

Leitrim County Council



Housing Delivery Action Plan 2022-2026

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1. INTRODUCTION

1.1 Housing for All Strategy

Housing for All is the Government’s plan to increase the overall supply of housing over the next decade. A key action of Housing for All is that local authorities will develop and submit Housing Delivery Action Plans to include details of their proposed social and affordable housing delivery. The Plans will set out details of both social and affordable housing delivery as appropriate over the period 2022-2026, in line with targets set under Housing for All.

The Housing Delivery Action Plan will also

- Demonstrate alignment of the Housing Delivery Action Plan with the National Planning Framework;
- Provide an outline of locations where housing will be delivered (e.g. towns, villages, urban areas, rural areas, etc.) and the planned numbers of homes to be delivered in each area and by year;
- Include details of existing land holdings and land acquisition required to deliver the targets in the Plan;
- Indicate the planned delivery streams to be used to meet the targets, including the role of the Approved Housing Bodies /LDA or other partners with a focus on delivery through new build;
- Include an assessment of housing types and sizes, in accordance with local need, including the adequate proportion of 1-, 2-,3- and 4- bedroom homes aligned with those needs.
- Provide for housing for people with a disability and the provision of Age Friendly Housing;
- Show targets for the use of vacant properties as social housing through Buy and Renew Construction and Repair and Leasing scheme;

1.2 Leitrim Housing for All Targets

The social housing targets for Leitrim County Council under Housing for All are set out in the table 1 below.

The targets for 2022 are based on the social housing pipeline notified to the Housing Delivery Coordination Office.

Year	2022	2023	2024	2025	2026	Total
Total Build	30	26	26	28	29	139

Table 1

Each Local authority has been requested to ensure that sufficient additional scope is included in their Housing Delivery Action Plans to minimise the impact of projects that might not achieve delivery within the lifetime of the plan for whatever reason. Leitrim County Council intend to pursue additional projects with the capacity to deliver a 30% uplift to the Housing for All targets to allow for this scenario and this results in Leitrim County Council having the Housing Delivery Action Plan figure provided in Table 2 below.

	Housing For All Target	No. Units in Leitrim HDAP
2022-2026	139	180

Table 2

1.3 Leitrim Current Housing Need

The most recent Housing Need Assessment undertaken for County Leitrim broken down by geographical area is shown in Table 3 below and indicates a total of 201 households on the Leitrim Housing List excluding those households on the LA transfer list.

Leitrim Housing Waiting List			
AREA	Excluding Transfers	LA Transfer List	TOTAL
North 1 Kinlough / Tullaghan	17	44	61
North 2 Manorhamilton / Rossinver / Kiltyclogher / Glenfarne / Lurganboy / Glencar	31	50	81
Mid 1 Dromahaire / Killargue / Drumkeerin / Dowra / Ballinaglera	11	15	26
South 1 Drumshanbo / Drumcong / Keshcarrigan	30	49	79
South 2 Leitrim Village / Carrick on Shannon / Jamestown / Drumsna / Annaduff	58	99	157
South 3 Mohill / Dromod / Rooskey / Bornacoola	9	25	34
South 4 Cloone / Aughavas / Carrigallen / Corrawallen / Newtowngore	6	19	25

South 5 Ballinamore / Aughnasheelin / Fenagh	13	26	39
Total	177	325	502

Table 3

2. Housing Delivery Action Plan -Key Issues

The key measures to be addressed in the Leitrim Housing Delivery Action Plan are considered below.

2.1.1 Alignment with Current House Type Demand

It is imperative that the Housing Delivery strategy for 2022-2026 aims to meet the specific house type need of those households on the Leitrim Housing list. The breakdown of housing unit type from the most recent Housing Needs Assessment is included in Table 4 below.

Unit Type	No. of Units Required
1 & 2 Bedroom	146
3 & 4 Bedroom	31
Total	177

Table 4

The Housing Delivery Action Plan for 2022-2026 includes for projects delivering 180 units with a renewed focus on 1 & 2 bedroom units on new LA build projects and buy and renew projects. The unit type being offered through LA Turnkeys and the Part V delivery mechanism are predominately 3 bedroom units so full alignment with the desired ratio of 1 & 2 bedroom units will not be fully achieved over the lifetime of this action plan. The anticipated breakdown of the potential projects over the course of the 2022-2026 is included in Table 5 below.

Unit Type	2022	2023	2024	2025	2026	No. of Units Required
1 Bedroom	4	12	17	11	4	48
2 Bedroom	17	16	25	13	16	87
3 Bedroom	11	6	4	8	12	41
4 Bedroom	2	0	0	2	0	4
Total	34	34	46	34	32	180

Table 5

2.1.2 Development Land use

The National Planning Framework targets a significant proportion of future urban development on infill/brownfield development sites within the built footprint of existing urban areas. This is applicable to all scales of settlement from the largest town in Leitrim to the smallest village.

This Housing Delivery Action Plan has cognisance of the need to deliver the required housing units within the fabric of our existing towns and villages via brownfield and infill developments. The delivery of units in this manner will result in an increase in construction costs and acknowledgment of this fact in tandem with the provision of financial resources is crucial in the delivery of this element of the National Planning framework. A breakdown of the potential Housing units under the Leitrim Housing Delivery Action Plan 2022-2026 by reference to the existing land use is included in Table 6 below.

Existing Land Use	No. of Units	%
Greenfield	72	41
Brownfield	33	18
Urban Infill	75	41
Total	180	100

Table 6

2.1.3 Regeneration of Vacant & Derelict Properties

The 2016 Census of Population recorded a vacancy rate of 29.0% for County Leitrim, which is substantially higher than that of the State at 12.3%. It is notable that the majority (92%) of the 3,083 vacant houses in Co. Leitrim (excluding flats and apartments) are located in rural areas with approximately 245 vacant houses in the urban areas. The National Vacant Housing Strategy 2018-2021 supports the strategic objective of ensuring that all the existing housing stock is being reused. Leitrim County Council is very conscious of the regeneration benefit to our towns and villages in utilising the vacant and derelict properties to provide homes to those households on the housing list.

Table 7 below provides a breakdown of the potential units under the 2022-2026 Housing Delivery Action Plan by the status of the current property where applicable.

Project Type	No. of Units	%
Vacant/Derelict	68	38
Unfinished Estate	14	8
Newbuild	98	54
Total	180	100

Table 7

2.1.4 Buy & Renew Delivery Mechanism

During the lifetime of the 2022-2026 Housing Delivery Action Plan Leitrim County Council aim to deliver residential units through the Buy & Renew Construction mechanism in the towns of Carrick on Shannon, Manorhamilton, Ballinamore, Kinlough, Drumshanbo, Mohill and Carrigallen. Leitrim County Council will also be seeking an expression of interest from Approved Housing Bodies (AHB's) to work in partnership with Leitrim County Council and deliver Capital Assistance Schemes (CAS) projects via the Buy and Renew Acquisition model.

The potential Buy and Renew delivery stream is included in Table 8 below.

Project Type	No. of Units	%
LA Buy & Renew Construction	17	10
AHB CAS Buy & Renew	8	4
Sub Total	25	14
Other Build	155	86
Total	180	100

Table 8

2.1.5 Local Authority Land Requirements

Leitrim County Council have a number of residential projects set to commence construction on council owned lands in Q4 2021 & Q1 2022. Once construction has commenced on these parcels of land the only available council owned and residentially zoned land in an area of high need is shown in Table 9.

Town	Area	Potential No. of Units
Carrick on Shannon	0.39 Ha	16
Total	0.39 Ha	16

Table 9

To ensure delivery of the targets set under the 2022-2026 Housing Delivery Action and commence preparation for the subsequent delivery plan Leitrim County Council will seek to acquire additional zoned lands in the area of highest need during the early years of the current plan (2022 & 2023).

Table 10 below provides details on the towns identified and the approximate area required.

Town	Area Required	No. of Units (2022-2026)	No. of Units (Post 2026)
Carrick on Shannon	0.6 Ha	18	0
Carrick on Shannon	1.0 Ha	28	0
Manorhamilton	1.1 Ha	12	20
Kinlough	1.0 Ha	0	30
Ballinamore	0.7 Ha	0	20
Total	4.4 Ha	58	70

Table 10

2.1.6 Meeting the Housing Needs of People with Disabilities

Leitrim County Council wish to deliver appropriate homes for People with Disabilities under the 2022-2026 Housing Delivery Action Plan. The assessment of housing need defines Disability under four classifications: sensory disability, mental health disability, physical disability and intellectual disability. Under the most recent Housing Needs Assessment for Co. Leitrim there were 50 no. households assessed as having a basis of need under one of these disability categories.

During 2021 Leitrim County Council prepared a new *Strategic Plan for Housing Persons with Disabilities*. The Plan seeks to achieve better co-ordination and delivery of housing and related support services for people with disabilities and to strategically plan for the short, medium, and long-term housing needs of this group.

The Strategic Plan outlined a number of actions to be implemented in County Leitrim. These include:

- To reuse vacant adapted or disability designed dwelling to fulfil the housing needs of households on the housing disability list,
- Universal design incorporated into new builds,
- Tenants of a disability unit which has had specific disability adaptation cannot purchase their accommodation as to guarantee its return to the Local Authority's stock,
- Transfer option to a more suitable unit will always be favoured to adaptation works; and
- Suite of private adaptation grants to facilitate independent living at home for older persons or persons with a disability.

The breakdown of the various disability categories from the most recent Assessment of Housing Need is included in Table 11 below.

Household Category	Housing List	Transfer List	Combined List	% of Total List
Disability Requirement-Intellectual	13	1	14	2.7
Disability Requirement-Mental Health	14	10	24	4.7
Disability Requirement-Physical	6	3	9	1.8
Disability Requirement-Sensory	2	1	3	0.5
Total	35	15	50	9.7

Table 11

It is the intention that the 2022-2026 Housing Delivery Action Plan will seek to target the delivery of appropriate Housing through the following housing delivery streams.

Delivery Stream	Type	2022	2023	2024	2025	2026	No of Units
LA Direct Build	Physical	0	2	4	2	0	8
LA Direct Build	Mental Health	1	2	4	0	0	7
AHB CAS	Intellectual	0	4	0	2	2	8
AHB CAS	Sensory	0	0	1	2	0	3
AHB CAS	Physical	0	0	2	0	2	4
AHB CALF	Physical	0	0	0	0	4	4
AHB CALF	Mental Health	0	0	0	0	3	3
Total		1	8	11	6	11	37

Table 12

2.1.7 Provision of Age Friendly Housing

It is Government policy, as set out in the 2020 Programme for Government, to support older people to live with dignity and independence for as long as possible by increasing the provision of smaller homes in developments thus ensuring that older people can remain living in their own homes and communities. The need to accommodate an ageing population was expressed by the publication of *Housing Options for our Ageing Population* in February 2019. The most recent census showed that 17% of the population of Co. Leitrim were aged 65 years and above compared to 13% in this age category nationally.

The current age profile of the applicants currently on the Leitrim Housing List is provided in Table 12 below.

Age Profile	Housing List Excluding Transfers				Total
	18-24	25-44	45-64	65+	
Applicants	20	94	68	19	201
Overall %	10%	47%	33%	10%	100%

Table 12

Leitrim County Council will advance the following Housing units incorporating Age Friendly features over the lifetime of the Housing Delivery Action Plan to meet the current need of elderly people and to plan for the increasing future need.

Delivery Stream	AFH Units	2022	2023	2024	2025	2026	Total HDAP Units	% AFH Units
Estimated Part V	4	0	2	2	0	0	8	50%
Existing LA Landbank	15	9	4	0	2	0	35	43%
Future Land Purchases	25	0	2	17	6	0	45	56%

LA Turnkeys	15	2	6	2	5	0	32	47%
LA Buy & Renew	9	0	2	4	3	0	17	53%
AHB CALF	14	0	0	0	0	14	28	50%
AHB CAS	15	0	4	3	4	4	15	100%
Other	0	0	0	0	0	0	0	N/A
Total	97	11	20	28	20	18	180	56%

Table 13

2.1.8 Housing Delivery Balance between LA's & AHB's

Leitrim County Council in conjunction with Roscommon County Council established the Housing Forum during 2020 with the key Approved Housing Bodies that have been active in County Leitrim. The AHB's represented on the forum are Respond, Cluid Housing, Tuath Housing & Co-Operative Housing Ireland.

The Housing section has recently liaised directly with each of the AHB's to ascertain their ability to achieve the overall social housing targets of 40% for Co. Leitrim under Housing for All. Each of the AHBs indicated that they currently had no projects ongoing or in the pipeline for Co. Leitrim. Leitrim County Council are due to commence the CPO process on a derelict site encompassing 28 two bedroom and three-bedroom units which when secured will be made available to the AHB sector. The delivery timeframe for these units is in 2025/2026.

Leitrim County Council also envisage a number of CAS projects being delivered by the AHB sector especially in the area of housing for people with a disability. Table 14 shows the expected overall balance between the Local Authority and the AHB sector over the life of this Housing Delivery Action Plan.

Project Type	HDAP Units	% of HDAP	% of HFA Target (139)
AHB Sector	43	24	31%
Local Authority	137	76	69%
Total	180	100	100

Table 14

2.1.9 Traveller Accommodation

In accordance with the provisions of the Housing (Traveller Accommodation) Act, 1998 as amended by the Housing (Miscellaneous Provisions) Act 2009, Local Authorities are required to prepare a Traveller Accommodation Programme (TAP) to ensure that the housing needs of Travellers normally resident in the administrative area of the Local Authority are met accordingly.

Leitrim County Council assessed the accommodation requirements of the Traveller Community and prepared the Traveller Accommodation Programme (TAP) 2019 - 2024 based on this assessment. The expressed accommodation preference of the majority of Traveller housing applicants is for standard Local Authority housing or private rented accommodation. Standard social housing includes housing provided by either the Local Authority or AHBs directly, or through term leasing arrangements. The current TAP was adopted in September 2019. The current Traveller Accommodation Programme seeks to

provide an additional 25 no. units of accommodation for members of the Travelling Community as detailed in Table 15.

Category	Number of Households
Households assessed as having current need	12
New Household Formations	13
Total	25

Table 15

To date 18 no. units of accommodation have been provided under the current TAP with a minimum of a further 7 units to be provided during 2022-2024.

The TAP units to be delivered from 2022 -2024 are not counted as part of the Housing for All target figure and do not form part of the figures presented in this Housing Delivery Action Plan.

2.1.10 Risk Management

Leitrim County Council is acutely aware that the delivery of a major housing infrastructure programme as detailed under this Housing Delivery Action Plan involves significant risks. Each year the Local Authority Corporate Risk Register is updated, and this forms the basis for the Housing Risk register under the Annual Team Plan and Risk Register. This annual process ensures that Risk Management processes are embedded into operational planning and delivery for the Housing Department.

An extract from the current risk register is shown in Table 16 below.

Risk Category	Link to Corporate Risk Register	Risk description	Likelihood	Impact	Risk Mitigation Controls
Reputational/Economic/Social/Political	Organisational capacity and capability to deliver services	LCC Failure to meet DHLGH Social Housing Delivery Targets	2	3	Update Tracker Daily & Provide Update at Internal Housing Meetings and DHLGH Progress Meetings
Social/Political/Reputational/Economic	Organisational capacity and capability to deliver services	Failure to secure land to deliver future direct build projects in	2	3	Specific Team Action to Acquire Lands for Social Housing

		high need areas			
Financial/Economic/Political/Reputational	Fail to deliver major infrastructure projects	Inadequate Financial Control on Construction Projects	1	4	Project Owner has required knowledge & training received on DHLGH Funding Conditions, Procurement & Project Management.
Financial/Economic/Political/Reputational	Fail to deliver major infrastructure projects	Poor VFM on Direct Build vis a vis Acquisitions for LCC as per DHPLG policy	3	1	Operate within DHLGH Ceiling Limits for Build & Acquisitions

Table 16

The management of risk is also build into the administration of each individual project with the project Architect developing a Project Risk Register from the Design stage to the Post Contract Administration stage.

As stated under Section 1.2 Leitrim County Council have ensured that additional scope of 30% has been included in the Housing Delivery Action Plans as a risk mitigation measure to minimise the potential for under delivery of housing units within the lifetime of the plan for whatever reason.

2.1.11 Identification of Off-Site Infrastructure

The relatively minor scale of the majority of the individual proposed projects included within this Housing Delivery Action Plan will result in limited additional off-site infrastructure being required.

Roads:

It is not envisaged that Road Upgrades will be required to accommodate the proposed housing programme save for minor junction upgrades.

Water:

Localised upsizing and rehabilitation of the existing water network may also be required in Carrick on Shannon to ensure

Wastewater:

A recent Irish water assessment of WWTP's throughout the county highlighted that Carrigallen and Keshcarrigan WWTP's are considered to be near capacity and may require upgrade works in order to accommodate a significant additional loading.

Localised upgrades to the wastewater network may also be required in Carrick on Shannon and Manorhamilton.

Electricity:

The addition of onsite electricity sub stations may be required on the larger housing projects.

3. AFFORDABLE HOUSING

3.1 Leitrim Affordable Housing Assessment

The Housing for All strategy aims to deliver 54,000 new homes by 2030 under the affordable homes delivery stream.

The basis for identifying which authorities have an affordable housing need and the number of new affordable homes required in each area is the Housing Need and Demand Assessment (HNDA). The HNDA incorporates ESRI research on structural housing demand at county level.

The HNDA allows local authorities to identify the demand with affordability constraint at authority wide and local level. Each local authority was circulated with the HNDA Tool and Guidance in April 2021 (Circular 14/21). The DHLGH recommended that each LA use the ESRI's household projections and its convergence scenario which is consistent with the housing supply targets in the December 2020 Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act 2000 as amended.

A local authority with an affordability constrained demand in excess of 5% of total assessed housing demand in the 5-year period of assessment is requested to set an annual target for delivery of new affordable housing and include in their Housing Delivery Action Plan 2022-2026.

The Output figures for Co. Leitrim from the HNDA Tool are contained in Table 17 below.

Tenure Type	Housing Units Required per Annum 2022-2026	%
Social Housing	29	23
Affordability Constraint	0	0
Private Rental	29	23
Private Buyer	66	54
Total	124	100

Table 17

The HNDA Tool produced a 0% Affordability Constraint for Co. Leitrim and therefore Leitrim County Council is ineligible to seek funding under the Affordable Housing Fund (AHF) in order to ensure that AHF funding is focused on LA areas with a verifiable affordable housing need.

As a consequence of the 0% Affordability Constraint figure Table 4 & 5 in the Appendices to this report contain no targets and are left blank.

It should be noted that the overall figures produced of 145 for social housing is consistent with the Housing for All delivery targets set for Leitrim County Council for 2022 -2026.

4. APPENDICES