

Sligo Borough Council & Sligo County Council
SLIGO CITY AND COUNTY
JOINT HOUSING STRATEGY 2010 - 2017



November 2009

ROGER TYM & PARTNERS

ROGER TYM & PARTNERS

19 Woodside Crescent
Glasgow G3 7UL

t 0141 332 6464
f 0141 332 3304
e scotland@tymconsult.com
w www.tymconsult.com

This document is formatted for double-sided printing.

CONTENTS

EXECUTIVE SUMMARY	i-xi
1 INTRODUCTION.....	1
Background.....	1
Study Remit	1
Housing Strategy Rationale	1
2 STRATEGY CONTEXT	3
Corporate Strategy for Housing	3
Sligo County Development Plan 2005 - 2011	3
County Housing Strategy: Content and Review Process	4
Progress under the 2005-2011 Housing Strategy	5
3 HOUSING REQUIREMENTS	9
Prospective Housing Requirements 2010-2017.....	9
Population Growth Scenarios	9
Open Market Housing Supply Prospects	12
Spatial Distribution of Development Activity.....	14
Estimation of Part V Requirement.....	14
4 STRATEGY FOR SOCIAL AND AFFORDABLE HOUSING.....	17
Direct Provision of Social and Affordable Housing.....	17
Other Social Housing Options.....	19
Recommendation: Revitalisation of Existing Areas of Social Housing.....	19
The Local Authority Land Bank in Support of Housing.....	20
Recommendation: Special Needs Accommodation	20
5 HOUSING STRATEGY DEVELOPMENT FRAMEWORK.....	23
Established Strategic Spatial Planning Framework	23
Housing Strategies and Policies	23
Settlement Hierarchy	24
A Gateway Led Spatial Distribution of Development.....	25
Recommendation: Sequential Development within the County	25
Housing Strategy Recommendations	33
Appendix 1: Approach to Population Projections	
Appendix 2: Calculation of Social & Affordable Housing Requirements	
Appendix 3: Sensitivity Testing of Social and Affordable Housing Requirements	

EXECUTIVE SUMMARY

- 1 Roger Tym and Partners were commissioned by Sligo County Council & Sligo Borough Council to review and update of the Sligo Housing Strategy 2005 - 2011, as adopted by Sligo County Council and Sligo Borough in 2005.
- 2 The Housing Strategy will cover the period of the new Sligo and Environs Development Plan i.e. 2010-2016 and inform the preparation of the Sligo County Development Plan 2011 to 2017. For this reason the Strategy is intended to cover the period from December 2009 until May 2017.

Housing Strategy Rationale

- 3 Sligo Local Authorities are working to ensure that, insofar as the resources and their remit permit, suitable accommodation is available for each household in Sligo, in an appropriate location and at a price or rent that they can afford; and to promote the development that will achieve the Sligo Gateway growth ambitions through the generation of stable and sustainable communities through policies relating to the location, scale, character and tenure of dwellings built.

Progress under the 2005-2011 Housing Strategy

Population Change

- 4 The combined population of the City and County has grown more slowly than envisaged in the 2005 Strategy. Census figures also indicate that the population of the City of Sligo has actually fallen in the period 2002-2006. At the same time, EDs adjoining the borough increased their populations, as did the remainder of the County.

Housing Completions

- 5 The previous Housing Strategy envisaged a total of 2,155 private housing completions between 2005 and 2007. These were to contribute directly to the accommodation of new households in the County and City. The actual rate of house completions proved to be significantly in excess of the 2005 projections with double (4,597 units) the number of predicted completions. However, gross housing completions have since fallen back from a peak of 2,164 units (2006) to almost half in 2007 (1,269) with 2008 figures showing a further decline.
- 6 The falling market and growing economic uncertainty have been the key factors in the declining trend. Overall this situation will slow the rate of Gateway growth in the short to medium term with the leading indicators of future housing completions - Commencement Notices and New House Guarantee Registrations - both showing a pattern of rapid falls.

Provision of Housing by the Local Authority and Voluntary Sector

- 7 Examining the position for both housing authorities in Sligo combined, the Housing Strategy proposed that in the period 2005 to 2007, 527 dwellings would be provided through the Local Authority housing programmes (including refurbishment and purchases as well as rural housing schemes). The actual out-turn has been 279 dwellings. It was further proposed that the voluntary and community sector should deliver 179 dwellings in this period. Legal and other difficulties have prevented effective delivery of this programme. A further 50 dwellings were envisaged under the Sustaining Progress Affordable Housing Initiative. These have yet to be delivered. Finally, it was envisaged that 159 dwellings would be provided by the

private sector under Part V of the 2000 Planning and Development Act. Delivery to date has fallen well short of this target.

Pattern of Development Zoning and Affordable Units Delivery

- 8 The anticipated spatial distribution of development targeted by the County Development Plan views the Gateway City as the focus for the majority of new housing development and population growth, with the Key Support Towns and Satellite Villages providing a supportive role in relieving development pressure. However, the emerging pattern of development in the County has not reflected this.
- 9 What has emerged is a “doughnut effect” with housing development coming forward predominantly in the Key Support Towns, Satellite Villages and rural settlements at the expense of Sligo City. The key drivers of this spatial pattern of development have been a combination: of a disparity in developable land supply between the Gateway and the rest of the County; significant variation in land values; differences in the availability of grant incentives; and variation in land zoning controls.

Social Housing Distribution

- 10 The bulk of social and affordable housing in the County is found in Sligo City. In 2006 social housing accounted for 22% of all units in Sligo City compared with 8% of units in the County. This is not surprising as the City is the main economic and population centre, but the concern is the increasing lack of social housing outside the City Gateway and over concentration in some parts of the Gateway.
- 11 In areas where there is a high concentration of social housing in the City Gateway there is a desire to create a more balanced tenure structure. This is reflected in programmes such as the regeneration of the Cranmore Estate as part of a wider area regeneration strategy for the south-eastern quarter of the City.

Part V Delivery & Balanced Communities

- 12 Overall, the volume of housing completions for City and County combined in the years 2005 and 2007 exceeded projections. However, at the same time delivery of social and affordable housing has been well below that envisaged by the 2005 strategy. A key problem has been the failure to achieve Part V social housing delivery in many of the developments that have come forward.
- 13 The down-turn in completions from 2007 and the credit difficulties currently being experienced by purchasers in the private sector, suggest that renewed effort is required to deliver social and affordable housing into areas of established need. Otherwise there will be a considerable shortfall as experienced in recent years.

Housing Requirements

- 14 To establish household growth in the County as a whole, and its broad distribution, three population growth scenarios were prepared for the Housing Strategy 2009-17: a revised NSS target scenario; a High-growth scenario; and a Low-growth scenario.
- 15 In the period 2002 to 2006 the number of households in the County increased by over 2,600. However, although there was strong growth outside the Gateway in the support, satellite and other settlements, there was a net fall in the Gateway itself. Table 1 summarises the scenario outcomes and shows a slowing of growth in non-Gateway settlements in the period to 2017 and beyond, as a result of the spatial policies outlined in this Strategy. Key support towns and satellite villages are projected to increase by between 300 and 550 in aggregate for each scenario, whereas the Gateway population is anticipated to increase by at least 2,300 people

even under the low growth scenario, and by more than 4,000 under the Revised NSS scenario. Growth in other settlements and in rural areas will be low.

Table (1) - Household Projections 2006 - 2020, including 2010 to 2017 period

Settlement category or area	Number of households													
	April of 2002	April of 2006	January of 2010			May of 2017			April of 2020			Net change 2010 to 2017		
			Low-growth	High-growth	Revised NSS target	Low-growth	High-growth	Revised NSS target	Low-growth	High-growth	Revised NSS target	Low-growth	High-growth	Revised NSS target
Gateway	8,472	8,686	9,778	10,173	11,765	12,092	13,579	15,821	12,871	14,919	17,031	2,313	3,406	4,056
Key Support Towns	946	1,221	1,371	1,426	1,426	1,686	1,893	1,893	1,790	2,075	2,075	315	467	467
Key Satellite Villages	1,165	1,590	1,766	1,838	1,838	2,129	2,391	2,391	2,242	2,599	2,599	362	553	553
Other settlements	655	992	1,064	1,107	1,107	1,199	1,346	1,346	1,227	1,423	1,423	135	239	239
Rural areas	8,291	8,878	9,447	9,447	7,838	10,477	10,310	8,073	10,662	9,996	7,884	1,030	862	235
County total	19,530	21,366	23,427	23,990	23,974	27,581	29,518	29,524	28,767	31,012	31,012	4,155	5,527	5,551

Estimated Future Housing Demand

- 16 The number of new houses required will be significantly greater than the net increase in households over the period of the Strategy, due to obsolescence, second home developments and other factors driving up the rate of vacancies.
- 17 The main identifiable driver behind these figures has been the growth in second and holiday homes. Any future housing requirement for 2010 - 2017 will need to tackle this problem by factoring in the additional numbers required in excess of net household change. For this reason a multiplier of 1.5 house completions per net unit household increase has been adopted. ***The total housing requirement for the period 2010 to 2017 will be 6,000 - 8,250 units.***

Housing Supply

- 18 The pattern of housing delivery in Sligo shows that completions have averaged in the region of 1,400 over the last five years (2003 -2007) and exceeded 1,500 over the last three years (2005 -2007). There has however been a significant decline from the 2006 peak and this is continuing at the time of preparing this Report (October 2008).
- 19 The outlook suggests falling market demand and a corresponding reduction in supply. ESRI forecasts¹ show 2007 marking the turning point in the housing market with housing completions peaking. Following a 30% fall in investment in 2008 recovery is anticipated thereafter. Housing prices also fell in 2007 and are likely to continue to fall in the next year.
- 20 Looking at the recent national economic data there is every indication of further falls ahead and a longer recovery period. These findings were confirmed by a survey of house price change expectations amongst auctioneers in County Sligo, who forecast a price fall in 2008 and modest increases thereafter. Market confidence linked to the overall economic performance of both the Irish and local

¹ ESRI *Quarterly Economic Commentary*, Spring 2008

economy will be important influences on future housing delivery. The Irish economy is in recession; in the short term at least, both market and developer confidence will be low and investment in housing will be greatly reduced.

Spatial Distribution of Development Activity

- 21 An analysis of the spatial distribution of development ² shows that development pressure in Sligo County has been outside of the defined Gateway area and focused in the Key Support Towns and Satellite Villages:
- Some 31 per cent of all housing within settlements in County Sligo (i.e. excluding single housing in the countryside), has been granted on un-zoned land; and
 - When taking into account all housing in the county (i.e. including single houses outside settlements) a total of 5,401 units were granted in the City and County since the 2005 Housing Strategy was adopted, and some 2,443 (45%) of these were on un-zoned land.
- 22 These data sets clearly show an emerging problem in some settlements of a lack of Part V housing coming forward due to the development of un-zoned land - where Part V requirement was not enforceable. Increasingly, this has resulted in a failure to diversify the tenure structure (which over time will intensify social segregation).

Housing Strategy Development Framework

Recommendation: Population Targets, Land Zoning Requirements and their adequacy

- 23 The revised population targets and land zoning requirements for each of the urban areas in the county settlement hierarchy has been identified.
- 24 The findings using the High-Growth projection, shows that overall there is sufficient zoned land available in the County and City to provide for the needs of housing development over the life time of the Housing Strategy and the Development Plan (by in excess of 450 hectares), but a number of settlements require to have land zoned to meet specific settlement-level targets. The settlements which have been identified as not requiring additional land zoned for housing development are:

Table (2) Settlements not requiring additional zoned housing land

Sligo	Strandhill	Collooney	Coolaney - Rockfield
Enniscrone	Grange	Ballysadare	Ballymote

- 25 A number of settlements still do not have any zoned land. These settlements require the development of a mini-plan as part of the next CDP, or a local area plan. This is to ensure that new housing sites are delivered in a planned, sustainable manner. Settlements requiring mini-plans are:

² Information supplied by Sligo CC

Table (3) Settlements requiring mini-plans

Ballintogher	Rosses Point	Rathcormack
Easky	Ballygawley	Ransboro
Mullaghmore	Drumcliff	Calry

26 Local area plans are also envisaged for Bellaghy (-Charlestown) and Tobercurry.

Recommendation: Sequential Development across the County

27 The existing principles behind the settlement strategy provide a clear and effective spatial structure for housing allocations across the County. However, in practice the delivery of the desired pattern has been skewed towards the Key Support Towns, Satellite Villages and other settlements at the expense of Sligo City. For this reason there is a need for a modification to the existing policy framework.

28 The Gateway should be identified as a priority location for future housing development and the following prioritisation of development is recommended in approving future residential proposals:

- Priority 1 - The City Centre;
- Priority 2 - The Inner City;
- Priority 3 - The Outer City;
- Priority 4 - Key Support Towns and satellite villages;
- Priority 5 - Other settlements.

29 In sequential terms this means that the City Centre and Gateway should be seen as the preferred location for new residential development in the short to medium term.

Recommendation: Housing Type Mix

30 New developments should have a suitable range of house types and sizes which respond to demographic change and requirements of the particular location in which they are being developed. Table 3.4 summarises the mix of house types which should generally be applied to private housing schemes.

Table (4) - Housing Type Mix in Private Housing Developments

House Type	Proportion in the Scheme
1-2 bedrooms	Minimum 30% of total no. of houses
3 bedrooms	Minimum 30% of total no. of houses
4 bedrooms	Maximum 20% of total no. of houses

Recommendation: General Housing Densities

- 31 It is recommended that housing densities should be reflective of the DoEHLG guidance and relate strongly to location. Table (3.5) sets out an interpretation of this guidance applied to the Borough & County and the recommended variation density to apply across the settlement hierarchy. This is reflective of the aim of a high density City Gateway with a high population catchment.

Table (5) - Sligo Settlement Hierarchy: recommended densities (dwellings per hectare)

Sligo City	40
Key Support Towns	30
Satellite Villages	30
Settlements with special functions	25
Settlements on the Western Rail Corridor	35
Other settlements	25

Recommendation: Planning Permissions and Part V of the Planning and Development Act, 2000

- 32 Sligo Local Authorities will in principle require a 20% quota of social/affordable housing to be provided in each housing development within the County, and this requirement will be included as a condition of development, with the exception of application for development of 4 or less houses, or for housing on land of 0.1 hectares or less.
- 33 Conditions attached to planning permissions for residential development to which the 20% social/affordable quota applies will require developers to enter into an agreement with the Council. Such agreements provide developers with a number of options:
- The developer can transfer ownership of 20% of the site to the Council; or
 - May build houses/apartments and transfer 20% of their floor area to the Council at an agreed cost; or
 - May transfer a number of fully or partially serviced housing sites to the Council at an agreed cost; or
 - May provide for the transfer to the planning authority of the ownership of any other land within the functional area of the planning authority.
- 34 The preference of options for compliance with Part V applied to developers should vary according to particular local need and development pressure:
- City Centre/Inner City - there is a need for some degree of flexibility of location of the delivery of Part V given the need to incorporate the regeneration of Cranmore Estate. Delivery of Part V obligations in serviced or partially serviced land will allow for a balance distribution across the City Gateway/inner city;
 - Outer City - much of the housing delivered has been private market housing and there is a need to ensure Part V housing is delivered within developments to redress emerging tenure imbalance; and

- Key Support Towns, satellite villages and other settlements - nearly all of the housing delivered has been market housing and there is a need to ensure Part V housing is delivered within future developments to redress imbalance in tenure structure and allow younger generations of resident families to access the housing ladder.

35 It is recommended the Council's Planning and Housing Sections encourage housing developers to whom the 20% quota will apply to discuss the likely terms of the Part V agreements at pre-planning consultations and outline the local authority preference in each area. An initial agreement should then be made in pre - application discussions in relation to how compliance will be made with Part V in the planning application made by developers.

Recommendation: Countering Social Segregation

36 In Section 94 of the Planning and Development Act, 2000 it is stated that a Housing Strategy shall take into account the need, *inter alia*, to counteract undue segregation in housing between persons of different social backgrounds. It should be the Local Authorities' strategic aim to encourage the development of mixed and balanced communities so as to avoid areas of social exclusion in all settlements and communities.

Recommendation: Promoting the Role of Housing Agencies/ Associations

37 Sligo Local Authorities have a good relationship with the housing associations and voluntary housing sector and have assisted a number of approved bodies over the past number of years. It is proposed that the Local Authorities continue to further these relationships over the lifetime of this Strategy and use these agencies to ensure balanced communities are created through the Gateway and wider county.

Recommendation: Development of Local Authority and Public Sector Land Banks

38 Sligo County and Borough Councils both have limited ownership of lands to provide social housing over the timeframe of this strategy. In the current market situation there is an opportunity in the short -medium term to build a strong land bank in all key settlements to ensure a balanced tenure structure and improve social cohesion.

39 Where social and affordable needs are not being met under Part V provision, most notably in the rural town and villages, Sligo Local Authorities should look to purchase land to resolve this shortfall. This could be used to meet the following needs:

- Provision of affordable housing;
- Facilitating voluntary housing development;
- Social housing programme;
- Facilitating development of private housing; and
- Making use of vacant and derelict property.

40 Sligo Local Authorities should attempt to maintain a reasonable land bank as part of their overall procurement policy. A more detailed landbank acquisition and utilisation policy should be prepared to guide location, scale and use of land to be acquired. An element within all future (or updated) mini-plans should be an assessment of land which should be identified for the purpose of acquisition by the authorities to support or insure social and affordable housing provision.

Support for Social Housing Providers

- 41 Recent research³ revealed that the lack of availability and the high cost of land for the development has been a major barrier in delivering social housing projects by housing associations. Discussions with Irish Council for Social Housing led to the conclusion that a possible way to increase social housing provision in the Sligo local authorities' area could be the transfer sites/building to housing associations with low-cost (subsidised) fee for sites. This appears to fit with commitment under the National Social Partnership Agreement *Towards 2016* that local authorities would provide up to 3,000 sites for housing associations in the period 2007-2009 some of which could be provided in Sligo.

Brownfield Site Delivery

- 42 The Sligo authorities will give prioritisation and support, within the City Gateway, to the development of brownfield sites and where possible give both funding support for reclamation and servicing works.

Recommendation: Second and Holiday Homes Controls

- 43 Holiday and second home development in towns and villages has become an emerging problem in the sustainability of rural towns, villages and wider countryside. Overall the Sligo authorities should seek a balanced approach to holiday/ second home development in Sligo County by the use of a structured policy that allows for a sustainable level of permanent residents in towns and villages to maintain local services.

Holiday/second home development should be defined as:

"A secondary place of residence that is not the principal or main residence of the owner/ occupant, but excludes homes occupied on an intermittent basis by persons who are returning emigrants to Sligo County."

- 44 In settlements, holiday/second homes should not exceed 20% of the total existing or permitted housing stock in the urban area in which they are permitted. This will be based on a baseline count for each settlement undertaken by the Sligo County Council. Policy guidance should be established where an application to build a holiday/ second home may be granted planning permission if it falls within a number of exceptions. These could be:
- Where the proposal is in an area designated for tourism development;
 - Where the site can be demonstrated to be brownfield and is within the urban fabric of a settlement;
 - Where the proposal is for the refurbishment of a rundown/dilapidated dwelling.

Recommendation: Effective Plan-Monitor-Manage Approach

- 45 The issue of the "doughnut effect" has been recognised by Sligo Local Authorities. There is now however a need to develop a systematic manner of monitoring the delivery of housing relative to location and identify where significant over-concentration of housing is taking place outside of the priority Gateway area.

Trajectory Approach to Delivery

- 46 To deal with this issue it is recommended Sligo Local Authorities adopt a Housing Trajectory to monitor housing development across all settlements in order to tackle the problem of the current spatial imbalance in housing delivery.

³ Irish Council for Social Housing - Increasing Affordable Housing Report (2007)

Recommendation: Design Quality & Sustainable Design

- 47 Clear and integrated guidance should be established on design of new residential areas and surrounding urban spaces - particular focus should be placed on design and residential layouts that are appropriate to location and create characteristic environments. Housing design quality should be linked strongly to environmental sustainability especially in relation to fuel efficiency, which will help to deal with the growing problem of fuel poverty.

Recommendation: Estate Management

- 48 In the urban area where there are more apartment developments coming forward there should be a requirement to establish management companies that are registered and regulated by the Property Services Regulatory Authority (PRSA) - this will contribute to good estate management in mixed developments.

Strategy for Social and Affordable Housing

Estimation of Part V Requirement

- 49 Estimates of the requirements for social and affordable housing are based on existing patterns of income distribution, expectations regarding household income growth and distribution, house prices and price distribution and mortgage interest rates. Taken together, these factors determine the number of new households who will require social or affordable housing.
- 50 Table 2 sets out the key findings from the Part V calculation process and provides an estimate of the social and affordable housing unit requirement 2010 - 2017 for the whole County.

Table (6) - Summary Sligo Borough & County Part V Requirement

Population change Scenario	Additional number of households requiring accommodation during the period 2010-2017 (City and County)	Additional number of households requiring accommodation during the period 2010-2017 (Gateway)	Part V percentage requirement(after allowance for direct provision by the public and voluntary sectors)
Low Growth	1006 to 1680	560 to 935	18.1 to 39.3
High Growth and Revised NSS Target	1342 to 2247	827 to 1,385 (High) 981 to 1,642 (NSS)	21.6 to 42.8

- 51 Overall, the results of the calculations and associated sensitivity analysis indicate that the retention of the 20% requirement for social and affordable housing provision is a robust policy decision.

Direct Provision of New-Built Social and Affordable Housing

- 52 In Sligo County it is recognised that there will continue to be a need for direct provision of social and affordable housing irrespective of the level of overall housing output. But there is a need to realise a clear differential between the level of need within the Sligo City Gateway area and the surrounding rural area given recent development trends. This needs to be tackled through both social and affordable housing programmes together with a targeted planning strategy.

Table (7) - Summary of Direct Housing Provision

Category of provision	2010 to 2017	
	County	Borough
Housing solutions not involving new build - TOTAL	256	176
Casual vacancies arising (excl deaths and migration)	120	40
Long term voids to be refurbished and re-let	0	16
Provision of Extensions	0	24
Improvement works in lieu	96	16
Sale of sites	0	0
Units added or removed through regeneration programmes	0	0
Shared ownership scheme	40	80
New House Completions - TOTAL	576	586
Local Authority Direct Completions	376	266
Voluntary & co-op completions (social only and NOT Part V)	200	155
AFFORDABLE Housing provided by 1999 affordable initiative & any other such initiative	0	165
Purchase of dwellings for rental by Housing Authority	80	80
Purchase of dwellings for rental by Housing Authority	80	80

53 Table 4 sets out a summary of direct housing provision by the Local Authority and Voluntary and Co-operative sector envisaged for the period of the housing strategy. The key sources of provision are identified as:

- **Local Authority Direct provision** - 376 dwellings per annum in the County and 266 in the borough;
- **Housing Acquisition Programme** - 80 units purchased by the County and 80 units purchased by Borough;
- **The Government Equity Scheme⁴** - 165 dwellings will be delivered through this route;
- **Voluntary and Co-operative Sector** - 200 in the County and 155 in the Borough.

Recommendation: Revitalisation of Existing Areas of Social Housing

54 It is recommended that the development of a major regeneration plan for the Cranmore Estate in Sligo City should be a key housing project within the City of Sligo Gateway area should be. The project should be seen as being very important to the social cohesion of the evolving Gateway City and the focus should be placed on greater diversification of tenure and a high standard of regeneration.

Recommendation: Special Needs Accommodation

55 Future housing provision in Sligo should be responsive to the special needs of the elderly, people with disabilities, the homeless, refugees and the Traveller community.

Provision for the Elderly

56 The main emphasis in the Council's housing policy for the elderly should enable them to choose between adapting their homes for the increasing disabilities of old age or to move to accommodation more suited to their needs. When planning and

⁴ The Government Equity Scheme is due to replace the Affordable Housing Scheme from the 1st of January 2009.

allocating accommodation for the elderly, special attention should be given to those on low incomes in substandard, privately rented accommodation.

- 57 Wherever possible, elderly people will be housed in their own area. Dependent elderly people in isolated rural areas should be encouraged to move to suitable accommodation in nearby villages and towns. Sligo County Council will work with Voluntary Agencies to provide housing for the elderly.

People with Disabilities

- 58 Social and affordable housing for people with disabilities is required in the form of appropriate crisis units, sheltered and supported housing, and independent living units. In making provision for such units the Sligo authorities housing should not allow people with disabilities to be segregated from the general population by locating such developments which integrate with housing estates and neighbourhoods in the City Gateway or are in accessible locations in towns and villages. The authorities will continue to make people with special needs aware of grant availability or help with applications for such funds. Particular focus will be placed on the use of:

- Housing Adaptation Grant for People with disability;
- Scheme of Housing Aid for Older People;
- Mobility Aids Grant Scheme.

Provision for Refugees

- 59 Persons who have been granted refugee status have automatic rights to apply and be assessed for local authority housing. Consideration should be given by the authorities to the provision of housing for refugees in terms of household size and structure and the need for access to social supports in terms of language, education, employment etc.

Provision for Homelessness

- 60 The 2006 Census of Population recorded 58 single-person households living rough or in temporary housing units in the City and County combined. Not all of these were homeless. The Housing Authorities should continue to monitor the homelessness position in the County and take appropriate action as required.

Traveller Accommodation Provision

- 61 Within the period of the Housing Strategy, Sligo County Council will endeavour to meet the accommodation needs of Traveller families resident in the county. The Council will actively promote the full range of social housing options as outlined in the Department of the Environment and Local Government publication *Accommodation Options for Travellers*. Families with special needs will be taken account of in all building programmes.
- 62 A new traveller accommodation programme is currently being drafted to cover the period 2009 -13.

1 INTRODUCTION

Background

- 1.1 Roger Tym and Partners were commissioned by Sligo County Council & Sligo Borough Council to prepare a review and update of the Sligo County Council & Sligo Borough Council Housing Strategy 2005 - 2011, as adopted by Sligo County Council and Sligo Borough in 2005.
- 1.2 This particular exercise forms an integral part of a wider preparation and review of the Sligo Environs Development Plan. The housing strategy will cover the period of the new Sligo and Environs Development Plan 2010-2016 and inform the preparation of the Sligo County Development Plan 2011 to 2017. For this reason the Strategy is intended to cover the period from December 2009 until May 2017.

Study Remit

Statutory Requirements

- 1.3 The preparation of a Housing Strategy is a requirement under the Planning and Development Act 2000, Part V.
- 1.4 The Housing Strategy must include an analysis of demand and supply for the different sectors of the housing market, forecast future needs and shortfalls, and propose objectives to balance demand with supply in a sustainable manner. The procedures for the preparation of a Housing Strategy are set out in the Act.
- 1.5 In particular, the Act specifies that the Housing Strategy will:
 1. Estimate the existing and likely future need for housing in the area, and ensure that sufficient zoned and serviced land is made available to meet such needs.
 2. Provide that as a general policy a specific percentage (not exceeding 20%) of the land zoned in the Development Plan for residential use, or for a mixture of residential and other uses, shall be reserved for the purposes of the provision of social or affordable housing.
 3. Ensure that a mixture of house types and sizes is provided to meet the needs of different categories of households, including the special requirements of elderly persons and persons with disabilities.
 4. Counteract undue segregation between persons of different social background.
- 1.6 The Planning and Development Act 2000 requires that a report on progress achieved be given to the Council two years after the making of the housing strategy and that where the report indicates that new or revised housing needs have been identified, the Manager may recommend that the housing strategy be varied accordingly.

Housing Strategy Rationale

- 1.7 Sligo Local Authorities are working to ensure that, insofar as the resources and their remit permit, suitable accommodation is available for each household in Sligo, in an appropriate location and at a price or rent that they can afford; and to promote the development that will achieve the Sligo Gateway growth ambitions through the generation of stable and sustainable communities through policies relating to the location, scale, character and tenure of dwellings built.
- 1.8 This document sets out the strategies and policies which the Local Authorities intend to follow over the period 2010 to 2017, in order to realise these corporate aims and to fulfil their statutory obligations in regard to housing provision.

- 1.9 Key players in housing provision were invited to make submissions prior to the drafting of this strategy. A survey of local auctioneers and developers was also undertaken.

2 STRATEGY CONTEXT

- 2.1 Housing policies and programmes are shaped by the Local Authorities' own *Corporate Strategy*¹ and the *County Development Plan*² - as well as other documents relating to the **provision of special housing needs**³. It is also directed by the Authorities' statutory obligations with regard to housing. This strategy is intended to update and replace the **Housing Strategy 2005-2011** which has required revisiting due to recent changes to the economic outlook and the local housing market in the County.

Corporate Strategy for Housing

- 2.2 The main focus of the Corporate Strategy for Housing is that Sligo County Council will work towards meeting the needs of those requiring accommodation through its own house building/ purchasing programme and the use of a range of social housing policy support options.

- 2.3 Under Principal Activity (Measure 4) in the Objectives - Strategies - Measurement section set by the Strategy it establishes a target of providing for "Housing and Accommodation Needs" stating:

"Sligo local authorities now have a strong enabling role to encourage higher levels of building by voluntary housing associations and co-operatives."

- 2.4 The established targets and aims to achieve this objective are:

- Regular review of the Sligo Housing Strategy;
- Maximise the potential under Part V of the Planning and Development Act 2000;
- Continue to promote the development of the voluntary housing sector;
- Promote the available housing options to those who wish to live in Sligo;
- Construct and purchase houses; and
- Implement a planned programme of maintenance and refurbishment of exiting housing stock in Sligo.

- 2.5 The key measurements of success set for the housing strategy have been identified as:

- The number of housing units provided under Part V;
- The total number of units provided by the local authority and the voluntary sector; and
- The level of achievement of the Maintenance and Refurbishment programmes.

Sligo County Development Plan 2005 - 2011

County Settlement Strategy

- 2.6 The targeted pattern of population growth in Sligo City and County has been established by the settlement strategy in the County Development Plan, 2005. This strategy itself is a response to the identification of Sligo as a Gateway City and growth area within the parameters of the National Spatial Strategy and Sligo Sub - regional Development Strategy 2001-2021.

¹ Sligo Local Authorities' Corporate Plan

² Sligo County Development Plan 2005-2011.

³ Sligo County Council and Sligo Borough Council: *Social and Affordable Housing Action Plan 2004-2008*; Sligo County Council and Sligo Borough Council: *Traveller Accommodation Programme 2005 to 2008*; Sligo Homeless Forum: *Action Plan 2001 to 2003*.

- 2.7 The population growth target for the County is established at 50,000 - 80,000 people over the next 20 to 30 years. The settlement spatial strategy is an attempt to create a hierarchy of centres, based on expanded support settlements, into which this population can sustainably be absorbed. The hierarchy is made up of:
- Sligo Gateway City - a nationally significant urban centre where a critical mass of population would sustain economic growth;
 - Sligo Sub - region - including settlements within commuting distance of Sligo city - the satellite villages of Collooney, Ballysadare, Strandhill, Grange and Rosses Point; and
 - Key Support Towns serving different rural areas of the County - the towns of Ballymote (south), Tobercurry (south-west) and Enniscrone (west).
- 2.8 The overall aim of the strategy has been to develop Sligo as a Gateway City with a number of satellite settlements. The support settlements are intended to relieve growth pressure and spread the benefits to the rural areas.

County Housing Strategy: Content and Review Process

The 2005 Housing Strategy Overview

- 2.9 This Housing Strategy replaces the strategy which was adopted in 2005 and its provisions have been framed in the light of the review of progress under the previous Strategy as well as the changed circumstances which face the Borough and County. The key points of the previous Strategy were as follows -
- A need was identified for an estimated total of 5,672 additional residential units within Sligo Borough Council and County Council.
 - Two scenarios were identified: a Gradual Growth Model where the Environs' population share would grow initially faster than the Borough, as a consequence of housing development on the existing greenfield sites and a Faster Growth Model where a higher growth rate in Sligo & Environs would occur than the outside EDs and would be driven by brownfield site development.
 - Most residential development, outside Sligo and Environs, would be concentrated in the villages of Grange, Strandhill, Rosses Point, Ballincar, Ballintogher, Calry and Ballysadare.
 - Projections estimated a population of between 70,000 and 75,000 for the whole county by 2011.
 - Approximately 250 hectares of zoned land was needed in various towns and villages throughout the County to meet housing need and, in particular, social and affordable housing need.
 - Sligo County Development Plan 2005-2011 projections would indicate a need to accommodate between 1,246 and 6,446 new households within the Sligo and Environs area.
 - The area of greatest development pressure was identified by the Strategy as being Sligo City and its Environs. This was based on what was seen as a very significant amount of planning and development activity in the period leading up to the strategy.
 - The capacity of zoned lands in the Borough was seen as adequate to meet the overall housing requirements.
 - It concludes that one of the main constraints for Sligo Borough Council on the proposed levels of activity has been the availability of land in the Borough area and that once any suitable land has become available it is being purchased at inflated costs - meaning the cost of land was a significant constraint development.

- A 20% reservation for social and affordable housing was identified as being required on all zoned land in the County, a lower percentage would be considered, particularly where there is already a high level of social housing.

Progress under the 2005-2011 Housing Strategy

Population Change

- 2.10 The combined population of the City and County has grown more slowly than envisaged in the Strategy, with the 2006 Census figures indicating some 3,000 persons less than that projected. Census figures also indicate that the population of the City of Sligo has actually fallen in the period 2002-2006. At the same time, EDs adjoining the borough - Calry, Drumcliff East & West, Kilmacowen and Knockaree (which embrace the City and Environs planning area) increased their populations, as did the remainder of the County as a whole.

Housing Completions

- 2.11 The housing strategy envisaged private housing completions, which are able to contribute directly to the accommodation of new households in the County and City, to total 2,155 in the period 2005 to 2007. The actual house completions proved to be significantly in excess of 2005 projections (Table 2.1) with 4,597 completions - double the expected number. However, since the 2005 Strategy, actual gross housing completions (which include provision for obsolescence and second homes) have fallen back from a peak of 2,164 units (2006) to almost half in 2007 (1,269) with 2008 figures showing a further decline (Table 2.1). The reason for this disparity was that the strategy was made at a time of optimism where there would be a continued economic growth rather than what is now a picture of a falling market and economic uncertainty. This has in turn had obvious consequences for the house builders, who due to increasing uncertainty in the market and constrained bank lending, have either stopped developing or have become more conservative in bringing forward development. Overall this situation will slow the rate of Gateway growth in the short to medium term.

Table 2.1 - Projections and Actual Delivery 2005 - 2007

Total Supply	2005	2006	2007
2005 Projections	699	705	751
Completions	1,164	2,164	1,269
Differential	+465	+1,459	+518

- 2.12 This risk aversion by house builders is being shown in other leading indicators of future housing completions, Commencement Notices and New House Guarantee Registrations all of which show a similar pattern of rapid falls in City and County combined, indicating completions in 2009 and 2010 being significantly lower.

Provision of Housing by the Local Authority and Voluntary Sector

- 2.13 Examining the position for both housing authorities in Sligo combined, the Housing Strategy proposed that in the period 2005 to 2007, 527 dwellings would be provided through the Local Authority housing programmes (including refurbishment and purchases as well as rural housing schemes). The actual out-turn has been 279 dwellings. It was further proposed that the voluntary and community sector should deliver 179 dwellings in this period. Legal and other difficulties have prevented effective delivery of this programme which has yet to commence in delivery terms. A further 50 dwellings were envisaged under the Sustaining Progress Affordable Housing

Initiative. These have yet to be delivered. Finally, it was envisaged that 159 dwellings would be provided by the private sector under Part V of the 2000 Planning and Development Act. Delivery to date has fallen well short of this target.

Pattern of Development Zoning and Affordable Units Delivery

- 2.14 It is clear that the emerging pattern of development in the County is not the anticipated spatial distribution of development targeted by the County Development Plan - where the Gateway City is the focus for the majority of new housing development and population growth, and the Key Support Towns and Satellite Villages provide a supportive role in relieving development pressure.
- 2.15 What has emerged is a “doughnut effect” with housing development coming forward predominantly in the Key Support Towns, Satellite Villages and rural settlements at the expense of Sligo City. The key drivers of this spatial pattern of development have been a combination of a disparity in developable land supply between the Gateway and the rest of Sligo, significant variation in land values, availability of grant incentives and variation in land zoning controls.
- 2.16 In the Gateway there has been a problem with housing provision due to a combination of three factors - a slow release of land, high land values and slow delivery of brownfield sites.
- 2.17 Outside the Gateway boundary large scale market housing has come forward in support towns and villages because of cheaper, more readily available land in quality rural settings and the availability of Grant Assistance under the North Shannon Rural Renewal Scheme that made development in rural areas more profitable an option for developers. At the same time developers did not have to include social and affordable housing in their developments because there was no zoning in the County outside Sligo Borough pre-2003. No zoning in the County meant that the provisions of Part V of the 2000 Act did not apply to much of the development land brought forward. This meant that developers could bring forward 100% market housing schemes which allowed for greater potential profits.
- 2.18 Contrary to the pre-2003 situation, recent County Council data shows that there is now a substantial level of zoned land in some Key Support Towns and satellite villages. If this land is converted into housing units it will result in population growth in these settlements being well in excess of the targets set in the County Development Plan. Overall the indication is that there is sufficient zoned land in these settlements for their long term development.

Social Housing Distribution

- 2.19 The established historical pattern of social and affordable housing provision within the County has been that Sligo City has had the highest proportion of social housing units - in 2006 Sligo City had 22% social housing units against 8 per cent in the County. This is not surprising as the City is the main economic and population centre, but the concern is the increasing lack of social housing outside the Gateway and over-concentration in some parts of Sligo City.
- 2.20 In the City Gateway there is a desire to create a more balanced tenure structure where there are high concentrations of social housing. The major focus of this aim is through the regeneration of the Cranmore Estate as part of a wider area regeneration strategy for the south-eastern quarter of the City. In the last three years progress on achieving the regeneration target has been slow, indicating a need for a greater focus in coming years.

Part V Delivery & Balanced Communities

- 2.21 Overall the volume of housing completions for City and County combined in the years 2005 and 2007 exceeded projections. However at the same time, as already highlighted, the delivery of social and affordable housing has been well below that

envisaged by the 2005 strategy (see para. 2.13 above). A key problem has been the failure to achieve Part V social housing delivery in many of the developments that have come forward - mainly as a result of the extent of development on un-zoned lands. At the same time a considerable proportion of housing completions have been replacement of obsolescent dwellings or have taken the form of second homes.

- 2.22 The down-turn in completions from 2007 and the credit difficulties currently being - experienced by purchasers in the private sector, suggest that a renewed effort is required to deliver social and affordable housing into areas of established need. Otherwise there will be a considerable shortfall as experienced in recent years. There is a requirement that the settlement strategy of the County creates balanced communities and delivers effectively the required level of social and affordable housing.

3 HOUSING REQUIREMENTS

- 3.1 The first part of this Chapter sets out the extent of required overall housing provision for the County in the period to 2017. Linked to this, it assesses the capacity and willingness of the market to provide for these requirements, based on statistical analysis and surveys and market sentiment. The strategy for the provision of adequate zoned and serviced land in support of the requirements is set out in Chapter 5.
- 3.2 In the second part of the chapter, the requirements for social and affordable housing are outlined for the period to 2017. The strategy for the provision of this requirement is set out in Chapter 4.

Prospective Housing Requirements 2010-2017

- 3.3 Prospective housing requirements⁴ over the period 2010 to 2017 will arise from:
- The increase in the number of households identified through population growth scenarios;
 - Obsolescence (including existing habitable dwellings that become second homes); and
 - Additional vacancies to allow movement within the stock of housing.

Population Growth Scenarios

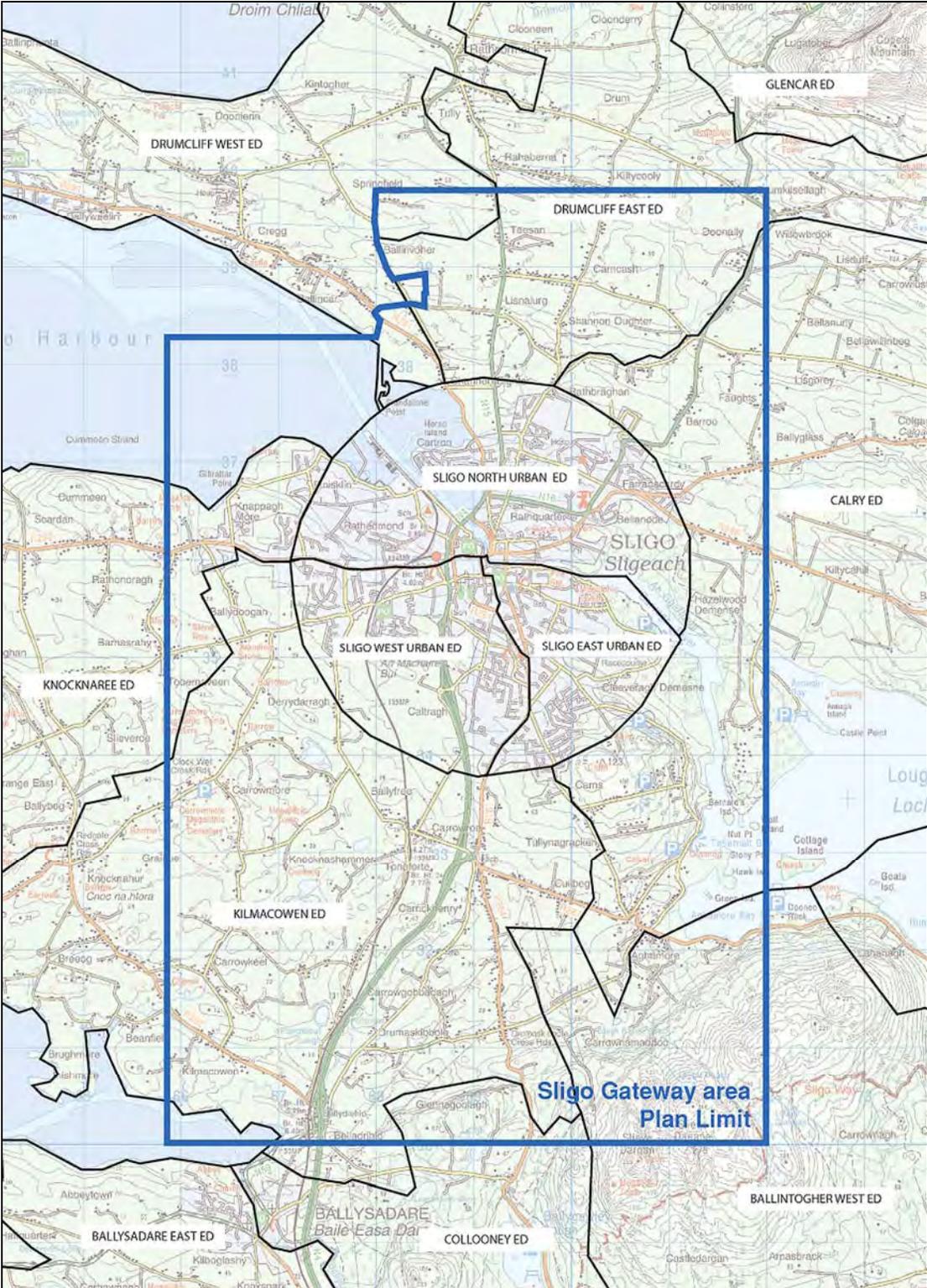
- 3.4 To establish household growth in the County as a whole, and its broad distribution, three population growth scenarios have been prepared and full details are set out in Appendix 1. They are as follows:
1. A **Revised NSS target scenario** which conforms to targets for the Sligo Gateway and the County set out in the *National and Regional Population Projections 2006 - 2020: Border Regional Authority Review and Update 2007* and thus provides for a substantial growth in household numbers;
 2. A **high-growth scenario**, which adheres to the County-wide population target referred to in (1) but moderates the Gateway target; and
 3. A **low-growth scenario** which at County level is based on the recent performance of the construction sector in the County and national forecasts of house completions. This furnishes a much reduced level of household growth.
- 3.5 In this strategy, Sligo Gateway is defined as the entire area covered by Sligo and Environs Development Plan (Map 3.1). The Gateway population is defined as the population of this area. For statistical reasons, whole ED figures are used for population projections.

Scenario Out-turns

In the period 2002 -2006 the number of households in the County increased by over 2,600. However, although there was strong growth outside the Gateway in the support, satellite and other settlements, there was a net fall in the Gateway itself. Scenario outcomes, summarised in Table 3.1, show a slowing of growth in non-Gateway settlements in the period to 2017 and beyond, as a result of the spatial policies outlined in Chapter 5.

⁴ This embraces the overlapping concepts of housing need and housing demand

Map (3.1) Defined boundary of the Gateway: Sligo & Environs Development Plan limit



- 3.6 Key support towns and satellite villages are projected to increase by between 300 and 550 in aggregate for each scenario, whereas the Gateway is envisaged as growing by over 2,300 even under the low growth scenario, and by more than 4,000 under the Revised NSS scenario. Growth in other settlements and in rural areas will be small, except where low growth is also associated with reduced emphasis on Gateway growth.

Table 3.1 - Household Projections 2006 - 2020, including 2010 to 2017 period

Settlement category or area	Number of households													
	April of 2002	April of 2006	January of 2010			May of 2017			April of 2020			Net change 2010 to 2017		
			Low-growth	High-growth	Revised NSS-target	Low-growth	High-growth	Revised NSS-target	Low-growth	High-growth	Revised NSS-target	Low-growth	High-growth	Revised NSS-target
Gateway	8,472	8,686	9,778	10,173	11,765	12,092	13,579	15,821	12,871	14,919	17,031	2,313	3,406	4,056
Key Support Towns	946	1,221	1,371	1,426	1,426	1,686	1,893	1,893	1,790	2,075	2,075	315	467	467
Key Satellite Villages	1,165	1,590	1,766	1,838	1,838	2,129	2,391	2,391	2,242	2,599	2,599	362	553	553
Other settlements	655	992	1,064	1,107	1,107	1,199	1,346	1,346	1,227	1,423	1,423	135	239	239
Rural areas	8,291	8,878	9,447	9,447	7,838	10,477	10,310	8,073	10,662	9,996	7,884	1,030	862	235
County total	19,530	21,366	23,427	23,990	23,974	27,581	29,518	29,524	28,767	31,012	31,012	4,155	5,527	5,551

Housing Effort Required to Deal with Obsolescence, Second Homes and Investment Housing

- 3.7 The number of new houses required will be significantly greater than the net increase in households over the period of the Strategy, due to obsolescence, second home developments and other factors driving up the rate of vacancies.
- 3.8 Recent trends show that between 2002 and 2006, some 5,615 dwellings were built, but the net increase in the number of households was 1,844; and between 1996 and 2002 some 4,672 units were built and the net increase in households was 2,114. These data overall indicate that over a ten year period there were some 630 houses built each year, which could not be related directly to the growth in the number of households.
- 3.9 Some of these new units simply took the place of houses which had been demolished or no longer lived in for various reasons. In a significant number of other cases, however, they were built as second or holiday homes, or replaced existing stock converted to second and holiday homes, or were built as investment properties and not occupied. This view is supported by data taken on Census night 2006 which showed:
- One house in four (24.8%) in the County was vacant. This compares with 15.9% in 2002 and 14.5% in 1996;
 - In eleven Electoral Divisions, more than a third of the housing stock was vacant; and
 - One third of all vacant dwellings in the County were in coastal EDs. For example, more than half of all dwellings in Cliffony North and Kilglass EDs were vacant on Census night 2006.
- 3.10 The overall pattern provides strong evidence of the extent of second home development within the County, which has particularly negative implications for settlement sustainability. The analysis also indicates that if these trends continue, gross house completions in the period 2010 to 2017 (i.e. including those needed to replace homes demolished or no longer lived in and those built as second homes, as well as those needed to accommodate new households) must in practice be set at a

level considerably higher than the net change in the number of households in this period, since only a proportion of new houses will be available to meet the needs of these additional households.

- 3.11 Adopting a figure of 1.5 house completions per net unit household increase, between 6,000 and 8,250 houses will be required to be constructed in the period 2010 to 2017. Chapter 5 sets out the land requirements associated with the housing effort required.

Open Market Housing Supply Prospects

Housing Supply Statistics: Recent Trends and Short Term Outlook

- 3.12 The pattern of housing delivery in Sligo (Table 3.2) shows that completions have averaged in the region of 1,400 over the last five years (2003 - 2007) and exceeded 1,500 over the last three years (2005 - 2007). There has however been a significant decline from the 2006 peak of 2,164, to less than half that figure in 2007, with further signs of a decline in 2008.

Table 3.2 - Sligo Completions Rate 1999 - 2008

Year	Completions
1999	865
2000	708
2001	778
2002	755
2003	1065
2004	1312
2005	1164
2006	2164
2007	1269
2008 (Jan - May)	454

- 3.13 Indeed, 2007 marked the turning point in the market for housing in Ireland with housing completions peaking in that year. ESRI forecasts⁵ show:
- A 30 per cent fall in investment in 2008 and recovery thereafter; and
 - Housing prices also fell in 2007 and are likely to continue to fall in the next year.
- 3.14 Looking at the recent national economic data there is every indication of further falls ahead and a longer recovery period.
- 3.15 This weakening in the house market in County Sligo is confirmed by a number of 'leading indicators' - notably new house guarantee registrations and commencement notices, which in 2007 were down nearly 45% per cent on the average of the previous three years in the County.
- 3.16 These findings were confirmed by a survey of house price change expectations amongst auctioneers in County Sligo, who forecast a price fall in 2008 and modest increases thereafter. Market confidence linked to the overall economic performance of both the Irish and local economy will be important influences on future housing delivery. The Irish economy is in recession; in the short term at least, both market and developer confidence will be low and investment in housing will be greatly reduced.
- 3.17 As indicated earlier in this section, the number of houses recorded as vacant on Census night has risen steadily over the last decade and reached 25 per cent in 2006. Spatial patterns strongly suggest that the principal cause is the development of second homes. The survey of Sligo auctioneers suggests that one house in seven is purchased by an investor. However, slower rises in personal income and uncertainty over future trends in house prices may reduce the extent of investment in property and

⁵ ESRI *Quarterly Economic Commentary*, Spring 2008

second home development in the period ahead. Thus the share of gross completions available to new households may increase.

Auctioneers Market Overview

- 3.18 A survey of all Sligo auctioneers was conducted in June 2008, in order to establish the pattern of house demand and prevailing prices in the County as well as the outlook for the period ahead. Table 3.3 summarises the Auctioneers own assessment of the market structure and prices in 2008:

Table 3.3 - Auctioneers Survey Results

House Type	Average Price (000 Euros)	% portfolio
3 bed semi-detached	221	30.2
4 bed semi-detached	248	19.2
Detached	329	10.5
Town House	236	11.2
Apartment	232	5.8
Single house on its own site	349	11.4
Cottage	172	8.6
Other	160	3.0

- 3.19 On average, auctioneers judged that prices in the County had fallen by 11 per cent in the previous twelve months. They expect a further price fall in 2009, ahead of recovery in 2010.

Development Industry Market Overview

- 3.20 In undertaking the market based work additional views were taken from the development industry on the nature of the development market in Sligo and key factors influencing past and existing project development trends. All the information set out in this section are the views of local developers.

Market Overview

- 3.21 The view of house builders was the overall development rate in Sligo over the next 5 years is likely to be modest and no where near past performance, with overall developer activity slowing significantly in the short to medium term. There was however some degree of optimism of the development potential in Sligo City with some modest development likely to come forward from past momentum in the market. The rural development was likely to see a significant slow down.
- 3.22 A view expressed was that to some extent property agents created additional heat in the market when it was at its peak and gave over-optimistic valuations of land and housing. Some developers have paid too much for land and are now finding it difficult to turn a profit.

Distribution of Development

- 3.23 In terms of the spatial distribution of development opportunities the developers' view was that further development in rural locations spread all over the County would be "madness". However, development within 5 minutes of the Sligo City boundary would be more effective - it was noted that a number of the developers had landholdings on the urban periphery of Sligo.
- 3.24 The view of one of the developers was that new development should be concentrated in the port area and also that there should be a greater release of land on the urban edge of Sligo City.
- 3.25 One developer stated that some of the current zoning does not make sense with some of the countryside zoned land unlikely to be developed - mention was made of one large urban fringe site identified for development in the Development Plan which would

not come forward as the farmer does not want to sell and wants to keep the land for agricultural use. The view taken was such situations create blockages in the delivery process and indicates a review is needed of zoned land.

Land Values

- 3.26 There has been an on-going issue with the cost of land in Sligo City which has increasingly made development profits more marginal - especially with falling land values. There is anecdotal evidence that some small developers are “going to the wall” due to being unable to develop a profitable scheme in a falling market or an inability to borrow funds to undertake development. This has been exacerbated by the value of land falling from what they have paid for it and banks demanding payment for loans made.
- 3.27 The high land values have had implications for delivery of Part V housing - as high site value means developers are looking for more return and are therefore less inclined to develop affordable units.
- 3.28 Land values are likely to fall but this is not necessarily a bad thing as it will make development more affordable - the key issue remains the price of land and a greater release of land in Sligo would facilitate development.
- 3.29 Density policies are viewed by one developer as having a direct impact on land values with higher density resulting in higher site values in the urban area due to increase in the number of units that could be developed.

Constrained Bank Lending and the “Credit Crunch”

- 3.30 It is evident that the credit crunch and market downturn has impacted on many developers - this has meant projects previously pipelined for development have been put on hold. However, there was some positive views from a developer who had not experienced any problems with bank lending on development proposals or land purchases - this was due to past record or profits and financial leverage from an established working relationship.

Spatial Distribution of Development Activity

- 3.31 An analysis of data⁶ of the spatial distribution shows that development pressure in Sligo County has been outside of the defined Gateway area and focused in the Key Support Towns and Satellite Villages:
- Some 31 per cent of all housing within settlements in County Sligo (i.e. excluding single housing in the countryside), has been granted on unzoned land; and
 - When taking into account all housing in the county (i.e. including single houses outside settlements) a total of 5,401 units were granted in the City and County since the 2005 Housing Strategy was adopted, and some 2,443 (45%) of these were on unzoned land.
- 3.32 These data sets clearly show an emerging problem in some settlements of a lack of Part V housing coming forward due to the development of unzoned land - where Part V requirement was not enforceable. This is increasingly resulting in a failure to create a diverse tenure structure and over time will create problems of social segregation. Strategies to deal with these issues are set out in Chapters 4 and 5.

Estimation of Part V Requirement

- 3.33 The total social and affordable housing requirement for the period of the strategy comprises accumulated need which exists now, as measured by the Local Authority

⁶ Information supplied by Sligo CC

housing register, and need which will arise over the period of the plan as a result of an increase in the number of households (prospective need).

Accumulated Social Housing Need

- 3.34 The number of households eligible for social housing in 2008 was as follows:⁷
- Sligo County Council: 516; and
 - Sligo Borough Council: 550.
- 3.35 It is estimated that about half of these households have been added to the register simply because they cannot afford housing on the open market.

Prospective Part V Social and Affordable Housing Requirements

- 3.36 Estimates of the requirements for social and affordable housing are based on existing patterns of income distribution, expectations regarding household income growth and distribution, house prices and price distribution and mortgage interest rates. Taken together, these factors determine the number of new households who will require social or affordable housing. Details of calculations underlying these figures are contained in the Appendix 2 to this strategy, together with additional sensitivity analysis Appendix 3.
- 3.37 Two further adjustments were required before the percentage of social and affordable housing to be required from non-exempt private developments can be established. These were:
- 3.38 Firstly, direct provision of social and affordable housing by local authorities and the voluntary and co-operative sector (as set out in Chapter 4) which will reduce the requirement from the private sector.
- 3.39 Secondly, houses constructed on un-zoned land. This will reduce the total number of private dwellings from which the target number of Part V social and affordable 'take' can be made. In addition a further upward adjustment is made to account for exempt developments on zoned land: overall it is assumed that 80% of private houses built will be on sites subject to Part V⁸.
- 3.40 There are a number of other technical adjustments which are more minor in nature, including an allowance for affordable housing freed-up by waiting list clearance⁹.

Sligo Borough & County Part V Requirement Summary

- 3.41 Table 3.4 sets out the key findings from the Part V calculation process and provides an estimate for social and affordable housing unit requirement 2010 - 2017 for the whole County of 1,342 to 2,247 under the Revised NSS Target/ High Growth scenario and 1,006 to 1,680 under the Low Growth Scenario, dependent on parameter values adopted.

⁷ Local Authorities are required under Section 9 of the Housing Act 1988 to undertake an assessment of need for local authority housing accommodation every three years.

⁸ In the period 2005 to 2007, 80 per cent of dwellings built in the City and County were on zoned land, or unzoned land within settlements. Although the process of zoning all settlements within the County will not be completed until mid-2011, a figure of 80% has been adopted for the 2010 to 2017 period, which allows for a decrease in the present percentage of developments on unzoned land outside settlements, but balanced by the number of developments on sites exempt from the provisions of Part V, and the impact of the lag in settlement zoning finalisation.

⁹ Privately rented housing relinquished by those taking up social housing may be available for social housing purposes

Table 3.4 - Summary Sligo Borough & County Part V Requirement

Population change Scenario	Additional number of households requiring accommodation during the period 2010-2017 (City and County)	Additional number of households requiring accommodation during the period 2010-2017 (Gateway)	Part V percentage requirement(after allowance for direct provision by the public and voluntary sectors)
Low Growth	1006 to 1680	560 to 935	18.1 to 39.3
High Growth and Revised NSS Target	1342 to 2247	827 to 1,385 (High) 981 to 1,642 (NSS)	21.6 to 42.8

- 3.42 The requirement for social and affordable housing uses a range of possible parameter values - which is a necessary precaution, given the current uncertainty in the housing market. Growth rates of income and house prices are at current rather than constant prices. The table sets out the absolute numbers of households from the total of new formations who will meet the affordability criteria set out in Section 93(1) of the Planning and Development Act 2000. It also indicates the percentage of affordable housing that should be sought under Part V of the 2000 Planning and Development Act. Further tables in Appendix 2 explore the impact of changes in parameter values and the availability of properties at the bottom end of the market¹⁰.
- 3.43 Overall, the results of the calculations and associated sensitivity analysis indicate that the retention of the 20% requirement for social and affordable housing provision is a robust policy decision. In the vast majority of cases, the calculated percentage exceeds twenty (the circumstances in which the percentage does not exceed twenty are extremely unlikely). The absolute number of houses required to be provided from Part V activity ranges from 1,006 over the period 2010 to 2017, to 2,247. These, however, represent extreme and unlikely outcomes; the number may in practice be expected to lie in the range 1,500 to 2,000, of which 750 to 1250 will be in the Gateway area.

¹⁰ Data is awaited from DoEHLG on the structure of the Sligo housing market

4 STRATEGY FOR SOCIAL AND AFFORDABLE HOUSING

4.1 Strategies for the provision of social and affordable housing which will be pursued by Sligo Borough Council and Sligo County Council, relate to:

- Direct provision of social and affordable housing or alternative housing solutions;
- Revitalisation of existing areas of social housing;
- Development of publicly owned housing land banks in support of direct housing provision; and
- Provision of special needs accommodation.

Direct Provision of Social and Affordable Housing

4.2 In Sligo County it is recognised that there will continue to be a need for direct provision of social and affordable housing irrespective of the level of overall housing output. But there is a need to realise a clear differential between the level of need within the Sligo City Gateway area and the surrounding rural area given recent development trends. This needs to be tackled through both social and affordable housing programmes together with a targeted planning strategy.

4.3 Overall Sligo Housing Authorities needs to continue to meet the needs of households through a range of social housing options, including the house building programme, as set out in the Council's Corporate Plan, Housing Action Plan and other special programmes. The authorities remain committed, insofar as resources permit, to promoting and facilitating the use of the full range of these social housing options.

4.4 The challenge is to ensure delivery of this programme and achievement of the maximum amount of social and affordable housing appropriate to the each location, thereby providing a quicker and more affordable access to housing for people of limited means. To achieve this there will be a need for Local Authorities to play a wider facilitative role, which will also require an enhanced contribution from the voluntary sector to help mitigate in the short to medium term, the probable shortfall in Part V housing delivery as a result of the weakening of the housing market. At the same time there is a need to evaluate stringently the wider locational impact of new units - especially in terms of increase in the number of units in rural areas but also in terms of the distribution of development across the Sligo City Gateway area in a way which avoids unbalanced, socially segregated, communities.

4.5 Table 4.1 sets out a summary of direct housing provision by the Local Authority and Voluntary and Co-operative sector envisaged for the period of the housing strategy

4.6 Given the dependence of the Local Authority on Central Government funding for housing provision it is not possible to set out with confidence the future programme of social housing within Sligo. However in the short term - medium term, given the down turn in the housing market, there will be pressure on Central Government to increase funding above current levels to aid social housing provision in areas of need.

4.7 It is estimated that a total of 381 dwellings per annum in the County and 271 in the Borough will be provided by the Sligo Local Authorities over the period of the Strategy.

Table 4.1 - Summary of Direct Housing provision

Category of provision	2010 to 2017	
	County	Borough
Housing solutions not involving new build - TOTAL	256	176
Casual vacancies arising (excl deaths and migration)	120	40
Long term voids to be refurbished and re-let	0	16
Provision of Extensions	0	24
Improvement works in lieu	96	16
Sale of sites	0	0
Units added or removed through regeneration programmes	0	0
Shared ownership scheme	40	80
New House Completions - TOTAL	576	586
Local Authority Direct Completions	376	266
Voluntary & co-op completions (social only and NOT Part V)	200	155
AFFORDABLE Housing provided by 1999 affordable initiative & any other such initiative	0	165
Purchase of dwellings for rental by Housing Authority	80	80
Purchase of dwellings for rental by Housing Authority	80	80

Housing Acquisition Programme

- 4.8 As part of the Social Housing Investment Programme and where it proves economical to do so, the Council acquires dwellings at various locations throughout the County for use as social housing. There have been a growing number of such actions in recent years within Sligo City with the purchase of units on private sector built housing estates. This programme tool in the short to medium term should be used more regularly where new opportunities arise given the increasing number of unsold new build properties in the county.
- 4.9 Under the Housing acquisition programme it is estimated that there will 80 units purchased by the County and 80 units purchased by Borough over the period 2010-2017.

Government Equity Scheme

- 4.10 The Government Equity Scheme¹¹ allows buyers who do not have the income to meet a standard mortgage to buy a house at a reduced price, with the local authority making up the difference in cost. The local authority retains ownership of a portion of the property which it is transferred to the home owner.
- 4.11 Buyers can either repay the stake over the lifetime of their mortgage or repay it at the end of the term. If they opt to pay at the end of a typical 35-year mortgage the value of the stake, which would generally be 30 per cent, would be determined by the value of the house at this time, not the time of purchase.
- 4.12 It is envisaged that 165 dwellings will be delivered through this route.

The Role of the Voluntary Housing and Co-operative Sector

- 4.13 Voluntary housing bodies are assisted under the Capital Assistance Scheme with non repayment capital funding and Rental Subsidy Scheme to provide accommodation to meet the special housing needs such as those of the elderly, people with disabilities, homeless persons or small families.

¹¹ The Government Equity Scheme is due to replace the Affordable Housing Scheme from the 1st of January 2009.

- 4.14 The Voluntary Housing sector in the county has considerable potential, but delivery within the period of the previous housing strategy has been modest. Recent projects include 57 social houses in Tobercurry, which have been approved but not developed. In Strandhill there is a plan for 44 social and 8 affordable, but these are being delayed by legal issues. Nazareth House in Sligo is also targeting the provision of 48 units for the homeless.
- 4.15 The provision of social housing by voluntary and co-operatives is estimated to deliver 200 in the County and 155 in the Borough over the period 2010-2017

Other Social Housing Options

- 4.16 A number of other schemes are available to applicants on the Council's housing list (or to existing tenants) including:
- Shared Ownership Scheme;
 - Improvement works in lieu of local Authority house scheme;
 - Traditional housing loans;
 - Mortgage Allowance Scheme;
 - Essential Repairs Grants;
 - Improvement Works in Lieu of Local Authority Housing;
 - Tenant Purchase Scheme; and
 - Rental Accommodation Scheme.
- 4.17 All of these will be continued through the life time of the strategy and will make a modest but important contribution to provision of accommodation, as outlined in the summary table.

Recommendation: Revitalisation of Existing Areas of Social Housing

- 4.18 A key housing project within the City of Sligo Gateway area will be a major regeneration plan for the Cranmore Estate in Sligo City, identified as the largest social housing estate in the North-West of Ireland.
- 4.19 The project is identified as being very important to the social cohesion of the evolving Gateway City and the focus will be on greater diversification of tenure and a high standard of regeneration. An initial framework was put forward in 2006 in the form of a small remedial scheme, but this was rejected by DEHLG, who identified a need for greater social change in the area taking into account the use of adjacent lands.
- 4.20 A modified focus of the Cranmore Estate regeneration framework should look at the broader geographical context including, an as yet undefined, additional land area. A key stage in this process is just emerging with the creation of a regeneration agency and framework plan that will have a long term timeframe.
- 4.21 The preliminary programme identifies the buying of adjacent land to the Cranmore Estate. At the initial DOEHLG approval stage 68 houses at the centre of the scheme will be vacated for demolition, but at this stage the overall ratios of public to private housing are yet to be fixed.
- 4.22 The Cranmore Estate regeneration has clear implications for housing provision in Sligo City. This is because much of the Part V activity may have to go towards the replacement of the demolished stock, and will in turn impact on social housing units to meet other social need emerging in the City.

The Local Authority Land Bank in Support of Housing

- 4.23 Table 4.2 sets out the land zoned for housing in Sligo Borough and County and which is owned by the local authorities. These holdings will allow the local authority to influence the provision of social and affordable housing, but still indicates the importance of Part V agreements on all other development coming forward within the plan period.

Table 4.2 Housing Land Availability in Sligo Borough and County (June 2007)

Sligo County Borough	19.8 hectares
County Council Total:	39.7 hectares
1. Sligo & Environs	22.8 hectares
2. Strandhill	0.1 hectares
3. Enniscrone	-
4. Ballisodare	-
5. Collooney	-
6. Grange	1.9 hectares
7. Rosses Point	-
8. Ballymote	8.4 hectares
9. Carney	2.2 hectares
10. Collooney - Rockfield	0.7 hectares
11. Dromore West	3.5 hectares

- 4.24 Policies for the use of these land banks and for further acquisitions are set out in section 5.

Recommendation: Special Needs Accommodation

- 4.25 Future housing provision in Sligo should be responsive to the special needs of the elderly, people with disabilities, the homeless, refugees and the Traveller community.

The Elderly

- 4.26 It is estimated that the share of people over the age of 65 in the State will increase from 11.1% in 2002 to 18.2% by 2016. The figure for Sligo City & County was 11.7% in 2006 with some 2,257 persons aged 65 and over living alone.
- 4.27 The main emphasis in the Council's housing policy for the elderly should enable them to choose between adapting their homes for the increasing disabilities of old age or to move to accommodation more suited to their needs.
- 4.28 When planning and allocating accommodation for the elderly, special attention should be given to those on low incomes in substandard, privately rented accommodation. Priority should also be given to improving the accommodation of the elderly who lack the basic amenities of an indoor toilet, hot and cold water and a bath or shower.
- 4.29 Wherever possible, elderly people will be housed in their own area. Dependent elderly people in isolated rural areas should be encouraged to move to suitable accommodation in nearby villages and towns. Sligo County Council will work with Voluntary Agencies to provide housing for the elderly.

People with Disabilities

- 4.30 Over ten per cent of Sligo residents have a disability - the seventh highest County rate in the State. Almost half of these disabilities (47%) relate to a condition that substantially limits one or more basic physical activities.¹²

¹² Census of Population 2006

- 4.31 Social and affordable housing for people with disabilities is required in the form of appropriate crisis units, sheltered and supported housing, and independent living units. In making provision for such units, Sligo local-authority housing should avoid segregating people with disabilities from the general population. Accommodation for people with disabilities should be integrated with other residential developments, and should be close to other associated services and facilities.

Promotion of Grant Availability for People with Disability

- 4.32 The authorities will continue to make people with special needs aware of grant availability or help with applications for such funds. Particular focus will be placed on the use of:
- ***Housing Adaptation Grant for People with disability*** is available to assist in the carrying out of works that are reasonably necessary for the purposes of rendering a house more suitable for the accommodation of a person with a disability who is a member of the household. Such grant applications are assessed on the basis of household means. The maximum grant is 95% of the cost of works, subject to upper limit, and the percentage of grant payable is reduced based on household income.
 - ***Scheme of Housing Aid for Older People*** is available to assist older people living in poor housing conditions to have necessary repairs or improvements carried out. All grant applications are assessed on the basis of household means. The maximum grant is 100% of the costs of works, subject to upper limit and the percentage of grant payable is reduced based on household income.
 - ***Mobility Aids Grant Scheme*** is available to fast track grant aid to cover a basic suite of works to address mobility problems, primarily, but not exclusively, associated with ageing, in order that recipients are not subject to delays in accessing works. All grant applications are assessed on the basis of household means and an upper household means income is set down for this scheme. The maximum grant is 100% of the cost of works, subject to upper limit.

Refugees

- 4.33 Persons who have been granted refugee status have automatic rights to apply and be assessed for local authority housing. Consideration should be given by the authorities to the provision of housing for refugees in terms of household size and structure and the need for access to social supports in terms of language, education, employment etc.

Homelessness

- 4.34 The 2006 Census of Population recorded 58 single-person households living rough or in temporary housing units in the City and County combined. Not all of these were homeless. The Housing Authorities should continue to monitor the homelessness position in the County and take appropriate action as required.

Traveller Accommodation

- 4.35 Sligo County Council has one of the smallest Traveller populations in the country. In 2006 the Department of Environment estimated that there were a nation-wide total of 5,740 Traveller families. The 2006 COP recorded 128 families living in temporary housing units in County Sligo, containing a total of 319 persons.
- 4.36 Table 4.3 shows the programme proposed under the Traveller Accommodation Programme 2005 to 2008. A new traveller accommodation programme is currently being drafted to cover the period 2009-2013.

Table 4.3 - Traveller Accommodation Needs identified in Traveller Accommodation Programme 2005 to 2008

Type of accommodation to be provided	No. of units to be provided in 2005		No. of units to be provided in 2006		No. of units to be provided in 2007		No. of units to be provided in 2008	
	scc	sbc	scc	sbc	scc	sbc	sbc	SBC
Permanent Halting Site	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
Group Housing Scheme	Nil	8 ¹	1 ²	Nil	Nil	8 ³	1 ²	6 ⁴
Standard LA Housing/Specific Instance	2	3	2	3	2	3	2	3
Apartment Type Accommodation	Nil	Nil	Nil	Nil	Nil	Nil	Nil	4
Transient Halting Site	6	Nil	Nil	Nil	Nil	Refurb. + 1	Nil	Nil
Indigenous Halting Site	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Refurb.
TOTAL:	8	11	3	3	2	Refurb. + 12	3	Refurb+ 13
SUBTOTAL:	19		6		Refurb. + 14		Refurb. + 16	

- 4.37 Within the period of the Housing Strategy, Sligo County Council will endeavour to meet the accommodation needs of Traveller families resident in the county. The Council will actively promote the full range of social housing options as outlined in the Department of the Environment and Local Government publication *Accommodation Options for Travellers*. Families with special needs will be taken account of in all building programmes.

5 HOUSING STRATEGY DEVELOPMENT FRAMEWORK

Established Strategic Spatial Planning Framework

County Development Plan

- 5.1 In the County Development Plan 2005-2011 there are a number of established policies that inform guide and support the Housing Strategy. These are:
- 5.2 **Chapter 3 - County Sligo Settlement Strategy:** this sets out the spatial distribution of housing development and establishes a clear hierarchy for the preferred urban structural concept for the Gateway. The section sets out potential future population targets across the settlement hierarchy (Fig 3.e in the CDP).
- 5.3 **Chapter 4 - Providing Housing.** A number of policies set clear objectives housing developments should strive to achieve. These include: 4.1.6 Social and Affordable Housing; 4.1.7 Housing Mix and Types; 4.1.8.1 Traveller Accommodation. The sub-section on Rural Housing has attempted to manage growth pressures in rural settlements and the wider countryside through 4.2.6 Rural Housing - General Objectives.
- 5.4 **Chapter 11 - Mini Plans.** Sets out more detailed strategies to tackle the physical and spatial expansion of **Ballysadare, Collooney, Carney, Dromore West, Coolaney-Rockfield and Grange**. In terms of housing, focus is placed on density, house type, size, mix and desired urban form in which development should come forward.

Local Area Plans

- 5.5 **Hazelwood-Ballinode LAP** sets out the vision for the creation of a high-quality urban extension to the north-east of the City. A potential population of 4,000 - 7,200 persons is projected based on all of the sites' capacity and variation on densities with a mix of housing sizes and types.
- 5.6 The plan allows for an initial 170 social housing units and for a potential 800-1,200 student bedspaces, with the remainder being private housing.
- 5.7 **Strandhill LAP** sets out an approach to control the future expansion of the village, prevent existing trend of ribbon development and tackle an area under pressure. The housing objectives are in line with those in the Development Plan in relation to density, unit types and spatial distribution of development, but the LAP provides a more detailed local response to a specific need.
- 5.8 Strandhill is identified in the County Development Plan 2005-2011 as a third-tier settlement with an estimated population growth potential of 1,500 - 2,500 people by 2021. The Housing Strategy 2001-2007 identified potential for a total of 172 units to be developed in the area, but in practice this target has been substantially exceeded with enough land zoned for a potential population growth of circa 6, 000.

Housing Strategies and Policies

- 5.9 When framing its own programmes, and controlling development by the private sector, to achieve the targets for housing provision, Sligo Local Authorities will adhere to policies which will:
 - Increase the supply of private housing in the Sligo & Environs area;
 - Achieve a Gateway-led spatial distribution of housing development;
 - Ensure proper planning and development of the County, in terms of the location and quality of housing, including housing design and housing mix;

- Achieve the Implementation of Part V of the Planning and Development Act, 2000;
- Adopt approaches to tackling second home growth;
- Meet the needs of persons with special requirements;
- Counter emerging problems of social segregation; and
- Promote the role of housing agencies.

Settlement Hierarchy

Recommendation: Population Targets, Land Zoning Requirements and their adequacy

- 5.10 Table 5.1 (Overleaf) sets out the revised population targets and land zoning requirements for each of the urban areas in the county settlement hierarchy. It should be noted that a number of settlements have an excess of zoned land - for this reason, no additional zoned land is felt to be required in these settlements.
- 5.11 The land requirements set out in Table 5.1 relate to projected population and are based on:
- A density of 25 houses to the hectare;
 - An average household size in new households of two persons per household;
 - A ratio of housing completions to net household change of 1.5:1 (a reduction on previous experience); and
 - A zoning overhead of 50 per cent, to promote choice.
- 5.12 The High-Growth projection is presented in Table 5.1. Projections for the Low-Growth and Revised NSS Target scenarios are presented in Appendix 2. Overall, there is sufficient zoned land available in the County and City to provide for the needs of housing development over the life time of the Housing Strategy and the Development Plan (by in excess of 450 hectares under the High-Growth scenario), but a number of settlements require to have land zoned to meet specific settlement-level targets. The table sets out proposals and actions for each settlement to respond to identified development need.
- 5.13 It should be made clear that not all settlements will be zoned by the commencement of the Housing Strategy, but settlements listed in Schedule B (p. 24) of the CDP should be zoned on completion of the new County Development Plan 2011 - 2017.

Recommendation: Settlements where zoning of additional land for housing is not necessary

- 5.14 The settlements which have been identified as not requiring additional land zoned for housing development are:

Sligo	Strandhill	Collooney	Ballymote
Enniscrone	Grange	Coolaney - Rockfield.	Ballysadare

Recommendation: Settlements Requiring Zoning of Land for housing

- 5.15 A number of settlements have been identified as lacking or having a shortfall of zoned land. These settlements require the development of a mini-plan as part of the next CDP, or a local area plan. This is to ensure that new housing sites are delivered in a planned, sustainable manner. Settlements requiring mini-plans are:

Ballintogher	Rosses Point	Rathcormack
Easky	Ballygawley	Calry
Mullaghmore	Drumcliff	Ransboro

- 5.16 Local area plans are also envisaged for Bellaghy(-Charlestown) and Tobercurry.

A Gateway Led Spatial Distribution of Development

Existing and Future Housing Development

- 5.17 The land use pattern in Sligo and Environs is characterised by limited residential development within the city centre, combined with expansive low-density housing estates and ribbon development in the outer city and on its fringes. The typically low densities of outer-city estates do not support sustainable development or the provision of community services and facilities within or close to these areas, such as public transport, shops or crèches, as indicated by vacant shop units in existing neighbourhood centres in Cartron and Crozon. To strengthen the urban fabric and provision of community facilities it is recommended that:
- The use of recommendations of the Residential Density Guidelines of 1999¹³ be continued to applied across the City and County. However, this should be used in an intelligent way applying density policy appropriate to a given location.
 - The promotion of sustainable residential development that minimises the need for the use of private cars.
 - Future residential development should provide variety in terms of mix of uses and supporting facilities, and promote social integration between a diverse household types and age groups.
 - Attention should be given to developing energy efficient housing that reduces the impact of fuel poverty.

Recommendation: Sequential Development within the County

- 5.18 The existing principles behind the settlement strategy provide a clear an effective spatial structure for housing allocations across the County. However, in practice the delivery of the desired pattern has been skewed towards the Key Support Towns, Satellite Villages and other settlements at the expense of Sligo City. For this reason there is a need for a modification to the existing policy framework.
- 5.19 The Gateway is identified as a priority location for future housing development and the following prioritisation of development is recommended in approving future residential proposals:
- Priority 1 - The City Centre;
 - Priority 2 - The Inner City;
 - Priority 3 - The Outer City;
 - Priority 4 - Key Support Towns and satellite villages;
 - Priority 5 - Other settlements as specified in Schedule B (p. 24) of the CDP.

¹³ The 1999 Residential Density Guidelines are now being updated with the publication of the Draft Guidelines 'Sustainable Residential Development in Urban Areas' (DoEHLG) in 2008.

Table 5.1 - Land Balance Calculations for Gateway, Key Support Towns, Satellite Villages and Other Settlements (High Growth Scenario)

Settlement	Population target	2017 Population Target	Population (estimated) 2007	Additional population required to meet 2016 target (target minus 2006 COP)	Undeveloped land zoned for residential use (ha.)	Undeveloped land zoned for residential use to be serviced by 2013 (ha.)	Density assumption	Av. HH Size assumption	Population capacity of undeveloped zoned land to be serviced	Gross house completion overhead (%)	Zoning overhead (%)	Zoned and serviced land required	Surplus / Shortfall of zoned serviced land	Additional area required to be zoned for residential use (hectares)	Remarks
Sligo - Gateway City	37,000	32,986	25,476	7,510	580	333.7	37.5	2	25,031	50	50	225.3	233.6	No shortfall	Zoning of additional land not necessary
Key Support Towns															
Ballymote	2500	1,683	1,265	418	64.4	61.9	30	2	3,714			7.0	54.9	No shortfall	Zoning of additional land not necessary
Tobercurry	2500	1,825	1,454	372	0	0	30	2	0			6.2	-6.2	15 - 37 ha (incl. existing res. areas)	Does not have a LAP yet.
Enniscrone	2000	1,224	859	365	65.1	65.1	30	2	3,908			6.1	59.1	No shortfall	Zoning of additional land not necessary
Key Satellite Villages															
Collooney	2500	1,423	931	491	55.2	55.2	30	2	3,312			8.2	47.0	No shortfall	Zoning of additional land not necessary
Ballysadare	2000	1,352	1,001	351	28.4	18.5	30	2	1,110			5.9	12.6	0 - 3 ha	Zoning of additional land not necessary
Strandhill	2000	1,669	1,435	233	32	32.0	30	2	1,920			3.9	28.1	No shortfall	Zoning of additional land not necessary
Grange	1000	592	399	193	32.6	32.6	30	2	1,953			3.2	29.3	No shortfall	Zoning of additional land not necessary
Rosses Point	1000	939	878	60	0	0	30	2	0			1.0	-1.0	1.8 - 9 ha	Does not have a LAP. A mini-plan will be prepared as part of the next CDP.

Sligo City and County Joint Housing Strategy
Final Report

Settlement	Population target	2017 Population Target	Population (estimated) 2007	Additional population required to meet 2016 target (target minus 2006 COP)	Undeveloped land zoned for residential use (ha.)	Undeveloped land zoned for residential use to be serviced by 2013 (ha.)	Density assumption	Av. HH Size assumption	Population capacity of undeveloped zoned land to be serviced	Gross house completion overhead (%)	Zoning overhead (%)	Zoned and serviced land required	Surplus / Shortfall of zoned serviced land	Additional area required to be zoned for residential use (hectares)	Remarks
Settlements with special functions															
Easky	500	300	240	60	0	0	25	2	0			1.2	-1.2	4 ha	Mini-Plan to be prepared as part of the next CDP
Mullaghmore	500	250	147	103	0	0	25	2	0			2.1	-2.1	5 ha	Mini-Plan to be prepared as part of the next CDP
Other settlements along the Western Rail Corridor															
Coolaney - Rockfield	1000	700	208	492	47.3	47.3	35	2	3,308			7.0	40.2	No shortfall	Zoning of additional land not necessary
Bellaghy (- Charlestown)	500	135	115	19.55	0	0	35	2	0			0.3	-0.3	5 - 8 ha	LAP envisaged
Other Settlements in Sligo Sub-region															
Rathcormack	300		No data		n/a		25	2	n/a			-		2.5 - 4 ha	Mini-Plan to be prepared as part of the next CDP
Ballintogher	200	200	182	18	n/a		25	2	0			0.4	-0.4	0.2 - 2 ha	Mini-Plan to be prepared as part of the next CDP
Ballygawley	200	200	186	14	n/a		25	2	0			0.3	-0.3	0.2 - 2 ha	Mini-Plan to be prepared as part of the next CDP - Does not include Castledargan Wastewater treatment plant capacity - 2,500 PE
Carney	500	300	219	81	38.1		25	2	2,656			1.6	51.5	No shortfall	
Drumcliff	200		No data		n/a		25	2	n/a			-		2.8 - 4.3 ha (incl. existing res. areas)	Mini-Plan to be prepared at a later stage
Calry	150		No data		n/a		25	2	n/a			-		2.1 - 2.8 ha (incl. existing)	Mini-Plan to be prepared as part of the next CDP

Sligo City and County Joint Housing Strategy
Final Report

Settlement	Population target	2017 Population Target	Population (estimated) 2007	Additional population required to meet 2016 target (target minus 2006 COP)	Undeveloped land zoned for residential use (ha.)	Undeveloped land zoned for residential use to be serviced by 2013 (ha.)	Density assumption	Av. HH Size assumption	Population capacity of undeveloped zoned land to be serviced	Gross house completion overhead (%)	Zoning overhead (%)	Zoned and serviced land required	Surplus / Shortfall of zoned serviced land	Additional area required to be zoned for residential use (hectares) res. areas) 2.1 - 2.8 ha (incl. existing res. areas)	Remarks
Ransboro	150		No data		n/a		25	2	n/a			-			Mini-Plan to be prepared as part of the next CDP

*Notes: 2006 COP figure for Coolaney-Rockfield relates to Coolaney only; 2006 figure for Ballaghy-Charlestown refers to Bellaghy only. Total for both is 859

- 5.20 In sequential terms this means that the City Centre should be seen as the preferred location for new residential development in the short to medium term.

The City Centre

- 5.21 The principle behind prioritisation of the City Centre is to focus on establishing a sustainable foundation for the expanding City as a focal point for the County. An increase of population within the city core, with its range of employment, recreation, educational, commercial and retail uses can help to curtail travel demand. It will also assist in urban regeneration and support for local services. To achieve this aim it is recommended that:

- City centre population numbers are maximised to create strong urban districts;
- There should be no upper limit on residential density;
- Focus should be placed on infilling of gap sites and the redevelopment of brownfield sites;
- The future expansion of City centre residential area should be towards the port area; and
- A variety of housing types are encouraged but with a larger numbers of smaller units that respond to demographic needs of smaller household size, a growing student population and “younger” life stage choice accommodation.

The Inner City

- 5.22 Much of the inner city features older, established residential neighbourhoods and substantial amounts of public / institutional lands. While the relative merits of these areas are acknowledged, there may be scope for additional residential development, of different scales, in appropriate locations.

Established Neighbourhoods

- 5.23 In evaluating the older residential neighbourhoods it is evident they provide a range and variety of housing types close to the centre with established communities. They therefore provide good locations for residential development that will build and support the established community- through increased population catchment to support local shops and services. It is therefore recommend in such locations:

- opportunities for infill development are encouraged;
- subdivision of large existing units is permitted;
- Selective demolition is allowed to allow intensification of development; and
- Measures are taken to enhance the quality of environment in established neighbourhoods.

Institutional Lands

- 5.24 A substantial area of the inner city is in institutional use or ownership. In some case the occupants are either rationalising the level of use of the sites leaving vacant buildings and land or are evolving plans to move location - such as the Grammar School. In such locations it is recommended that:

- Large quality buildings are converted for residential use;
- Selective demolition is allowed to allow intensification of development; and
- All developments should allow for retention of a high level of amenity space.

Use of Local Area Plans

- 5.25 While large-scale, comprehensive redevelopment of established residential areas may be appropriate in certain cases, this should be dealt with in the context of preparing local area plans for selected parts of the city.

The Outer City

- 5.26 The outer city will over time become suburban neighbourhoods as the City evolves. The vast majority of greenfield sites zoned for residential development are found in these areas and locations vary significantly in terms of available infrastructure and environmental sensitivity. In the development of these neighbourhoods it is recommended that:
- Lands that are well served by existing / planned infrastructure (particularly transport infrastructure), and are close to employment areas and local services are considered suitable for higher-density residential development. Such locations include Carrowroe, along either side of the Inner Relief Road and rail line, to Caltragh and further to Finisklin.
 - More sensitive locations (in ecological, environmental and visual terms) should have an appropriate level of transition between the built-up continuum and the countryside, with low- and medium-density residential zoning. Such locations would include Carns Hill, Tonaphubble, Farranacardy, Rathbraughan or Shannon Oughter. Elevated topography imposes visual constraints, while lands along the Garavogue River and Lough Gill present a combination of constraints.

Neighbourhood Centres

- 5.27 A key structuring element in the future growth of Sligo City will be the development of neighbourhood centres. These will provide key focal points in emerging (such as Caltragh) and potentially expanding (such as Ballinode) residential neighbourhoods.
- 5.28 It is important that residential neighbourhoods do not emerge without local facilities. Two neighbourhood centres in Sligo - Cartron Village and Crozon - have so far failed to provide some of the essential local facilities required in a community. It is therefore recommended that:
- High-density residential development should be targeted around neighbourhood centres;
 - Existing neighbourhoods that are expanding and in particular new emerging neighbourhoods should be based upon clear neighbourhood centres providing a range of community facilities and services;
 - Existing neighbourhoods that are expanding and in particular new emerging neighbourhoods should incorporate business units to allow for local-based business development or alternatively live/work units.

Support Towns and Satellite Villages

- 5.29 There is an overall need to shift concentration away from the rural regeneration areas as the level of housing development has been substantial. The new emphasis in the short to medium term should be on lower rates of zoning that meet local need. The established view of the Support Towns and Satellite Villages being a pressure valve for Sligo City and Environs has proved to be difficult to manage as development has focused itself outside the Gateway City and resulted in:
- the “doughnut effect” where the high rates of recent housing development in the support towns and satellite villages has greatly exceeded the rate of development in the City Gateway;
 - the attraction of both higher-value developers and development in general due to the quality of countryside surroundings;
 - tax incentives for development being used to accelerate the rate of construction;
 - Most of the new development took place on un-zoned land resulting in no Part V housing provision, resulting in emerging issues of social segregation;

- High availability of zoned land for housing; and
 - Substantial numbers of second homes.
- 5.30 It is acknowledged that the de-allocation of zoned land is not a realistic prospect. For this reason it is recommended that a range of strategic approaches be adopted:
- Tighter management regime of development monitoring through Plan, Monitor and Manage - in particular the development of settlement housing trajectory (Refer to paragraph 5.74 for explanation) to flag up oversupply in settlements as they arise;
 - Short term monitoring should be made of the pattern of development post the withdrawal of tax incentives - this may in itself reduce development pressure in these areas and bring clarity to the future picture of the spatial pattern of delivery;
 - Public sector-led facilitation of affordable and social rented accommodation should be adopted, with zoned land to be purchased by the Local Authorities/ public sector to build a land bank in towns and settlements where there has been limited Part V housing provision / or zoned land in recent years.

Other Settlements in the Rural Area

- 5.31 There are a number of small villages dispersed throughout the County, particularly in the lowland areas with populations of between 100 and 300 residents (such as Rathcormack, Ballintogher or Ballygawley). These villages act as important focal points in the wider community or parish area. In order to maintain the current levels of service and/or to revitalise these villages, a controlled level of residential development needs to be encouraged through:
- Infill site development;
 - The re-use of derelict sites;
 - The development of vacant plots; and
 - Development of backlands.
- 5.32 In physical development terms the focus is to prevent highly dispersed settlement patterns and place focus on existing villages which can support the provision of a rural public transport service and other community facilities.
- 5.33 In allowing this development to come forward it is recommended that the following strategic approaches are adopted:
- Tighter management regime of development monitoring through Plan, Monitor and Manage - in particular the development of a settlement housing trajectory (Refer to paragraph 5.74 for explanation) to flag up oversupply in settlements as they arise;
 - Short term monitoring should be made of the pattern of development after the withdrawal of tax incentives - this may in itself reduce development pressure in these areas and bring clarity to the future spatial pattern of delivery;
 - Public sector-led facilitation of affordable and social rented accommodation should be adopted, with zoned land to be purchased by the Local Authorities/ public sector to build a land bank in towns and settlements where there has been limited Part V housing provision / or zoned land in recent years.
 - Prepare, as resources permit, a number of mini-plans (i.e. small land-use plans) for those settlements identified in Table 5.1 - as part of the next County Development Plan 2011-2017.

influence of Support Towns and Satellite Villages, while allowing for *rural-generated housing* need - to ensure ease of access for local people to affordable sites.

Rural-Generated Housing

5.38 The Sligo Authorities acknowledge the long tradition of people living in the rural areas of the County, and the important social and economic links that exist in certain circumstances. One-off housing will be generally discouraged in rural areas; however rural-generated housing proposals will be facilitated subject to a strong needs assessment, standards of design and servicing criteria. Rural-generated housing need should be defined by:

- Persons whose primary employment is in a rural-based activity with a demonstrated genuine need to live in the locality of that employment base, for example, those working in agriculture, forestry, horticulture etc;
- Persons with a vital link to the rural community in which they wish to reside, by reason of having lived in this community for a substantial period of their lives, or by the existence in this community of long-established ties with immediate family members; and
- Persons who, for exceptional social or other circumstances, can demonstrate a genuine need to reside in a particular rural location.

Urban-Generated Housing

5.39 Urban-generated housing is defined as housing in rural areas sought by persons living and working in urban areas who do not have a vital link to the rural area in question. It includes proposals for the provision of second homes and holiday homes. This type of development has taken the form of ribbon and/or sporadic development and results in increases in commuting and a weak relationship with any of the main urban centres within Sligo.

5.40 Proposals for urban-generated housing development will be discouraged in the interests of sustainable development and the preservation of the rural environment. Exceptions to this policy may include proposals for replacement of existing dwellings, including derelict dwellings which clearly exhibit the fundamental characteristics of a dwelling (i.e. external walls and roof are substantially intact).

5.41 Consideration may also be given to proposals for one-off houses on 'gap' sites that exist within areas where ribbon development is already substantially in place.

To tackle this issue the following is recommended:

- Adopt a policy that supports one-off rural housing that responds to genuine local need;
- Adopt a policy that ensures that one-off housing on zoned lands in rural areas does not impact on potential coordinated development of surrounding lands; and
- Require all one-off rural housing proposals to be suitably designed to integrate with the landscape and the scale / character of surrounding properties. They also should fit with EPA standards for effluent treatment.

Housing Strategy Recommendations

5.42 Analysis of the emerging development pattern in Sligo City and County highlights the need to reverse or at least more effectively manage the pattern of development. The following is recommended:

Recommendation: Housing Type Mix

5.43 All new housing developments should be required to demonstrate high quality and innovation in their layout and design.

- 5.44 New developments should have a suitable range of house types and sizes which respond to demographic change and requirements of the particular location in which they are being developed. Table 5.2 summarises the mix of house types which should generally be applied to private housing schemes.

Table 5.2 - Housing Type Mix in Private Housing Developments

House Type	Proportion in the Scheme
1-2 bedrooms	Minimum 30% of total no. of houses
3 bedrooms	Minimum 30% of total no. of houses
4 bedrooms	Maximum 20% of total no. of houses

Recommendation: General Housing Densities

- 5.45 It is recommended that housing densities should be reflective of the DoEHLG guidance and relate strongly to location:

Table 5.3 - Departmental Guidance on Development Density (dwellings per hectare)

Town and City Centres	no upper limit (with certain safeguards)
Brownfield	as above or in accordance with LAPs
Inner suburban/Infill	depending on the site
Outer suburban/greenfield sites	35 to 50 dwellings. Not less than 20. More than 50 if close to transport corridors
Institutional lands	at least that for greenfield sites
Towns or villages located on quality public transport routes	“increased” densities
Towns or villages not located on quality public transport routes	densities “increased with care”
Villages	maybe less than 20 as alternative to one-off rural dwellings

- 5.46 Table 5.4 sets out an interpretation of this guidance applied to the Borough & County and the recommended variation density to apply across the settlement hierarchy. This is reflective of the aim of a high density City Gateway with a high population catchment.

Table 5.4 - Sligo Settlement Hierarchy: recommended densities (dwellings per hectare)

Sligo City	40
Key Support Towns	30
Satellite Villages	30
Settlements with special functions	25
Settlements on the Western Rail Corridor	35
Other settlements	25

- 5.47 It should be noted that these are general housing densities and there should be a further density variation with settlements themselves.

Recommendation: Planning Permissions and Part V of the Planning and Development Act, 2000

- 5.48 Section 96 of the Planning and Development Act 2000 provides that the objectives of the Housing Strategy in relation to social and affordable housing shall be implemented by means of conditions attached to planning permissions for residential development.
- 5.49 Sligo Local Authorities will in principle require a 20% quota of social/affordable housing to be provided in each housing development within the County, and this requirement

will be included as a condition of development, with the exception of application for development of 4 or less houses, or for housing on land of 0.1 hectares or less.

- 5.50 Conditions attached to planning permissions for residential development to which the 20% social/affordable quota applies will require developers to enter into an agreement with the Council. Such agreements provide developers with a number of options, e.g.:
- The developer can transfer ownership of 20% of the site to the Council; or
 - May build houses/apartments and transfer 20% of their floor area to the Council at an agreed cost; or
 - May transfer a number of fully or partially serviced housing sites to the Council at an agreed cost; or
 - May provide for the transfer to the planning authority of the ownership of any other land within the functional area of the planning authority.
- 5.51 There should however be some realisation that with the major regeneration of the Cranmore Estate and wider area regeneration in the City, a need exists for the preference to be established by the authorities on how the Part V element of development is delivered, with a clear need to take things on a case-by-case basis to create a strong tenure mix.
- 5.52 In so far as it is known at the time of the agreement, the Council will indicate to the developer its intentions in relation to the provision of social/affordable housing, including a description of the proposed houses, or the land or sites to be transferred, where such lands form part of the site for which an application has been made.
- 5.53 The Council, in making such agreements, will have regard to:
- The Development Plan and any relevant local area plan;
 - The need to ensure the overall coherence of the development to which the planning application relates;
 - The views of the developer in relation to the impact of the agreement on the proposed development, and
 - The need for social integration.
- 5.54 The preference of options for compliance with Part V applied to developers should vary according to particular local need and development pressure. Table 5.5 sets out the recommended preferences that should be applied in delivering Part V housing.

Table 5.5 Part V Development Delivery Preferences

Location	Element Provided	Preference of Developer Delivery	Timescale
City Centre / Inner City	Part V Provision	In land within local authority area	Short-medium
Outer City	Part V Provision	In dwellings	Short-medium
Key Support Towns, satellite villages, all other settlements with zoned land	Part V Provision	In dwellings or partially serviced / serviced land in development	Short to long term

- 5.55 The justification for the defined Part V delivery preference by location is:

- City Centre / Inner City - there is a need for some degree of flexibility of location of the delivery of Part V given the need to incorporate the regeneration of Cranmore Estate. Delivery of Part V obligations in serviced or partially serviced land will allow for a balance distribution across the City Gateway/inner city;
- Outer City - much of the housing delivered has been private market housing and there is a need to ensure Part V housing is delivered within developments to redress emerging tenure imbalance; and
- Key Support Towns, satellite villages and other settlements - nearly all of the housing delivered has been market housing and there is a need to ensure Part V housing is delivered within future developments to redress imbalance in tenure structure and allow younger generations of resident families to access the housing ladder.

5.56 It is recommended the Council's Planning and Housing Sections encourage housing developers to whom the 20% quota will apply to discuss the likely terms of the Part V agreements at pre-planning consultations and outline the local authority preference in each area. An initial agreement should then be made in pre-application discussions in relation to how compliance will be made with Part V in the planning application made by developers.

Recommendation: Countering Social Segregation

5.57 In Section 94 of the Planning and Development Act, 2000 it is stated that a Housing Strategy shall take into account the need, *inter alia*, to counteract undue segregation in housing between persons of different social backgrounds. It should be the Local Authorities' strategic aim to encourage the development of mixed and balanced communities so as to avoid areas of social exclusion in all settlements and communities.

Recommendation: Promoting the Role of Housing Agencies/ Associations

5.58 Sligo Local Authorities have a good relationship with the housing associations and voluntary housing sector and have assisted a number of approved bodies over the past number of years.

5.59 The housing associations and voluntary housing sector represent a potentially valuable resource for social housing delivery within the Authorities' areas. The Authorities recognise their important role and the particular resources and experience they can bring to the social housing sector, particularly in the provision of housing for special needs categories such as the elderly, people with disabilities and homeless people, as well as those in general social need.

5.60 It is proposed that the Local Authorities continue to further these relationships over the lifetime of this Strategy and use these agencies to ensure balanced communities are created through the Gateway and wider county.

Recommendation: Development of Local Authority and Public Sector Land Banks

5.61 Sligo County and Borough Councils both have limited ownership of lands to provide social housing over the timeframe of this strategy. In the current market situation there is an opportunity to build a strong land bank in all key settlements to ensure a balanced tenure structure and improve social cohesion.

5.62 Where social and affordable needs are not being met under Part V provision, most notably in the rural town and villages, Sligo Local Authorities should look to purchase land to resolve this shortfall. This could be used to meet the following needs:

- Provision of affordable housing;
- Facilitating voluntary housing development;

- Social housing programme;
 - Facilitating development of private housing; and
 - Making use of vacant and derelict property.
- 5.63 Sligo Local Authorities should attempt to maintain a reasonable land bank as part of their overall procurement policy. A more detailed landbank acquisition and utilisation policy should be prepared to guide location, scale and use of land to be acquired. An element within all future (or updated) mini-plans should be an assessment of land which should be identified for the purpose of acquisition by the authorities to support or insure social and affordable housing provision.
- 5.64 The land acquisition will include acquisition of backlands in Sligo City, towns and villages to facilitate promotion of sustainable settlements. Particular focus should be placed on the development of social housing in vicinity of rural schools for the benefit of the local community.
- 5.65 Sligo Local Authorities should target a variety of potential purchasers in these developments and include:
- Existing residents who would have to move elsewhere for appropriate housing;
 - Younger generations already in the settlement which have reached household formation age but would have to leave the settlement due to high housing costs;
 - Newcomers to the settlement, who wish to live permanently in the City/ town/ village.

Support for Social Housing Providers

- 5.66 Recent research¹⁴ revealed that the lack of availability and the high cost of land for the development has been a major barrier in delivering social housing projects by housing associations. Housing Associations affiliated to the Irish Council for Social Housing (ICSH) repeatedly identified the lack of access to land as a major constraint factor in relation to increasing output and as an inflationary cost component in the delivery of social housing.
- 5.67 It is therefore important that both Part V land and an additional land bank policy be used in tandem to build up a strategic supply in key locations in the Gateway and County.
- 5.68 Discussions with ICSH led to the conclusion that a possible way to increase social housing provision in the Sligo local authorities' area could be the transfer sites/building to housing associations with low-cost (subsidised) fee for sites. This appears to fit with commitment under the National Social Partnership Agreement *Towards 2016* that local authorities would provide up to 3,000 sites for housing associations in the period 2007-2009 some of which could be provided in Sligo.

Brownfield Site Delivery

- 5.69 The Sligo authorities will give prioritisation and support, within the City Gateway, to the development of brownfield sites and where possible will give both funding support for reclamation and servicing works.

Recommendation: Second and Holiday Homes Controls

- 5.70 Holiday/second-home development in towns and villages has become an emerging problem in the sustainability of rural towns, villages and wider countryside. For this reason they should be monitored to ensure a balance between holiday/ second homes and permanent homes is achieved. Overall the Sligo authorities should seek a balanced approach to holiday/ second home development in Sligo County by the use

¹⁴ Irish Council for Social Housing - Increasing Affordable Housing Report (2007)

of a structured policy that allows for a sustainable level of permanent residents in towns and villages to maintain local services.

Holiday/second home development should be defined as:

“A secondary place of residence that is not the principal or main residence of the owner/ occupant, but excludes homes occupied on an intermittent basis by persons who are returning emigrants to Sligo County.”

- 5.71 In rural areas where a single home is considered for development (subject to location, siting and design and landscape integration) the planning authorities will seek to ensure a balance between holiday/ second homes and permanent homes.
- 5.72 In settlements, holiday/second homes should not exceed 20% of the total existing or permitted housing stock in the urban area in which they are permitted. This will be based on a baseline count for each settlement undertaken by the Sligo County Council. Policy guidance should be established where an application to build a holiday/ second home may be granted planning permission if it falls within a number of exceptions. These could be:
- Where the proposal is in an area designated for tourism development;
 - Where the site can be demonstrated to be brownfield and is within the urban fabric of a settlement;
 - Where the proposal is for the refurbishment of a rundown/dilapidated dwelling.

Recommendation: Effective Plan-Monitor-Manage Approach

- 5.73 The issue of the “doughnut effect” has been recognised by Sligo Local Authorities. There is now however a need to develop a systematic manner of monitoring the delivery of housing relative to location and identify where significant over-concentration of housing is taking place outside of the priority Gateway area.

Trajectory Approach to Delivery

- 5.74 To deal with this issue it is recommended Sligo Local Authorities adopt a Housing Trajectory to monitoring housing development across all settlements in order to tackle the problem of the current spatial imbalance in housing delivery. This could be based on the following steps:
- Identification of all zoned land by settlement location;
 - The establishing of the total number of units per settlement;
 - Prioritisation of housing delivery by location - for example top priority would be the Gateway;
 - The setting out of a number of units to be delivered in each settlement each year;
 - The per annum numbers would be set higher for the Gateway and lower for the smaller settlements; and
 - Plotting of trajectory of housing delivery.
- 5.75 The key aspect of the approach is greater management of supply with an important focus on establishing a five-year deliverable supply for each settlement. This approach would help with the Plan-Monitor-Manage approach to development and the overall balance between the Gateway and the rest of the County.

Recommendation: Design Quality & Sustainable Design

- 5.76 Clear and integrated guidance should be established on the design of new residential areas and surrounding urban spaces - particular focus should be placed on design and residential layouts that are appropriate to location and create characteristic environments.

- 5.77 Housing design quality should be linked strongly to environmental sustainability especially in relation to fuel efficiency, which will help to deal with the growing problem of fuel poverty.

Recommendation: Estate Management

- 5.78 In new high-density housing developments clear guidance should be set out on how new development of apartments and mixed-use projects provide estate management to preserve the quality of amenity. This in particular should be in the form of a long term internal and external care regime with resident buy-in to the extent and cost of maintenance works.
- 5.79 In the urban area where there are more apartment developments coming forward there will be a requirement to establish management companies that are registered and regulated by the Property Services Regulatory Authority (PRSA) - this will contribute to good estate management in mixed developments.

APPENDIX 1

APPROACH TO POPULATION PROJECTIONS

APPROACH TO POPULATION PROJECTIONS

This Appendix:

- Sets out the populations projected in the County Development Plan, the existing Housing Strategy and other sub-regional and regional planning documents. These are examined, compared and reviewed in the light of recent population trends.
- Presents the methodology and results of new projections for the whole County of Sligo, for LOW, HIGH and RPG scenarios.
- Examines possible distributions of future County population and resultant housing construction and zoned serviced land requirements.

Existing Population Projections

Projections in the County Development Plan

The existing County Development Plan states:

Taking account of recent policies, important development trends, the achievements of the previous Development Plan and the collective implications of the above for the period to 2011, the strategic aims of this Development Plan are:

- *to develop the full potential of each part of County Sligo to contribute to the optimal performance of the County as a whole - economically, socially and environmentally;*
- *to drive forward the development of Sligo towards a target population of between 75,000 and 80,000 by 2011, structured in a balanced manner between: the Gateway City of Sligo (35,000-40,000 with strategic 20-30-year population: 50,000-80,000); the wider area of County Sligo (40,000), encompassing the targeted development of Key Support Towns and priority settlements, and the maintenance of viable rural communities in the rural hinterlands of these towns and villages;*
- *to support the implementation of the Gateway status for the City of Sligo, as set out in the NSS and as provided for in the Sligo and Environs Development Plan 2004-2010, by ensuring the structured and orderly development of Sligo as a compact and sustainable city; and*
- *to sustain the vitality of rural communities throughout the County in a way that will complement the vibrancy of urban settlements and reinforce the identity of Sligo.*

The Plan indicates potential population growth over a twenty to thirty year period as set out in Table A1.1 (revised figures are used for projections in this strategy)

Table A1.1 - Growth Potential in Identified Settlements (from County Development Plan and Revised by Sligo Co Co 2008)

Settlements	County Dev Plan		Revised	
	Low	High	Low	High
Gateway	37,000	42,000		
<i>Sligo</i>	37,000	42,000		
Support	7,000	10,500		
<i>Ballymote</i>	2,500	4,000		
<i>Tobercurry</i>	2,500	4,000		
<i>Enniscrone</i>	2,000	2,500		
Satellite	8,500	11,000		
<i>Collooney</i>	2,500	3,000		
<i>Ballysadare</i>	2,000	2,500		
<i>Strandhill</i>	2,000	2,500		
<i>Grange</i>	1,000	1,500		
<i>Rosses Point</i>	1,000	1,500		
Other	2,400	3,300		
<i>Easky</i>	500	500		
<i>Mullaghmore</i>	500	500		
<i>Coolaney (Rockfield)</i>	300	500	1,000	1,500
<i>Bellaghy (Charlestown)</i>	200	300	500	600
<i>Rathcormack</i>	300	400		
<i>Ballintogher</i>	200	300		
<i>Ballygawley</i>	200	300		
<i>Carney</i>	200	300	500	700
<i>Drumcliff</i>	200	300		
<i>Calry</i>	150	200		
<i>Ransboro</i>	150	200		

Source: County Development Plan

Sligo Sub-Regional Strategy

The Sligo Sub-Regional Strategy 2001-2021 underlined the need to position Sligo as a 'gateway city' of the northwest with the necessary critical mass to compete at the regional and national levels. It envisaged the growth of Sligo City and Environs' population to approximately 37,761 by 2021. This would result in a doubling of population from 1996 levels. It suggested that a population of 27,000 is feasible by 2010, or a typical growth of 961 persons per year

Border Regional Authority Population Projections Review and Update

These were issued in 2007, following the revision of regional population targets by DEHLG, which increased the population target for the Border Region from 550,000 in 2020 to 590,359.

The Regional Review provided a regional breakdown into County populations as set out in Table A1.2.

Table A1.2 - County Population Targets in accordance with the Revised Regional Population Projections for the Border Region

County	2006	2011	2016	2020
	Change	9.90%	8.80%	5.50%
Louth County Council	111,267	122,293	133,092	140,531
Donegal County Council	147,264	161,857	176,149	185,996
Sligo County Council	60,894	66,928	72,838	76,909
Cavan County Council	64,003	70,345	76,557	80,836
Monaghan County Council	55,997	61,546	66,980	70,725
Leitrim County Council	28,950	31,818	34,628	36,564
Border Region	468,375	514,787	560,244	591,561

Source: Revised Regional Population Projections for the Border Region

The Revised Regional Population Projections also projected the population of Sligo City and Environs, with and without Gateway development. For projection purposes, the population of the City and Environs adopted was that used in the Census of Population 2006. Table A1.3 shows that without a Gateway development programme, the City of Sligo will experience only a modest level of growth, but Gateway status will entail a doubling of the population in less than 14 years.

Table A1.3 - Growth of Sligo City and Environs with and without Gateway status (from Revised Regional Population Projections for the Border Region)

Scenario	2006	2011	2016	2020
No Gateway	19,402	21,324	23,207	24,504
Gateway	19,402	34,690	38,506	42,236

Table A1.4 summarises tables A1.2 and A1.3 and shows the changing share of County population that will be enjoyed by Sligo City and environs after Gateway development.

Table A1.4 - Sligo City and Environs in the context of Sligo County

County Population		Gateway Share (%) of County Population		
2006	2020	2006	2020 original NSS	2020 Revision
60,894	76,836	31.8	52.0	54.9

Source: Revised Regional Population Projections for the Border Region

These projections contain an inherent contradiction in that the population of the County residual (i.e. outside the Gateway) will fall from 41,492 in 2006 to 34,673. This is extremely unlikely. The only other explanation is that elements of the existing population outside the City and Environs are included as part of the Gateway population at the end date, but not in 2006. Thus Gateway growth is not like-for-like.

County Housing Strategy

The existing County Housing Strategy sets out the following growth scenario for the County:

Growth in Sligo and Environs

Under the Gradual Growth Model, the Environs' population share is assumed to grow initially faster than that of the Borough, as a consequence of housing development on the existing greenfield sites.

- The combined population share of the borough and adjacent EDs grows at 1% per year from 2003 to 2005 and at 2% per year thereafter.
- The share of the Environs (which are assumed to contain half the population of the adjacent EDs) in the County population grows at 1.5% per year from 2003 to 2005 and at 2% per year thereafter.

The Faster Growth Model involves a significantly higher growth rate in Sligo & Environs than outside, in the adjacent EDs. Such growth can be achieved through the redevelopment of brownfield sites (land previously used for purposes, now obsolete). There is a considerable amount of brownfield land within the boundaries of Sligo and Environs, the best example being the port zone. There are also other mixed-use zones where higher densities will be encouraged and overall the City and Environs has the infrastructure to cater for significant growth associated with a fast growth Gateway City.

Population Growth in the EDs Adjacent to Sligo and Environs

Regarding the adjacent EDs, it is assumed that the overall population increase will be relatively low, as an effect of policies limiting one-off housing development within the scenic areas surrounding Sligo and Environs. The majority of new residential development, outside Sligo and Environs, will be concentrated in villages such as Grange, Strandhill, Rosses Point, Ballincar, Ballintogher, Calry and Ballysadare (villages within the Sub-Region; refer to Sligo Sub-Regional Development Strategy 2001-2021).

The combined population share of the Borough and adjacent EDs grows at a rate of 2% in 2003; at 3% in 2004; at 4% per year from 2005 to 2006; at 3.5% per year from 2007 to 2008; and at 3% per year thereafter.

The share of the Environs (which are assumed to contain half the population of the adjacent EDs) in the County population grows at 0.7% per year from 2003-2004; at 0.85% per year from 2005 to 2008; and at 1% per year thereafter.

Population Growth in the Rest of the County

The population corresponding to the area covered by the County Development Plan, outside the area of the Sligo and Environs, is calculated by deducting the resulting population of Sligo and Environs from the totals projected for the whole County under the two selected scenarios.

This scenario gives rise to the projections set out in Table A1.5 below.

Table A1.5 - Population Growth According to the Existing County Housing Strategy

Year	Gradual Growth Model			Faster Growth Model		
	County Population	Sligo & Environs Population	Rest of County Population	County Population	Sligo & Environs Population	Rest of County Population
2002	58,200	23,108	35,092	58,200	23,108	35,092
2003	59,339	23,772	35,567	59,546	24,177	35,369
2004	60,561	24,479	36,082	61,014	25,630	35,384
2005	61,870	25,233	36,637	62,612	27,514	35,098
2006	63,139	26,265	36,873	64,215	29,513	34,702
2007	64,498	27,367	37,131	65,957	31,519	34,438
2008	65,952	28,544	37,408	67,914	33,741	34,174
2009	67,506	29,801	37,705	70,137	36,009	34,129
2010	69,165	31,144	38,021	72,684	38,559	34,125
2011	70,936	32,580	38,356	75,619	41,449	34,169

Source: County Housing Strategy

It should be noted that a different definition of Sligo and Environs is used in this strategy. If 50% of adjacent EDs are assumed to be in the Environs, then the actual 2006 population of Sligo and Environs was 22,784.

Summary of Projections from Existing Plans

Table A1.6 summarises the projections available from existing planning documents. In general, it may be said that in the light of the 2006 Census results and the current down-turn in economic activity, these projections are-unrealistically high, at least in the short to medium term.

The Planning Authority is, however, obliged to take into account the regional targets established by the DEHLG in 2007. This in turn gives rise to a County target in the revised RPGs. This target of some 77,000 persons by 2020 is the starting point for a “high” set of projections - though the internal inconsistency of the County and Gateway projections means that the Gateway target cannot be adhered to - even in these “high” projections.

Table A1.6: Projections from existing Planning Documents Compared

Document	Projected County Population	Projected Gateway population	Comment
County Development Plan 2005-2011	75-80,000 by 2011 and eventually c. 130,000 over 20 to 30 years	35-40,000 by 2011 and 50-80,000 over 20 to 30 years	Clearly not attainable
Sligo and Environs Development Plan 2004-2010	No projection	27,000 by 2010 and 38,000 by 2021	2010 not attainable
Revised Regional Population Projections for the Border Region	67,000 in 2011 73,000 in 2016 77,000 in 2020	With active Gateway development: 35,000 in 2011 38,500 in 2016 42,000 in 2020 Without Gateway development: 21,000 in 2011 23,000 in 2016 25,000 in 2020	Internally inconsistent, if Gateway development assumed. County total at very high end of possible range, but Gateway will be much lower than envisaged in 2016
Existing Housing Strategy	Low 71,000 in 2011 High 76,000 in 2011	Low 32,500 by 2011 High 41,500 by 2011	Much higher than progress to 2006 and RPG projections. Unattainable.

Projections Prepared for the Joint Sligo City and County Housing Strategy 2010-2017

Three sets of projections have been prepared for the present work.

1. A **low-growth** projection which at County level is based on the recent performance of the construction sector in the County and national forecasts of house completions. Rural housing is assumed to be at least at a level sufficient to replace obsolescent dwellings and is unchanged from the high projection. Growth of the Gateway and other CDP named settlements is scaled back, (but maintaining the growth relativity between settlements used in the high projection) to fit the County targets.
2. A **high-growth** projection, which adheres to the County-wide population target set out in the Regional Review. It also adheres to the County Development Plan projections of named settlements outside the Gateway area (lower end of revised range to be achieved by 2031). However, the Gateway population is assumed to reach only the bottom end of the range suggested in the County Development Plan in 2020 (37,000) and the population of remaining settlements and rural areas calculated as a residual which is thus higher than that obtained under the RPG projection.
3. A revised NSS-target projection, which adheres to the County-wide population target set out in the *Revised Regional Population Projections for the Border Region*, the Gateway targets for 2011 and 2016 from the same source. It also adheres to the County Development Plan projections of named settlements outside the Gateway area (lower end of revised range to be achieved by 2031). Residual population is then allocated to other settlements and rural areas.

Low-growth Projection (Based on Anticipated Housing Completions)

One approach to the projection of future population is to take a view of the likely level of housing completions in the period ahead and then work back to the net increase in the number of houses and through adjustment of average household size, the increase in the population. In detail, the steps required are as follows:

- Examining recent levels of housing completions;
- Checking leading indicators of housing completions;
- Checking national house completion projections;
- Examining likely levels of completions to 2016;
- Establishing the relationship between house completions and net household change;
- Projection of average household size; and
- Transforming house completions into net population change.

Recent Levels of Housing Completions

These are shown in Table A1.7 below and indicate a sharp decline since 2006.

Table A1.7 - Housing Unit Completions in County Sligo (including City)

Year	Completions
1999	865
2000	708
2001	778
2002	755
2003	1065
2004	1312
2005	1164
2006	2164
2007	1269
2008 (Jan - May)	454

Source: DEHLG Quarterly Bulletin of Housing Statistics

Leading Indicators of House Completions

Two leading indicators are available: commencement notices and new house guarantee registrations. These are set out in Tables A1.8 and A1.9.

In each case, a rapid fall from a peak in 2006 may be observed and the conclusion that house completions will be very significantly lower in 2009 and 2010 is inescapable.

Table A1.8 - Commencement Notices Housing Units

2004	2005	2006	2007	2008 (Jan-April)
1,791	2,387	1,825	676	139

Source: DEHLG database

Table A1.9 - New House Guarantee Registrations (Total Number of Residential Units)

1999	2000	2001	2002	2003	2004	2005	2006	2007	2008 (Jan - May)
391	369	335	556	765	956	1,213	1,489	826	129

Source: DEHLG database

National Projections of Housing Completions

The most sophisticated approach to this is contained in the 2008 *ESRI Medium Term Review* (MTR) where house construction is incorporated in the macro-economic model used for forecasting purposes.

Table A1.10 - ESRI MTR Benchmark forecast of housing completions at State level (thousands of units)

2007	2008	2009	2010	2011	2012	2013	2014	2015
78	50	45	47	48	48	48	49	49

Source: ESRI MTR

This indicates that house building in the period ahead on average may be at 55% to 60% of the peak years, of 2005 and 2006.

Likely Levels of Housing Completions to 2016

The State projections of housing activity may be used, in conjunction with previous levels of completions in Sligo, and the evidence of leading indicators, in two ways to assess the likely level of completions in Sligo:

- Firstly, the relationship between State completions and Sligo completions over a past period may be examined and the assumption made that the future relationship is unlikely to move outside the range thus established; and
- Secondly (amounting to the same result) the pattern of State completions may be accepted and it is presumed that Sligo will follow the same track

Figure 1 shows that Sligo housing completions have generally stayed in the range of 1.4 to 2.0 percent of State completions. With State completions running at an average of 48,000 from 2010 to 2015, this would put Sligo completions in the range 672 - 960 houses per annum.



Using the second approach, State completions are likely to drop from the peak of 87,000 in 2005-2006. The fall-off will be about 45% - say 40% to deal with up-side risk.

The average number of completions for Sligo in 2005 and 2006 was 1664 and 60% of this is close to 1,000 per annum. This figure is broadly in line for the partial figure for 2008 and is still one third above the figure for the early years of this decade. Reducing to 55% would put annual completions at 915 - within the range suggested by the first approach.

In order to deal with up-side risk, we apply the higher figure through to 2016, yielding a total of houses completed in the ten years from 2006, of 11,433. This compares to 8,779 in the period 1996 to 2005 - a 30 per cent increase.

Relationship between House Completions and Net Household Change

These house completions must now be turned into population change. The first step is to establish the relationship between house completions and net household change. This can be established for an inter-censal period by examining the following indicators:

<i>Measure</i>	<i>Period</i>	<i>Annual</i>	<i>% of gross completions</i>
DEHLG estimate of housing completions in the same period (first ¼ 2006 estimated)	5,615	1,070	100.0%
Census estimate of new houses built since 1 st January 2001 and 30 th March 2006	3,379	644	60.2%
Net change in number of households April 2002 to March 2006 2002: 19,508, 2006: 21,352	1,844	461	43.1%

This means that during the last inter-censal period, for every 100 houses completed, there were 60 houses occupied on a permanent basis, and the net increase in households of 43 households.

The difference may be explained by second homes and investment properties lying idle, as well as obsolescence and increase in vacancies (to allow for movement in the housing stock).

The above relationship now permit the adjustment of the house completions projections to yield the net increase in the number of households.

According to the relationships set out above, this should be 43% of the gross completions. However, it may be argued that this percentage should be higher because the element of buying to rent (or even leave vacant) for the purposes of capital appreciation may be less in the current market climate where prices are stable or falling - as well as the fact that the market for second homes may be somewhat weaker in the period ahead.

To allow for this, we assume that net household change is 50% of gross completions. This gives the results set out in Table A1.11.

Table A1.11 - Summary of house completions and net household change to 2016 (Low-growth scenario)

Years	Units built	Net change
2006-2011	6,433	3,217
2011-2016	5,000	2,500

Calculation of Average Household Size and Resultant Population Change based on Net Household Increases

Average household size¹⁵ is falling in Ireland and will continue to do so. It is assumed that this fall will reflect past trends and will be linear (absolute fall in points remains the same as in 2002 to 2006) to 2016.

Table A1.12 - Projections of Average Household Size and Resultant Household Numbers (Low Projection)

Year	Total County Pop.	Permanent Private Households	Av HH size	Annual reduction of HH size
1996	55,821	17,470	3.195249	
2002	58,200	19,508	2.983391	-0.03531
2006	60,863	21,352	2.850459	-0.03323
2011	65,949	24,569	2.684293	-0.03323
2016	68,161	27,069	2.518128	-0.03323

¹⁵ Defined in this case by the relationship of total population to the number of permanent private households. This differs from the average size of households in permanent private households.

Distribution of County Population under the Low-growth Projection

In all projection scenarios prepared, the County population has been allocated to the following areas:

- Sligo Gateway;
- Key Support Towns - Ballymote, Tobercurry and Enniscrone;
- Satellite Villages - Collooney, Ballysadare, Strandhill, Grange and Rosses Point;
- Other settlements in the northern, urban-influenced, areas of the County (grouped);
- Other settlements in the southern, more rural, areas of the County (grouped);
- Remaining population of the northern rural areas; and
- Remaining population of the southern rural areas.

In the low-growth projection, rural housing is assumed to be at least at a level sufficient to replace obsolescent dwellings and is unchanged from the high-growth projection (q.v.). Growth of the Gateway and other CDP named settlements is scaled back, (but maintaining the growth relativity between settlements used in the high-growth projection) to fit the County targets.

High-growth Projection (based on the Revised NSS target for the County only)

Since the 2020 County population target has been set by the DoEHLG, this section focuses on the likelihood of achieving this target and the implications for housing completions. This is achieved by working backwards from the final population figure, through average household size and net household change, to housing completions. There are two variants of this projection. The first (this projection) accepts the County projection for 2016 and 2020, and seeks to take a view on the distribution of this total county figure in the context of emerging and anticipated trends as well as planning policy. The second variant (the revised NSS-target projection set out in the next section) accepts the Gateway as well as the County targets. Residual population is then assigned to the other settlements and the rural area.

The revised NSS-target figure for 2016 is 72,838. We must assume from the evidence of leading indicators that County housing completions cannot be above 1000 in the next two years. The question is, therefore: what must be the annual average thereafter to achieve the target of 72,838 persons in 2016.

Calculations show that some 1,600 houses will be needed each year from 2010, close to the average for the peak two years recorded (2005 and 2006), and it would mean that as a percentage of the State completions, Sligo would be sitting at 3.3 per cent, compared with the observed range of 1.4 to 2.0 per cent in the past. This is an unlikely outcome.

On the other hand, these projections do not allow for a reduction in the rate of decline in average household size which may occur, both as a result of reduced household fission and also reduced immigration of single young people. Immigrants are more likely to establish new households than emigrants are to close them down.

The allocation procedure for the total County population adopted for this scenario is as follows:

- County Development Plan targets for named settlements outside the Gateway area, as revised during the preparation of this strategy, are assumed to relate to 2031. It is further assumed that the lower figure of the range will apply, and that progress towards the 2031 target will reflect a steady rate of growth throughout the period;

- The Gateway population is assumed to reach only the bottom end of the range suggested in the County Development Plan 2005-2011 (37,000); and
- The population of remaining settlements and rural areas is calculated as a residual.

Revised NSS-target Projection (based on the revised targets for the County and the Gateway)

This projection maintains the County population total established in the High-growth projection, but the allocation of population within the County differs.

- County Development Plan targets for named settlements outside the Gateway area, as revised during the preparation of this strategy, are assumed to relate to 2031. It is further assumed that the lower figure of the range will apply (as for the High-growth scenario);
- The Gateway population is assumed to reach 42,000 in 2020, in accordance with the revised NSS target; and
- The population of remaining settlements and rural areas is calculated as a residual.

Results of the projections, adjusted to present data for 2010 and 2017 are set out in Table A1.13 below

Table A1.13 Summary of Population Projections for 2010 and 2017

Area	Population								Percentage of County Population					
	2002	2006	2010			2017			2010			2017		
			Low	High	NSS	Low	High	NSS	Low	High	NSS	Low	High	NSS
Gateway	25,247	24,755	26,620	27,767	32,426	30,229	33,947	39,554	41.8	42.5	49.4	43.8	46.0	53.6
Support (South)	2,820	3,479	3,730	3,891	3,891	4,214	4,732	4,732	5.9	6.0	5.9	6.1	6.4	6.4
Satellite (North)	3,473	4,531	4,804	5,011	5,011	5,321	5,976	5,976	7.5	7.7	7.6	7.7	8.1	8.1
Other Setts.	1,953	2,827	2,887	3,012	3,012	2,996	3,365	3,365	4.5	4.6	4.6	4.3	4.6	4.6
<i>North</i>	1,562	2,262	2,310	2,409	2,409	2,397	2,692	2,692	3.6	3.7	3.7	3.5	3.6	3.6
<i>South</i>	391	565	577	602	602	599	673	673	0.9	0.9	0.9	0.9	0.9	0.9
Rural	24,707	25,302	25,622	25,622	20,995	26,193	25,774	20,184	40.2	39.2	32.0	38.0	34.9	27.3
<i>North</i>	8,652	8,586	8,695	8,695	7,125	8,889	8,747	6,850	13.7	13.3	10.8	12.9	11.8	9.3
<i>South</i>	16,055	16,716	16,927	16,927	13,870	17,304	17,027	13,334	26.6	25.9	21.1	25.1	23.1	18.1
County	58,200	60,894	63,670	65,322	65,675	68,943	73,835	73,835	100.0	100.0	100.0	100.0	100.0	100.0
Support	2,820	3,479	3,730	3,891	3,891	4,214	4,732	4,732	5.9	6.0	5.9	6.1	6.4	6.4
<i>Ballymote</i>	981	1,229	1,321	1,378	1,378	1,499	1,683	1,683	2.1	2.1	2.1	2.2	2.3	2.3
<i>Tobercurry</i>	1,171	1,421	1,493	1,557	1,557	1,625	1,825	1,825	2.3	2.4	2.4	2.4	2.5	2.5
<i>Enniscrone</i>	668	829	916	955	955	1,090	1,224	1,224	1.4	1.5	1.5	1.6	1.7	1.7
Satellite	3,473	4,531	4,804	5,011	5,011	5,321	5,976	5,976	7.5	7.7	7.6	7.7	8.1	8.1
<i>Collooney</i>	619	892	1,016	1,059	1,059	1,267	1,423	1,423	1.6	1.6	1.6	1.8	1.9	1.9
<i>Ballysadare</i>	853	971	1,052	1,098	1,098	1,204	1,352	1,352	1.7	1.7	1.7	1.7	1.8	1.8
<i>Strandhill</i>	1,002	1,413	1,442	1,504	1,504	1,486	1,669	1,669	2.3	2.3	2.3	2.2	2.3	2.3

Area	Population								Percentage of County Population					
	2002	2006	2010			2017			2010			2017		
			Low	High	NSS	Low	High	NSS	Low	High	NSS	Low	High	NSS
<i>Grange</i>	225	383	431	450	450	527	592	592	0.7	0.7	0.7	0.8	0.8	0.8
<i>Rosses Point</i>	774	872	861	898	898	836	939	939	1.4	1.4	1.4	1.2	1.3	1.3

Housing Construction and Zoned Serviced Land Requirements

Details of housing construction and serviced land requirements, together with an assessment of the adequacy of existing zoned and serviced land (based on the 2007 DEHLG returns) and zoning proposals, are set out in the following tables.

Parameter values used throughout are as follows:

- Average household size of newly formed households: 2.0 pers./hh
- Density in dwellings per hectare:
 - Sligo City 40
 - Key Support Towns 30
 - Satellite Villages 30
 - Settlements with special functions 25
 - Settlements on the Western Rail Corridor 35
 - Other settlements 25
- Ratio of gross house completions to net household increase: 1.5:1
- Zoning overhead (percent) 50

Results contained in these tables are not sensitive to the population projection adopted, in policy terms.

These tables do not contain data for the settlements below the key support town level, outside the Sligo sub-region (northern portion of the County).

In the remaining, southern portion of the county, there are 30.2 hectares of zoned and serviced land currently undeveloped in Dromore West. This is considered adequate and no further zoning is required here. It is proposed that mini-plans should be prepared for additional settlements e.g. Riverstown, Cliffony, Gurteen, Bunnadadden etc.

Approach to Population Projections
Appendix 1

Land Balance Calculations for Gateway, key support towns, satellite villages and other settlements

Population. Growth Scenario: Low-growth

Settlement	Population target	2017 Population Target	Population (estimated) 2007	Additional population required to meet 2016 target (target minus 2006 COP)	Undeveloped land zoned for residential use (ha.)	Undeveloped land zoned for residential use to be serviced by 2013 (ha.)	Density assumption	Av. HH Size assumption	Population capacity of undeveloped zoned land to be serviced	Gross house completion overhead (%)	Zoning overhead (%)	Zoned and serviced land required	Surplus (Shortfall) of zoned serviced land	Additional area required to be zoned for residential use (hectares)	Remarks
Sligo – Gateway City	31,921	29,685	25,209	4,476	580	333.7	37.5	2	25,031	50	50	134.3	274.1	No shortfall	Zoning of additional land not necessary
Key Support Towns															
Ballymole	2500	1,499	1,251	247	64.4	61.9	30	2	3,714			4.1	57.8	No shortfall	Zoning of additional land not necessary
Tabercurry	2500	1,625	1,439	187	0	0	30	2	0			3.1	-3.1	15 – 37 ha (incl. existing res. areas)	Does not have a LAP yet.
Enniscrone	2000	1,090	850	240	65.1	65.1	30	2	3,908			4.0	61.1	No shortfall	Zoning of additional land not necessary
Key Satellite Villages															
Collooney	2500	1,267	921	345	55.2	55.2	30	2	3,312			5.8	49.4	No shortfall	Zoning of additional land not necessary
Ballysadare	2000	1,204	991	214	28.4	18.5	30	2	1,110			3.6	14.9	0 – 3 ha	Zoning of additional land not necessary
Strandhill	2000	1,486	1,420	66	32	32.0	30	2	1,920			1.1	30.9	No shortfall	Zoning of additional land not necessary
Grange	1000	527	395	133	32.6	32.6	30	2	1,953			2.2	30.3	No shortfall	Zoning of additional land not necessary
Rosses Point	1000	836	869	33	0	0	30	2	0			0.6	0.6	1.8 – 9 ha	Does not have a LAP. A mini-plan will be prepared as part of the next CDP.
Settlements with special functions															
Easky	500	300	240	60	0	0	25	2	0			1.2	-1.2	4 ha	Mini-Plan to be prepared as part of the next CDP
Mullaghmore	500	250	147	103	0	0	25	2	0			2.1	-2.1	5 ha	Mini-Plan to be prepared as part of the next CDP
Other settlements along the Western Rail Corridor															
Coolaney – Rockfield	1000	700	208	492	47.3	47.3	35	2	3,308			7.0	40.2	No shortfall	Zoning of additional land not necessary
Bellaghy (- Charlestown)	500	135	115	19.55	0	0	35	2	0			0.3	-0.3	5 – 8 ha	LAP envisaged
Other Settlements in Sligo Subregion															

Approach to Population Projections
Appendix 1

Rathcormack	300		No data		n/a		25	2	n/a			-		2.5 – 4 ha	Mini-Plan to be prepared as part of the next CDP
Ballintogher	200	200	182	18	n/a		25	2	0			0.4	-0.4	0.2 – 2 ha	Mini-Plan to be prepared as part of the next CDP
Ballygawley	200	200	186	14	n/a		25	2	0			0.3	-0.3	0.2 – 2 ha	Mini-Plan to be prepared as part of the next CDP - Does not include Castledargan
Carney	500	300	219	81	38.1		25	2	2,656			1.6	51.5	No shortfall	Wastewater treatment plant capacity – 2,500 PE
Drumcliff	200		No data		n/a		25	2	n/a			-		2.8 – 4.3 ha (incl. existing res. areas)	Mini-Plan to be prepared at a later stage
Calry	150		No data		n/a		25	2	n/a			-		2.1 – 2.8 ha (incl. existing res. areas)	Mini-Plan to be prepared as part of the next CDP
Ransboro	150		No data		n/a		25	2	n/a			-		2.1 – 2.8 ha (incl. existing res. areas)	Mini-Plan to be prepared as part of the next CDP

Notes: 2006 COP figure for Coolaney-Rockfield relates to Coolaney only; 2006 figure for Bellaghy-Charlestown refers to Bellaghy only. Total for both is 859

Land Balance Calculations for Gateway, key support towns, satellite villages and other settlements															
Population. Growth Scenario: High-growth															
Settlement	Population target	2017 Population Target	Population (estimated) 2007	Additional population required to meet 2016 target (target minus 2006 COP)	Undeveloped land zoned for residential use (ha.)	Undeveloped land zoned for residential use to be serviced by 2013 (ha.)	Density assumption	Av. HH Size assumption	Population capacity of undeveloped zoned land to be serviced	Gross house completion overhead (%)	Zoning overhead(%)	Zoned and serviced land required	Surplus (Shortfall) of zoned serviced land	Additional area required to be zoned for residential use (hectares)	Remarks
Sligo – Gateway City	37,000	32,986	25,476	7,510	580	333.7	37.5	2	25,031	50	50	225.3	233.6	No shortfall	Zoning of additional land not necessary
Key Support Towns															
Ballymote	2500	1,683	1,265	418	64.4	61.9	30	2	3,714			7.0	54.9	No shortfall	Zoning of additional land not necessary

Approach to Population Projections
Appendix 1

Tobercurry	2500	1,825	1,454	372	0	0	30	2	0			6.2	-6.2	15 – 37 ha (incl. existing res. areas)	Does not have a LAP yet.
Enniscrone	2000	1,224	859	365	65.1	65.1	30	2	3,908			6.1	59.1	No shortfall	Zoning of additional land not necessary
Key Satellite Villages															
Collooney	2500	1,423	931	491	55.2	55.2	30	2	3,312			8.2	47.0	No shortfall	Zoning of additional land not necessary
Ballysadare	2000	1,352	1,001	351	28.4	18.5	30	2	1,110			5.9	12.6	0 – 3 ha	Zoning of additional land not necessary
Strandhill	2000	1,669	1,435	233	32	32.0	30	2	1,920			3.9	28.1	No shortfall	Zoning of additional land not necessary
Grange	1000	592	399	193	32.6	32.6	30	2	1,953			3.2	29.3	No shortfall	Zoning of additional land not necessary
Rosses Point	1000	939	878	60	0	0	30	2	0			1.0	-1.0	1.8 – 9 ha	Does not have a LAP. A mini-plan will be prepared as part of the next CDP.
Settlements with special functions															
Easky	500	300	240	60	0	0	25	2	0			1.2	-1.2	4 ha	Mini-Plan to be prepared as part of the next CDP
Mullaghmore	500	250	147	103	0	0	25	2	0			2.1	-2.1	5 ha	Mini-Plan to be prepared as part of the next CDP
Other settlements along the Western Rail Corridor															
Coolaney – Rockfield	1000	700	208	492	47.3	47.3	35	2	3,308			7.0	40.2	No shortfall	Zoning of additional land not necessary
Bellaghy (- Charlestown)	500	135	115	19.55	0	0	35	2	0			0.3	-0.3	5 – 8 ha	LAP envisaged
Other Settlements in Sligo Subregion															
Rathcormack	300		No data		n/a		25	2	n/a			-		2.5 – 4 ha	Mini-Plan to be prepared as part of the next CDP
Ballintogher	200	200	182	18	n/a		25	2	0			0.4	-0.4	0.2 – 2 ha	Mini-Plan to be prepared as part of the next CDP
Ballygawley	200	200	186	14	n/a		25	2	0			0.3	-0.3	0.2 – 2 ha	Mini-Plan to be prepared as part of the next CDP - Does not include Castledargan
Carney	500	300	219	81	38.1		25	2	2,656			1.6	51.5	No shortfall	Wastewater treatment plant capacity – 2,500 PE
Drumcliff	200		No data		n/a		25	2	n/a			-		2.8 – 4.3 ha (incl. existing res. areas)	Mini-Plan to be prepared at a later stage
Calry	150		No data		n/a		25	2	n/a			-		2.1 – 2.8 ha (incl. existing res. areas)	Mini-Plan to be prepared as part of the next CDP
Ransboro	150		No data		n/a		25	2	n/a			-		2.1 – 2.8 ha (incl. existing res. areas)	Mini-Plan to be prepared as part of the next CDP

Notes: 2006 COP figure for Coolaney-Rockfield relates to Coolaney only; 2006 figure for Bellaghy-Charlestown refers to Bellaghy only. Total for both is 859

Approach to Population Projections
Appendix 1

Land Balance Calculations for Gateway, key support towns, satellite villages and other settlements															
Popn. Growth Scenario: Revised NSS target															
Settlement	Population target	2017 Population Target	Population (estimated) 2007	Additional population required to meet 2016 target (target minus 2006 COP)	Undeveloped land zoned for residential use (ha.)	Undeveloped land zoned for residential use to be serviced by 2013 (ha.)	Density assumption	Av. HH Size assumption	Population capacity of undeveloped zoned land to be serviced	Gross house completion overhead (%)	Zoning overhead(%)	Zoned and serviced land required	Surplus (Shortfall) of zoned serviced land	Additional area required to be zoned for residential use (hectares)	Remarks
Sligo – Gateway City	42,236	38,698	26,483	12,215	580	333.7	37.5	2	25,031	50	50	366.5	170.9	No shortfall	Zoning of additional land not necessary
Key Support Towns															
Ballymote	2500	1,683	1,265	418	64.4	61.9	30	2	3,714			7.0	54.9	No shortfall	Zoning of additional land not necessary
Tobercurry	2500	1,825	1,454	372	0	0	30	2	0			6.2	-6.2	15 – 37 ha (incl. existing res. areas)	Does not have a LAP yet.
Enniscrone	2000	1,224	859	365	65.1	65.1	30	2	3,908			6.1	59.1	No shortfall	Zoning of additional land not necessary
Key Satellite Villages															
Collooney	2500	1,423	931	491	55.2	55.2	30	2	3,312			8.2	47.0	No shortfall	Zoning of additional land not necessary
Ballysadare	2000	1,352	1,001	351	28.4	18.5	30	2	1,110			5.9	12.6	0 – 3 ha	Zoning of additional land not necessary
Strandhill	2000	1,669	1,435	233	32	32.0	30	2	1,920			3.9	28.1	No shortfall	Zoning of additional land not necessary
Grange	1000	592	399	193	32.6	32.6	30	2	1,953			3.2	29.3	No shortfall	Zoning of additional land not necessary
Rosses Point	1000	939	878	60	0	0	30	2	0			1.0	-1.0	1.8 – 9 ha	Does not have a LAP. A mini-plan will be prepared as part of the next CDP.
Settlements with special functions															
Easky	500	300	240	60	0	0	25	2	0			1.2	-1.2	4 ha	Mini-Plan to be prepared as part of the next CDP
Mullaghmore	500	250	147	103	0	0	25	2	0			2.1	-2.1	5 ha	Mini-Plan to be prepared as part of the next CDP
Other settlements along the Western Rail Corridor															
Coolaney – Rockfield	1000	700	208	492	47.3	47.3	35	2	3,308			7.0	40.2	No shortfall	Zoning of additional land not necessary
Bellaghy (- Charlestown)	500	135	115	19.55	0	0	35	2	0			0.3	-0.3	5 – 8 ha	LAP envisaged.
Other Settlements in Sligo Subregion															

Approach to Population Projections
Appendix 1

Rathcormack	300		No data		n/a		25	2	n/a			-		2.5 - 4 ha	Mini-Plan to be prepared as part of the next CDP
Ballintogher	200	200	182	18	n/a		25	2	0			0.4	-0.4	0.2 - 2 ha	Mini-Plan to be prepared as part of the next CDP
Ballygawley	200	200	186	14	n/a		25	2	0			0.3	-0.3	0.2 - 2 ha	Mini-Plan to be prepared as part of the next CDP - Does not include Castledargan
Carney	500	300	219	81	38.1		25	2	2,656			1.6	51.5	No shortfall	Wastewater treatment plant capacity - 2,500 PE
Drumcliff	200		No data		n/a		25	2	n/a			-		2.8 - 4.3 ha (incl. existing res. areas)	Mini-Plan to be prepared at a later stage
Calry	150		No data		n/a		25	2	n/a			-		2.1 - 2.8 ha (incl. existing res. areas)	Mini-Plan to be prepared as part of the next CDP
Ransboro	150		No data		n/a		25	2	n/a			-		2.1 - 2.8 ha (incl. existing res. areas)	Mini-Plan to be prepared as part of the next CDP

Notes: 2006 COP figure for Coolaney-Rockfield relates to Coolaney only; 2006 figure for Bellaghy-Charlestown refers to Bellaghy only. Total for both is 859

APPENDIX 2

Calculation of Social and Affordable Housing
Requirements: A Guide to the MS Excel
Workbook Provided

Calculation of Social and Affordable Housing Requirements: A Guide to the MS Excel Workbook Provided

Introduction

This Appendix describes overviews the methodology used to project the affordable housing requirements for County Sligo over the period 2010 to 2017. This is a 7.5 year period from January 2010 to May 2017. Hence the last year calculated is 2017.

The calculations may be viewed in the Excel workbook which has been provided.

All assumptions underlying the projections are also contained in this Excel workbook

The calculations may be divided into two parts:

- In the first part, the number of affordable houses required, arising from new household formation, is calculated;
- In the second part, these results are adjusted to take account of existing (accumulated housing need), local authority and voluntary sector direct housing provision, and the extent of private sector housing on unzoned land or otherwise exempt from the requirements of Part V of the Planning and Development Act (2000) as amended; and
- For calculation purposes, and in order to deal with the issue of accumulated need that exists now as well the impact of both housing supply and population change in the period 2007 to 2009, calculations are made for the entire period 2007 to 2015 [2017?](#). Sub-sets of this period may be calculated as required.

Part 1: Number of Affordable Houses Required, arising from New Household Formation

These calculations are divided into ten steps, which are set out on ten marked sheets within the workbook:

Step 1. Calculate the Increase in Households over the Period 2006 to 2017

This calculation is derived from work set out in the background working paper on population, and uses an assumed trend in average household size to derive the number of households from the total population. See the background working paper for details.

Step 2. Estimate Distribution of Household Disposable Incomes in the County

This distribution has been derived from unpublished data of the Household Budget Survey 2004 to 2005, adjusted to take account of the relationship of income per head in County Sligo and the Border Region and updated to 2007

Step 3. Calculate Percentage Disposable Income Growth Annually to 2017

These projections are based on the ESRI Medium Term review, published in May 2008, at national level, then extrapolated beyond 2015.

Step 4. Calculate House Price Increases Annually to 2017

These projections are based on surveys of local auctioneers for the period to 2011, together with an examination of latest trends at State level.

Step 5. Calculate House Price Bands for Year 2007

These will be based on data provided by the DEHLG numbers of houses sold in each house price band, each year from 2004 in County Sligo, informed also by surveys of local auctioneers. The DEHLG data is not yet available and dummy data has been inserted.

Step 6. Projection House Price Band Inflation to 2017

This is a calculation based on Steps 4 and 5 without a further external data requirement. It is assumed that the prices associated with each decile of the market remain in a stable relationship throughout the period of the strategy.

Step 7. Calculate Income Distribution of Additional Annual Households

This is a calculation based on Steps 1 and 2 without a further external data requirement. It assumes that the decile distribution of incomes remains unchanged over the period. The result is a figure for average income of each decile for each year to 2015.

Step 8. Calculate House Price Affordability each Year to 2017 for Deciles

This is a calculation based on Steps 1 and 2, which provide the expected number of additional households each year in each decile, and their average income. This is then used to calculate the maximum price that could be paid for a house on the open market, using the formula:

To calculate the price of houses that individuals at different income levels could afford, the following annuity formula was applied:

$$PV = Pt \left[\frac{1 - (1+i)^{-n}}{i} \right]$$

where:

- PV = total loan size (no greater than 90% of Market Value - Section 93(1))
- Pt = annual repayment amount
- i = annual interest rate
- n = number of years over which the loan is to be paid.

Step 9. Estimate the Total Number of Housing Units that will be Provided Each Year in Each House Price Band

This step takes the increase in the number of households each year from Step 7, and assumes that provision will be made for each of these new households, either on the open market or by social or affordable housing. In theory, if every household or prospective household could afford a house to purchase and there were enough houses offered by the private sector at prices which could be afforded, there would be no requirement for social or affordable housing. However, it is assumed that the market will offer housing in the proportions calculated in Step 4. The result is a projection of the number of houses that will be offered in each price band in each year to 2017, based on total requirements from Step 7, but divided between price bands from Step 4

Step 10. Calculate the Number of Affordable Houses Required Each Year

This is a calculation based on steps 8 and 9. Put simply, the maximum house price which can be afforded by each decile is compared to the number of houses offered at this price and the difference (where the latter is less than the former) is the number of social or affordable houses required.

Part 2: Adjustment of the Number of Social and Affordable Houses Required

Results obtained in Part 1 are now adjusted to take account of existing (accumulated housing need), local authority and voluntary sector direct housing provision, and the extent of private sector housing on unzoned land or otherwise exempt from the requirements of Part V of the Planning and Development Act (2000) as amended.

Direct housing provision has been projected in the spreadsheet “building programme”

The spreadsheet “Overall housing requirements” combines results, from Part 1, direct housing provision from the “building programme” spreadsheet and accumulated housing need as measured by the housing register. It also incorporates assumptions on the percentage of accumulated housing requirement to be eliminated over the period of the strategy, and the percentage of new housing development which will take place on unzoned “white” lands or which will be exempt from the provisions of Part V of the Act.

A Note on the Form in which the Excel Spreadsheet is Provided

In addition to the spreadsheets set out above, the workbook contains an additional spreadsheet entitled “Driver Sheet and Key Results”. This contains the key parameter values and results, and is used to drive the model under different scenarios. However, the Spreadsheet is being provided in “dumb” form - i.e. formulae have been removed.

Assumptions regarding interest rates, maximum percentage loan and repayment period may be viewed here.

APPENDIX 3

Sensitivity Testing of Social and Affordable Housing Requirements

This appendix sets out results for Part housing requirements using a variety of parameter values relating to:

- Population growth and distribution;
- House price increases;
- Personal disposable income increases;
- Mortgage interest rate; and
- Market structure of housing

Sensitivity Testing of Social and Affordable Housing Requirements
Appendix 3

SENSITIVITY ANALYSIS SUMMARY					Population Growth assumption: Low-growth				
					Baseline house price assumptions: Percentage of houses selling for less than 192,600 in 2007 is 7.5 Percentage of houses selling for less than 203,300 in 2007 is 10.0 Cheapest house in 2007 (averaging all areas) 170,000				
Part V Requirement in percentage terms					Part V Requirement in total housing units 2010 to 2017				
Mortgage Lend Rate 5%					Mortgage Lend Rate 5%				
Annual average increase in house prices	Average annual increase in disposable income				Annual average increase in house prices	Average annual increase in disposable income			
	3	4	5	6		3	4	5	6
-2	28.1%	25.3%	22.7%	20.2%	-2	1,323	1,234	1,151	1,071
-1	29.7%	27.4%	24.6%	22.1%	-1	1,373	1,299	1,212	1,131
0	31.9%	29.5%	26.6%	23.9%	0	1,445	1,368	1,276	1,190
1	35.0%	31.1%	28.7%	26.5%	1	1,541	1,417	1,343	1,272
Mortgage Lend Rate 6%					Mortgage Lend Rate 6%				
Annual average increase in house prices	Average annual increase in disposable income				Annual average increase in house prices	Average annual increase in disposable income			
	3	4	5	6		3	4	5	6
-2	31.2%	28.8%	26.0%	22.8%	-2	1,421	1,345	1,256	1,155
-1	33.5%	31.0%	28.1%	25.3%	-1	1,495	1,416	1,322	1,235
0	36.7%	32.7%	30.2%	27.4%	0	1,595	1,467	1,391	1,299
1	39.3%	35.7%	31.8%	29.5%	1	1,680	1,565	1,440	1,366
Mortgage Lend Rate 4%					Mortgage Lend Rate 4%				
Annual average increase in house prices	Average annual increase in disposable income				Annual average increase in house prices	Average annual increase in disposable income			
	3	4	5	6		3	4	5	6
-2	24.5%	21.9%	20.0%	18.1%	-2	1,209	1,126	1,064	1,006
-1	26.6%	24.4%	21.3%	19.4%	-1	1,274	1,205	1,105	1,045
0	28.1%	26.4%	23.7%	21.2%	0	1,322	1,269	1,183	1,104
1	30.2%	27.9%	25.7%	23.0%	1	1,390	1,316	1,245	1,161

Sensitivity Testing of Social and Affordable Housing Requirements
Appendix 3

SENSITIVITY ANALYSIS SUMMARY					Population Growth assumption: High-growth					
					Baseline house price assumptions:					
					Percentage of houses selling for less than	192,600	in 2007 is	7.5		
					Percentage of houses selling for less than	203,300	in 2007 is	10.0		
Cheapest house in 2007 (averaging all areas)					170,000					
Part V Requirement in percentage terms					Part V Requirement in total housing units 2010 to 2017					
Mortgage Lend Rate 5%					Mortgage Lend Rate 5%					
Annual average increase in house prices	Average annual increase in disposable income				Annual average increase in house prices	Average annual increase in disposable income				
	3	4	5	6		3	4	5	6	
-2	31.7%	28.8%	26.2%	23.7%	-2	1,769	1,648	1,538	1,430	
-1	33.3%	30.9%	28.1%	25.6%	-1	1,835	1,736	1,619	1,511	
0	35.5%	33.1%	30.2%	27.5%	0	1,931	1,829	1,705	1,590	
1	38.6%	34.6%	32.3%	30.1%	1	2,062	1,894	1,795	1,701	
Mortgage Lend Rate 6%					Mortgage Lend Rate 6%					
Annual average increase in house prices	Average annual increase in disposable income				Annual average increase in house prices	Average annual increase in disposable income				
	3	4	5	6		3	4	5	6	
-2	34.7%	32.3%	29.5%	26.3%	-2	1,898	1,797	1,677	1,541	
-1	37.1%	34.6%	31.6%	28.8%	-1	1,998	1,892	1,765	1,649	
0	40.3%	36.2%	33.8%	30.9%	0	2,132	1,961	1,858	1,735	
1	43.0%	39.3%	35.4%	33.0%	1	2,247	2,092	1,925	1,825	
Mortgage Lend Rate 4%					Mortgage Lend Rate 4%					
Annual average increase in house prices	Average annual increase in disposable income				Annual average increase in house prices	Average annual increase in disposable income				
	3	4	5	6		3	4	5	6	
-2	28.1%	25.4%	23.4%	21.6%	-2	1,616	1,504	1,420	1,342	
-1	30.1%	28.0%	24.8%	22.8%	-1	1,703	1,611	1,477	1,395	
0	31.6%	30.0%	27.3%	24.7%	0	1,767	1,697	1,582	1,474	
1	33.8%	31.5%	29.2%	26.6%	1	1,859	1,760	1,665	1,553	

Sensitivity Testing of Social and Affordable Housing Requirements
Appendix 3

SENSITIVITY ANALYSIS SUMMARY					Population Growth assumption: Revised NSS target					
					Baseline house price assumptions:					
					Percentage of houses selling for less than		192,600		in 2007 is	7.5
					Percentage of houses selling for less than		203,300		in 2007 is	10.0
					Cheapest house in 2007 (averaging all areas)		170,000			
Part V Requirement in percentage terms					Part V Requirement in total housing units 2010 to 2017					
Mortgage Lend Rate 5%					Mortgage Lend Rate 5%					
Annual average increase in house prices	Average annual increase in disposable income				Annual average increase in house prices	Average annual increase in disposable income				
	3	4	5	6		3	4	5	6	
-2	31.6%	28.8%	26.2%	23.6%	-2	1,742	1,624	1,516	1,410	
-1	33.2%	30.8%	28.1%	25.5%	-1	1,808	1,710	1,596	1,490	
0	35.4%	33.0%	30.1%	27.4%	0	1,901	1,800	1,679	1,567	
1	38.5%	34.5%	32.2%	30.0%	1	2,028	1,865	1,767	1,674	
Mortgage Lend Rate 6%					Mortgage Lend Rate 6%					
Annual average increase in house prices	Average annual increase in disposable income				Annual average increase in house prices	Average annual increase in disposable income				
	3	4	5	6		3	4	5	6	
-2	34.7%	32.3%	29.5%	26.3%	-2	1,871	1,771	1,654	1,522	
-1	37.1%	34.5%	31.6%	28.8%	-1	1,969	1,864	1,740	1,626	
0	40.2%	36.2%	33.7%	30.8%	0	2,099	1,932	1,831	1,710	
1	42.8%	39.2%	35.3%	33.0%	1	2,209	2,059	1,896	1,798	
Mortgage Lend Rate 4%					Mortgage Lend Rate 4%					
Annual average increase in house prices	Average annual increase in disposable income				Annual average increase in house prices	Average annual increase in disposable income				
	3	4	5	6		3	4	5	6	
-2	28.0%	25.3%	23.4%	21.6%	-2	1,591	1,482	1,401	1,326	
-1	30.0%	27.8%	24.7%	22.8%	-1	1,677	1,586	1,455	1,377	
0	31.5%	29.9%	27.1%	24.7%	0	1,739	1,670	1,557	1,454	
1	33.7%	31.3%	29.1%	26.5%	1	1,829	1,732	1,638	1,528	

Sensitivity Testing of Social and Affordable Housing Requirements
Appendix 3

SENSITIVITY ANALYSIS SUMMARY					Population Growth assumption: High-growth					
					Baseline house price assumptions: Percentage of houses selling for less than 192,600 in 2007 is 12.0 Percentage of houses selling for less than 203,300 in 2007 is 16.0 Cheapest house in 2007 (averaging all areas) 170,000					
Part V Requirement in percentage terms					Part V Requirement in total housing units 2010 to 2017					
Mortgage Lend Rate 5%					Mortgage Lend Rate 5%					
Annual average increase in house prices		Average annual increase in disposable income				Annual average increase in house prices		Average annual increase in disposable income		
		3	4	5	6		3	4	5	6
-2		25.8%	22.9%	20.3%	17.8%	-2	1,520	1,399	1,289	1,181
-1		27.4%	25.0%	22.3%	19.7%	-1	1,587	1,487	1,370	1,262
0		29.6%	27.2%	24.3%	21.6%	0	1,682	1,580	1,456	1,342
1		32.7%	28.8%	26.4%	24.2%	1	1,813	1,645	1,546	1,452
Mortgage Lend Rate 6%					Mortgage Lend Rate 6%					
Annual average increase in house prices		Average annual increase in disposable income				Annual average increase in house prices		Average annual increase in disposable income		
		3	4	5	6		3	4	5	6
-2		28.9%	26.5%	23.6%	20.4%	-2	1,649	1,548	1,428	1,293
-1		31.2%	28.7%	25.7%	23.0%	-1	1,749	1,643	1,516	1,400
0		34.4%	30.3%	27.9%	25.0%	0	1,883	1,712	1,609	1,486
1		37.1%	33.4%	29.5%	27.1%	1	1,999	1,843	1,676	1,576
Mortgage Lend Rate 4%					Mortgage Lend Rate 4%					
Annual average increase in house prices		Average annual increase in disposable income				Annual average increase in house prices		Average annual increase in disposable income		
		3	4	5	6		3	4	5	6
-2		22.2%	19.5%	17.5%	15.7%	-2	1,367	1,255	1,171	1,093
-1		24.2%	22.1%	18.9%	17.0%	-1	1,454	1,362	1,228	1,146
0		25.8%	24.1%	21.4%	18.8%	0	1,518	1,448	1,333	1,225
1		27.9%	25.6%	23.3%	20.7%	1	1,610	1,511	1,416	1,304