land Reserve will be revisited, with lands where infrastructure is available and prioritised (as per NPF). This is with the aim of addressing current undersupply of private-market housing delivery in Sligo.

1.0 (iv) Summary strategies

For the social housing HDAP to align with the NPF and RSES, and in particular the compact growth objectives, the following will be considered:

- Sligo Town – Provide at least 40% of new houses within the existing built-up area. This could be brownfield site or infill site development.
- Within Ballymote, Collooney, Strandhill, Tubbercurry – Provide at least 30% of new houses within the existing built-up area. This could be brownfield or infill development.
- In all other areas (smaller rural towns and villages, and un-serviced rural areas) at least 20% of new houses should be constructed on brownfield sites (e.g. should replace or renovate derelict housing or other uses for housing).

Settlement	Total Units proposed HDAP 2022-2026	Total Units 'Brownfield'	Total Units 'Infill'	% of Units that are 'Brownfield or Infill'	NPF / RSES Compact Growth objectives
Sligo Town	402	112 (28%)	290 (72%)	100%	Min 40% within the built-up footprint (RPO 3.2 (b))
Ballymote	30		30	100%	Min 30% within the built-up footprint (RPO 3.2 (c))
Collooney	20		20	100%	
Strandhill	42		42	100%	
Tubbercurry	29	15	14	100%	
Smaller Rural Towns, Villages and other rural areas	98	22 no. target	N/A	20%	Min 20% 'Brownfield' (RPO 3.3)
Total	621	149	396		

Table 1: Alignment with NPF/RSES Compact Growth objectives, for towns with populations, in excess of 1500

1.1 (v) Sligo 2030 – One Voice One Vision.

Sligo County Council, working in partnership with the Local Community Development Committee, the Strategic Policy Committee for Planning Community & Economic Development and the Sligo Economic Forum, is putting in place an overarching Strategic Framework to guide the development of all of County Sligo over the next 8 to 10 years. Entitled *Sligo 2030 One Voice One Vision* (Sligo 2030), this framework will act as an integrated multi-sectoral ‘Local Economic & Community Plan’, integrating Economic, Social, Community and Spatial Planning for all of Sligo based on the UN Sustainable Development Goals with an ambition for a smart and green Sligo.

Sligo One Voice One Vision 2030 will be an innovative, ambitious, and transformational plan for both City and County, that will align with local, regional, national, and international policy and strategy.

The Vision for Sligo 2030 One Voice One Vision is for:

‘a Smart, sustainable and socially inclusive Sligo; one that cherishes its vibrant communities, protects and celebrates its unique environment and rich culture and is a champion of innovative growth and development’

The Draft Sligo 2030 plan has identified six high level goals, summarised below:

1. Developing Sligo’s role as a Regional Growth Centre
2. Positioning Sligo to the forefront of smart digital transformation
3. Positioning Sligo as an exemplar region in climate action
4. Improving the living conditions and health of the people of Sligo
5. Celebrating Sligo’s heritage, creative sector and tourism potential
6. Increasing collaboration and Innovation across Sligo’s public, community and private sectors

The Supply of Housing in Sligo has been identified as a key factor to address.

Draft Sligo 2030 Objective 1.1 ‘Increase the Housing Supply across Sligo’ notes:

‘A critical need identified from the socio-economic analysis and consultation, addressing the housing supply issue in Sligo is a key community and economic development objective. It will contribute to Sligo’s ability to attract investment, grow its population and provide for its existing community. The objective seeks to find innovative solutions to stimulate housing supply through collaborative working with key stakeholders and the community, and to ensure existing mechanisms to address vacancy and dereliction are properly utilised.’

The Draft Vision for Sligo 2030 plan is currently being updated, It is anticipated that the plan will be presented to Sligo County Council for consideration before the end of 2022.

References

[Development Plans \(sligococo.ie\)](https://sligococo.ie)

<https://npf.ie/project-ireland-2040-national-planning-framework/>

<https://www.nwra.ie/rses/>

[Sligo 2030 \(sligococo.ie\)](https://sligococo.ie)

1.2 Outline of Locations of where housing will be delivered

Towns villages, urban areas, rural areas and the planned number of homes to be delivered in each area and Municipal District

1.2.1 Key Objective for Sligo Housing Delivery Action Plan

Development of Sligo as an Urban Core along with the regeneration of our smaller towns and villages.

The continued development of the urban core together with the regeneration of our smaller towns and villages is a major priority action for the Sligo region, which provides an opportunity to address legacy issues and to turn around their fortunes. The health of our villages and towns can be significantly influenced by the delivery of new housing through the utilisation of existing buildings and brownfield/infill sites. The targeted delivery of this is an important opportunity for our smaller towns and villages and therefore it is included as a key objective of the Action Plan.

The emphasis will change from place to place but in all cases, the approach will be to provide a range of attractive housing choices appropriate to the needs and character of the place, including the provision of serviced sites and to provide for low-density housing demand, as an alternative to living in one-off houses outside towns and villages.

1.2.2 Key Objective for Sligo Housing Action Plan:

Redevelopment of Brownfield sites across the County:

A target for 20% of rural housing to be delivered on Brownfield sites is included as part of the North West Regional Economic and Spatial Strategy 2020-2032

Table 2: Housing for All - Proposed Programme

2022 PROGRAMME:

2022 -Target 45	Housing for All 2022-2026					Sligo County Council Programme				Target: 517 Homes	
	Units	1B/	2B/	3B/	4B/	Housing First	Homelessness/Risk of Homelessness	Disability	Age Friendly	Delivery Stream	Municipal District
Bunannaddan	6	4	2			1	1	1	1	SCC – Inhouse	BT MD
Kileshin Strandhill Rd, Sligo Urban	5	5						5		AHB: Newgrove HA	BDS MD
The Fairways, Tubbercurry	8		8				1	1	1	AHB -CHI	BT MD
Seaville, Finisklin Sligo Turnkey Ph.1	12		6	6			2	2	1	Turnkey – SCC inhouse	BDS MD
Avena Ballisodare	6		6				6			AHB – Tuath AHB	SD MD
Part V Farmhill Manor Sligo	7	4	1	2			2	1	1	Part 5 SCC/ R&M Team	BDS MD
Part V Seaville Sligo Ph 1	2		2							Part 5 SCC/ R&M Team	BDS MD
Buy and Renew (TBC)	0									SCC/ Private Sector	TBC
Total: (target +16)	46	13	25	8	0	1	12	10	4		
Above Target	+1					Housing First	Homelessness/Risk of Homelessness	Disability	Age Friendly		

2023 PROGRAMME:

2023 – Target 111	Units	1B/	2B/	3B/	4B/	5B/	Housing First	Homeless ness/Risk of Homelessness	Disability	Age Friendly	Delivery Stream	Municipal District
Connolly Park Phase 2 /Coolaney	19	6	8	4	1		1	2	2	2	SCC – Inhouse	BT MD
Easkey, Co Sligo	10	4	6				1	2	1	1	SCC – Inhouse	BT MD
Centre Block & Geldof Drive Sligo	30	16	14				2	5	4	3	SCC – Inhouse	BDS MD
Seaville, Finisklin, Sligo Turnkey Ph. 2	15			13	2			2	2	1	Turnkey – SCC inhouse	BDS MD
Seaville, Finisklin Turnkey Phase 3	26		9	14	3			4	4	3	Turnkey – SCC inhouse	BDS MD
Seaville, Finisklin Turnkey Phase 4	13			7	6			2	2	1	Turnkey – SCC inhouse	BDS MD
Seaville, Finisklin Turnkey AHB	5					5			5		Part 5 SCC/ R&M Team	BDS MD
Seaville, Finisklin Turnkey AHB	5					5			5		Part 5 SCC/ R&M Team	BDS MD
Glenview Ash Lane Sligo	3			3							SCC – inhouse	BDS MD
Part V – Seaville Sligo (Phase 3)	4		1	3				1	1	1	Part 5 SCC/ R&M Team	BDS MD
Part V – Seaville Sligo (Phase 4)	1				1						Part 5 SCC/ R&M Team	BDS MD
Buy and Renew(TBC)	4										SCC/ Private Sector	TBC
Total	135	26	38	44	13		4	18	26	12		
Above Target 2023	+24						Housing First	Homeless ness/Risk of Homelessness	Disability	Age Friendly		

2024 PROGRAMME:

2024 – Target 114	Units	1B/	2B/	3B/	4B/	5B/	Housing First	Homeless ness/Risk of Home- lessness	Disability	Age Friendly	Delivery Stream	Municipal District
Robbers Lane, Maugheraboy, Sligo	62	12	36	10	4		2	10	9	6	SCC – Inhouse	BDS MD
Carrowbunnaun, Strandhill, Co Sligo	42	18	12	10	2		1	6	6	4	OGP -SCC inhouse	BDS MD
Collooney “Owenmore Crescent”	20	8	5	5	2		1	3	3	2	SCC - Inhouse	SD MD
Summerhill Tubbercurry (AHB)	6	4	2				1	0	2	3	Housing Agency AHB - Sophia HA	BT MD
Part V- (TBC)	5										Private Sector Devs.	TBC
Buy and Renew (TBC)	4										SCC and Private Sector	TBC
Total	139	42	55	25	8		5	19	20	15		
Above Target	+25						Housing First	Homeless ness/Risk of Home- lessness	Disability	Age Friendly		

2025 PROGRAMME:

2025 – Target 122	Units	1B/	2B/	3B/	4B/	5B/	Housing First	Homeless ness/Risk of Home- lessness	Disability	Age Friendly	Delivery Stream	Municipal District
Rathellen, Finisklin, Sligo – PPP Bundle #3	63	9	28	22	3	1	2	9	10	6	(NTMA)/DCC/ SCC	BDS MD
Adelaide Street, Sligo AHB	38	19	19				2	13	20	3	Housing Agency/Tuath AHB	BDS MD
Kazalain - AHB	11	11					1	3	6	1	SCC Housing/ HAIL AHB	BDS MD
Carney, Co Sligo	25	12	6	6	1		1	4	3	2	OGP Framework – SCC Inhouse	SD MD
Part V- (TBC)	5										Private Sector developments	TBC
Buy and Renew (TBC)	4										SCC and Private Sector	TBC
Total	146	51	53	28	4	1	6	28	39	12		
Above Target	+24						Housing First	Homeless ness/Risk of Home- lessness	Disability	Age Friendly		

2026 PROGRAMME:

2026 – Target 125	Units	1B/	2B/	3B/	4B/	5B/	Housing First	Homeless ness/Risk of Homelessness	Disability	Age Friendly	Delivery Stream	Municipal District
Camross, Ballymote	30	12	8	6	4		1	5	4	3	OGP Frmwk- SCC inhouse	BT MD
Pern Mill Road, Sligo	16	8	6	2			1	3	2	1	DHLGH Competition	BDS MD
39 High Street, Sligo	6	6					1	1	1	1	SCC - Inhouse	BDS MD
Finisklin Far/Rathellen, Sligo Phase 1	25	11	10	3	1		1	4	4	2	OGP Frmwk- SCC inhouse	BDS MD
Finisklin Far/Rathellen, Sligo Phase 2	40	18	13	7	2		1	6	6	4	OGP Frmwk- SCC inhouse Subject to change of zoning/AHB	BDS MD
Grange	15	6	5	4			1	2	2	1	OGP – SCC Inhouse Subject to change of zoning	SD MD
Dromore West	8	6	2				1	1	1	1	SCC - Inhouse	BT MD
Ballintogher	6		6					1	1	1	SCC - Inhouse	SD MD
Part V – (TBC)	5										Private sector developments	TBC
Buy and Renew	4										SCC and Private Sector	TBC
Total	155	67	47	22	7	0	7	23	21	14		
Above Target	+30						Housing First	Homeless ness/Risk of Homelessness	Disability	Age Friendly		

**SUMMARY OF SLIGO HOUSING DELIVERY ACTION PLAN 2022-26
BY MUNICIPAL DISTRICT**

(NB where locations are known at present.

Part V targets and Buy and Renew Targets: locations to be determined over the life of the plan)

SLIGO COUNTY COUNCIL TARGET: 517	HDAP 22-26 estimates	Breakdown			Breakdown				No. of development schemes
		Dwellings with sites known	Add.Part V est.	Add Buy +Renew est	Housing First	Homelessness/Risk of Homelessness	Disability	Age Friendly	
BOROUGH OF SLIGO MUNICIPAL DISTRICT	444	431	5	8	14	72	95	39	14 no. schemes
BALLYMOTE TUBBERCURRY MUNICIPAL DISTRICT	102	93	5	4	6	12	12	12	8 no. schemes
SLIGO DRUMCLIFFE	75	66	5	4	3	16	9	6	4 no. schemes
SLIGO COUNTY: TOTALS	621	590	15	16	23	100	116	57	26 no. schemes
		Dwellings with sites known	Part V est.	Add Buy and Renew est	Housing First	Homelessness/Risk of Homelessness	Disability	Age Friendly	No. of development schemes (known at time of plan)

BY DWELLING TYPE

SLIGO HDAP 2022-26	Dwellings	1B/	2B/	3B/	4B/	5B/
Dwelling Type (on sites known)	590	199	221	127	32	11
Percentage of total	100%	33.7%	37.5%	21.5%	5.4%	1.9%

Estimates for additional Part 5 over life of HDAP 22-26 : 15 no. dwellings (location TBC)

Estimates for Buy and Renew over life of HDAP 22-26 : 16 no. dwellings (location TBC)

***Repair & Lease Scheme:**

It is noted that this scheme is not included in the build targets set out by the department. SCC will promote this scheme as part of its strategy to address vacancy in the context of the DHLGH document: Town Centre First- *A policy Approach for Irish Towns*, with a view to provide four lease agreements per year – however there is no obligation for the private sector to avail of this scheme. (see Chapter 6.00 Targets for the use of vacant properties as social housing)

1.3 Land Holdings, Turnkey and Land Acquisitions required to deliver the targets in the plan

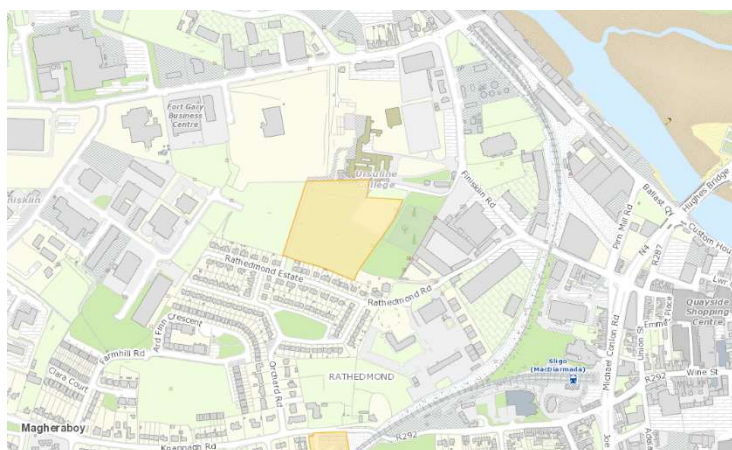
2022 -Target 45	Dwelling Units
Bunannaddan	6
Killeshin Strandhill Rd, Sligo Urban (AHB)	5
The Fairways Tubbercurry(AHB)	8
Seaville, Finisklin Sligo Turnkey Phase 1	12
Avena – Ballisodare (AHB)	6
Part V Farmhill Manor Sligo	7
Part V Seaville Sligo Ph 1	2
Buy and Renew	0
Total: (target +1)	46



Bunannaddan, Co Sligo (6)



Killeshin, Strandhill Rd, Sligo Urban (AHB) (5)



Seaville, Finisklin Road, Turnkey, Sligo Urban Phase 1(14) Phase 1 (12) and Part V (2)

2023 – Target 111	Dwelling Units
Connolly Park Phase 2 /Coolaney	19
Easkey, Co Sligo	10
Centre Block & Geldof Drive Sligo	30
Seaville, Finisklin, Sligo Turnkey Phase 2	15
Seaville, Finisklin Sligo Turnkey Phase 3	26
Seaville, Finisklin Sligo Turnkey Phase 4	13
Glenview Ash Lane Sligo	3
Part V Seaville Sligo (phase 3)	4
Part V Seaville Sligo (phase 4)	1
Buy and Renew (TBC)	4
Total	135



Connolly Park Phase 2 Tubbercurry (15)



Green Road Coolaney (4)



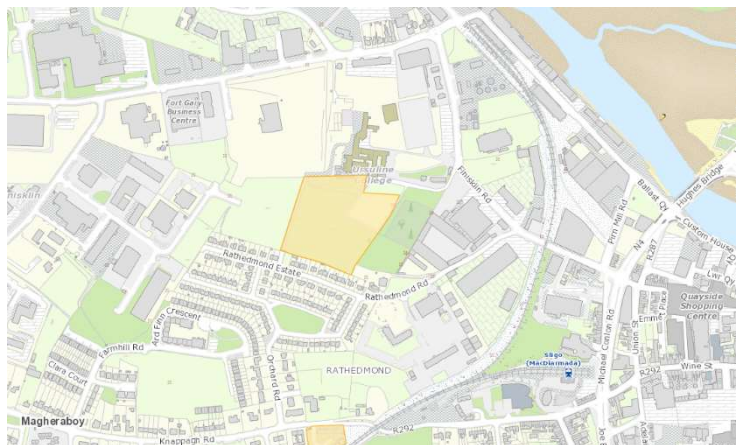
Glenview Ash Lane, Sligo Urban (3)



Geldof Drive and Centre Block Sligo Urban (30)

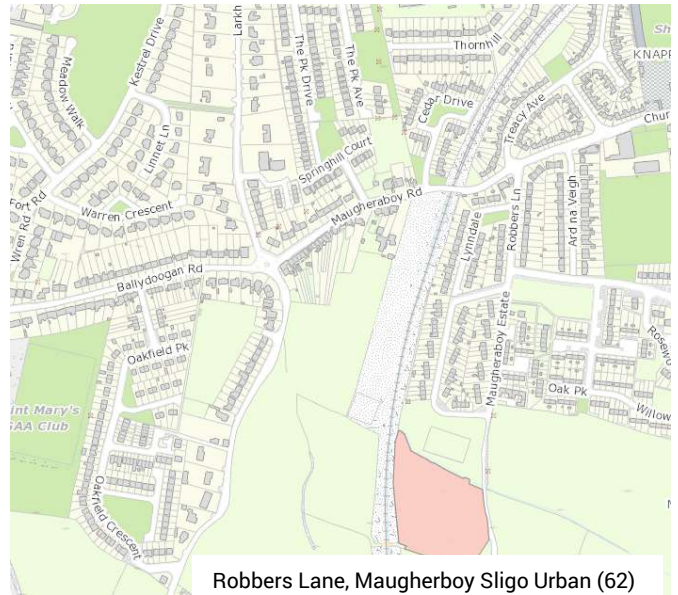


Easkey (10)



Seaville, Finisklin Road, Sligo Urban (59 units)
Phase 2 (15) Phases 3(26) and 4 (13) AHB units (10)and Part V (5)

2024 – Target 114	Dwelling Units
Robbers Lane, Maugeraboy, Sligo	62
Carrowbunnaun, Strandhill, Co Sligo	42
Collooney “Owenmore Crescent”	20
Summerhill Tubbercurry (AHB)	6
Part V- (TBC)	5
Buy and Renew (TBC)	4
Total	139



Robbers Lane, Maugeraboy Sligo Urban (62)



Collooney “Owenmore Crescent” (20)

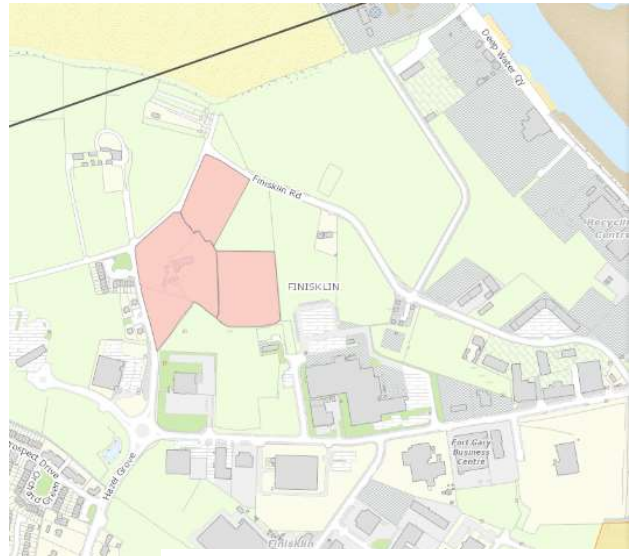


Summerhill Tubbercurry (AHB) (6)



Carrowbunnaun, Strandhill, Co Sligo (42)

2025 – Target 122	Dwelling Units
Rathellen, Finisklin, Sligo – PPP Bundle #3	63
Adelaide Street, Sligo (AHB)	38
Kazalain (AHB)	11
Carney, Co Sligo	25
Part V- (TBC)	5
Buy and Renew (TBC)	4
Total	146



Rathellen, Finisklin, Sligo – PPP Bundle #3 (63)



Kazalain - AHB (11)

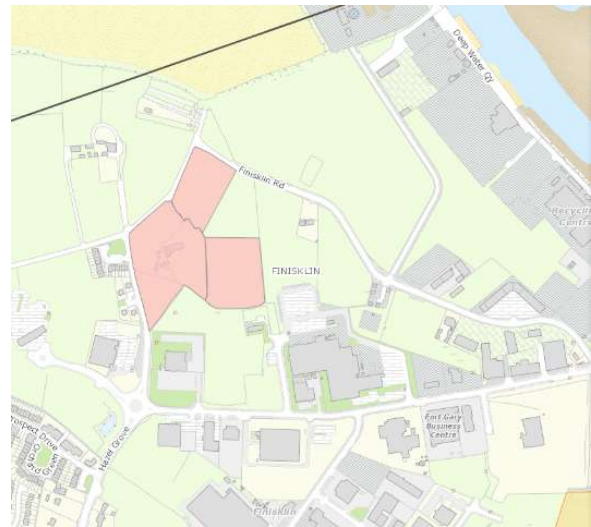


Carney, Co Sligo (25)



Adelaide Street, Sligo AHB (38)

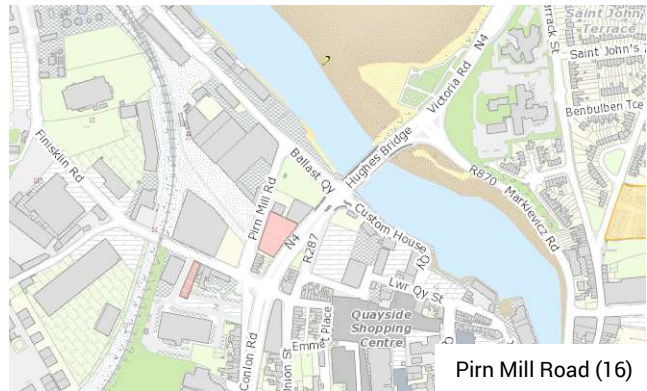
2026 – Target 125	Dwelling Units
Camross, Ballymote	30
Pern Mill Road, Sligo	16
39 High Street, Sligo	6
Finisklin Far/Rathellen, Sligo Phase 1	25
Finisklin Far/Rathellen, Sligo Phase 2	40
Grange	15
Dromore West	8
Ballintogher	6
Part V – (TBC)	5
Buy and Renew(TBC)	4
Total	155



Finisklin Far/Rathellen, Sligo Phase 1(25) and 2(40) (65 overall)



Camross Ballymote (30)



Pirn Mill Road (16)



39 High Street Sligo (6)



Grange (15)

1.3.1 Land Acquisitions required to deliver the targets in the plan



Borough District of Sligo Municipal District (BDS MD)

SCC's analysis of its current landbank within the Sligo Strandhill Municipal District has determined that there is sufficient land available to meet the delivery targets of the HDAP 2022-26.

SCC's analysis has also determined that there is further land held within the Land Aggregation Scheme by the Housing Agency, that will provide housing opportunity further to the advance provision of infrastructure and services and utilities, for the next phase of Housing for All Strategy 2026-2030.

Investment in the advance provision of infrastructure and services and utilities will be required to ensure that the continued high demand for housing in the Sligo Municipal District can be met.

Sligo Drumcliffe Municipal District (SD MD)

SCC's analysis of its current landbank within the Sligo Drumcliffe Municipal District has determined that there is **insufficient land** available to meet the delivery targets of the HDAP 2022-26 in certain settlements where there is an identified need but no land.

Land Acquisitions will be required during the life time of the HDAP to meet this housing need.

Ballymote Tubbercurry Municipal District (BT MD)

SCC's analysis of its current landbank within the Ballymote Tubbercurry Municipal District has determined that there is **insufficient land** available to meet the delivery targets of the HDAP 2022-26 in certain settlements where there is an identified need but no land.

Land Acquisitions will be required during the life time of the HDAP to meet this housing need.

1.4 Planned Delivery Streams to be used to meet the targets, including the role of the Approved Housing Bodies/LDA or other partners with a focus on delivery through new build.

1.4.1 Sligo County Council Delivery and Project Management

The Council will primarily be adopting a tri-fold approach to its HDAP delivery stream, using a combination of:

- (a) in-house delivery via SCC Housing Capital Team
- (b) Partnering Delivery: SCC Housing and Housing Capital Team through engagement with
 - Approved Housing bodies,
 - Land Development Agency,
 - Part 5 agreements with the private sector and
 - Turnkey acquisitions
- (c) External Delivery: Architectural Led Design Teams procured by SCC Housing Capital Team via the Office of Government Procurement's (OGP) Framework Panel through a series of mini-competitions.

1.4.2 Approved Housing Bodies (AHB)

In accordance with the HfA objectives, Sligo County Council intends to work with the Housing Agency and Approved Housing Bodies to deliver approximately 40% of the 2022- 2026 targets. Sligo County Council currently has relationships with the following AHB's and will be actively engaged in building new relationships with the sector during the course of the Housing Delivery Action Plan.

- Co-Operative Housing Ireland
- Clúid Housing Association
- Focus Housing Association
- Hail Housing Association
- Newgrove Housing Association
- Respond Housing Association
- Society of St Vincent De Paul
- Sophia Housing Association
- Steer Housing Association
- Túath housing Association

There will be opportunities for the AHB sector to deliver developments, via the Capital Assistance Scheme (CAS) and the Capital Advance Lease Facility (CALF) with funding from the DHLGH and the Housing Finance Agency. The decision as to which funding mechanism is to be adopted will be a matter for each AHB.

It is expected that during the course of the HDAP that there will be opportunities whereby the AHB sector will be engaging with the private developer market to deliver possible turnkey developments. The Council is currently engaged with the AHB sector and is assessing a number of preliminary proposals in this regard.

1.4.3 Role of the Land Development Agency

The Council has been in contact with the Land Development Agency in relation to a number of sites offering potential for additional housing opportunities, which are being considered by the LDA. Any dwellings delivered by the LDA will be additional to the targets set under the HfA plan and will have a long-term delivery possibly outside the time-frames of the 2022-2026 action plan.

Sites where the Land Development Agency could have a role in future housing delivery within the Housing for All 2022-2030 Strategy in Sligo include lands at:

- Browns Field, Cranmore
- Bellanode, Sligo (LAGS site)
- Ardaghownen, Sligo

Long term advance infrastructural investment will be necessary to deliver these sites in terms of utilities, services and transport.

1.4.4 Part V Social Housing Delivery

Part V of the Planning and Development Act has now been amended to deliver 20% of units in new developments in circumstances where the site has been acquired in on or after 01 August 2021 or before 01 September 2015. Any planning permissions for housing development on that land granted after 03 September 2021 will have a 20% Part V requirement.

A 10 % Part V requirement will apply where the land:

- Had planning permission before 03 September 2021 or,
- Was purchased between 01 September 2015 and 31 July 2021 (when the Part V requirement was 10%) and planning permission is granted before 31 July 2026

PL No.	Description	Address	No. of Dwelling Units	Part 5 est.	Mun. District	BDS MD	SD MD	BT MD
21/135	5 dh's and 10 assisted living units	Cartronkillerdo, Cliffoney	15	0	SD MD		0	
21/190	34 dwelling units	Tonaphubble Road	34	3	BDS MD	3		
21/211	Complete unfinished hsing estate	Knockbeg West, Collooney	59	6	SD MD		6	
21/440	4 apartments	O'Connell Street, Ballymote	4	0	SD MD			
20/445	64 accommodation units	Globe House, Chapel Hill, Sligo	64	0	BDS MD	0		
19/58	8 new dwelling units	Mullaghmore Road, Cliffoney	8	0	SD MD			
19/169	19 new residential units	Killaspugbrone, Strandhill	19	2	BDS MD	2		
19/198	9 new dwelling units	Buenos Ayres Drive, Strandhill	9	0	BDS MD			
19/209	residential and commercial bldings	The Pier, Enniscrone	16	2	BT MD			2
19/285	4 new dwelling houses	Ard Laigne, Coolaney	4	0	BT MD			
19/310	13 new dwelling units	Carraig Abhainn, Ballisodare	13	1	SD MD		1	
19/447	6 new dwelling houses	Pearse Road, Sligo	6	0	BDS MD			
19/483	38 new dwelling units	Aylesbury Park, Knappaghmore	38	4	BDS MD	4		
			289	18		9	7	2

Table 3: Sites with Planning Permission where construction has not commenced to date (June 2022)

Current market conditions in Sligo would indicate a low level of residential building activity in both the Sligo Urban and County Municipal Districts. Considering this and taking the Part V transitional arrangements (described above) into account, a conservative figure of 5 no. dwellings has been estimated in the of the Housing Delivery action plan (years 2023-2026). It is anticipated that this figure will fluctuate with market activity throughout the lifetime of the HDAP.

1.4.5 Signs of increased interest in private housing market (pre-planning June 2022)

There are a number of potential schemes within the Sligo area at the pre-planning application stage and which are indicative of increased interest in the provision of private housing for the Sligo market.

1.4.6 October 2021 DHLGH Data re Housing Completions

As of October 2021, there have been 132 new dwellings completed in the rolling 12 months to Q3 2021, a decrease of -21.9% on the previous period (2020:169 no. dwellings).

Of the 132 dwellings completed during the period:

87.9% were houses and 12.1% were apartments.

65 no. were one-off houses,

51 no. houses were within a scheme, and 16 no. were apartments.

See Appendix (3.4)

1.4.7 Turnkey Delivery

In October 2021 Sligo County Council re-advertised for ‘Expressions of Interest’ for the delivery of Turnkey dwellings which would lead to the purchase of units for social housing accommodation in Sligo Town and specific settlements around County Sligo for the period 2022 – 2026 inclusive. This invitation remains open.

Link: [Turnkey Housing Developments \(sligococo.ie\)](https://www.sligococo.ie)

The specific towns indicated were settlements of highest social housing need, as indicated below

No.	Location	Area
1	Collooney	Sligo Environs
2	Strandhill	
3	Cararroe	
4	Rosses Point	
5	Enniscrone	West Sligo
6	Easkey	
7	Ballisodare	South Sligo
8	Tubbercurry	
9	Ballymote	
10	Coolaney	

Table 4: List of specific Towns listed in SCC’s Call for Expressions of Interest (October 2021)

Following previous advertisements for expressions of interest in the Sligo Urban area, SCC have been given approval by the Department for the acquisition of 73 no. dwellings in the Finisklin area. This scheme is currently on site, and forms part of the HDAP 2022-26 delivery over a series of 4 no. phases. As part of the HDAP, the Council will continue to pursue engagement with the private developer market, in partnership with the Approved Housing Bodies to realise further opportunities in the turnkey market. See Appendix 5

1.5 Housing Needs Assessment:

Housing types, sizes, in accordance with local Social Housing Needs, including the adequate proportion of 1, 2, 3, and 4 bedroom homes aligned with those needs, together with the provision of Housing for persons with a disability need and the provision of Age Friendly Housing.

Developing a Methodology to address Sligo’s Social Housing Need

SCC has developed the Draft Housing Delivery Action plan through a series of assessments, determining the following:

- Extent of need in Sligo County See Table 5 below
- Location and type of housing need in Sligo Urban and County area (see Appendix 2)
- Analysis of housing need and available sites to be delivered in the Housing Action Plan 2022-26 (See Table 2 Housing for All Proposed Programme 2022-26)

Extent of Social Housing Need in Sligo County

Sligo County Council has examined the social housing demand throughout the County and Urban Area by settlement (5th October 21 baseline, see attached table Appendix 2)

The Social Housing Assessment Regulations 2011, as amended, sets out the procedure for assessing households who are seeking social housing support. This assessment determines if the household is eligible and in need of social housing support.

The assessment of households eligible and in need of social housing support has been determined as of the 5th October 2021 at **1573 no. households**, is broken down as follows:

Category	No.
No. of households availing of HAP and approved for Transfer	775
No. of Council/RAS/AHB tenants approved for transfer	215
No. of households availing of HAP and not approved for transfer	1
No. of remaining households i.e. Net Housing Need	582
Gross Housing Need	1573

Table no.5 Breakdown of Gross Housing Need SCC, October 2021

The SCC Housing Delivery Action Plan 2022-2026 Needs Assessment and selection of sites is based on this gross number and type of need. The allocation of dwellings will be determined from the gross figure, as clients on HAP, RAS or AHB tenures are eligible for consideration in social housing allocations.

In determining the brief for the housing mix of individual sites within each municipal district, the gross housing need (1573) has been taken into account.

SCC has developed the housing delivery strategy in response to the housing needs identified, utilising sites within SCC ownership, and housing delivery opportunities that are currently known to the Council (June 2022).

It is noted that the target figure set by the DHLGH for Sligo's Housing Delivery action plan (2022-2026) is 517 dwellings. Sligo's HDAP for 621 units provides contingency, to mitigate against risks developing to the delivery of projects.

The Housing Authority is also specifically required to meet the needs of vulnerable groups, such as persons eligible for the Housing First Programme; Housing for families at risk of homelessness; Housing for Persons with a disability; Housing for Older Persons, Age-friendly Housing; Housing for Travellers; Housing for Refugees and Migrants and Housing for Persons experiencing domestic violence

Responding to the needs of each of these vulnerable categories is outlined in summary below, with further information in Appendices 6 and 7.

Vulnerable groups within Sligo’s social housing demand to be incorporated in the Sligo HDAP 22-26

Housing First Programme: addressing homelessness for single people

Sligo CC Target for 2022-2026 Housing First Programme

Work is underway at responding to this demand.

Year	2022-2026 Housing First	HDAP Housing First New build Targets
2022	8	1
2023	11	4
2024	9	5
2025	8	6
2026	9	7
Totals	45	23

Table 6 Housing First 2022-2026

Table 6 highlights the overall targets for Housing First and the numbers estimated for delivery under the Housing for All new build programme.

Additional Units to address this demand will be incorporated into appropriate schemes in accordance with the conditions of the Housing First Programme. Sligo County Council will work with Approved Housing Bodies in the allocation of Housing First units, together with allocations from SCC’s current existing housing stock. Further information on the operation of this programme is detailed in Appendix 6.

Housing for families at risk of homelessness

Sligo County Council in recent years has had to respond to rising numbers of families at risk of homelessness presenting, due to an increase in issues such as housing rentals shortages, vulnerable tenancies, terminations of leases in private rental market.

People in Emergency Accommodation:	
Year	No. of families
2019	13
2020	16
2021 to end Nov	22

Table 7 SCC Emergency Accommodation 2019-2021

This table shows there was an increase in the numbers of people (families) who have had to be placed in homeless accommodation since 2019. This is as a result of private rented accommodation becoming more scarce and costing more. Covid has also worsened the situation for the more vulnerable families. The typical length of stay in emergency accommodation in recent years is 5.5 months. As these particular needs can present at short notice, allocations are determined following assessment of individual situations, and housing options available

Year	HDAP: New build Housing for Homelessness Targets
2022	12
2023	18
2024	19
2025	28
2026	23
Totals	100

Table 8 Targets for Housing to address Homelessness or Risk of Homelessness 2022-2026

Housing for Persons with a disability

This element of delivery will be informed by the recently published ‘National Strategy for people with a Disability 2022-27’ (April 2022). A key element of the HDAP 2022-2026 will be the integration of the Council’s **Sligo Strategic Plan for Housing People with a Disability 2021-25** .

At a minimum in developments exceeding 10 dwellings, 15% of the dwellings will be designed and allocated to meet the needs of this vulnerable group (current estimates: a minimum of 60 no. units over the HDAP period 2022-26).

Year	HDAP New build for disability Targets
2022	10
2023	26
2024	20
2025	39
2026	21
Totals	116

Table 9: Housing for Persons with a Disability

This element of the strategy will also include working with the HSE to deliver housing solutions for persons moving from congregated settings. Further information on this strategy is detailed in Appendix 6.

Housing for Older Persons, Age-Friendly Housing

As part of SCC’s commitment to the Age Friendly Alliance, Sligo County Council will continue to strive to support the high-level objectives outlined in the Age Friendly Ireland’s Housing For All submission to the Department DHLGH (April 21), namely:

- Accelerate the growth of Age Friendly Housing in partnership with the Private Sector
- Ensure that there are a range of options for our ageing population to right size

Year	HDAP New build for Age-Friendly Targets
2022	4
2023	12
2024	15
2025	12
2026	14
Totals	57

Table 10 Age Friendly Housing

Further information on Age Friendly Ireland’s Housing For All submission is included in Appendix 7

Responding to the Age Profile in Sligo’s Social Housing Needs Assessment

Regard will be had to the age profile within the social housing needs assessment.

This will be incorporated into the briefing and housing typologies for individual sites within the delivery streams.

In addition the needs of older people who may have need for housing adaptations or supported accommodation to be able to sustain independent living will also be supported by engagement with the Housing Agency, Approved Housing bodies, and the HSE.

‘Right Sizing Strategy’

Sligo County Council proposes to advance a strategy of ‘right-sizing’ in the allocations of new housing specifically designed to meet the needs of tenants seeking smaller accommodation that will allow the release of larger properties for allocation.

Catering for the needs of older persons and Age Friendly housing will be further advanced by Sligo County Council via engagement and partnerships with the Housing Agency and targeted Approved Housing Bodies.

Universal Design and Accessibility

Where Department funding will allow, the principles of Universal Design and accessibility will be incorporated into the briefing requirements for all new build social housing projects.

Housing for Travellers

Sligo County Council recognises the distinct culture and lifestyle of the Traveller Community and will endeavour to provide suitable accommodation for Travellers who are indigenous to the area, using the full range of housing options available, such as standard lettings in local authority estates, HAP, lettings in voluntary housing schemes, group housing schemes, halting sites and single/stand-alone housing where required.

Regard will be had for the Traveller Accommodation Plan (July 2019- June 2024) and the specific targets within the TAP, and its successor plans, as estimated in 2025-2026 below.

Sligo Traveller Accommodation Plan (July 2019- June 2024)				
	Target for July 2019- June 2024	TAP TARGET Achieved to date 2021	Target 2022-24	Additional Estimated No.s to be delivered 25-26
Standard Local Authority Tenancies	21	10	11	14

Table 10 SCC Emergency Accommodation 2019-2021

Housing for Refugees and Migrants

Such clients who may have cultural, language and other support needs are at increased risk of homelessness and in need of social housing supports.

Sligo County Council works with clients who are still living in direct provision (despite having achieved residency) due to housing shortages. Clients are often supported to access social housing supports as part of an inter-agency response.

Sligo County Council welcomes the granting of planning permission for the provision of 64 no. dwellings consisting of 16 no. 3-bedroom apts. and 48 no. 2-bedroom apts. at Chapel Hill in Sligo as an initiative which will deliver quality temporary accommodation to this vulnerable cohort.

In December 2021 the position regarding social housing need is as follows:

18 no. residents living in direct provision have been approved for Social Housing support

21 no. residents have secured HAP tenancies (and are on the Housing Transfer list)

This is an evolving need, that will continue to be monitored in the lifetime of the HDAP.

Housing for Persons experiencing domestic violence

Under the terms of the Policy and Procedural Guidance for Housing Authorities in Relation to Assisting Victims of Domestic Violence (DHPCLG Circular 2/2017), local authorities are required to support victims as part of an inter-agency response, as issues of access to housing can be a barrier and can lead to homelessness.

SCC will continue to work with representative bodies locally and nationally such as DVAS in the allocation of emergency accommodation and longer-term allocation in newly constructed dwellings within the period of the 2022-2026 HDAP, using protocols agreed by the Department of Housing.

1.6 Targets for the use of vacant properties as social housing through *Buy & Renew Construction and Repair & Lease Schemes*

A Vacant Homes Unit has been set up in Sligo County Council with the aim of driving and co-ordinating actions to address vacancy and dereliction at local level. The Vacant Homes Unit engages with vacant properties owners, where they can be identified.

The Vacant Homes Unit informs vacant property owners of the following scheme that is currently being implemented by the Government in an effort to reduce the amount of vacant homes in our towns and cities.

Repair and Lease Scheme*

A grant of €60,000 is available to property owners to upgrade their dwellings which would then be leased by the local authority.

Buy and Renew Scheme: For derelict sites in settlements of housing need, SCC will consider the application of the Buy and Renew Scheme.

Following a recent survey of approximately 8,000 properties in the Sligo Urban area, SCC Vacant Homes Office has identified 212 properties as being 'possibly vacant'. Sligo County Council is now notifying property owners of the options that are available if their property is potentially (i.e. greater than six months) vacant.

SCC is encouraging owners of vacant properties to bring their properties back into use in order to help provide much needed accommodation to families and individuals with a housing need. Property owners are advised of the substantial benefits to those who avail of these schemes including:

- Increased rental income
- Increased capital value of the property
- Long term investment potential of a properly maintained dwelling
- Increased sales potential
- Property secured from vandalism/anti-social behaviour
- Making a difference by providing much needed housing in the community

Provisional HDAP Targets across the three municipal districts in the HDAP 2022-2026 are as follows for the years 2023-2026

- Buy and Renew Scheme: 4
- Repair and Lease Scheme 4

It will be an objective of the HDAP 2022-2026 to carry out further surveys of vacancy rates in selected rural settlements, prioritising those listed as priority areas in Table 4 above.

***Repair & Lease Scheme:**

It is noted that this scheme is not included in the targets set out by the department. SCC will promote this scheme as part of its strategy to address vacancy in the context of the DHLGH document: *Town Centre First- A policy Approach for Irish Towns*, with a view to provide four lease agreements per year – however there is no obligation for the private sector to avail of this scheme. (see Chapter 6.00 Targets for the use of vacant properties as social housing)

Section 2 - Affordable Housing Delivery

2.1 Introduction:

Affordability and the chance to own a home is at the heart of the government's housing policy. It recognises that significant new supports are needed so that those who want to own their own home can do so, and that those who wish to rent are able to do so at an affordable rate. That is why the government is introducing and implementing new measures to make homes more affordable.

Among the main actions under this pathway are:

- 33,000 new units per year, on average, up to 2030. This includes over 10,000 social homes and 6,000 affordable homes
- an average of 6,000 affordable homes to be made available every year, for purchase or for rent. These will be provided by local authorities, Approved Housing Bodies, the Land Development Agency (LDA) and through a strategic partnership between the State and retail banks
- a new, national, affordable purchase 'First Home' shared-equity scheme. This will be available for buyers of new build homes in private developments, until 2025
- a new local authority-led 'Affordable Purchase Scheme'
- an expanded 'Local Authority Home Loan' scheme
- the LDA to deliver a significant number of homes on State lands. This will be done in association with local authorities in major mixed-tenure developments
- Rent Pressure Zone protections extended to the end of 2024. Rent increase caps will be linked to the Harmonised Index of Consumer Products
- introduction of indefinite tenures (that is, tenancies with no time lengths) for rent leases
- introduction of a new form of rental tenure (agreement) called 'cost rental' with targets of rents being at least 25% below market value

2.2 Housing Needs and Demand Assessment (HNDA)

Sligo County Council is currently in the process of producing a HNDA as part of the review of the current Sligo County Development Plan. The HNDA will support the preparation of the Housing Strategy which, in turn, will inform the relevant objectives and policies of the County Development Plan (2023-2029).

The HNDA will be prepared in line with the 'Guidance on the Preparation of a Housing Need and Demand Assessment' (Department of Housing, Local Government and Heritage) (April 2021) and will use the Department's 'HNDA Tool'.

The HNDA Tool is a county-wide assessment and is not designed to provide an assessment for a localised area or region. It is therefore not possible to determine if there is an affordable housing demand in any particular towns or areas of the county.

Section 2 - Affordable Housing Delivery

2.2 Overview: HNDA tool- Affordability Constraint – Sligo

The HNDA tool provides for broad long-term estimates of housing need across four tenures (Social Housing, Affordability Constraint, Private Sector Rent and Buyers (private market)).

The interim findings of the HNDA tool, when based on the default settings, are provided in the table below. As the full HNDA is developed and further information is derived on housing market drivers and existing housing stock, these findings may be subject to sensitivity testing and adjustment if deemed appropriate.

Table 11: Interim Findings of the HNDA tool (Sligo, November 2021)

	2022	2023	2024	2025	2026	Total
Total	459	471	463	459	448	2300
Social Rent	127	130	128	127	124	636
Affordability Constraint	0	0	0	0	0	0
Private Rented Sector	100	102	100	100	97	499
Buyers	232	239	235	232	227	1165

NB These figures are estimates of net housing need, as per HNDA tool, Nov. 2021

2.3 Interim Findings of HNDA Tool (Sligo, November 2021)

The interim findings indicate that there will be no demand for affordable housing ('Affordability Constraint' is 0).

In preparing their HDAP's, the Department guidance to local authorities in relation to setting Targets for Affordable Housing is that where the HNDA indicates an Affordability Constraint of 5% or below over the term of the HDAP, there is no requirement to set specific targets in the Housing Delivery Action Plan.

Notwithstanding this, Sligo County Council will keep this assessment under review, as well as the available opportunities for Sligo County Council to respond to affordability constraints, using schemes promoted by the DHLGH such as:

- The First Home Affordable Purchase Shared Equity Scheme
- The Local Authority Loan Home Scheme
- Deployment of New Croí Cónaithe Town Fund to service sites and refurbish vacant properties in towns and villages
- The Help to Buy Scheme

Section 2 - Affordable Housing Delivery

2.3 Relevant Local Trends in Sligo's Local Housing System: October 2021

Statistical data prepared by the DHLGH has been gathered to highlight the current housing market trends in Sligo

This data is aligned with SCC's Social Housing Housing Needs Baseline (October 2021)

The key data reflecting Sligo's recent housing market trends in rental costs, residential property sale prices and residential new build completions are included in the Appendices (2021)

The Appendices include relevant local data in terms of rental costs, property prices, sales volumes, and residential construction activity.

Appendix (3.1) – DHLGH Statistics: National & Sligo LA

RENTAL COSTS: RTB Rent Index 2021 Q2 National Average and Sligo Average

Commentary:

The average rental rent in Sligo was €828.57 compared with a national average rent of €1,352.36

Appendix (3.2) – DHLGH Statistics: National & Sligo LA

RESIDENTIAL PROPERTY PRICE INDEX MEAN SALES PRICE

National Mean Sales Price and Sligo Mean Sales Price: Rolling 12 months to Sept 21

Commentary:

The mean purchase price in Sligo for a first-time buyer purchasing a second-hand house is €183,740

The mean purchase price nationally for a first-time buyer purchasing a second-hand house is €284,876

Appendix (3.3) – DHLGH Statistics: National & Sligo LA

RESIDENTIAL PROPERTY SALES VOLUMES – By Buyer Type and Dwelling Type

National and Sligo: Rolling 12 months to Sept 21

Commentary:

In Sligo of the 677 dwellings sold in this period, 126 no. second-hand properties were purchased by first time owner occupiers, which represents 19% of the properties sold.

Nationally of the 45,417 dwellings sold in this period 10,595 no. second-hand properties were purchased by first time owner occupiers, which represents 23% of the properties sold.

Sligo's statistics indicates a trend below the national trend in this period.

Appendix (3.4) – DHLGH Statistics: Sligo LA

RESIDENTIAL CONSTRUCTION ACTIVITY Q3 October 2021

BCMS Commencement Notices and New Dwelling Completions

Commentary:

In Sligo Commencement notices for the rolling 12 months to Oct 21,(Sligo Baseline) housing scheme units 131 Total units (one off housing 77 no. total giving a total of 208.

The total New dwelling completions in Sligo for this period was 132 no. dwellings, of which 65 no. were one off houses, 51 no. were within housing schemes, and 16 no. apartments.

APPENDICES

Appendix 1: Methodology for Developing Sligo's Draft HDAP 2022-2026

Appendix 2: Sligo County Council Social Housing Needs Assessment (by Municipal District)

Appendix 3: DHLGH Statistics National & Sligo Local Authority

3.1 RENTAL COSTS: RTB Rent Index 2021 Q2 National Average and Sligo Average

3.2 RESIDENTIAL PROPERTY PRICE INDEX MEAN SALES PRICE

3.3 RESIDENTIAL PROPERTY SALES VOLUMES –By Buyer Type and Dwelling Type

3.4 RESIDENTIAL CONSTRUCTION ACTIVITY Sligo Q3 October 2021

Appendix 4: HDAP Tables Analysis of Delivery

4.1 Geographical Distribution of Social Housing Demand and Approved Current Delivery

4.2 Future Programme

4.3 Programme by year

4.4 Affordable Housing

Appendix 5: Sligo County Council call for Turnkey Developments (October 2021)

Appendix 6: SCC Background Report on Vulnerable Housing Need (Dec 2021)

Appendix 7: Age Friendly Ireland Statement regarding Housing For All (Sept 2021)

Appendix 1: Methodology for Developing Sligo's Draft HDAP 2022-2026

An inter-departmental group (Housing, Planning, Architects Dept and Corporate) was established to formulate the plan, reviewing relevant information and strategies to be addressed:

- County Development Plan, Regional Spatial and Economic Strategy, the National Planning Framework
- Sligo 2030 One Voice, One Vision
- County Development Plan housing strategies;
- Geographical analysis of social housing demand;
- Geographical analysis of existing housing stock including existing mix of privately owned, private rental, social, leased and HAP properties;
- General availability of zoned/serviced lands;
- Private sector development activity and projected / potential yield both in terms of potential turnkey development and part V yield; and
- Availability of local authority owned suitable and serviced lands to deliver housing opportunity

County Council Members were advised at SPC Housing Policy Committee of the timescales and agenda for the HDAP 2022-26

Data Sources used in the formulation of the Strategy

A number of data sources were used to formulate the plan, and these are referenced in the text. The Housing Delivery Action Plan drew in particular on the following data sources:

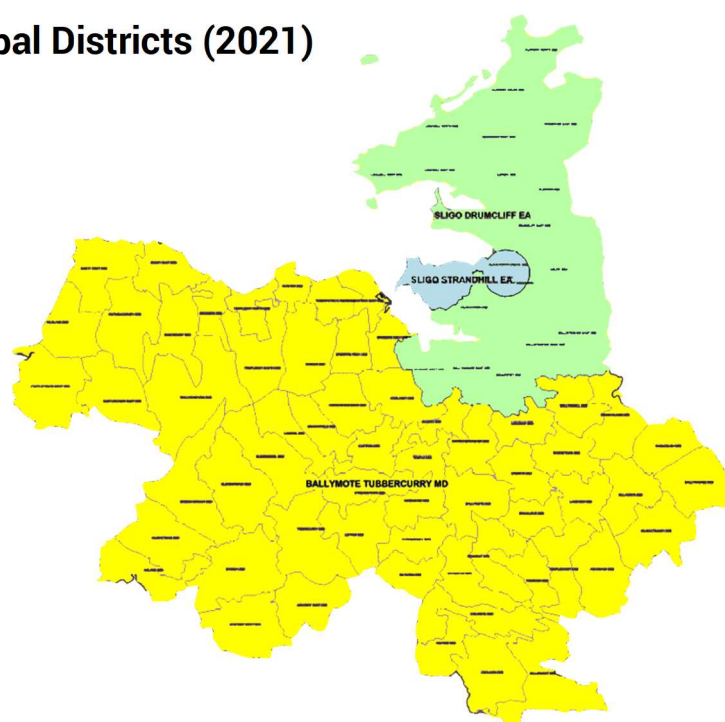
- Sligo's Social Housing Needs Assessment (5th October 2021) provides data on the geographical distribution of demand and housing typology required across the County, as well as household composition, age profile, specific requirements and scale of need for people with disabilities
- Sligo's County Development Plan's objectives for the projected appropriate population growth of towns and settlements, recognising in particular, the need for sustainable compact growth and utilisation of brown field lands.

Appendix 2: Sligo County Council Social Housing Needs Assessment Baseline data – 5th October 2021

2.1 Sligo Strandhill MD (993 no.)

Gross Sligo- Strandhill MD							SLIGO STRANDHILL	
Approved Bed Need	Area A	Area B	Area C	Area D	Area E	Area F	Strandhill	TOTALS
1 Bed	219	109	75	64	56	6	17	546
1 Bed Adapted	3	1	1	2	6			13
2 Bed	105	91	33	7	29	8	12	285
2 Bed Adapted	1	1	1		1			4
3 Bed	34	34	16	6	13	8	4	115
3 Bed Adapted		2				1		3
4 Bed	5	6	3	2	2	2	1	21
4 Bed Adapted	2				1			3
5 Bed			1	1				2
6 Bed		1						1
Sub Total	369	245	130	82	108	25	34	993

Map of Sligo's Municipal Districts (2021)



Appendix 2: Sligo County Council Social Housing Needs Assessment

Baseline data – 5th October 2021

2.2 Ballymote Tubbercurry MD (294 no.)

GROSS BALLYMOTE TUBBERCURRY MD									
Approved Bed Need	Ballymote	Tubbercurry	Easkey	Enniscrone	Riverstown	Coolaney	Dromore West	Others	Totals
1 Bed	28	41	6	11	4	12	5		107
1 Bed Adapted		0	1				0		1
2 Bed	14	29	10	10	4	10	3		80
2 Bed Adapted		1					1		2
3 Bed	6	12	2	7	2	6	1		36
3 Bed Adapted		2					0		2
4 Bed	4	1		2			0		7
4 Bed Adapted							0		0
5 Bed	1	1					1		3
Others								56	56
Sub Total	53	87	19	30	10	28	11	56	294
	Ballymote	Tubbercurry	Easkey	Enniscrone	Riverstown	Coolaney	Dromore West	Others	
Others* Aclare, Ballinacarrow, Bunninadden, Cloonacool, Culfadda, Geevagh, Gurteen, Keash, Monasteraden, Skreen									

2.3 Sligo Drumcliffe MD (286 no.)

GROSS SLIGO DRUMCLIFFE MD								
Approved Bed Need	Collooney	Ballintogher	Ballisodare	Rosses Point	Carney	Grange	Others	Totals
1 Bed	22		44	10	12	11		99
1 Bed Adapted	3		2	1				6
2 Bed	15	6	37	6	6	9		79
2 Bed Adapted			1					1
3 Bed	15		21	2	6	7		51
3 Bed Adapted								0
4 Bed	5		4					9
4 Bed Adapted								0
5 Bed			1		1			2
Others							39	39
Sub Total	60	6	110	19	25	27	39	286
	Collooney	Ballintogher	Ballisodare	Rosses Point	Carney	Grange	Others	
Others* Ballinfull, Cliffoney, Carraroe								

Appendix 3 DHLGH Statistics National & Sligo LA

3.1 RENTAL COSTS: RTB Rent Index 2021 Q2

National Average and Sligo Average



Date Refreshed: 25 November 2021

Please contact Housing Statistics Queries <housing_statistics_queries@housing.gov.ie> if you require further information.



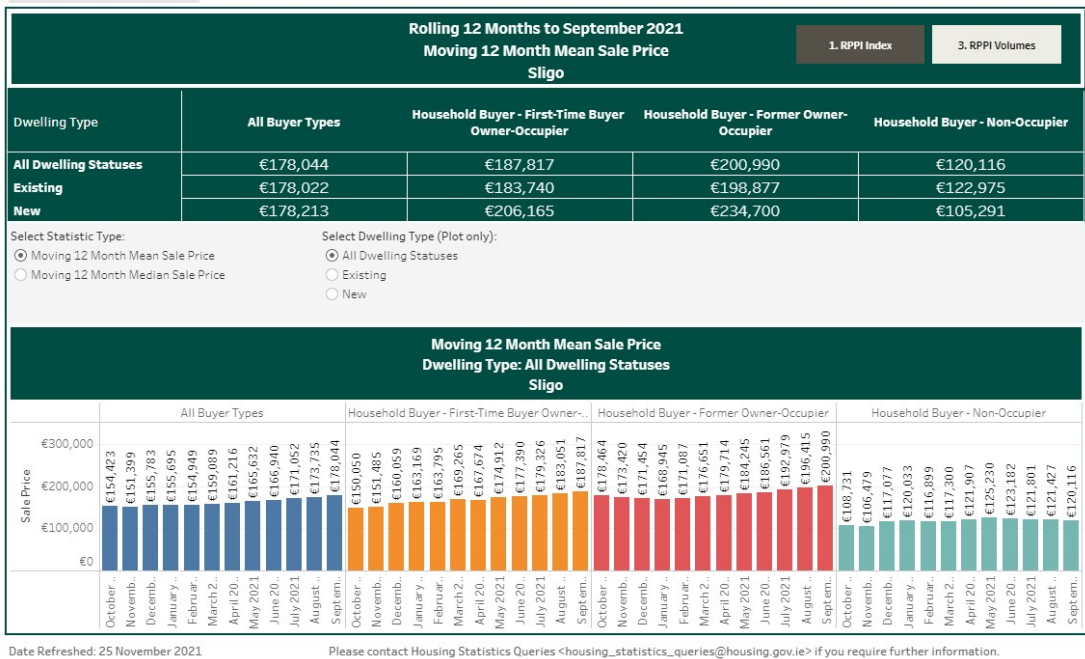
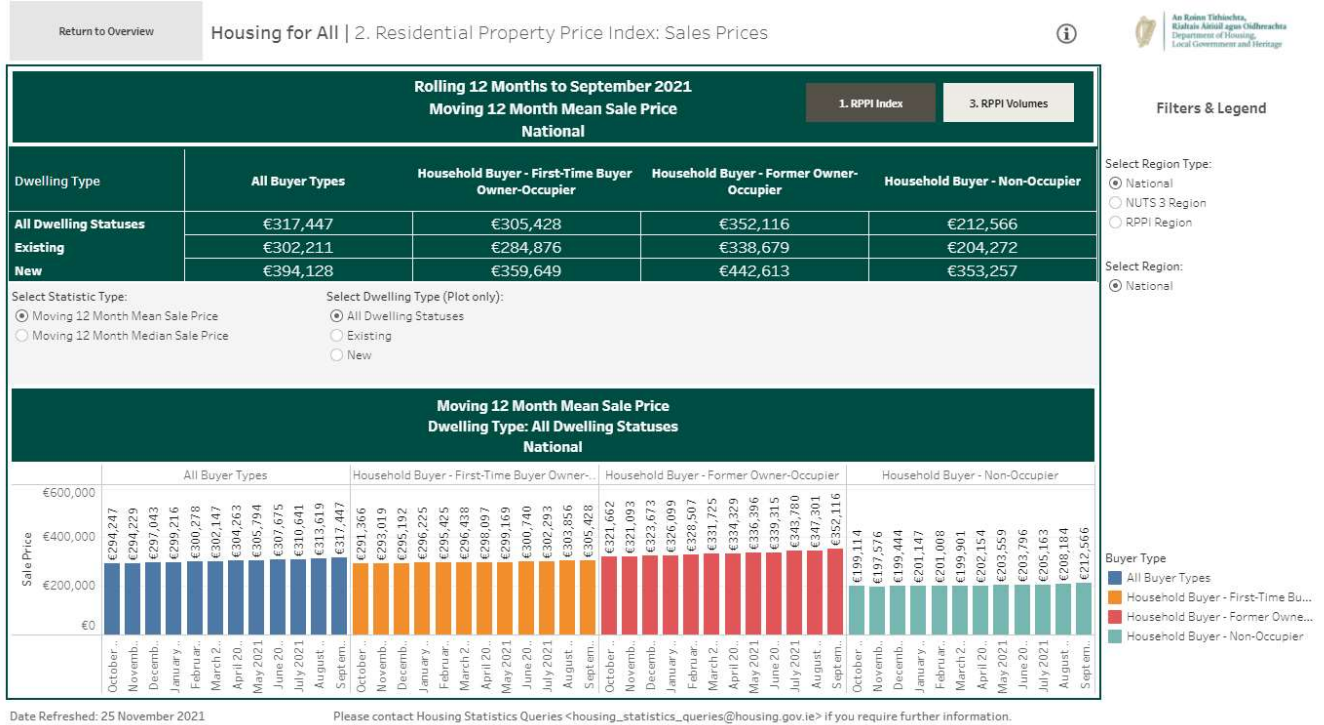
Date Refreshed: 25 November 2021

Please contact Housing Statistics Queries <housing_statistics_queries@housing.gov.ie> if you require further information.

Appendix 3 DHLGH Statistics National & Sligo LA

3.2 RESIDENTIAL PROPERTY PRICE INDEX MEAN SALES PRICE

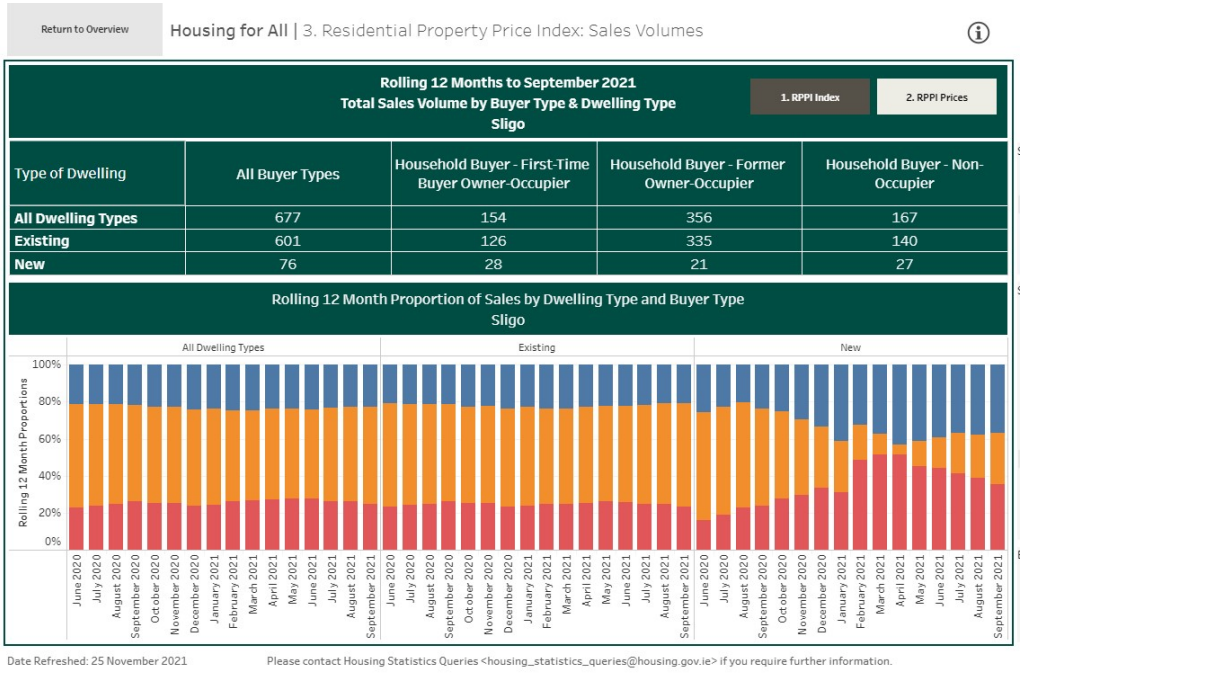
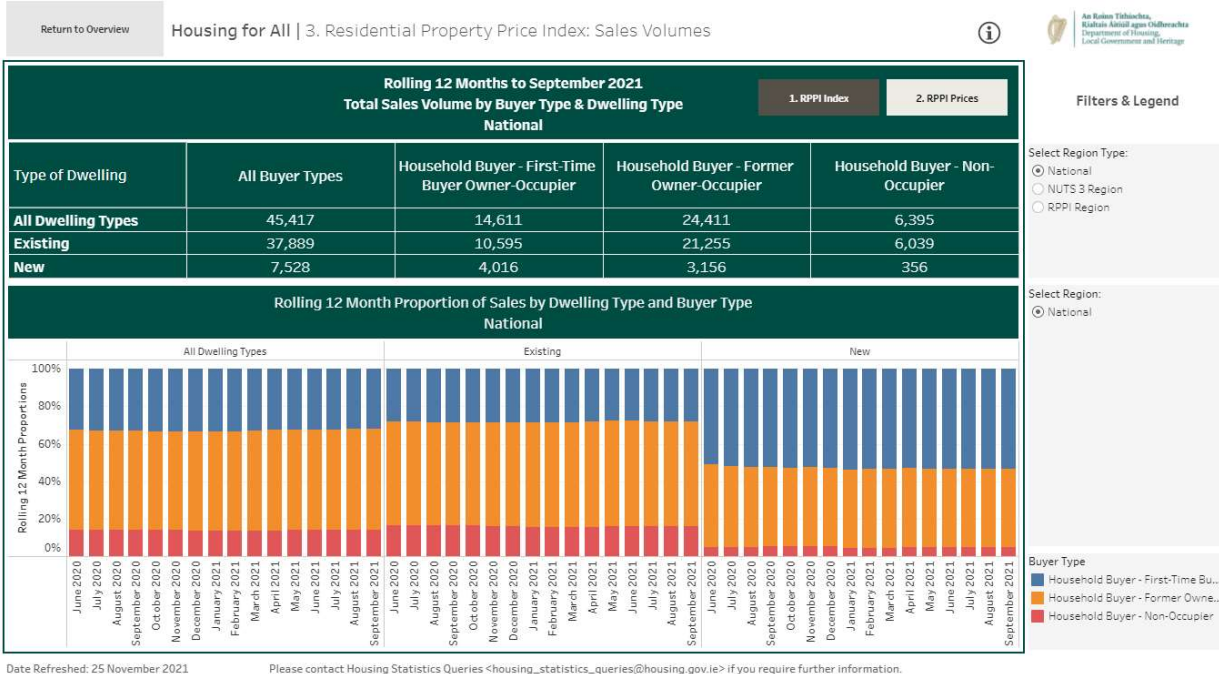
National Mean Sales Price and Sligo Mean Sales Price: Rolling 12 months to Sept 21



Appendix 3 DHLGH Statistics National & Sligo LA

3.3 RESIDENTIAL PROPERTY SALES VOLUMES

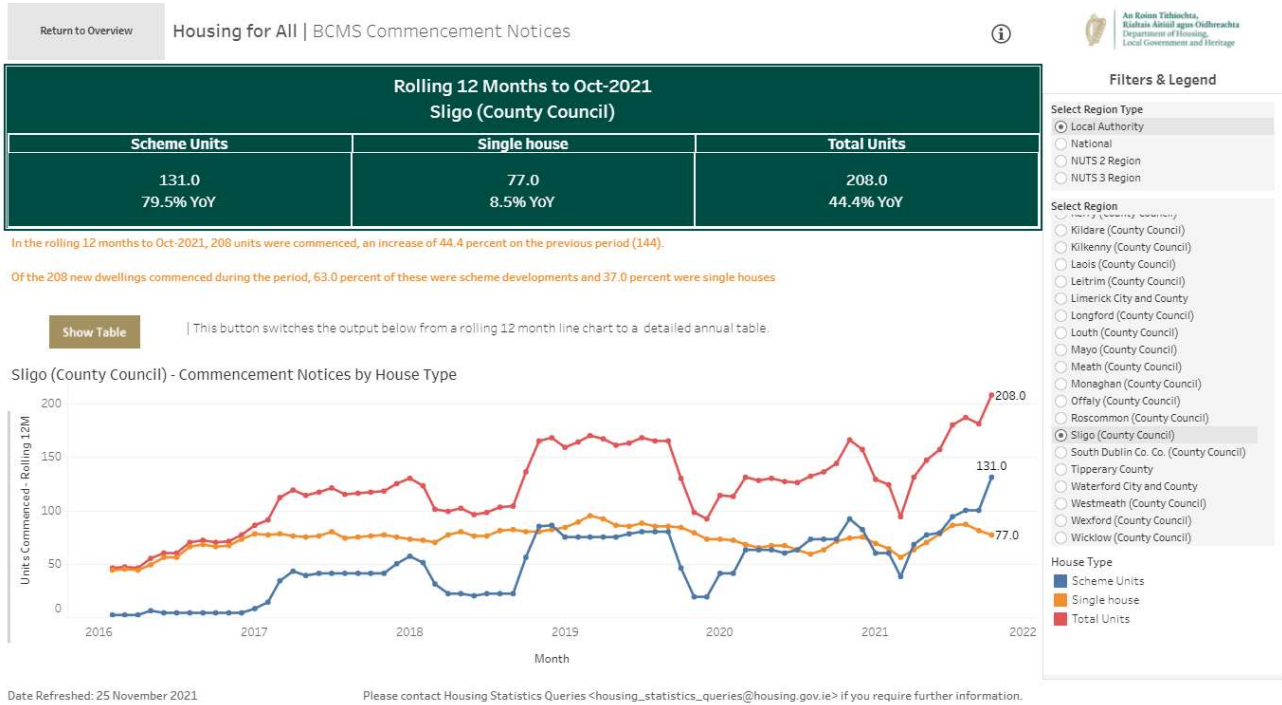
National and Sligo: Rolling 12 months to Sept 21



Appendix 3 DHLGH Statistics National & Sligo LA

3.4 RESIDENTIAL CONSTRUCTION ACTIVITY Q3 October 2021

BCMS Commencement Notices and New Dwelling Completions



APPENDIX 4 : HDAP TABLES: Analysis of Delivery

4.1 HDO TABLE 1 Geographical Distribution of Social Housing Demand and Approved Current Delivery

HDO Table 1 - Geographical distribution of Social Housing demand and current approved delivery

Area / Municipal District/ Division	Settlement/demand	Social Housing Demand (Gross)	No. of Households on HMDA(Social rental nett)	% of Demand by Settlement:	2022-2026 Target (517) (SCC proposed 621) Distributed by Demand	Approved Delivery confirmed (June 22) DHLGH Approval	Outstanding Delivery per MD	Proposed Delivery by MD/Division/Settlement
MD 1 SLIGO/ STRANDHILL								
	SLIGO URBAN	959	N/A		402	233	169	N/A
	STRANDHILL	34	N/A		42		42	402
	Others							42
MD 1 Total		993			444	233	211	444
							444	
MD 2 SLIGO/DRUMCLIFF								
	COLLOONEY	60	N/A		20		20	N/A
	BALLISODARE	110	N/A		6	6	0	20
	CARNEY	25	N/A		25		25	6
	GRANGE	27	N/A		15		15	25
	ROSS POINT	19	N/A		0		0	15
	BALLINTOGER	6	N/A		6		6	0
	Others	39						6
	Part and Buy and Renew TBC	9			9		9	0
								0
MD 2 Total		286			81	6	75	81
MD 3 BALLYMOTE /TUBBERCUNRY								
	BALLYMOTE	53	N/A		30		30	N/A
	TUBBERCUNRY	88	N/A		29	21	8	30
	EASKEY	19	N/A		10		10	29
	ENNISCORNE	30	N/A					10
	BUNNANADDAN	6	N/A		6	6	6	0
	COOLANEY	28	N/A		4	4	4	6
	DROMORE WEST	8	N/A		8		8	4
	RIVERSTOWN	10	N/A					8
	OTHERS	56						0
	Part v and Buy and Renew TBC	9	N/A		9		9	0
								9
MD 3 Total		294			96	31	65	96
TOTAL		1573			621	270	351	621
Total Nett		582	636				PENDING	PROPOSED 22-26
							APPROVED Delivery Stage 1 or more	

NB.Sligo Urban includes Part V approved to date and Part V and buy and renew estimates (13 total)

APPENDIX 4 HDAP TABLES: Analysis of Delivery :

4.2 HDO Table 2 Future Programme

HDO Table 2 : FUTURE PROGRAMME

MD	Settlement	Estimated Part V (Private & LDA)	Existing LA Landbank	Future land Purchase	LA Turnkey	LA Buy & Renew/ Repair & Lease	AHB CALF	AHB CAS	Social Homes via Mixed Tenure	Total Social Homes to be delivered	Comments
MD 1 SLIGO/ STRANDHILL											
	SLIGO URBAN	19	245		66	8	tbc	64		402	CALF figures not available - to be confirmed by AHB's
	STRANDHILL		42				tbc			42	
MD 1 Total		19	287		66	8		64		444	+ repair and lease estimate :10
MD 2 SLIGO/DRUMCLIFF				YES							
	COLLOONEY	tbc	20			tbc	tbc			20	
	BALLISODARE	tbc		YES		tbc	tbc	6		6	
	CARNEY	tbc	25			tbc	tbc			25	
	GRANGE	tbc	15	YES		tbc	tbc			15	
	ROSSES POINT	tbc		YES		tbc	tbc				
	BALLINTOGER	tbc	6			tbc	tbc			6	
	Part V and buy and renew(tbc)	5				4		6		9	
MD 2 Total		5	66		4	4		6		81	+ repair and lease estimate: 3
MD 3 BALLYMOTE /TUBBERCERRY				YES							
	BALLYMOTE	tbc	30			tbc	tbc				
	TUBBERCERRY	tbc	15			tbc	tbc	14			
	EASKEY	tbc	10			tbc	tbc				
	ENNISCRONE	tbc		YES		tbc	tbc				
	BUNNANADDAN	tbc	6			tbc	tbc				
	COOLANEY	tbc	4			tbc	tbc				
	DROMORE WEST	tbc	8			tbc	tbc				
	RIVERSTOWN	tbc				tbc	tbc				
	Part V and buy and renew(tbc)	5				4					
MD 3 Total		5	73		4	4		14		96	+repair and lease estimate: 3
TOTAL		29	426		66	16		84		621	+ Repair and Lease outside of HDAP build programme
		Estimated Part V (Private & LDA)	Existing LA Landbank	Future land Purchase	LA Turnkey	LA Buy & Renew/ Repair & Lease	AHB CALF	AHB CAS	Social Homes via Mixed Tenure	Total Social Homes to be delivered	

APPENDIX 4 HDAP TABLES: Analysis of Delivery

4.3 HDO TABLE 3 Programme by year

HDO Table 3 - Future Programme by Year (Social Housing)

Year	Estimated Part V (Private & LDA)	Existing LA Landbank	Future land Purchases	LA Turnkey Development	LA Buy & Renew Repair & Lease	AHB CALF	AHB CAS	Other PPP#3	Total Homes to be delivered	Comments
2022	9	6		12	0		19		46	
2023	5	62		54	4		10		135	+ 4 units repair and lease estimated
2024	5	124			4		6		139	+ 4 units repair and lease estimated
2025	5	25			4		49	63	146	+ 4 units repair and lease estimated
2026	5	146			4				155	+ 4 units repair and lease estimated
TOTAL	29	363		66	16		84	63	621	+16 units repair and lease estimated

June 2022

*repair and lease estimates identified seperately

* 63 units PPP on SCC landbank

4.4 HDO Table 4 Affordable Housing

HDO Table 4 – Projected HNDA Need and Proposed Delivery (Affordable Housing)

Year	Projected HNDA Need with Affordability Constraint (Number of Households)	Proposed Total Affordable Delivery (Number of Units)
2022	0	
2023	0	
2024	0	
2025	0	
2026	0	
Total	0	

Appendix 5: Sligo County Council call for Expressions of Interest Turnkey Developments for the Provision of Social Housing (October 2021)



Housing for All - a New Housing Plan for Ireland

CALL FOR EXPRESSIONS OF INTEREST

Turnkey Housing Developments for the Provision of Social Housing

ATTENTION

Building Contractors, Developers, Property Owners

In response to the strategy document - Housing for All – A New Housing Plan for Ireland, which was recently published by Housing Local Government and Heritage, Sligo County Council is inviting "Expressions of Interest" which can lead to the purchase of units for social housing accommodation in Sligo city and specific towns around County Sligo by way of Turnkey Developments in the period 2022 – 2026 inclusive.

The requirement is for high quality accommodation at a good location, capable of early delivery and which offers good value for money. Interested parties are advised to review the scope of the scheme via the web link below. The term of this invitation is OPEN.

Interested parties are referred to <https://www.sliqococo.ie/TurnkeyDevelopments/> for full details.

Expressions of interest, in writing should be returned to:

Mr. Jim Molloy, Director of Service, Sligo County Council, County Hall, Riverside, Sligo, F91Y763 in a sealed envelope clearly marked "Expression of Interest for Turnkey Housing Proposals for the provision of Social Housing in County Sligo."

APPENDIX 6

APPENDIX 6

SCC Background Report on Vulnerable Housing Need, Dec 2021

1. Homeless Clients (from NW Regional Homeless Action Plan 2013-18, NW Regional Housing First report on 2020-23; Sligo Strategic Plan for People with a Disability 2021-25)

There is a significant housing shortage in County Sligo, mirroring the situation in many parts of Ireland and this has caused a rise in the numbers of long term homeless single people who remain in emergency hostels in Sligo Town. There are 32 homeless beds which are mostly full each night. Some service users are in emergency accommodation for three or four years and this creates issues of institutionalisation and poor mental health.

A number of individuals that are engaged with Homeless Services have a disability. This is particularly the case with persons who have a mental health condition.

The number of families at risk of homelessness is increasing in Sligo due to the acute shortage of private rented accommodation, the increase in rents and the disparity between HAP rates and rents being charged. Currently there are 3 families in private emergency accommodation in Co. Sligo, with 5 children in total. Approximately 24 other families are at risk of being homeless in the coming weeks, due to Notices of Termination being due to expire in their current private rented tenancies, mostly as a result of landlords selling or intending to occupy the properties themselves. This places an added burden upon social housing authorities to respond to this urgency, whilst supporting and advising the families who are experiencing this stressful situation. The Covid pandemic has exacerbated the housing crisis in the North West and has meant those most vulnerable households – lone parents, people with a disability, domestic violence victims and those with additional support needs, such as mental health, addictions and learning disabilities – were compromised and have struggled.

The Housing First Programme is operating in the North West including Co. Sligo and involves the provision of one bedroom social housing for single people who have been long term homeless and who have one or more need for intensive supports, for example, mental health, physical disability, addiction or learning disability. Housing and specialist support is provided by Sligo Social Services, who have the contract to deliver the Housing First Programme, in partnership with the local authorities and the HSE. Currently there are 11 no. Housing First tenancies in County Sligo and there is a target to permanently house a total of 19 people under this programme by early 2023. A 5-year extension to this programme is being developed and has been confirmed by the DHLGH as indicated in HDAP Table 6 (above). The housing units are being provided by SCC and AHBs from existing stock, new acquisitions and new builds. This programme is operated adhering to Housing First principles of client-centred, voluntary engagement and with the pace and type of support driven by the client's readiness for participation. These principles chime perfectly with the ethos of the United Nations Universal Declaration of Human Rights and the UN Convention for Rights for Persons with Disability.

APPENDIX 6

2. People with a Disability (from Sligo Strategic Plan for Housing People with a Disability 2021-25)

The vision of the Co. Sligo Strategic Plan for Housing People with a Disability (2021-2025) is to facilitate access to the appropriate range of housing and related support services, delivered in an integrated and sustainable manner, which promotes equality of opportunity, individual choice and independent living for people with a disability. The Strategy envisions that this should be achieved within the mainstream housing environment, while acknowledging the challenges. The core goal of the Strategy is to meet the identified housing needs of people with disabilities locally whether they are currently living in the community and/or in a congregated setting.

The four grounds of disability referred to in the Strategy are: (a) sensory (b) mental health (c) physical (d) intellectual – including autism and ASD.

The United Nations Universal Declaration of Human Rights and the European Convention of Human Rights (ECHR) recognise that people with disabilities should have equal rights to live in a community and that measures to facilitate their full inclusion should be prioritised, including access to education, health, housing, employment and social protection. UNCRPD Articles 19, Living Independently and being included in the community, and 28, Adequate Standard of Living and Social Protection, are clear that disabled people have an equal right to access public housing schemes and grants, to live independently in the community, with choices equal to others. People with disabilities have historically experienced extremely high levels of poverty and social exclusion, which often perpetuate or exacerbate the housing problems that they encounter. The aim of this Strategy is to work towards delivering equality of opportunity, choice and the chance to live independently in the community, adopting a rights-based approach to housing, universal access and community inclusion for people with disabilities living in Sligo. The same fundamental principle of equality of access to housing, employment and training for people living with a mental health difficulty was incorporated into the A Vision for Change policy published in 2006 by the Department of Health and again in Sharing the Vision (2020). Ireland has legislation in the form of the Human Rights and Equality Act (2014) and European Convention of Human Rights Act (2003) which enforces and protects these rights. Section 42 of the Human Rights and Equality Act (2014) places an obligation upon state agencies in the form of a Public Sector Duty to uphold standards of human rights and equality in their service 6 provision. This is monitored and enforced by the Irish Human Rights and Equality Commission (IHREC) which was established in 2014.

The Sligo Strategic Plan for Housing People with a Disability (2021-2025) feeds into the National Housing Strategy for People with Disabilities (NHSPWD) and also supports the Government's de-institutionalisation policy, which is led by the Department of Housing and the HSE. The HSE is dedicating considerable resources to this programme, to help accelerate progress, and the DHPCLG provided ring-fenced funding of €10m in 2016 under the Capital Assistance Scheme, specifically for the provision of accommodation for people with disabilities transitioning from congregated settings.

APPENDIX 6

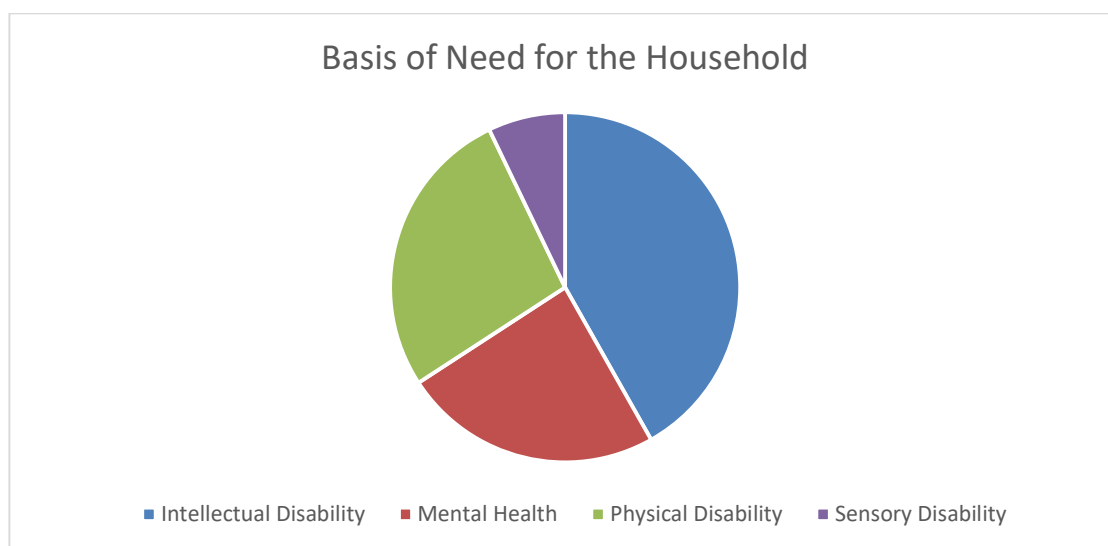
Current need for disability housing and sources of potential emerging need for housing for people with a disability

In the 2016 Census, the levels of disability that were expressed by people themselves in County Sligo were: 14.6% for the general population and 14.2% of males and 14.9% of females (CSO 2016). This is higher than the national average of 13.5%.

Intellectual Disability – Based on 2016 Census of Population figures, there is a prevalence rate of 5.96 per 1,000 population. The prevalence rate for mild intellectual disability (which traditionally has been under-reported) was 1.92 per 1,000, and the rate for moderate, severe or profound intellectual disability was 3.49 per 1,000. In the comparison of the number of registrations by county of residence, Sligo (10.3/1,000) had the highest prevalence rate in the country. The majority of adults with intellectual disability continue to live with their families with the aid of additional support services. As their caregivers age, a wide range of additional services such as respite are required for people who wish to continue to live as independently as possible.

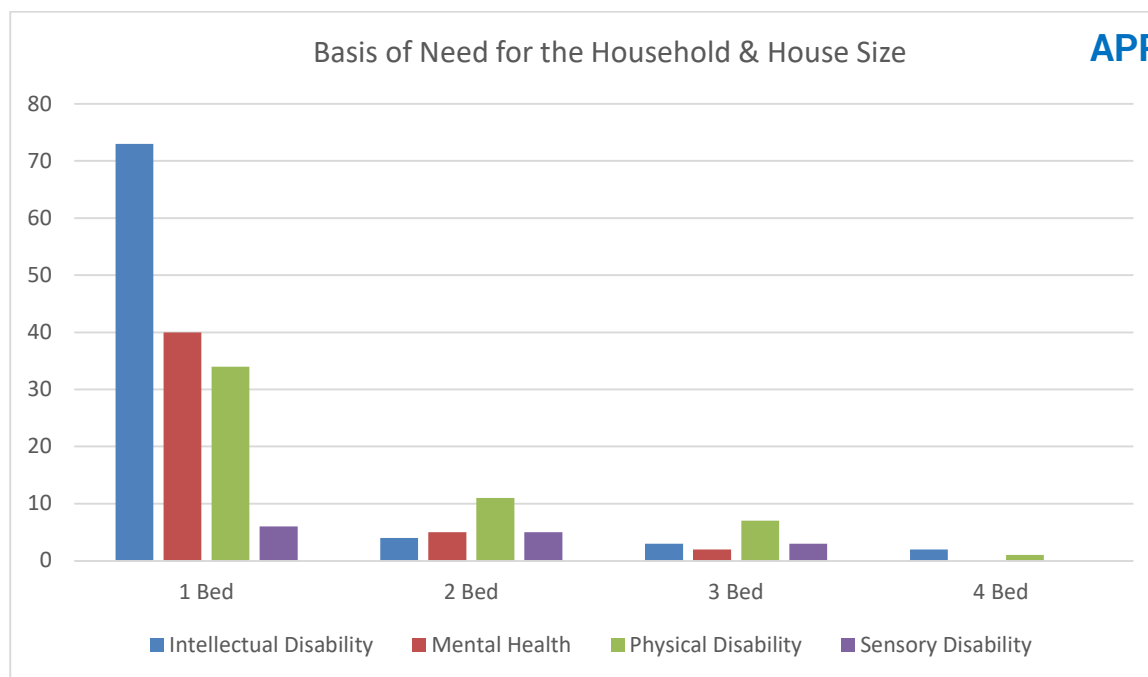
Mental Health – In a 2020 national survey which asked people to disclose if they had ever been treated for a mental illness, 35% of adults answered in the affirmative. This was significantly higher than preceding years with 25% and 26% in 2019 and 2018 respectively. Those in Connaught/Ulster in 2020 were higher than the national average at 36% (St Patrick’s.ie 2017).

Physical and Sensory Disability – In 2019, 20.7% of those registered on the National Ability Supports System (NASS) in CH01 (Sligo, Leitrim, Donegal, Monaghan, West Cavan) as having a disability, stated they had a physical/sensory disability. This was a total of 568 people in this group and indicated that CH01 had the highest rate of physical/sensory disability in the country.



Households on SCC Housing List arranged by Basis of Need as Disability and Location.

This table and chart shows that intellectual disability represents the type of disability which 41% of disability applicants are citing as their basis of need on the Council’s housing list as at May 2021. Most disability applicants indicate Sligo Town as their primary area of choice (72.5%).



This table and chart show that there is an overwhelming need for 1 bedroom disability properties as expressed by 78% of the households whose basis of need is disability.

The Council’s allocation scheme in accordance with the Housing (Miscellaneous Provisions) Act (2009) and Social Housing Allocation Regulations (2011) will apply to allocations and transfers to people with disabilities under the Strategy. All houses acquired will be assessed for suitability with a view to 15% being utilized for people with a disability. Council policy provides for a minimum of 15% of all units in developments of ten units or more constructed by the Local Authority are designed specifically for people with a disability. In developments of less than ten units, consideration will be given to providing one unit in each. The potential delivery under construction is 46 units for the term of the Strategic Plan. Where a vacancy arises in an adapted or disability designed dwelling, the priority for a subsequent allocation will be given to an applicant with a disability on the current housing list.

The Council proposes to adopt the use of “Offer Zone” during which period it is reasonably expected that households with a disability will be offered a property within a 6 month period to allow them the time to obtain the supports that they need to live independently.

Sligo County Council's Approved Housing Bodies Policy re Disability**APPENDIX 6**

A minimum of 15% of all units in developments of ten units or more constructed by the AHB are to be designed specifically for people with a disability. In developments of less than ten units, consideration will be given to providing one unit in each. The specific need to be determined by the County Council.

Where a vacancy arises in a Capital Assistance Scheme (CAS) funded project for people with a disability, the subsequent allocation will be taken from the current housing list for someone with a disability. Approved Housing Bodies will continue to develop Capital Assistance Scheme (CAS) proposals in conjunction with Sligo County Council which will have identified the need.

The principal of Universal Design and accessibility will be incorporated in all new builds; such accommodation will also be designated as units that will always be retained in the stock of the AHB for future use for applicants with specific needs.

3. Traveller Clients (from Sligo Traveller Accommodation Programme 2019-2024)

Sligo County Council recognises the distinct culture and lifestyle of the Traveller Community and will endeavour to provide suitable accommodation for Travellers who are indigenous to the area, using the full range of housing options available, such as standard lettings in local authority estates, HAP, lettings in voluntary housing schemes, group housing schemes, halting sites and single/stand-alone housing where required. The 2018 Census of Travellers accounted for 136 Traveller families living in various forms of accommodation within the County of Sligo.

It is estimated, based on the needs assessment that 66 families will need to be accommodated over the lifetime of the plan. This figure is based on the number of families currently sharing accommodation, potential new family formations, and families living in below standard private rented accommodation as well as the number of families in unauthorised sites and transient sites awaiting more permanent accommodation.

APPENDIX 6

4. **Other vulnerable groups** – refugees and migrants, older people, persons experiencing domestic violence (from protocols agreed by the Department of Housing), young people leaving the care system/in the after-care system.

The Council works to assess and support the housing needs of other vulnerable groups such as:

Refugees and migrants who may have cultural, language and other support needs are at increased risk of homelessness and in need of social housing supports. The Council works with clients who are still living in direct provision despite having achieved residency due to housing shortages and they are often supported to access social housing supports as part of an inter-agency response. S of December 2021 there were 18 no. residents living in Globe House (direct provision) who have been approved for Social Housing support.

In 2021, 21 residents of Globe House secured HAP tenancies and therefore would be on the Housing Transfer list.

In addition, programme refugees are placed in Sligo due to the urban services and SCC has undertaken planned resettlement in Council /AHB housing of those from Syria, Iraq etc.

Older people who may have need for housing adaptations or supported accommodation to be able to sustain independent living

Persons experiencing domestic violence – under the Policy and Procedural Guidance for Housing Authorities in Relation to Assisting Victims of Domestic Violence (DHPCLG Circular 2/2017), local authorities are to support victims as part of an inter-agency response, since issues of access to housing can be a barrier and can lead to homelessness. Sometimes refuge accommodation is not available or viable, and there is no DV refuge in Sligo or Leitrim, except for a small number of safe houses. Emergency accommodation may be provided by the Council to persons who cannot return home due to domestic violence without a social housing assessment under Section 2 of the Housing Act 1988. Long-term housing options may be considered subsequently and this will form part of the inter-agency response so that victims and their families do not end up in emergency accommodation for long periods of time. It is worth noting that victims sometimes flee the administrative area in which they had been residing, for safety reasons, and may seek to establish themselves in a new area permanently.

APPENDIX 7

AGE FRIENDLY STATEMENT REGARDING HOUSING FOR ALL

September 21

Housing for All – Summary

Minister Darragh O’Brien this week launched the *Housing for All* report, focused on addressing the housing crisis in Ireland, including a commitment to invest €20bn in building 160,000 homes over the next five years. Housing For All includes the highest ever level of Government investment in building social and affordable housing, underpinned by €4 billion in guaranteed State funding annually for the next five years. Housing For All promises to deliver 300,000 new homes by 2030; including 90,000 social homes, 36,000 affordable and 18,000 cost rental as well as 156,000 from the private market. Developers will have to contribute more to social and affordable housing - from 10% to 20% in the increased value of zoned residential developments.

Pathway 2 specifically addresses eradicating homelessness, increasing social housing delivery and supporting social inclusion. Most notably the government has proposed to address the shortfall in housing options for older adults wishing to rightsize. The mortgage to rent scheme is amended to add flexibility in terms of bedroom numbers for borrowers aged 65 and over or where the borrower or one of the joint borrowers or dependents has a disability and the property has had to be adapted to their needs, or the property is specifically suitable to their need without adaptations.

The Government have committed to ensuring older people are supported to stay in their homes and communities for as long as possible, fulfilling the Programme for Government vision of an age friendly Ireland in which older people can live long and healthy lives, participate in their communities and have a range of housing options and health supports to make this possible. An additional focus specifically on delivery of housing appropriately sized and located, for older people is being proposed, drawing on a GIS mapping tool being designed and working with the existing network of Age Friendly Technical Advisors. The needs of older adults will now be included in Local Authority Housing Strategies; the new HNDA Framework, published in April 2021, specifically requires consideration of the housing needs of older people.

Housing for older people in line with Age Friendly and Universal Design principles is a key action outlined in this report. The Age Friendly Homes website, provides a central hub for resources, guidance and information on the provision of homes for older people – from Local Authorities and AHBs to architects, other construction professionals and the wider public. This website will be further developed to encourage those involved in the provision of homes for older people to think more closely about the needs of our citizens as we grow older. Among the options for older adults proposed, possibilities of adapting homes in versatile ways to suit future needs, while also supporting efficient use of existing stock across the State will be piloted. These innovative forms of housing redesign and re-organisation not only provide financial benefits but can also provide a sense of security and community for older homeowners.

The Housing Options for Our Ageing Population Policy statement is soon to reach its conclusion and the Government have committed to working with all of the stakeholders, particularly the Department of Health and the Age Friendly Ireland Shared Service, to develop a new co-operation and coordination framework. This will take place at a national and local level, and implement Housing Options for Our Ageing Population actions.

In summary, the government has committed to the following in relation to housing needs of older adults:

- Continue to support the development of the Age Friendly Homes portal and website, which promotes awareness of age friendly housing
- Local Authority Housing Delivery Action Plans will set out how dedicated social housing provision appropriate to the needs of older people will be delivered matching the scale and extent of housing need for older people identified
- Local Authorities will consider the housing needs of older people through the Housing Need and Demand Assessment Framework and feed that into their Housing Strategies as part of their Development Plan process
- Review the range of housing grants for the suitable adaptation of existing housing
- Continue delivery of the Age Friendly housing and public realm training modules to cross sectoral stakeholders to promote greater awareness and foster knowledge transfer across the sector
- Support pilots of innovative forms of housing redesign/reorganisation to deliver additional rental accommodation supply along with support for older homeowners
- Implement the actions under the Housing Options for our Ageing Population Policy Statement, having regard to the Reports of the National Implementation Group
- Amend the Nursing Home Support Scheme Act 2009 to remove disincentives against the rental of vacant properties by participants in the Fair Deal scheme in a way that is targeted, equitable, evidence-based and provides appropriate safeguards for vulnerable older people