

**Leitrim County Development Plan**

**2015 – 2021**

**Housing Strategy**



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# Leitrim Housing Strategy 2015-2021

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# LEITRIM HOUSING STRATEGY 2015-2021

## 1. *Introduction*

This document has been prepared in accordance with the relevant legislative requirements of the *Planning & Development Acts 2000-2014 (hereafter referred to as the Act)*, in particular Part V of the *Act*. This document aims to set out a strategy for housing within the County over the lifetime of the *County Development Plan, 2015-2021* and it is prepared in the context of the new 'Core Settlement Strategy' required as part of the Development Plan. From a legislative perspective the Planning Authority is required to demonstrate that this Housing Strategy is aligned with the population projections contained in the Core Strategy and the *Border Regional Planning Guidelines*.

The Housing Strategy sets a framework for the provision of housing for the existing and future population of County Leitrim in the manner set out in the Strategy. Once adopted, this Strategy will replace the previous Housing Strategy prepared for the 2009-2015 period, and it shall remain valid for the lifespan of the County Development Plan subject to any formal reviews, variations or alterations made in the future.

### 1.1 *Primary Purpose of the Strategy*

In June 2011, the Department of Environment, Community & Local Government (DoECLG) stated in their *Housing Policy Statement* their overall strategic housing objective "*to enable all households access good quality housing appropriate to household circumstances and in their particular community of choice*" (p. 2). Through this Housing Strategy Leitrim County Council will aim to ensure that the overall supply of housing is sufficient to meet the existing and future planned population of Leitrim, providing the population with a suitable place to live at an affordable price.

### 1.2 *Review of the Housing Strategy 2009-2015*

Having regard to the Housing Strategy report for the 2009-2015 period, the following core elements of the Strategy were recognised.

The importance of all tenure types was acknowledged, and within this context a broad strategy was adopted which sought to ensure that those who can afford to do so should provide their own housing with the aid of fiscal incentives – the majority preference. Those who were unable to do so from their own resources would have access to social housing or income support to rent private housing.

The population of Leitrim County declined between 1841 and 1996, but increased between 1996 and 2002 (and over the intervening period 2006-2011). The County had the most rurally-based population in the State by a significant margin with more males than females residing in Leitrim. Population growth within the County was spread unevenly and significant in-migration accounted for the actual population increase.

Applying Regional Population Projections issued by the Central Statistics Office (CSO) in December 2008, the Strategy estimated that the population of the County would reach 32,076 by 2015. We note that this population is most likely to be reached in 2014 based on Census 2011 results and trends emerging.

Between the first and second deciles of the population 22.11% had an affordability problem in 2008 and this was coupled with an undersupply of houses within the affordability price bracket.

Based on demographic and affordability analysis, the Strategy concluded that the previous policies of the council, particularly with regard to the apportionment of social and affordable housing was reasonable.

A survey by Leitrim County Council of residential units under construction, permitted but not started and initially vacant housing, indicated that a significant level of residential development had taken place in most of the larger-sized towns and villages in the County. The survey also indicated high levels of permitted development which had not taken place and a high level of first-time vacancy. In recognition of this, the Council considered that the future demand for additional residential development within most of the towns and villages will, most likely, be low and that there is a need to identify areas within the County with capacity to absorb one-off housing and at the same time to identify areas under pressure.

Having regard to the need to provide social housing in or near areas where the demand arises, it was considered appropriate that the provision of Local Authority housing should be directed towards those centres where there is a low percentage of social housing in preference to those centres with a high proportion of such housing in order to counteract and/or avoid social segregation. In particular, the *Housing Strategy 2009-2015* noted that the relatively well-serviced centres of Dromod, Leitrim, Tullaghan, Drumsna, Fenagh, Jamestown and Keshcarrigan, Lurganboy, Newtowngore and Roosky offer the potential to accommodate such development.

In consideration of Part V Social & Affordable Housing options under section 94 (4)(A) of the *Planning & Development Act*, it was stated in the Strategy that the preference of the Council would be to require developers to build units of accommodation and transfer them into the ownership of the Council, or persons nominated by the Council, at an agreed cost.



## 2. *Housing Context*

### 2.1 *Policy Context*

#### 2.1.1 National Context

##### **National Spatial Strategy 2002 – 2020**

The National Spatial Strategy (NSS) is a twenty- year strategic planning framework whose aim is to achieve more balanced social, economic and physical development and population growth between the regions. The NSS introduced the concepts of gateways and hubs; with Carrick-on-Shannon and Manorhamilton being identified as performing regionally strategic, residential, employment, administrative, commercial and service functions, whilst Sligo is identified as a Gateway for this part of the Border Region.

##### **National Development Plan 2007 – 2013**

The National Development Plan (NDP) 2007-2013 is a strategic document setting out the sectoral investment policy priorities over the medium term. It sets spending within a sustainable budgetary and economic framework and provides a financial and policy structure for the Government departments and implementing agencies to rollout programmes and projects.

The prioritisation of regional development and enhanced social inclusion are some of the strategic policy goals of the National Development Plan (NDP). Over €21 billion is allocated to investment in Housing in the NDP as part of the Social Infrastructure Priority programme, to give assistance to 140,000 households through social, affordable and voluntary housing schemes.

##### **Towards 2016 Ten Year Framework Social Partnership Agreement 2006 – 2015**

The Department of Environment, Community & Local Government (DoECLG) Statement of Strategy “*Towards 2016 Ten Year Framework Social Partnership Agreement 2006 – 2015*”, provides significant commitments in the housing area. As well as endorsing the policy approach set out in the DoECLG *Housing Policy Framework*, the Agreement reflects a desire to transform Irish housing services over the coming decade by improving the quality of housing, as well as expanding provision of housing supports.

The adoption of the lifecycle framework is a key innovative feature of the Agreement. The agreement, seeks to ensure that all housing is seen as being on an equal footing, whether provided fully by the State or supported in some way. The Agreement sets out the main areas of focus to achieve the objectives of creating sustainable communities as follows: -

- Continuing improvements in the quality of houses and neighbourhoods, including improvement of consumer information in relation to housing;
- Providing tailored housing services to those who cannot afford to meet their own housing needs, and in this way responding to the broad spectrum of housing need;
- Developing inter-agency cooperation where there is a care dimension;
- Maintaining the impetus for the delivery of housing at affordable prices to the market, including through State supported schemes, and other appropriate innovations, such as measures to support first-time buyers;
- Progressing the social housing reform agenda set out in the Housing Policy Framework.

### Local and Regional Government Reform

This recently unveiled local and regional government reform measure, contained within the reform programme “*Putting People First: Action Programme for Effective Local Government*” (2012) is intended as a comprehensive mechanism for the reform of local government in Ireland. Local and regional bodies are involved in the development and implementation of policies and the provision of funds which are designed to give effect to the strategic goals of the NSS.

The establishment of three Regional Assemblies, as well as the amalgamation of a number of Local Authorities, as set out in *Putting People First*, will have an important impact in relation to the delivery of services and funding and the creation of policies in support of individual Gateways.

The three new assemblies will be as follows: -

- a) Southern Region Assembly comprising of Munster and the south east counties of Carlow, Kilkenny and Wexford, which will evolve from the existing Southern;
- b) Eastern & Midland Region Assembly which will be newly established (consisting of the province of Leinster other than the south-east counties in the Southern Region) and;
- c) Connacht-Ulster Region Assembly which will evolve from the existing Border, Midland and Western Regional Assembly (consisting of the province of Connaught and the counties along the Border with Northern Ireland other than County Louth).

These Assemblies will assume all of the responsibilities previously held by the eight Regional Authorities. Within the context of the NSS, this means that these Assemblies will now be responsible for the delivery and administration of regional and economic strategies, including the continued management of EU Regional Operational Programmes, all of which will be influential in the future development of the designated Gateway and Hubs, as well as the continuing implementation of the RPGs, which will run until 2016, pending their replacement by the new regional strategies mentioned above, the preparation of which will commence in 2014-2015.

## 2.1.2 Regional Context

### Border Regional Planning Guidelines, 2010-2022

Border Regional Planning Guidelines, 2010-2022 formulates public policy for the region covering Leitrim, Sligo Donegal, Monaghan, Cavan and Louth, integrating land-use, transport, economic growth and investment and the environment. The Guidelines are set within the context and framework of the NSS, and critically set out the population and housing targets for each planning area in the region, to be incorporated by Local Authorities into their Development Plans and Housing Strategies.

### Regional Strategic Framework for the Irish Central Border Area

The Irish Central Border Area Network (ICBAN) has been working with consultants KPMG on a new non-statutory regional strategy, entitled the *Regional Strategic Framework* (RSF). The Framework was launched in November 2013. This RSF sets out a workable structure for the Region to identify investment priorities for the next 5, 10 and 15 years.

The RSF identifies four action priorities for developing the assets of the Central Border Region:

1. Smart and Internationally Competitive –Development of intellectual and enterprise assets.
2. People-Centred and Inclusive - Development of People, skills and organisational assets.
3. Sustainable - Development and Protection of Natural Assets.
4. Accessible and Connected - Development of Physical Assets.

This RSF can assist in suggesting and identifying potential opportunities for further consideration and development by stakeholders.

### 2.1.3 Local Context

#### **Leitrim County Development Plan 2009-2015 (as varied)**

The County Development Plan came into effect in February 2009 and provides a framework for development and planning in the County for the 2009-2015 period. The County Development Plan seeks to establish a framework for the future development of the County as a thriving rural community, with a beautiful, clean environment, a rich and varied heritage and a vibrant and diverse social, cultural and economic life. The Plan includes accompanying maps detailing land use zoning objectives for selected towns, villages and other settlement centres within the County. In July 2011 the Development Plan was varied to incorporate a Core Settlement Strategy for the County and to update proposals in respect of preferred arterial routes. As part of the Development Plan, a Housing Strategy was prepared (see Section 0 for details).

#### **Carrick-on-Shannon Local Area Plan 2010-2016 (as varied)**

The Local Area Plan for Carrick-on-Shannon was informed by the County Development Plan, which sets out policies and objectives for the planning of the County town. The Local Area Plan came into effect in June 2010 and was subsequently varied in April 2012 to also include revised zoning objectives and a preferred route for the Carrick-on-Shannon to Dromod Road Project.

### 2.1.4 Housing Policy Context

#### **National Housing Policy Statement**

National housing policy is set out in the *Housing Policy Statement* that was launched in June 2011. This document outlines a vision for the future of the housing sector in Ireland “based on choice, fairness, equity across tenures and on delivering quality outcomes for the resources invested” (p. 2).

The overall strategic objective will be to enable all households access good-quality housing appropriate to household circumstances and in their particular community of choice. A summary of measures outlined in the document are: -

- more equitable treatment of housing tenure;
- maximising the delivery of social housing supports within the resources available;
- transfer of responsibility for long term recipients of rent supplement to Local Authorities;
- new mechanisms for the delivery of permanent social housing;
- the standing down of all affordable housing schemes;
- formal review of Part V;

- publication of Housing Strategy for People with Disabilities;
- delivery of housing supports for households with special needs;
- creating an enabling regulatory framework to support the increasingly prominent role of the voluntary and cooperative sector in housing delivery and;
- the implementation of measures to tackle anti-social behaviour across all housing tenures.

The *Housing Policy Statement*, published in June 2011, announced a full review of Part V of the *Planning Act*. The review is being undertaken in the context of the substantially different housing market that currently prevails, compared to when Part V was first introduced in 2000. The review has been charged with considering how planning gain can still be captured while taking account of prevailing market conditions.

### **National Housing Strategy for People with a Disability, 2011-2016**

This Government strategy addresses the housing needs of people with disabilities. The Government's Housing Policy Statement, June 2011, supports the *National Housing Strategy for People with a Disability* as part of a framework of initiatives to provide for the housing needs of vulnerable and disadvantaged households. The strategy has been developed with the assistance of a National Advisory Group and uses the term "disability" in reference to four categories of disability, i.e. sensory disability, mental health disability, physical disability and intellectual disability

### **Sustainable Residential Development in Urban Areas (2008)**

These Guidelines revise and update the *Residential Density Guidelines for Planning Authorities* published in 1999 setting out a range of policy recommendations for the development of mixed-use and residential neighbourhoods.

### **Urban Design Manual, A Best Practice Guide (2008)**

This Manual is an accompaniment to the Guidelines *Sustainable Residential Development in Urban Areas* focusing largely on the issues presented in housing schemes in the 30-50 units *per hectare* density range (or 12-20 units *per acre*). The Manual provides best practice advice and examples on the practical implementation of the policies contained in the Guidelines.

### **Delivering Homes, Sustaining Communities - Policy Statement (2007)**

This Policy Statement for housing outlines a vision to transform the Irish housing sector over the coming years. It sets out a range of actions aimed at: -

- Building sustainable communities;
- Responding to housing need in a way that - Improves choice and tailors support taking account of the households position in the life-cycle; and
- Effective delivery of housing programmes.

### **Quality Housing for Sustainable Communities - Design Guidelines (2007)**

The DoECLG housing design guidelines *Quality Housing for Sustainable Communities* form a comprehensive revision of the 1999 *Social Housing Design Guidelines* and have been produced following a consultation process with all stakeholders active in this area. The purpose of the Guidelines is to assist in achieving the objectives contained in the Government's recent housing policy statement - *Delivering Homes, Sustaining Communities*. The new Guidelines focus on the process surrounding the delivery of quality housing for sustainable communities and improved settlement patterns and

"place-making" in the context of promoting quality neighbourhoods. New aspects of the Guidelines deal with: -

- Urban design
- Increased space standards, and
- Energy efficiency.

### **Sustainable Urban Housing: Design Standards for New Apartments (2007)**

The DoECLG issued these Guidelines as a replacement to the '*Guidelines on Residential Developments in Urban Renewal Designated Tax incentive Areas*'. They provide a host of design criteria to be considered when considering apartment developments, including minimum standards for floor areas for different types of apartments, storage spaces, sizes for apartment balconies / patios, and room dimensions for certain rooms.

### **National Action Plan for Social Inclusion 2007-2016**

The *National Action Plan for Social Inclusion* was published in 2007 and has a 10-year timescale up to 2016. The Plan is closely linked to the NDP, within the overall framework of the social partnership agreement, *Towards 2016*, which sets out the Government's high-level goals to combat poverty and social exclusion, based on the lifecycle approach. This approach places the individual at the centre of policy development and delivery and offers a framework for implementing a streamlined, cross-cutting and visible approach to tackling poverty and social exclusion. Implementation of this approach will be supported by the measures in the NDP which identifies key policy areas where action is most required and specifies the resources which will be committed in this regard. The four lifecycle stages are children, people of working age, older people and people with disabilities.

### **Sustainable Rural Housing – Guidelines for Planning Authorities (2005)**

These guidelines, published by the DoECLG differentiate between urban- and rural-generated housing and the variety of different areas in any county that both types impact upon. The document reinforces the main principles of the National Spatial Strategy in this regard.

## **2.2 Statutory Background**

### **Planning & Development Act, 2000 (as amended)**

An amendment to Part V of the Planning Act was legislated for in order to ensure a more timely delivery of social and affordable housing units. The amendment gives more choice in the means by which to comply with the requirements of Part V, including the options of land off-site and a cash payment. When any option other than the transfer of land on-site is being considered, the Act sets out the matters that must be considered by the Planning Authority, being; whether such an agreement will contribute effectively and efficiently to the achievement of the objectives of the housing strategy; whether it constitutes the best use of the resources of the housing authority to ensure an adequate supply of housing; the need to counteract undue social segregation; whether it is in accordance with the provisions of the development plan and, the time within which housing is likely to be provided as a consequence of the agreement.

Part V of the *Planning Act* was also amended to restore the normal limit for the duration of planning permissions. Under the 2010 amendment the payment of a levy to the Local Authority for houses/apartments not completed to wall plate level was introduced for those permissions that would have otherwise been subject to the 'withering' rule.

The *Amendment Act* also reduced the size of a site for which an exemption certificate can be obtained from 0.2 hectares to 0.1 hectares.

### **Circular AHS 4/06 - Guidelines on Part V of the Planning Act**

This Circular issued Ministerial Guidelines covering two main areas: -

- the planning application process and the need to ensure Part V compliance, and;
- a standardised approach for the sale of affordable homes directly by developers/builders to applicants nominated by the local authority.

### **Housing (Miscellaneous Provisions) Act, 2009**

The *Housing (Miscellaneous Provisions) Act 2009* seeks to improve housing services and their delivery by giving effect to the programme of social housing reform measures outlined in the *Delivering Homes, Sustaining Communities* policy document published in February 2007. The legislation requires the preparation of housing services plans and contains new provisions on the assessment of social housing needs. It also revises the housing authority's management and control powers and introduces anti-social behaviour strategies. It broadens the choices available to those seeking social housing by providing a more developed legislative basis for the Rental Accommodation Scheme and by expanding paths to home ownership through the new Incremental Purchase Scheme.

## **2.3 Housing Delivery Mechanisms**

In recent years, there has been a diversification in the nature of social and affordable housing, both in terms of the range of measures available to tackle the broad spectrum of housing need, and the nature of the delivery mechanisms themselves. Some of the recent innovations are highlighted below, where they have relevance to County Leitrim.

Leitrim County Council, as Housing Authority for the County of Leitrim, has responsibility for providing housing or assisting in the provision of housing to those who, for whatever reason, are unable to provide suitable accommodation from their own resources. The Council pursues this aim by means of direct provision and also by means of other Social Housing options including Loans for purchase and construction as well as Grants. The Council provides the following services in the Housing & Building Program Group: -

- Direct Provision of Houses.
- Rental Accommodation Scheme
- Approved Housing Association Schemes.
- Social Housing (Long Term) Leasing Initiative
- Remedial Works Schemes.
- Housing Adaptation Grant for People with a Disability.
- Mobility Aids Housing Grant Scheme.
- Housing Aid for Older People.
- Improvement Works in Lieu of Local Authority Housing.
- Extensions to Existing Local Authority Housing.
- House purchase/acquisition loans.
- Tenant Purchase Scheme.
- Scheme of Loans & Grants for the Purchase of Caravans by Travellers.

### **Housing Allocation Scheme**

Leitrim County Council operate a Housing Allocation Scheme for persons assessed as being qualified for social housing support in accordance with Section 20 of the Housing (Miscellaneous Provisions) Act, 2009 (and associated regulations); and for persons transferring from a dwelling, including from a dwelling provided under the Social Housing Leasing Initiative or the Rental Accommodation Scheme (RAS), including transfers to new dwellings being purchased under the Incremental Purchase Scheme.

This allocation scheme applies to dwellings provided under the *Housing Acts 1966-2009* or Part V of the *Planning and Development Act 2000* where Leitrim County Council is the owner or where Leitrim County Council is not the owner the dwellings are provided under a contract or lease between the housing authority and the owner concerned, including rental accommodation availability agreements and dwellings owned and provided by Approved Housing Bodies (AHBs) to whom assistance is given under section 6 of the *Housing Act 1992* for the purposes of such provision.

### **Rental Accommodation Scheme (RAS)**

The scheme is run by Leitrim County Council and as the Housing Authority they are responsible for making the final decision regarding eligibility under the scheme. In general, people who are getting Rent Supplement for more than 18 months are considered for RAS.

Under the scheme local authorities draw up contracts with landlords to provide housing for an agreed term for people with a long-term housing need. The local authority pays the rent directly to the landlord. Tenants can continue to contribute to their rent but they pay this contribution to the local authority, not the landlord.

### **Social Housing (Long Term) Leasing Initiative**

The Department of Environment, Heritage and Local Government has established a new leasing initiative for the delivery of social housing

#### **The main features of the long-term lease arrangements are as follows;**

- The housing authority will enter into a lease arrangement with a property owner for specific periods;
- The leases will generally be for unfurnished dwellings;
- The lease type may comprise of; a full 'repair and insure' lease, with the Housing Authority responsible for insurance, maintenance and general repair/upkeep of the property; or an element of the above lease type provisions

### **Traveller Accommodation Programme**

In accordance with the *Housing (Traveller Accommodation) Act, 1998* and as directed by the Minister for Housing, Urban Renewal and Developing Areas, Leitrim County Council prepared a Programme for the period 2014 – 2018, subject to periodic review, for the provision of Traveller Accommodation in the County. The Council's Housing Section has prepared a Traveller Accommodation Programme for the period 2014 – 2018 period.

Under the 1998 Act, Leitrim County Council has certain obligations in relation to the preparation, adoption and implementation of a Traveller Accommodation Programme. In summary, Leitrim County Council is required:

- to prepare and adopt an Accommodation Programme to meet the existing and projected accommodation needs of Travellers, in County Leitrim, in consultation with Travellers.

- to provide for a public notification and consultation process in relation to the preparation of the draft traveller accommodation programme or an amendment to or replacement of the programme.
- to take reasonable steps to secure implementation of the programme.
- to include objectives concerning Traveller accommodation in the County Development Plan.

#### **Extension to Existing Local Authority Houses**

Where a Council house is no longer adequate to cater for the needs of the occupiers, this scheme enables the Council to consider extension of the house in lieu of re-housing to address issues of overcrowding or adaptations required on medical/disability grounds.

#### **Approved Housing Body Schemes**

Housing by 'Approved Bodies' is supported by Leitrim County Council and the DoECLG. The level of involvement of approved-housing bodies in the construction of housing has reduced to a standstill in recent years in the County. Schemes had previously been undertaken or were at various stages of planning/development in Manorhamilton, Drumkeerin, Ballinamore, Drumshanbo and Dromahaire.

#### **Purchase of Caravans by Travellers**

The above Scheme was introduced on a pilot basis in February 2000. Loans of up to €6,350 and Grants of up to 10% (i.e. up to €640) are available for the purchase of a new/second-hand caravan. Loans are repayable over a period of 3 – 5 years. The amount of loan sanctioned is dependent on each applicant's ability to pay, which will be determined by the local authority.

#### **Remedial Works Scheme**

Leitrim County Council has previously undertaken remedial works in relation to Hyde Terrace, Mohill, Lahard Estate in Ballinamore and rural cottages throughout County Leitrim. Remedial Works under the Government's Housing Capital Programme were recently completed in Leitrim residential estates at Treanmore in Mohill and Dristernan in Drumshanbo. The remedial works programme undertaken by the local authority is intended to significantly improve the layout of these estates, address issues of anti-social behaviour, improve the housing fabric and where possible address issues of social exclusion.

## **2.4 Consideration of National Policy**

The proposals in these documents must be viewed in the context of the overall aim of Government housing policy, which is *"to enable every household to have available an affordable dwelling of good quality suited to its needs, in a good environment and, as far as possible, of a tenure of its choice"*. The importance of all tenure types is acknowledged and within this context the broad strategy is that those who can afford to do so should provide their own housing with the aid of fiscal incentives – the majority preference. Those who are unable to do so from their own resources would have access to social housing or income support to rent private housing.

Leitrim County Council as the Housing and Planning Authority will seek to implement the measures outlined in national housing policy in so far as needs dictate and resources permit. It is Council policy to provide a quality housing service, efficiently and effectively managed, having regard to the requirements and views of the various sectors in the housing market whether on the supply or demand side. In particular it is Council policy to look to the needs of the less affluent and in need sections of the population.



### 3. *Aim of the Housing Strategy*

In framing a Housing Strategy, the Planning Authority is required to establish both the level of housing need which exists at the commencement of the strategy period and that which is likely to arise during the life of the Strategy.

The key housing objective is to enable every household to have available an affordable dwelling of good quality, suited to its needs, in a good environment and, as far as possible, at the tenure of its choice.

The aim of the Housing Strategy is to set out in the development plan policies and objectives to ensure that the housing needs of the existing and future populations of Leitrim are met.

In order to achieve the aim of the Strategy, the Strategy shall: -

1. Estimate the present and likely future demand for housing in the County and thus ensure that sufficient zoned and serviced land is available within the authority's development plan to meet existing and forecast needs for the Plan period;
2. Estimate the amount of social and affordable housing required in the County for the Plan period;
3. Provide that as a general policy, a specified percentage, of no more than 20%, of the land zoned in selected towns and villages identified in the development plan for residential use, or for a mixture of residential and other uses, shall be reserved for social and/or affordable housing;
4. Ensure that a mixture of house types and sizes is provided to satisfy the requirements of various categories of households, including the special requirements of older persons and persons with disabilities;
5. Counteract undue segregation in housing between persons of different social backgrounds.

#### 3.1 *Methodology*

The procedures followed in formulating a housing strategy for County Leitrim are based in the main on the methodology recommended in the *Model Housing Strategy and Step-by-Step Guide* issued by the Department of the Environment and Local Government in December 2000. The methodology employed follows an evidence-based contemporary interpretation of the Department's 2000 Guide.

There have been a number of changes since the last Housing Strategy that were taken into consideration in preparing this Strategy. These include *inter alia*: -

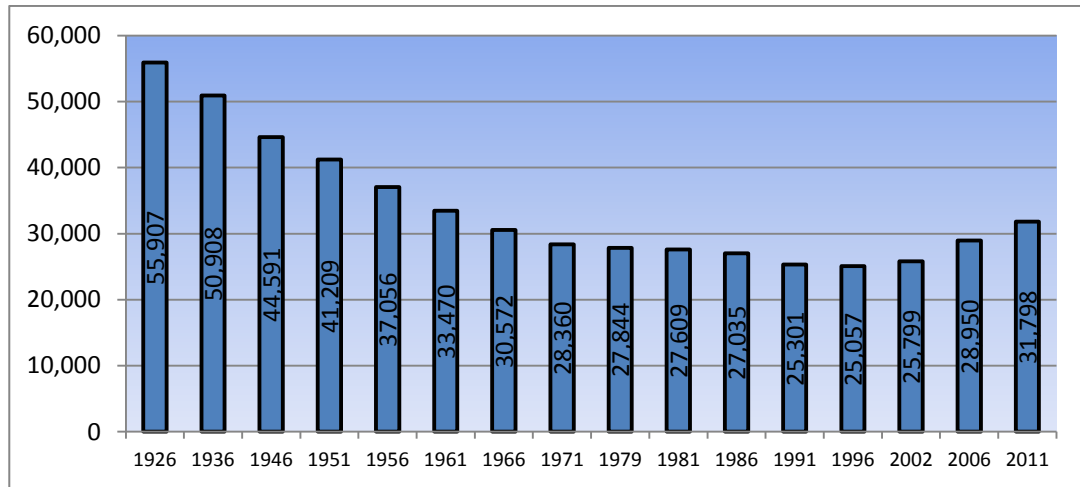
- The issue of a revised population target for 2022 for the Border region identified by the Government and set out in the *Border Regional Planning Guidelines*;
- The changed nature and period of uncertainty for the Irish economy and the housing market in particular;
- The changing nature of housing demand which is attributable to income, demographics, tax system and credit conditions;
- The provision of location specific residential property sale prices from 2010 onwards *via* the Property Price Register (PPR) operated by the Property Services Regulatory Authority (PSRA);
- The enactment of the *Planning & Development (Amendment) Act 2010* which requires the inclusion of Core Strategies in all statutory Plans,

- The establishment of the Housing Agency in May 2010, to work with and support the local authorities, approved housing bodies and the Department of Environment, Community and Local Government in the delivery of housing and housing services.
- Publication in 2011 of the Governments '*Housing Policy Statement*' which will serve as a framework for a sequence of legislative and policy initiatives in the short to medium term.

## 4. Estimating Housing Demand

### 4.1 Demographic Analysis

Figure 4-1 Population of County Leitrim 1926-2011



Data Source: Central Statistics Office (CSO), Census of Population 2011

Figure 4.1 provides an overview of population within the Leitrim County area between 1926 and 2011. Whilst this shows a significant decline of 24,109 persons in the population of the County since 1926, the County has experienced a gradual increase in population of 6,741 persons since 1996. The population of County Leitrim continues to grow at a rate of 9.8% over the 2006-11 inter-censal period, compared with neighbouring County growth rates of 9.0%, 7.4% and 14.3% for Roscommon, Sligo and Cavan over the same period. Further comparative analysis is provided in Table .

### 4.2 Recent Population Trends

Between 2002 and 2006 the population of County Leitrim showed a significant increase in population of 12.2%, outstripping the 8.3% increase experienced in the Border Region and the 8.2% increase experienced in the State as a whole.

Table 4-1 Population Trends 2006-2011

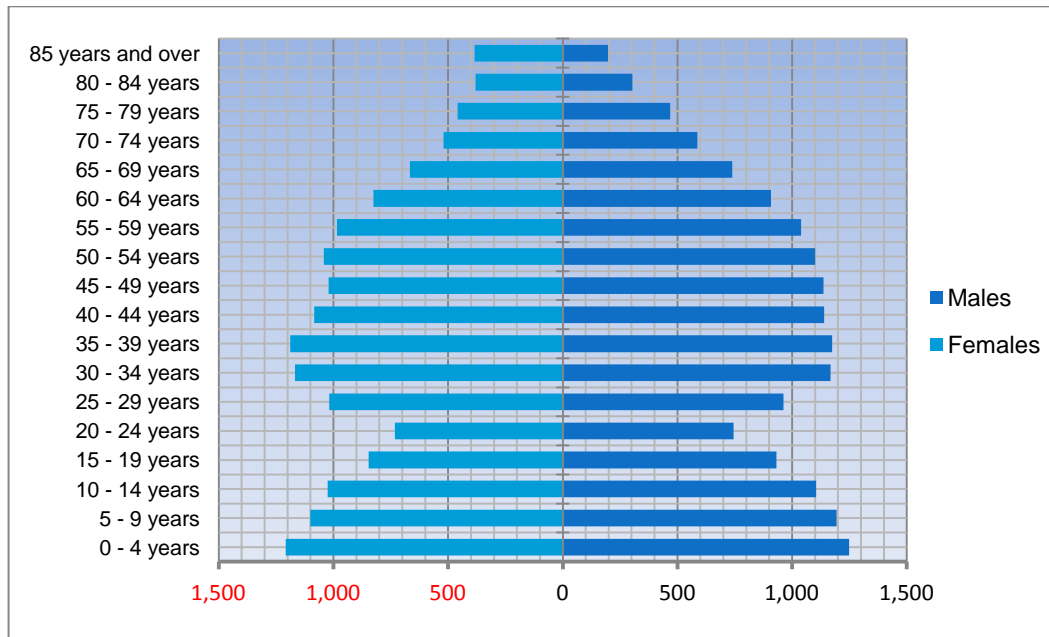
Area	Population			Population Change		
	2002	2006	2011	2002-2006	2006-2011	2002-2011
County Leitrim	25,799	28,950	31,798	+12.2%	+9.8%	+23.3%
Carrick-on-Shannon	1,842	2,595	3,314	+41.0%	+27.7%	+79.9%
Border Region	432,534	468,375	514,891	+8.3%	+9.9%	+19.0%
State	3,917,203	4,239,848	4,588,252	+8.2%	+8.2%	+17.1%

Data Source: CSO, Census of Population 2002, 2006 & 2011

Over the 9-year period, 2002 to 2011, the population of the County recorded an increase of 23.3% compared to population increases of 19% and 17.1% respectively for the Border Region and the State. Recent population statistics clearly show the pace of population growth in the County is above that occurring at regional and state levels (as shown in Table ). Previously the *Housing Strategy 2009-15* noted that population increase was based on immigration to the County, and without this the population over the 1996-2002 period would have declined, as the death rate exceeded the birth rate.

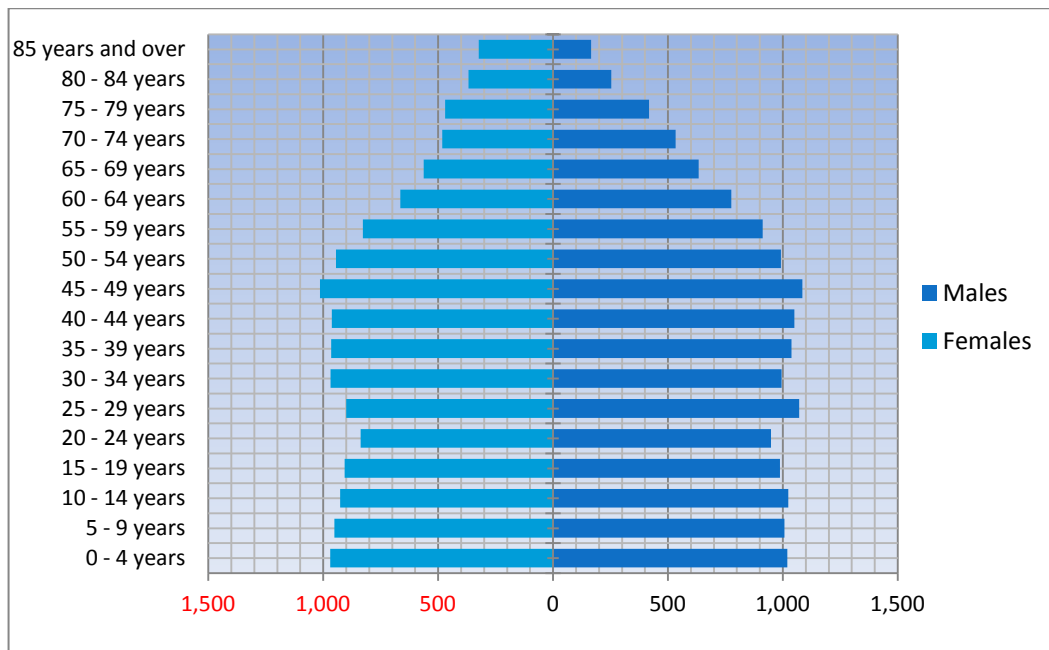
### 4.2.1 Age Profile

Figure 4-2 Population Pyramid / Age Profile for County Leitrim in 2011



Data Source: CSO, Census of Population 2011

Figure 4-3 Population Pyramid / Age Profile for County Leitrim in 2006



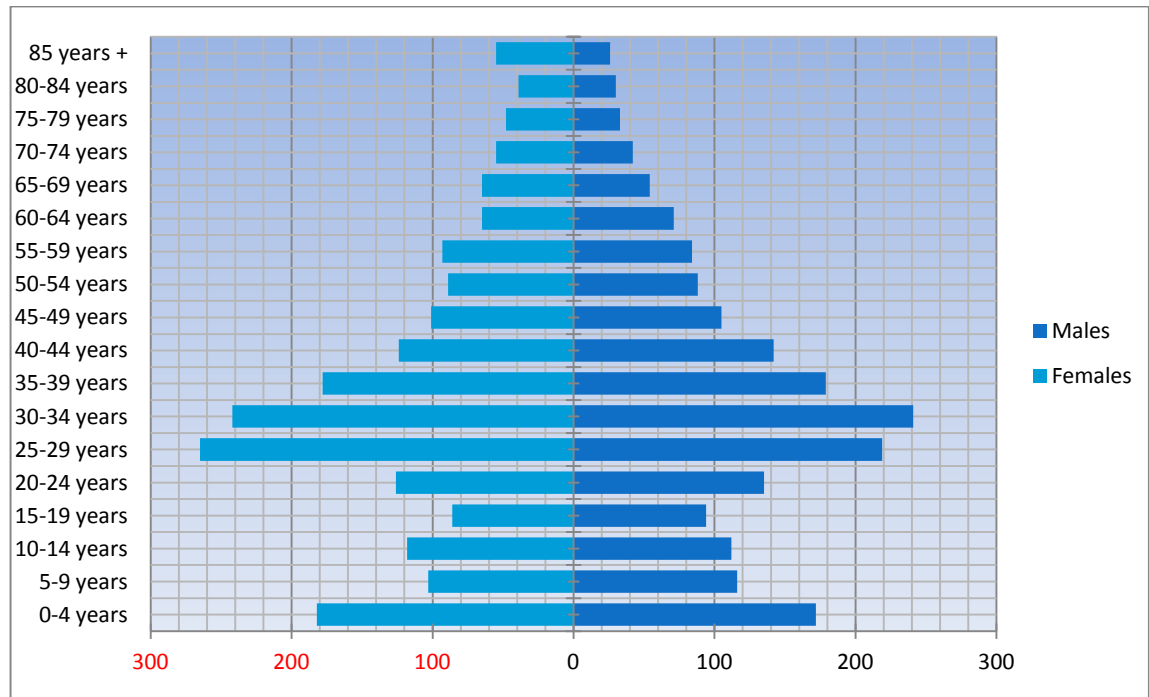
Data Source: CSO, Census of Population 2006

In the 2011 County Age Profile illustrated in Figure 4.2 above, it is evident that a large proportion of the population for the County is within the young (0-14 years) and old (65 years and above) age-dependent categories. In fact Leitrim County had the largest proportion of the population in these age categories of all counties in Ireland in 2011. In comparison with the age profile detailed in Figure 4.3, the County population appears to have expanded significantly in the family formative and young and older children age categories (0-14 years). This suggests many young families have moved

to the County in the 2006-2011 period. The 2011 age profile is more consistent with that experienced at a national level.

The population pyramid for Carrick-on-Shannon (part of which is in County Roscommon) highlights a different age profile scenario for the County town (see Figure 4-4). A high proportion of the urban population is contained within the formative family age categories (25-44 years). This also shows that in 2011 a significant increase in the number of infants, whilst there was a sizeable portion of the population in the female 25-34 age group (12.7% of total population).

**Figure 4-4 Population Pyramid / Age Profile for Carrick-on-Shannon, 2011**

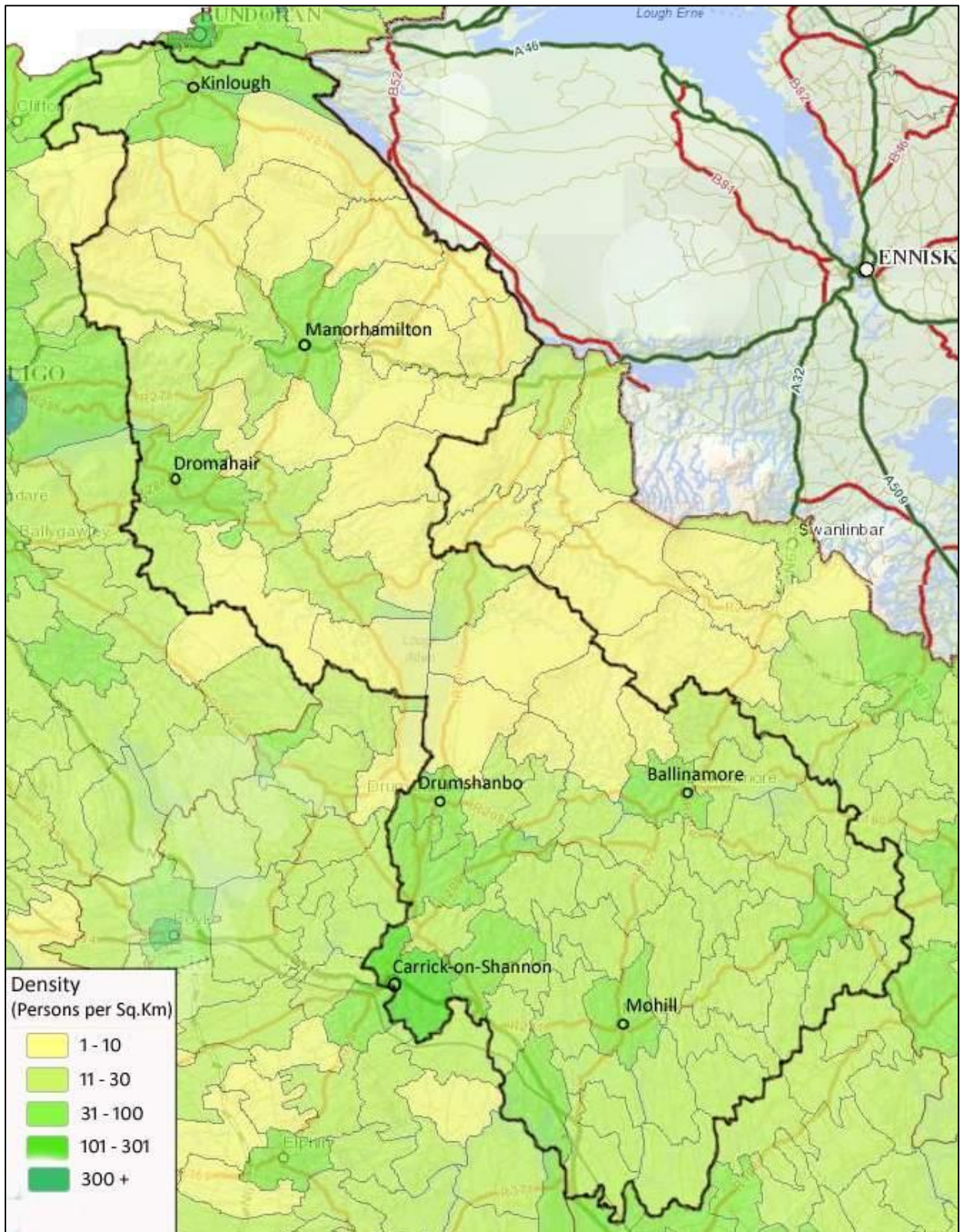


Data Source: CSO, Census of Population 2011

### 4.2.2 Distribution of the Population

According to the CSO, in 2011 Leitrim was the most rural county in the country with almost 90% of the population living in a rural setting, followed by Galway County (77.4%), Roscommon (74%), Donegal (72.5%) and Mayo (71%). Figure shows the distribution of the population throughout the County at Electoral Division (ED) level. Those EDs containing the largest proportion of the population were centred upon the main settlements serving the County, including; Carrick-on-Shannon ED (3,986), Manorhamilton ED (1,782), Dromahair ED (1,506), Mohill ED (1,378), Drumshanbo ED (1,282), Leitrim ED (1,123) and Ballinamore ED (1,096).

Figure 4-5 Population Density per ED in 2011



Map Source: All-Island Research Observatory (AIRO)

### 4.2.3 Natural Change

Population trends are determined by the balance between natural increase; the excess of births over deaths and the level of net migration; and the difference between inward and outward population flows.

As noted in the previous Housing Strategy, during the period 1991 to 2002 death rates exceeded birth rates in County Leitrim, in contrast to an increase in births over deaths in both the Border Region and the State during the same period (see Table 4-2). This infers that the County population would be decreasing, if it were exclusive of migration. However, during the period 2002 – 2006 births exceeded deaths within the county but this was below the Border region and State average. During the period 2006 to 2011 birth rates have exceeded death rates in the County, by 11.4 per 1,000 of the population. This was above the increase in births over deaths experienced in the Border Region (10.6 per 1,000), and significantly above the increase at State level (5.5 per 1,000) during the same period.

**Table 4-2 Trends in Natural Increase 2006-2011**

Area	Average Annual Rate of Change per 1,000 of the population		
	1996-2002	2002-06	2006-11
<b>County Leitrim</b>	-2.1	+1.9	+11.4
<b>Border Region</b>	+4.1	+5.9	+10.6
<b>State</b>	+6.1	+8.1	+5.5

Data Source: CSO, Census of Population 2006 & 2011

### 4.2.4 Migration

According to the CSO, in the year 2011 people born in Leitrim were the most likely to have moved to another county in the Republic of Ireland to live, with almost 40% out-migration from the County.

During the 10-year period, 1981 to 1991, Leitrim County experienced an estimated net out-migration of 2,447 persons. This trend reversed between the period 1991 to 2006, with a total inward migration of 4,158 persons.

The average estimated rate of inward migration over the 2006 to 2011 period for County Leitrim was similar to that of Roscommon and Donegal, below that of Longford and Cavan and higher than that of Sligo and the State overall (see Table 4-3). In terms of net-migration numbers, an estimated 1,731 persons migrated into County Leitrim between 2006-2011, which is commensurate with a 6% increase in the population of the County.



**Table 4-3 Migration Rates in Leitrim and adjoining Counties, 2006-2011**

Area	Population 2006	Population 2011	Total Estimated Net Migration	Average Annual Birth Rates per 1,000 of Population	Average Annual Death Rates per 1,000 of Population	Average Annual Estimated Net Migration Rates per 1,000 of Population
Leitrim	28,950	31,798	+1,731	15.8	8.5	11.4
Longford	34,391	39,000	+2,758	18.0	7.9	15.0
Roscommon	58,768	64,065	+3,513	14.0	8.2	11.4
Sligo	60,894	65,393	+2,074	15.0	7.3	6.6
Cavan	64,003	73,183	+5,809	17.3	7.4	16.9
Donegal	147,264	161,137	+8,218	14.4	7.0	10.7
Border	468,375	514,891	+26,022	15.5	7.3	10.6
State	4,239,848	4,588,252	+122,292	16.6	6.4	5.5

Data Source: CSO, Census of Population 2006 &amp; 2011

#### 4.2.5 Employment

Over the inter-censal period 2006 to 2011, the number of persons employed in 'Building & Construction' in the County declined by 1,328 no. persons, in contrast to an increase of 754 no. county residents employed in 'Professional Services' (see Table 4-4). There have been significant reductions in those employed within the manufacturing industries and in 'commerce and trade'. The 'Agricultural, Fishing and Forestry' sector, the 'Communications and Transport' sector and the 'Public Administration' sectors all experienced marginal net gains in employment figures within Leitrim during 2006-2011. Overall there was a net decrease of 697 persons employed within the County, compared to an increase of 1,245 persons employed during the 2002 to 2006 period.

**Table 4-4 Change in Employment Categories in County Leitrim, 2006-2011**

Employment Category	Employment 2011		Total % Change
	Males	Females	
Agricultural, Fishing & Forestry	1,093	101	+1.8%
Building & Construction	610	33	-67.4%
Manufacturing Industries	894	316	-23.5%
Commerce & Trade	1,191	1,142	-10.5%
Communications & Transport	420	109	+20.5%
Public Administration	472	552	+18.9%
Professional Services	750	2,409	+31.4%
Others	908	972	+15.1%
Net Decrease	-1,168	-471	-5.5%

Data Source: CSO, Census of Population 2006 &amp; 2011

### 4.2.6 Socio-Economic Indicators

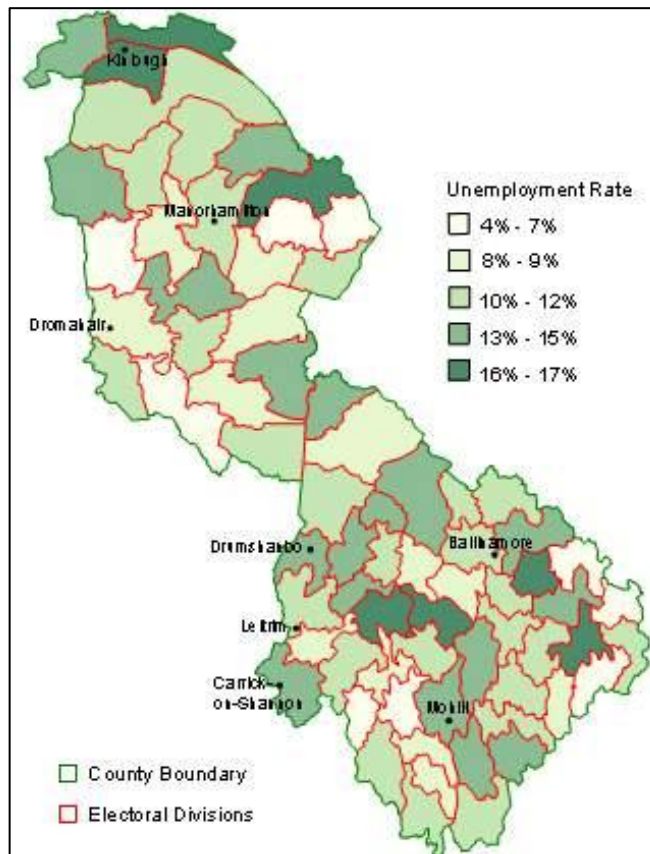
Table 4-5 provides a summary of some of the socio-economic indicators. It illustrates that, in relation to; proportion of older people, age dependency ratio, levels of low social class, and levels of low education attainment, labour force participation rate and economic dependency ratio, Leitrim County fares slightly worse than the national averages.

**Table 4-5 Socio-economic Indicators for County Leitrim and the State, 2011**

Area	Change in Population 2002-2006	Change in Population 2006-2011	Older Persons %	Age-Dependency Ratio	Low Social Class <sup>1</sup>	Low Education Attainment	Labour Force Participation Rate	EDR <sup>2</sup>
State	8.2%	8.2%	17.3%	49.3%	14.3%	20.8%	61.9%	1.54
County Leitrim	12.2%	9.8%	23.3%	57.7%	14.5%	24.0%	60.3%	1.66

Data Source: CSO, Census of Population 2006 & 2011

**Figure 4-6 Unemployment Rate per ED, as % of Labour Force, 2011**



Map Source: All-Ireland Research Observatory (AIRO)

Figure 4-6 displays the distribution of the Labour Force within County Leitrim that was unemployed in 2011. This shows that Gubacreeney (17.4%) and Kiltyclogher (17.2%) EDs in the north of the County had the highest labour force unemployment rate, whilst the lowest rates occurred in Killygar (4.1%) and Glenfarn (5.2%) EDs.

<sup>1</sup> Proportion of the Population categorised in the semi-skilled and unskilled manual social class groups within the Census.

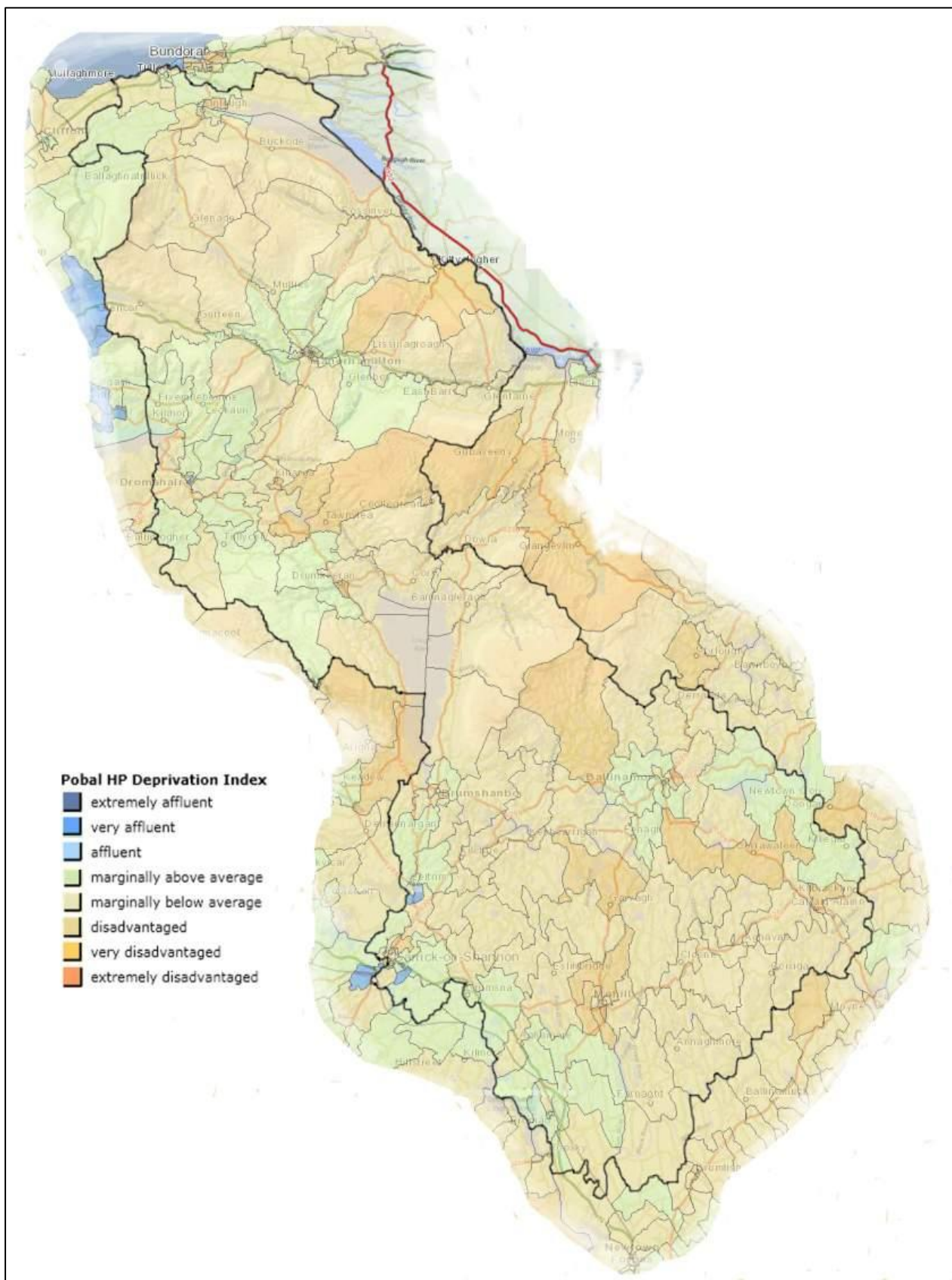
<sup>2</sup> The Economic Dependency Ratio (EDR) is calculated as the ratio of the total inactive population (children 14 and under, unemployed, first time job seekers, those engaged in home duties, those retired, students, and those unable to work) to those at work.

Pobal in conjunction with Haase and Pratschke, Socio-Economic Consultants, prepared a Deprivation Index based on Census 2011 results, measuring the relative affluence or disadvantage of particular geographical areas. Population Change, Age-Dependency Ratio, Lone-Parent Ratio, Educational Attainment, Unemployment Rates and Local Authority-Rented Housing were used as part of the measurement and this data was subsequently translated into map form (see Figure 4-7).

Using the Pobal HP Deprivation Index for 2011, it was found that Leitrim County fared above average in comparison to national trends relating to disadvantage and well above the neighbouring counties of Longford, Cavan and Donegal.

Figure identifies the distribution of disadvantage at Small Area level throughout the County based on the Pobal HP Deprivation Index. This largely shows that the county comprises of areas marginally above and below average deprivation, with a couple of small pockets of 'affluent' areas proximate to Carrick-on-Shannon, Dromahair and Leitrim village. There are also disadvantaged areas generally situated in more rural locations such as uplands and areas distant from the main road routes serving the County.

Figure 4-7 Disadvantage at Small Area level (based on Pobal HP Deprivation Index), 2011



Map Source: Pobal Mapping

### 4.3 Housing Vacancy

The issue of housing vacancy is well documented, but the data relating to this housing categorisation needs to be fully understood in order to get a complete 'handle' on the situation. Whilst a comparatively high element of housing vacancy is identifiable for Leitrim, its true extent is masked by the attractiveness of the County for secondary and holiday homes, particularly as a result of its environmental assets and low-price housing. Whilst latent housing stock may exist, the availability of this stock will not precisely compliment the demand of future household growth, particularly as specific type, cost, location and other aspects will not meet individual household requirements. Consequently, there is a need to always look beyond existing supply to ensure future needs can be met in a sustainable, planned and logical manner.

#### 4.3.1 County-Wide Vacancy

According to the CSO, of the total 18,128 housing stock in County Leitrim in 2011, 5,526 dwellings (30.5%) were categorised as 'vacant'<sup>3</sup> compared with the national average of 14.5% vacancy (see Table 4-6). It is important to note that properties categorised as 'vacant' units in Leitrim on the night of the Census in 2011 included (1,490) holiday homes, which have traditionally formed a large proportion (8.2% in 2011) of Leitrim County housing stock. Vacant houses are those that were for an extended period unoccupied on the Census night, but not necessarily available to the market and therefore include vacant houses available for sale, vacant houses available for rent, vacant houses that are not on the market, under-counted second and holiday homes and abandoned properties. Whilst the total housing stock in County Leitrim increased by 2,846 units or 18.6% between 2006 and 2011, the actual increase in vacancy rates over the same period amounted to only 1.2%.

Compared to neighbouring counties, Leitrim has a relatively high vacancy rate; Donegal and Mayo had the next nearest rates, respectively at 27% and 24.4%. If holiday homes are excluded from the 'vacant' housing stock, the vacancy rate for Leitrim in 2006 was 20.7% rising to 22.3% or 4,036 units in 2011. Further matters relating to vacancy in unfinished estates based on DoECLG and Leitrim County Council surveys are discussed under section 0.

**Table 4-6 Housing by occupancy status in County Leitrim on Census Nights 2006 and 2011**

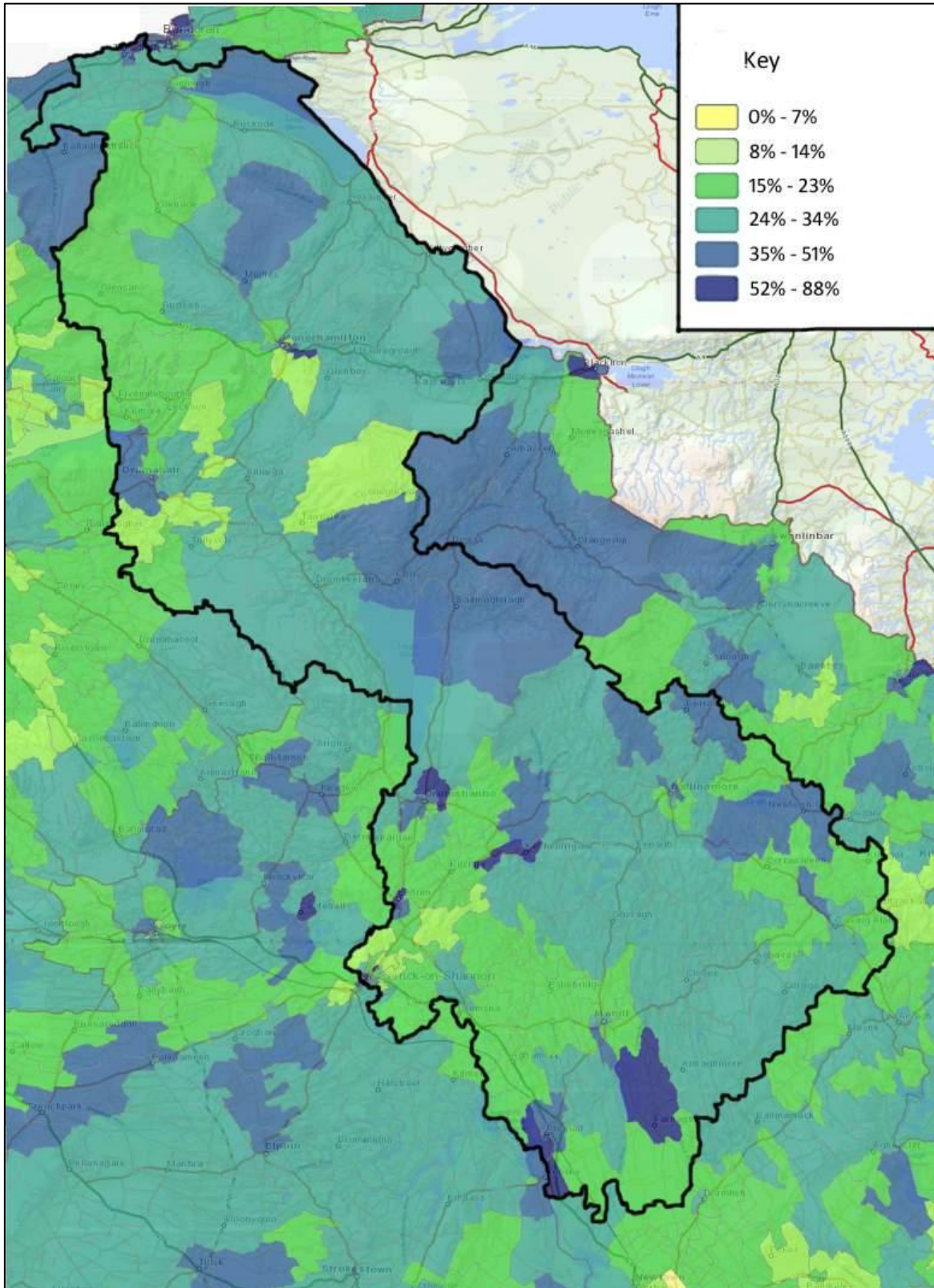
	Occupied by Usual Resident	Occupied by Visitors	Unoccupied Residents Temporarily Absent	Unoccupied Vacant House	Vacant Flat	Holiday Home	Total Housing Stock	Vacancy Rate %
<b>2011</b>	12,228	103	271	3,463	573	1,490	18,128	30.5%
<b>2006</b>	10,541	86	182	2,942	339	1,192	15,282	29.3%
<b>Actual Change</b>	1,687	17	89	521	234	298	2,846	N/A
<b>% Change</b>	16.0%	19.8%	48.9%	17.7%	69.0%	25.0%	18.6%	1.2%

Data Source: CSO, Census of Population 2006 & 2011

<sup>3</sup> Consistent with CSO approach, housing where residents were 'temporarily absent' on the Census night is included in Occupied Housing Stock.

The extent of housing vacancy at the Small Area within the County is illustrated in Figure 4-8 below.

**Figure 4-8 Housing Vacancy Rates per Small Area for County Leitrim, 2011**

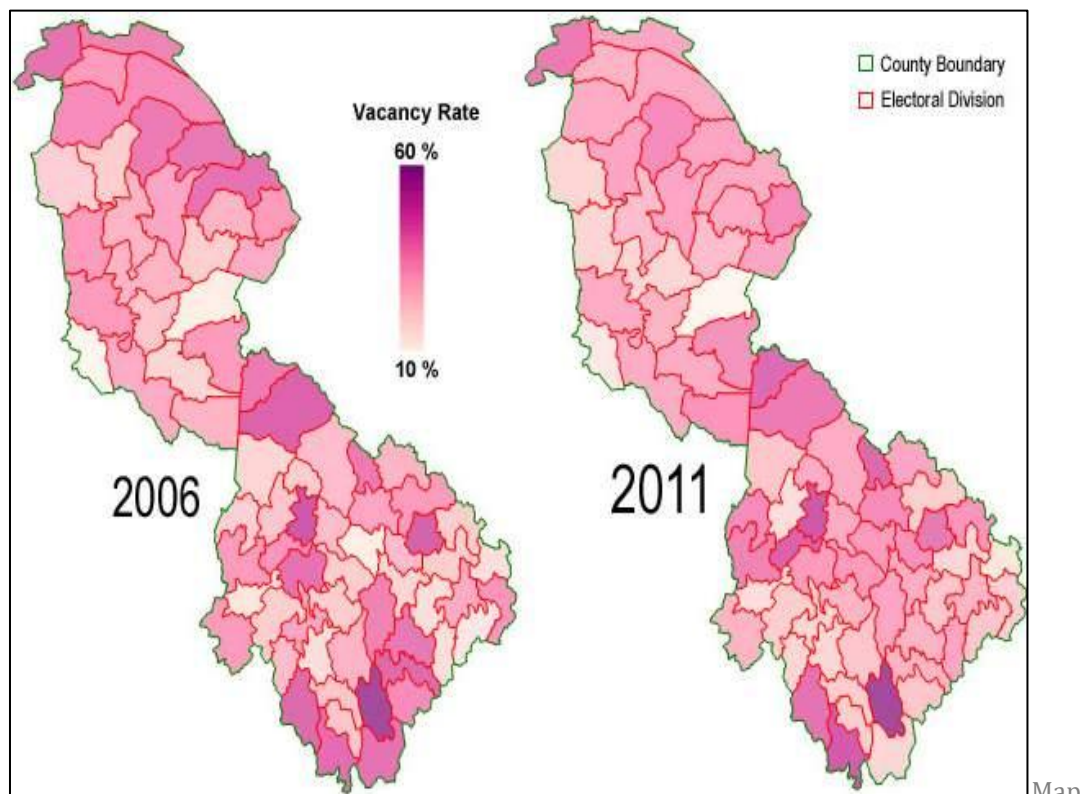


Map Source: All-Island Research Observatory (AIRO)

This figure shows the distribution of housing vacancy in not spread on an equal plane throughout the County. Clear patterns emerge showing lowest levels of vacancy responsive to the main urban areas within and outside the County. Small pockets of high vacancy levels are found in pockets associated with unfinished housing developments. The backbone of the County is within the 24%-34% housing vacancy category.

Figure shows those EDs with the highest vacancy rates in darker shades and lighter shades for the lower vacancy rates. In general terms this shows a reduction in vacancy rates in the north of the County at ED level generally north of the N16. Comparing the maps shows that vacancy rates have remained unaltered in the Central EDs proximate to Lough Allen. In 2006 and 2011 the ED with the highest vacancy rate was experienced in Rinn ED in the south of the County (associated with the Lough Rynn unfinished estate), whilst Killarga ED had the lowest vacancy rates.

**Figure 4-9 Housing Vacancy Rates per ED for County Leitrim, 2006-2011**



Map  
Source: All-Island Research Observatory (AIRO)

### 4.3.2 Towns Vacancy

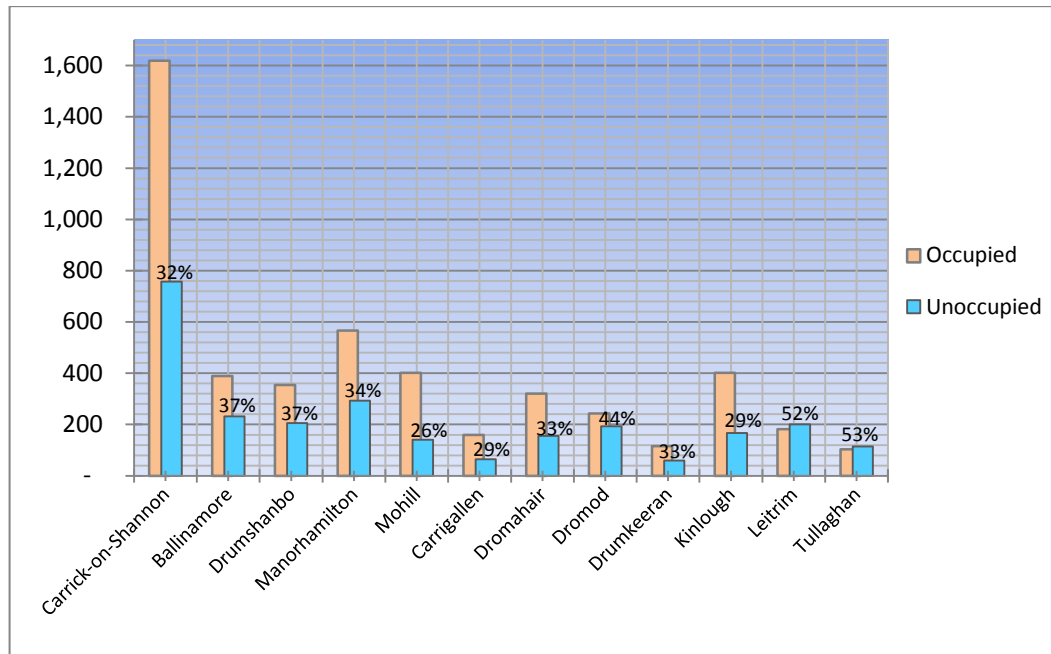
The CSO states that in 2011, 3 towns within County Leitrim had housing vacancy rates above 40%; these towns comprised of Tullaghan (52.5% vacancy), Leitrim (52.4% vacancy) and Dromod (44.3% vacancy). Appendix A to this Strategy Report provides details of the level of vacancy within the largest (Tier 1-3<sup>4</sup>) settlements in County Leitrim. At the lower end in terms of housing vacancy in 2011 are the settlements of Kinlough (29.4%), Carrigallen (28.9%) and Mohill (26.0%).

Appendix to this Strategy comprises summary details of surveys undertaken by Leitrim County Council in September 2010 and December 2012 and changes experienced. Based on this it can be inferred that there was some reduction in first-

<sup>4</sup> Tier 1 to 3 settlements are defined in the *Leitrim County Development Plan 2009-15*.

time vacant housing within most tier 1-3 settlements, but this was less pronounced for Dromod, Carrigallen and Kinlough.

**Figure 4-10 Housing Stock and Vacancy Rates in Leitrim (Tier 1-3) settlements, 2011**



Data Source: CSO, Census of Population 2011

### 4.3.3 Urban-Rural Vacancy Split

Variations in housing vacancy within County Leitrim are not solely exclusive to towns and Electoral Divisions. Table 4-7 below estimates variations that exist between rural areas and tier 1-3 towns from the *Leitrim County Development Plan 2009-15*<sup>5</sup>. There is a greater level of housing vacancy within the towns based on the CSO Census 2011 data.

**Table 4-7 Housing Statistics for Urban (Tier 1-3 settlements) Areas and Rural Areas, 2011**

Settlement	Population	Housing Stock	Occupied	Unoccupied	% Unoccupied	Occupied Household Size
<b>Urban</b>	10,871	7,440	4,857	2,583	34.7%	2.38
<b>Rural</b>	20,927	10,688	7,745	2,943	27.5%	2.61
<b>Total</b>	31,798	18,128	12,602	5,526	30.5%	2.52

Data Source: CSO, Census of Population 2011

## 4.4 Household Size

In tandem with the current population trends, average household size is continuing to decline through the impact of population growth and social changes, such as more older persons living alone and higher incidences of marital breakdown (see Table 4-7).

According to the 2011 Census data, the average number of persons in private households for the Leitrim Area is 1.75 persons (31,798 population to 18,128 households); in 2006 it was 1.89 persons (28,950 population to 15,282 households)

<sup>5</sup> Only estimations can occur as the precise urban housing stock cannot be fully attained as CSO figures do not provide a precise figure for occupied and unoccupied urban housing stock within the Leitrim side of Carrick-on-Shannon only (i.e. excluding the Cortober area).



and in 2002 it was 2.76 persons (25,079 population to 9,099 households). This compares with an average household size of 2.03, 1.98 and 2.17 in 2011 respectively for Roscommon, Sligo and Cavan over the same period. When only taking the total occupied households (12,602) in the County in 2011 (see Table 4-8 below), the average household size increases to 2.52, which is considered a more realistic average household size going forward, considering the scale of vacant households and holiday homes identified in the Census 2011.

**Table 4-8 Trends in Household Size, County Leitrim, 2002-2011**

	Average Household Size (persons per household)		
	2002	2006	2011
Household Size (Total Housing)	2.76	1.89	1.75
Household Size (Occupied Housing)	2.83	2.67	2.52

Source: CSO, Census of Population 2006 & 2011

### 4.5 Population Targets

The future targets for population and households for Leitrim County are based on the target figures as set out in the *Border Regional Planning Guidelines 2010* (Border RPGs), which are based on CSO data. In 2010, the Border RPGs proposed a 2016 population target for the Leitrim County area of 31,942; this 2016 figure was only 144 persons more than the figure enumerated in Census 2011 for the County. Whilst growth patterns have departed slightly from RPG projections, this Strategy must continue to refer to the RPGs as a guide towards the future population for the County.

### 4.6 Housing Requirement

The Border RPGs set the 2022 population target for the Leitrim County area at 35,700 no. persons and this Housing Strategy and the adopted Core Strategy to the County Development Plan 2009-2015 is based on this projection. Based on a reasonable assumption that the current average occupied household size of 2.52 persons will reduce in line with previous and national trends over the period of the Plan, we anticipate that this relates to a requirement for approximately 1,683 no. households over the period 2012-2021 or 967 households over the 2015-2021 Plan period (see Table 4-9).

**Figure 4-11 Indicative Potential Housing Scenario**

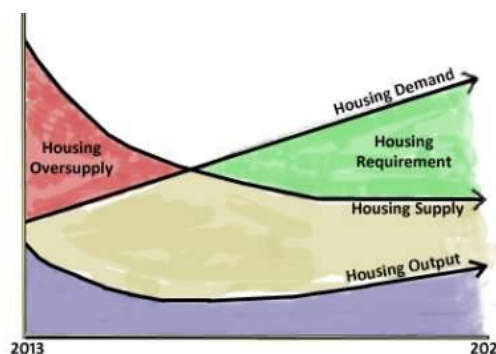


Table 4-9 Population Projections

Year	Population	Population Added	Average Household Size	Households	Net Additional Households
2010	30,600*	1,198	1.75	17,486	642
2011	31,798†	-	2.52†	18,128†	-
2012	32,070	272	2.49	18,237	109
2013	32,343	273	2.46	18,348	111
2014	32,616	273	2.43	18,461	112
2015	32,889	273	2.4	18,574	114
2016	33,162*	273	2.37	18,689	115
2017	33,585	423	2.34	18,870	181
2018	34,008	423	2.31	19,053	183
2019	34,431	423	2.28	19,239	186
2020	34,854	423	2.25	19,427	188
2021	35,277	423	2.22	19,617	191
2022	35,700*	423	2.19	19,811	193
<b>Total</b>	-	<b>3,902</b>	-	-	<b>2,325</b>

† CSO Census of Ireland 2011 Figure

\* Border RPG Projection Figure

Data Sources: CSO, Census of Population 2011 &amp; Border RPG 2010-22

Considering the extent of vacant housing within certain tier 3 settlements, the future demand for additional residential development within these settlements will, most likely, be low. There is an existing oversupply of housing and the estimated growth in population is expected to absorb a proportion of this over the lifetime of the Plan. However, the housing that is available (vacant and unfinished) is not necessarily in those locations where the demand is greatest and that there is a need to identify areas within the County with capacity to absorb one-off housing and at the same time to identify areas under pressure.

A recent report published by the Government's advisory body on housing, the Housing Agency, has projected the level of housing needed across 272 urban settlements in the Republic over the 2014 to 2018 period (Housing Agency, 2014). The three largest towns in Leitrim, Carrick-on-Shannon, Manorhamilton and Kinlough, were included in the survey. The report forecasts a minimum required supply of 79,660 residential units in urban areas to support the population between 2014 and 2018, an average yearly equivalent of 15,932. The Report suggests that the population of the aforementioned towns will increase at variable rates between 2014 and 2018. It is suggested in the Report that Carrick-on-Shannon will have a population increase of 186 no. persons, Kinlough will increase by 136 no. persons and Manorhamilton will increase by 9 no. persons. The Report suggests that there will be no additional housing requirement in these 3 settlements over the 2014-2018 period. This does not concur with forecasts by this Planning Authority, based on our experience, local knowledge, planning policy and market constraints.

Whilst the approach and survey undertaken as part of the '*Housing Supply Requirements*' report are sound as a 'broad brush' approach, aspects of the methodology and final projected figures relative to Leitrim towns are debatable and do not correlate with more localised development patterns and demographic characteristics. To suggest that there will be a 50-person difference in the population increase between Carrick-on-Shannon and Kinlough is contentious and in reality very doubtful. Carrick-on-Shannon is the main driver for economic development in the County and region and our investigations have highlighted a greater desire for

increased housing within this town. Kinlough is populated by a large proportion of young families and it currently has a narrow-employment base. Consequently, Leitrim County Council does not consider that the difference in population increase is accurately reflected in the Report. Furthermore, it is considered that the identified housing supply requirements are inaccurate as the report fails to take into consideration a host of market, planning and infrastructural constraints, as discussed at length through this Strategy document.

Further to the above, it is interesting to note that the Report suggests that the population of Carrick-on-Shannon will reach 4,166 in 2018, only 34 no. persons short of the *Border Regional Planning Guidelines* projection for the town in 2022. The projections utilised by the Housing Agency are based on more recent CSO Regional Population Projections (2013) than those used by the Border Regional Authority (2008). This would suggest that the population and housing requirements of Carrick-on-Shannon are expected to surpass the Regional Authority projections.

#### **4.7 Summary of Key Issues in Estimating Housing Demand**

This assessment has shown that population growth in County Leitrim is exceeding national and regional growth rates, but that there is a high proportion of the population in the dependent age categories. The population profile for Leitrim is becoming more and more akin to the national age profile, with significant increase in population from young families in the County. Population projections provided for in the Border RPGs have most likely been met at this stage and the distribution of vacant housing is not uniform. These facts will have major implications in directing the future housing policy for the County.

Figures also suggest that young families form a significant proportion of the population and increased birth rates within the County will primarily lead to population increase over the period of the Plan. Dependent upon economic conditions migration from the County is expected to be strongest amongst the 15 to 24 ages profile, thereby curtailing population growth and influencing the housing tenure demand.



The Strategy must compensate for an anticipated growth in population over the 2015-2021 period and a corresponding growth in household formations, particularly influenced by a natural growth pattern. However, the Strategy must also take into consideration the extent of available housing for new household formations over the lifetime of the Plan. Whilst housing vacancy on a County level remains relatively high, this is influenced by a range of factors that serve to improve the attractiveness of the County for secondary and holiday homes. The achievement of 90-100% occupancy of existing and future housing within the County is unlikely given the attractiveness of the County for secondary and holiday homes, and particularly considering the national and inherent vacancy rates within such stock. Furthermore, the distribution of housing vacancy is not evenly distributed throughout the County. Consequently, the Plan needs to ensure that access to housing can be met on a County-wide basis where a requirement exists and Plan policies can be achieved.

## 5. Housing Targets and Land Supply

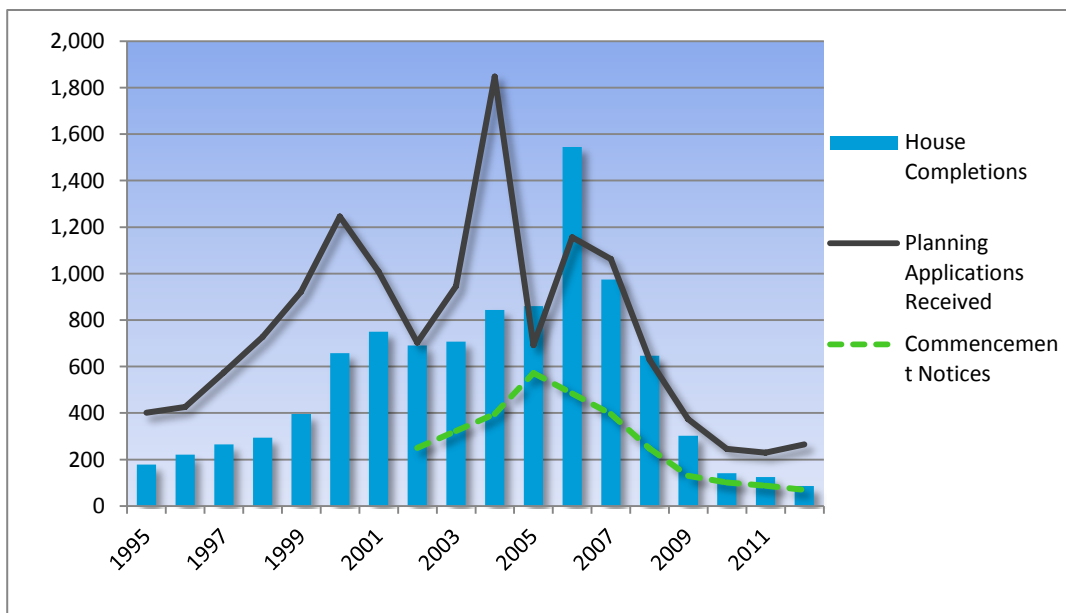
This section looks at the information available on housing supply; specifically the information on house completions from the DoECLG and information on household numbers, composition and accommodation from the CSO. This data gives an indication on whether the demand forecast under the previous Strategy has been met, the type of units that have been built and the other changes that have occurred in order to identify changes in demand. This Section also explores available unfinished housing in the County, the role of the private rental sector in supplying housing, the supply of Social and Affordable Housing and the availability of zoned land. In short, this section seeks to identify where the housing demand is greatest and available in the County.

### 5.1 Estimating Housing Supply

In framing this Housing Strategy, the Planning Authority is required to establish both the level of housing which exists at the commencement of the Strategy period and that which is likely to arise during the life of the Strategy. Data sources can be analysed to find the extent of housing available currently based on Census stock in 2011 and additional housing completions over the 2011-2013 period. Section 0 above highlights the estimated housing requirement over the Plan period. Based on the current available stock and the estimated housing requirement, this Strategy will need to identify how and where the housing shortfall over the Plan period is to be met by the Local Authority.

### 5.2 House Completions

Figure 5-1 House Completions and Planning Applications Received in Leitrim, 1995-2012<sup>6</sup>



Data Source: DoECLG, Annual Housing Statistics/Leitrim County Council, Building Control Register

On average, since 2006 there has been a dramatic fall in construction rates in County Leitrim, similar to the case throughout the country. Figure 5-1 shows the pattern of new house completions in Leitrim from 1995-2012, which followed trends in the receipt of planning permissions and commencement notices.

<sup>6</sup> House completions data series are based on the number of new dwellings connected by ESB Networks to the electricity supply and may not accord precisely with local authority boundaries.

Housing completion rates in Leitrim peaked in 2006, with a total of 1,545 units being completed in the County as a whole. In contrast, the DoECLG house completion figures reveal that a total of 86 new houses were completed in 2012. Between the end of 2006 and the end of 2012 the house completion rate in the County had dropped by 1,459 units or 94%. The most recent figures available for the State suggest that the rate of house completions is continuing to decline with only 2,997 houses completed in the first 5 months of 2013. There were no new house completions in County Leitrim during the first quarter of 2013. The number of new housing units completed in Leitrim since the Census in April 2011 is anticipated to have been very low, based on DoECLG statistics (125 units throughout 2011; 86 units in 2012 and 0 in the first 3 months of 2013).

### 5.2.1 House Types

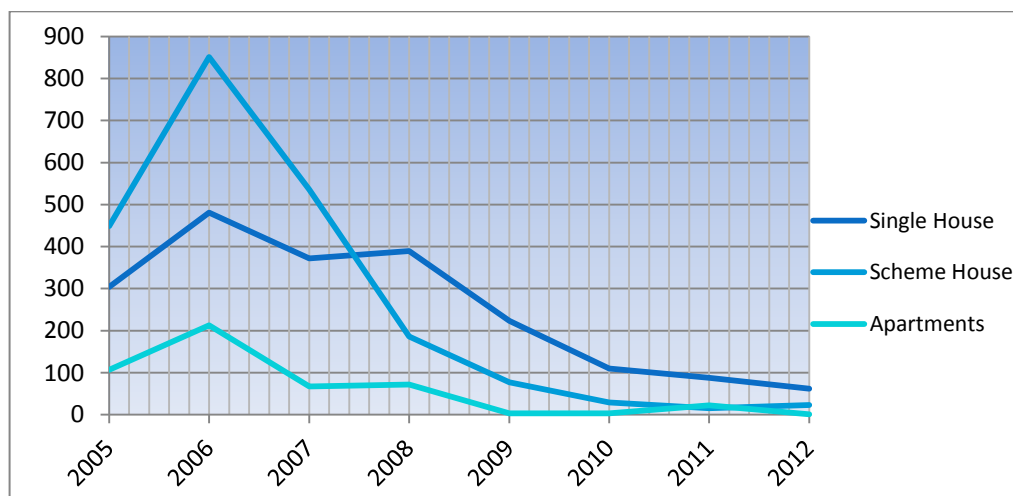
The following Table 5-1 provides further analysis of the types of residential properties that have been built since 2005 in County Leitrim. It outlines both the dramatic drop in the overall numbers of house completions in the county and in addition, the marked changes in the number of scheme houses, which primarily comprised of semi-detached and terraced houses being completed in the county from 851 in 2006 to 15 in 2011. There was also a significant drop in the numbers of flats/apartments completed from 213 in 2006 to 1 in 2012.

**Table 5-1 Residential Property Completions in Leitrim County, 2005-2012**

House Type	2005	2006	2007	2008	2009	2010	2011	2012
Single House	304	481	372	389	223	110	88	62
Scheme House	449	851	536	186	77	29	15	23
House Apartments	107	213	67	72	3	3	22	1
<b>Total</b>	<b>860</b>	<b>1545</b>	<b>975</b>	<b>647</b>	<b>303</b>	<b>142</b>	<b>125</b>	<b>86</b>

Data Source: DoECLG, Annual Housing Statistics

**Figure 5-2 House Completions in Leitrim County by house type, 2005-2012**



Data Source: DoECLG, Annual Housing Statistics

The following Table 5-2 provides a summary of the size of each household in the county and in Carrick-on-Shannon, as produced by the CSO (2011). As expected there was a greater number of smaller or 1-person households in Carrick-on-Shannon at 33.8% in 2011, while there are a greater proportion of 4-/5-person households in the county as a whole (14%/7.7%).

**Table 5-2 Households by Size in Leitrim County and Carrick-on-Shannon, 2011**

	Leitrim County		Carrick-on-Shannon	
	Households	% of Total	Households	% of Total
<b>1-persons</b>	3,755	30.5%	547	33.8%
<b>2-persons</b>	3,505	28.5%	510	31.5%
<b>3-persons</b>	1,790	14.5%	234	14.5%
<b>4-persons</b>	1,722	14.0%	188	11.6%
<b>5-persons</b>	948	7.7%	87	5.4%
<b>6-persons</b>	404	3.3%	32	2.0%
<b>7-persons</b>	136	1.1%	12	0.7%
<b>8+ persons</b>	48	0.4%	7	0.4%
<b>Total</b>	12,308 <sup>7</sup>	100%	1,617	100%

Data Source: CSO, Census of Population 2011

### 5.3 Unfinished Housing

In line with the commitments in the Department's response to the report of the 'Advisory Group on Unfinished Housing Developments' to maintain up-to-date data, a new survey of unfinished housing developments in Ireland was conducted over the summer of 2011, updating previous survey material from 2010. These surveys were completed by the DoECLG Housing Inspectorate in order to provide an important evidence base for measuring progress in addressing issues raised by unfinished housing. The Department's survey considered a total of 103 multi-unit unfinished developments (see Appendix B), however, Leitrim County Council undertook a more detailed survey of unfinished housing developments in 2010 and 2012 and these surveys served as the background information to the DoECLG survey, whilst also providing a more detailed analysis of the situation on the ground. Summary details of these surveys are shown in Appendix to this Strategy. Table 5-3 provides a summary of the change in unfinished housing at County level between 2010 and 2012.

<sup>7</sup> The total no. of housing units occupied by their usual residents was calculated as 12,228 in Census 2011. The difference in the total figures is assumed to relate to the fact that some housing units may have included more than one household (families).

**Table 5-3 Unfinished Housing in Leitrim County Housing Estates, 2010-2012**

	2010	2012	Change	% Decrease
<b>Under Construction</b>	201	74	127	63.2
<b>Not Started</b>	840	354	486	57.9
<b>First-time Vacant</b>	735	539	196	26.7
<b>Totals</b>	1,776	967	809	45.6

Data Source: Leitrim County Council, Housing Surveys 2010 & 2012

It is clear to see that there is a positive shift in the stock of unfinished housing, given that the overall stock declined by 45.6% between 2010 and 2012, vacant units reduced by 196 and there was a reduction in the number of 'under construction' and 'not started' units. The extent of unfinished housing in the countryside, outside of tier 1-3 settlements, is unknown, although the Core Strategy contained within the County Development Plan 2009-2015, as varied does make provision for an element of housing in this area.

The Census 2011 would have included a proportion of the 539 to 735 'first-time vacant' households in their vacant housing figures (where these properties are provided with environmental services and can be occupied in a short period of time).



#### 5.4 Local Planning Policy

This Strategy should be read in conjunction with the Core Strategy of the Development Plan that sets out the provisions for the distribution of population targets, the settlement hierarchy and population projections for key settlements. The Core Strategy and the Housing Strategy refocus the pattern of residential growth through a plan-led, evidence-based approach providing for development at locations that have the service and infrastructural capacity to accommodate new housing development.

#### 5.5 Private-Rented Sector

Recent analysis of the buy *versus* rent comparison by Davy Research based on the Consumer Price Index (CPI) of private rents (the annual cost of renting a property versus mortgage repayment) points to buying as being a better option. However, access to credit to purchase a house and the factors which affect the housing market generally all influence people's ability to purchase a house.

In 2013 there were 1,244 private rented housing registrations in Leitrim County according to the Register from the PRTB (Private Residential Tenancies Board). Strong growth in rented accommodation has been recorded in the most recent Census (2011), where the number of households which were rented either from a private landlord rose by 135% from 738 in 2006 to 1,732 in 2011. There is anecdotal evidence that builders/developers who had not been able to sell finished housing in estates, where

there may be an oversupply, have instead placed these houses into the private rental market, where the developer becomes landlord.

In contrast there was a significant decline in housing rented from approved housing bodies from 323 properties in 2006 to 96 properties in 2011. Houses or apartments which were rented from a local authority experienced gains in the inter-censal period, increasing by 8% from 857 to 927. This sharp increase contrasts with the overall home ownership rate to decrease from 77.1% to 73.7%.

As the ability and desire to take a step onto the property ladder is reduced, the Housing Authority may come under increased pressure to provide social and affordable housing to persons who meet the regulatory requirements.

## 5.6 Housing Supply

### 5.6.1 Core Strategy 2009-2015

Table 5-4 Existing Residential Zoning, *Leitrim County Development Plan 2009-2015*

	Core Strategy Population growth Allocation <sup>8</sup>	Housing Requirement (Ha) <sup>9</sup>	Existing Zoned Residential Lands (Ha) <sup>10</sup>	Proposed Zoned Residential Lands (Ha) <sup>11</sup>	Proposed Housing Yield (units)	Excess Residential Lands (Ha)
<b>County<sup>12</sup></b>	2085	92.5	382	49	750	333
<b>Carrick-on-Shannon</b>	500	17.5	83	12 <sup>13</sup>	240 (12Ha x 20 units)	71
<b>Other Towns Tier 2 &amp; 3</b>	1585 <sup>14</sup>	60	284	22	330 (22Ha x 15 units)	262
<b>Tier 4 Centres and Countryside</b>	Included in above	15	15 <sup>15</sup>	15 <sup>15</sup>	180 <sup>15</sup> (15Ha x 12 units)	N/A
<b>Total</b>	<b>2085</b>	<b>92.5</b>	<b>382</b>	<b>49</b>	<b>750</b>	<b>333</b>

Data Source: *Leitrim County Development Plan 2009-2015 (as varied)*

Table above is extracted from the *County Development Plan for 2009-2015* and this sets out the land use requirements and potential housing supply available on lands throughout the County. This housing supply estimate is calculated considering the extent of newly constructed vacant and under construction housing stock as referred to in section 5.3 above, 'Unfinished Housing'. The potential housing supply in the County is therefore an aggregate of the existing potential housing stock available and the existing housing land available. The Core Strategy adopted in 2011 into the Development Plan identifies potential for 750 units on lands within the County, whilst

<sup>8</sup> From RPGs (adjusted for the Plan period i.e. 2015).

<sup>9</sup> Expressed in hectares from RPGs (adjusted for the Plan period i.e. 2015).

<sup>10</sup> Amount of vacant land zoned in previous development plan exclusively or primarily for housing

<sup>11</sup> Includes both Vacant Primarily Residential Lands and Other Vacant Residential Accommodation Lands (consisting mainly of Mixed Use).

<sup>12</sup> From the RPGs (adjusted for the Plan period i.e. 2015).

<sup>13</sup> Preliminary figure for Carrick on Shannon (2015) – may be extended upwards to 17.5 Ha in accordance with RPGs. Carrick Local Area Plan may be incorporated into County Development Plan by way of a Variation.

<sup>14</sup> From RPGs ( Plan period i.e. 2015) and includes population alloc for Tier 4 and the Countryside.

<sup>15</sup> Notional figure - there are no lands zoned specifically for residential development in Tier 4 Centres or in the Countryside.



the Council estimates that in 2012 there are 717 potential new housing stock (under construction/vacant/not started) in existence. This potential new housing stock is estimated to have reduced over the interim period. Based on the existing stock of zoned land and unfinished housing there is scope for a total of 1,467 units. Of this potential new housing stock the Census of Population would have included some of the surveyed 'first-time vacant' housing stock (i.e. between 539 and 735 households) in their total vacant households. We estimate that *circa* 100 households are already accounted for in the CSO total vacant household figures for 2011.

## 5.6.2 Core Strategy 2015-2021

Table 5-5 below is extracted from the County Development Plan for 2015-2021 and this sets out the land use requirements and potential housing supply available on lands throughout the County.

**Table 5-5 Proposed Residential Zoning, Leitrim County Development Plan 2015-2021**

	<b>Core Strategy Population Growth Allocation<sup>16</sup></b>	<b>Actual Housing Land Requirement<sup>17</sup> (Ha)</b>	<b>Existing Zoned Residential Lands<sup>18</sup> (Ha)</b>	<b>Proposed Zoned Residential Lands<sup>19</sup> (Ha)</b>	<b>Potential Housing Yield (no. of units)</b>	<b>Excess (Ha)</b>
<b>County</b>	2,388	53	59.06	59.06	956	6 <sup>20</sup>
<b>Carrick-on-Shannon</b>	600	16.7	22.91	22.91 <sup>21</sup>	458 (22.91Ha x 20 units/Ha)	6
<b>Other towns (Tier 2 &amp; 3)</b>	1,788	21.3	21.15	21.15	318 (21.2 Ha x 15 units/Ha)	None
<b>Tier 4 &amp; the Countryside</b>	(Included above)	15	15	15 <sup>22</sup>	180 (15Ha x 12 units/Ha)	None

Data Source: Draft Leitrim County Development Plan 2015-2021

## 5.7 Summary of Key Issues in Estimating Housing Supply

An analysis of CSO information and DoECLG information on households and house completions indicates that household size has decreased to 2.52 persons and that 59% of all Leitrim households in 2011 were one- or two-person households. Analysis of household size undertaken within the Housing Strategy suggests that the Council should consider encouraging housing units with a smaller number of bedrooms. Applicants for new housing should consider potential for designing in adaptability into room usage (modular elements). Trends in the housing market suggest that even smaller households are attracted to housing units with surplus rooms. Rental of households from private landlords has also increased significantly in recent years.

<sup>16</sup> In accordance with *Border RPGs* (adjusted for the Plan period).

<sup>17</sup> In accordance with *Border RPGs* (adjusted for the Plan period) and taking account of the existing potential housing stock.

<sup>18</sup> Amount of vacant land in *Development Plan 2009-15* zoned for residential purposes.

<sup>19</sup> This includes vacant primarily residential lands and other vacant lands suitable for residential use.

<sup>20</sup> The total amount of excess residential lands is not considered significant considering the strategic importance of Carrick-on-Shannon (and recent growth trends).

<sup>21</sup> The quantum of residential lands may be adjusted during the preparation of a Local Area Plan for Carrick-on-Shannon based on more detailed housing needs assessment.

<sup>22</sup> Overall allocation for Tier 4 Centres and the countryside, as there are no lands specifically zoned for residential development in these areas.

An analysis of demand has indicated that there will be a requirement for 967 no. households during the lifetime of the *County Development Plan 2015-2021*. Some of the demand for housing identified in the Strategy could in future be accommodated in units identified as 'vacant', 'under construction' and 'not started' within the Council's survey. We note that the CSO highlights that when holiday homes are excluded approximately 4,000 units or 22% of units within the County are currently vacant. We note that the national average housing vacancy rate increased from 12.5% in 2006 to 14.5% in 2011.

## 6. Estimating the Affordability Model

### 6.1 Demographic and Income Distribution Assessment of Affordability

An essential aspect of the Housing Strategy is ensuring that provision is made for people who cannot gain access to housing on the open market. The last Strategy followed the approach outlined by the DoECLG based on household and income analysis and projections forward from which the number of households which fall under the affordability criteria (as defined in the *Planning & Development Act 2000*) was estimated. In June 2011 the Government announced the standing down of affordable housing schemes, incentivised purchase schemes that assisted people on low and middle incomes to buy homes. Whilst affordable housing schemes are no longer considered by Government to be a solution to market failure, legislation restricting such schemes has not been enacted as yet and this Strategy must be prepared in this context.

Over the period 2015 to 2021 new household formations are expected to amount to 967, ranging from 114 per annum to 188 per annum over the period of the plan. This is taken on the basis that new household formation will absorb much of the existing latent housing stock identified in the Council's surveys.

#### 6.1.1 Income & Disposable Income

Disposable income figures (per person) for Leitrim were below state averages in 2010, but above regional averages and adjoining counties, with the exception of Sligo, according to the CSO (2013a). The *Housing Strategy 2009-2015* for Leitrim noted that disposable incomes in the County had risen significantly between 1995 and 2004 (at 110.5%), greater than the rate of increase experienced by the State (at 106.6%) and that experienced by the Border Region (105.7%).

*"Ireland is one of the countries most severely affected by the Great Recession. National income fell by more than 10 per cent between 2007 and 2012, as a result of the bursting of a remarkable property bubble, an exceptionally severe banking crisis, and deep fiscal adjustment"* (Callan et al, 2013, p.1).

The overall fall in income was just under 8% between 2008 and 2011, but the greatest losses were strongly concentrated on the bottom and top deciles of the population i.e. the richest and the poorest households.

Total household income in County Leitrim was an estimated €673 million in 2010 according to the CSO (2013a), whilst the estimated total County disposable household income was €569 million. The estimated disposable income per person for Leitrim County was €17,974 per annum (see Table 6-1).

**Table 6-1 Disposable Income Estimates, 2005-2010**

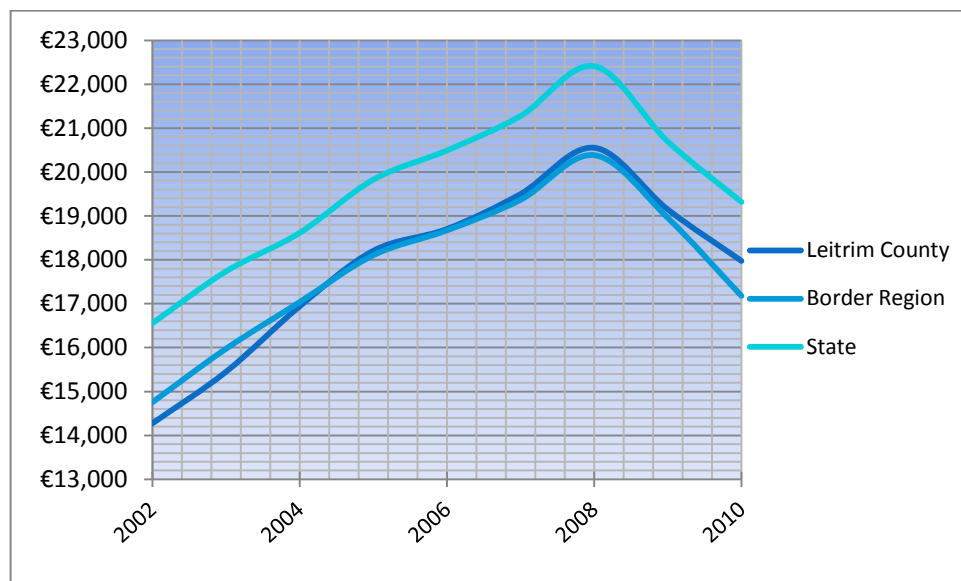
	2005	2010	% Change
<b>Leitrim County</b>	€18,205	€17,974	-1.3%
<b>Border Region</b>	€18,106	€17,719	-2.1%
<b>State</b>	€19,827	€19,318	-2.6%

Data Source: CSO (2013a), County Incomes and Regional GDP

In more recent years the estimated amount of disposable income relative to the population of Leitrim peaked in 2008 and by 2010 the estimated disposable income available had dropped back to 2004-2005 levels (€17,974 per annum). This represented 93% approximately of the state average of €19,318.

Forecasts of Ireland's Gross Domestic Product (GDP) are recognised by most economic commentators as a good measure of disposable income as historically disposable incomes closely track GDP. Nationally GDP grew marginally in 2011 and 2012, whilst estimates point towards this trend continuing through 2013 and 2014 as part of a 'recovery scenario'<sup>23</sup>. Based on this scenario, income levels should increase nationally to €21,532 in 2015. Maintaining the existing relative relationship, the average disposable income per person in Leitrim should have increased to €20,033 per annum in 2015 (see Appendix F).

**Figure 6-1 Estimated Disposable Income per Person, 2002-2010**



Data Source: CSO (2013a), County Incomes and Regional GDP

During the period January 2010 to June 2013, unemployment has risen nationally from 0.5% of the workforce to 16.3% and it is projected that this will decrease to 13.4% in 2014<sup>24</sup>. With an anticipated decrease in unemployment in the short term at least, the proportion of the population falling into the "housing need" category is likely to similarly decrease slightly.

## 6.2 House Price Trends

House prices have seen a considerable change in the past decade, rising steadily from the mid-1990's and reaching their peak in early 2007. Since then the prices of new and second-hand houses have decreased in County Leitrim and across the country (see Figure 6-2). Changes in prices will have an effect on the affordability of houses across the country although other factors such as the personal ability to source finance and the lending policies of the banking sector will also impact upon the housing market. The existence of public confidence in the market and current and expected personal income will also be important factors in determining the demand for houses.

<sup>23</sup> Economic Social Research Institute (ESRI) *Mid-term Review 2013-2020*.

<sup>24</sup> *Ibid.*

**Figure 6-2 Annual % Price Change in Irish Residential Property outside Dublin, 2006-2013**

Source: All-Island Research Observatory (AIRO)

It is anticipated, given the significant vacancy rates in Leitrim, that average house prices in Leitrim will remain being the lowest in the country, a position it held when the two previous Housing Strategies for the County were being prepared in 2001 and 2009.

### 6.3 House Price Data

The Residential Property Price Index released by the CSO (2013b) is designed to measure change in the average level of prices paid for residential properties sold in Ireland. The Residential Property Price Index places residential property outside Dublin at 50% lower than its highest level in 2007. According to economists representing the property website DAFT.ie, the average property asking price in County Leitrim is currently (October 2013) €89,000, representing an overall reduction of -64.6% since the peak in 2007 and a 12.1% annual decrease in asking prices in the County (Daft.ie 2013b). Average residential property asking prices for County Leitrim were amongst the lowest in the country, aligned just below those for County Roscommon.

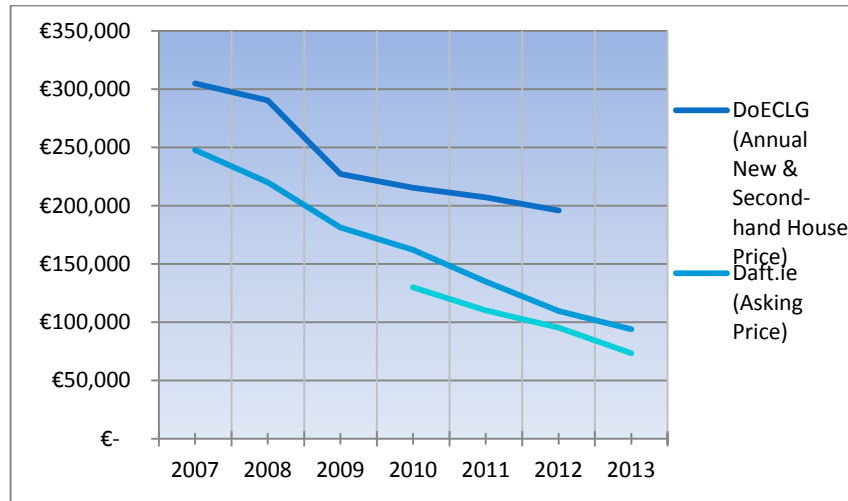
**Table 6-2 Average Residential Property Sale Price in Leitrim County, January 2010-June 2013**

Year	€	% Change
2010	€129,986	-
2011	€110,301	-15.1%
2012	€95,266	-13.6%
2013	€73,290	-23.1%

Data Source: Property Services Regulatory Authority, June 2013

Data is available via the Property Services Regulatory Authority<sup>25</sup> (Property Price Register, June 2013) on residential sale prices throughout the county and local house market price ranges, can be extrapolated from this, to show how house prices are distributed over space and time (see Appendix D Average Residential Property Price Sales in Leitrim Jan 2010 – June 2013). These sales include a range of residential properties including sites, apartments, terraced houses, semi-detached and detached housing. Comparable with asking prices in the County, sales prices have decreased significantly on average over an annual basis, including a 23% decrease over the 2012 to 2013 period to date (see Table 6-2).

**Figure 6-3 Residential Property Price Change, mid-2007 to mid-2013**

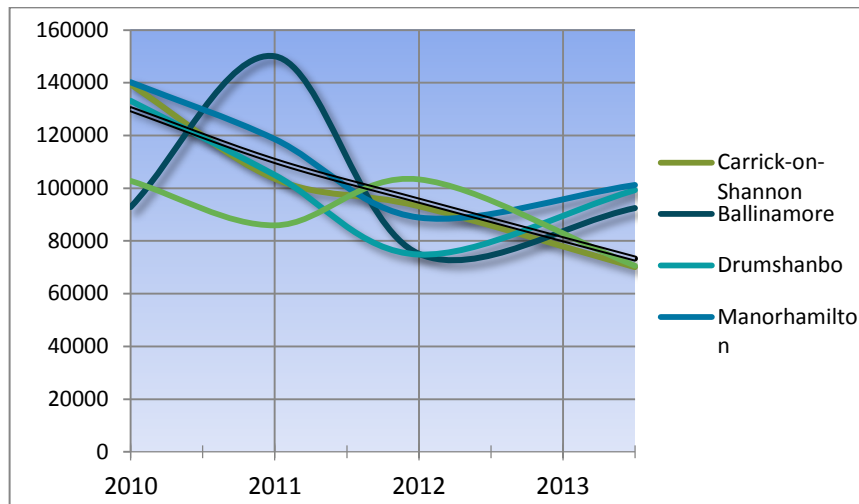


Data Sources: Property Services Regulatory Authority, June 2013/Daft.ie/DoECLG Housing Statistics

In order to provide an indication of how the various datasets relate to each other, Figure 6-3 was prepared. The graph takes an average of the DoECLG new and second hand house price data for ‘Other Areas’, an area exclusive of the five main city areas within Ireland. It is clear from the graph that there is a closer correlation between Daft.ie and the Property Price Register than the DoECLG Data, which it could be argued is not an entirely up-to-date portrayal of the current housing market and certainly not specific to Leitrim This issue is further discussed in the next section, which sets out the scenario model used to estimate the average house price for the strategy period.

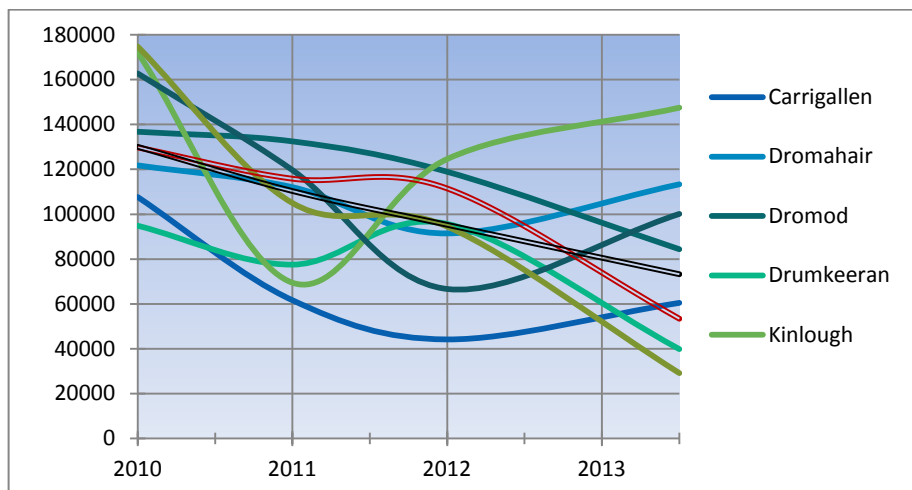
<sup>25</sup> The Property Services Regulatory Authority lists properties bought through lending institutions but does not list cash buyers. According to EBS DKM (2013) 42.8% of all property sales transactions were made without a mortgage in 2012. Some discrepancies were found in the Property Price Register for Leitrim and where obvious errors occurred, such as an address from outside the County, this was excluded and the list rectified.

**Figure 6-4 Residential Property Sale Price in Leitrim Towns (Tier 1-2), Jan 2010-June 2013**



Data Source: Property Services Regulatory Authority, June 2013

**Figure 6-5 Residential Property Sale Price in Leitrim Villages (Tier 3-4) & Rural, Jan 2010-June 2013**



Data Source: Property Services Regulatory Authority, June 2013

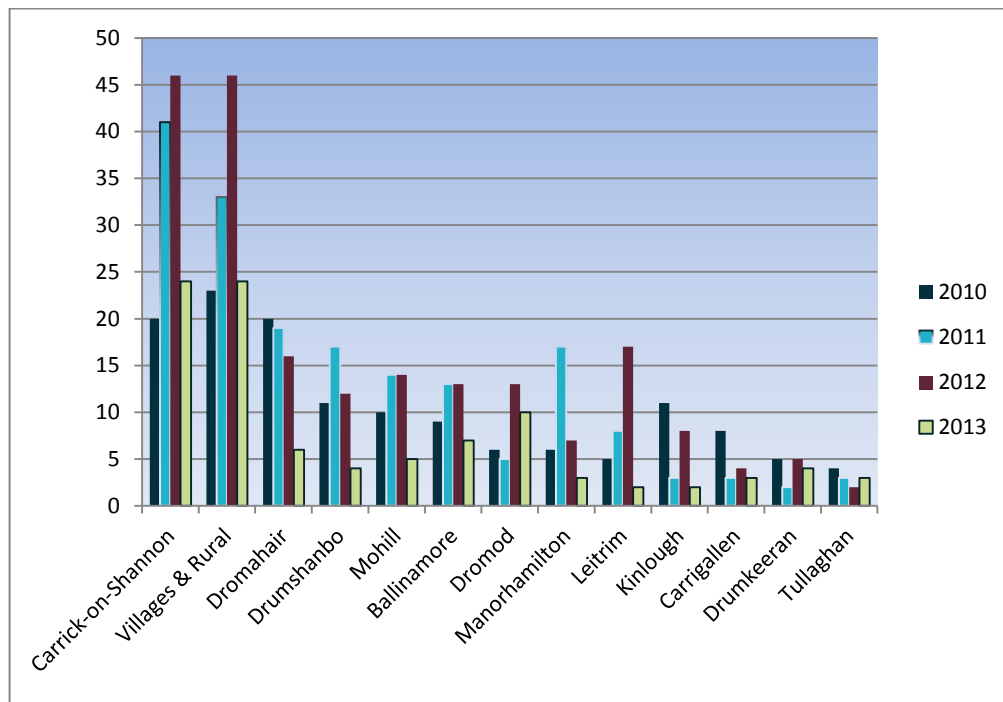
Figure 6-4 and Figure 6-5 above provide an illustration of the average sales price for residential properties achieved in the County during the period January, 2010 to June, 2013 period. This highlights that sales prices are influenced by location and the availability and quality of housing stock. The local housing market was also subject to fluctuations in property sales price, but in the main sale prices were declining.

Figure 6-6 illustrates that actual house sales had increased over the 2010 to 2012 period.

The general trend with regards to house prices in the Leitrim area has seen a fairly steady decline in average house prices in towns such as Carrick-on-Shannon, Mohill, Carrigallen, Dromod, Drumkeeran, Tullaghan and small (Tier 4) villages and rural areas. In recent times the towns of Ballinamore, Drumshanbo, Manorhamilton, Dromahair, Kinlough and Leitrim have experienced growth in average sales prices (potentially influenced by a smaller sample of sales in 2013). A comparison of the two graphs highlights that average house sales price in Tier 1 and 2 towns was more consistent with each other than the pattern found in the Tier 3 and 4 settlements and the countryside. Based on past trends, expert analysis suggests that house sales price will trough over the period of the Development Plan, decreasing slightly prior to levelling out and increasing towards the end of the Plan period.

Figure 6.6 illustrates the location where residential property sales have taken place in the past 3 years. There were 131 no. residential sales in the Carrick-on-Shannon area over the 2010 to June 2013 period, compared with 126 no. residential sales over the same period in tier 4 villages and Leitrim rural areas (see Appendix E). Residential sales have been increasing in the County over the 2010-2013 period; with 138 sales during 2010, 178 sales during 2011, 203 sales during 2012 and sales in 2013 looking set to exceed 2012 sales, as the later half of the year usually features more sales. Sales in Carrick-on-Shannon and the Tier 4 Villages and Rural areas in the 6 months to July 2013 were approximately half of the previous year total sales.

**Figure 6-6 Annual Residential Property Sales in Leitrim County, Jan 2010-Jun 2013**



Data Source: Property Services Regulatory Authority, June 2013



## 6.4 Analysis: The Affordability Model

*"The significant improvement in housing affordability for those looking to buy continued in 2012. With falling house prices generating better value for money in the market, affordability is now less of an issue for persons in employment. By the end of 2012, affordability had returned close to levels last seen in the mid-1990s, due to the severe correction in prices since the peak of 2007 and relatively low interest rates in the interim" (EBS DKM, p. 3).*

A key requirement of the housing strategy is to identify the number of eligible persons which might be anticipated over the duration of the Development Plan to have a housing affordability issue. An assessment of the likely number of such eligible persons (or eligible households) requires that a comparison be made between projected house prices for the county and projected ranges of disposable incomes of different households. Drawing upon the '35%' definition of housing affordability contained in *the Planning Act*, a simple "annuity" formula has been developed to assess affordability against four key variables which are central to the analysis; a) Income, b) Property Prices, c) Interest Rates and d) Length of Mortgage and Loan to Value (LTV) Ratio. From the outset we wish to clarify that the situation with regards to housing affordability is primarily dictated by a households access to funding from lending institutions and the terms that the lending institutions refer to when lending.

### 6.4.1 Incomes

The most recently published income distribution data for Leitrim is contained in the CSO (2013a) 'County Incomes and Regional GDP 2010' published in February 2013. The CSO (2012a) *Household Budget Survey 2009-2010 (Volume 2)* provides a national average weekly disposable income by gross household income deciles for 2009-2010. An annual figure for deciles is derived from this for 2010 based on an indices of 0.93, which applies to Leitrim County (according to CSO [2013a] *County Incomes and Regional GDP 2010*) (see Appendix H).

The next task is to project the average disposable income for the strategy period. As mentioned above forecasts of Ireland's GDP are recognised as a good measure of disposable income, because historically disposable incomes closely track GDP. The Economic and Social Research Institute's (ESRI) *Medium-Term Review 2013-2020* was utilised in estimating future change in national GDP rate over the 2012-2021 period, whilst the CSO (2012b) Publication 'Measuring Ireland's Progress' provided GDP rates for the 2011 (see Appendix I).

### 6.4.2 Housing Price Ranges

We have reviewed the House Sales Price data collated by the Property Services Regulatory Authority and have considered the range of sales prices over the 2012 to 2013 period to identify a range of housing potentially affordable to the projected population. This is presented in Table 6-3 below. We have only analysed 2012 and 2013 figures as these give a more accurate and sizeable sample to work with, based on housing market trends. As a range of data is now available on sale prices, we can estimate deciles for the 2012 to June 2013 period, and based on this we can further estimate house price deciles for the proceeding Plan period.

Based on a breakdown of actual sales over the January 2012 to June 2013 period, over 60% of housing sold within County Leitrim sold for between €50,000 and €150,000, well below national averages and bringing a large volume of housing stock within the affordability bracket. It is also interesting to note that over 20% of housing was sold for between €25,000 and €50,000.

**Table 6-3 Housing Price Sales Range Categories, January 2012-June 2013**

Price Range	%
>€350,000	1.0%
€300,000 to €350,000	0.0%
€250,000 to €300,000	0.7%
€200,000 to €250,000	3.0%
€150,000 to €200,000	8.0%
€100,000 to €150,000	21.0%
€75,000 to €100,000	15.0%
€50,000 to €75,000	24.7%
€25,000 to €50,000	20.7%
<€25,000	6.0%

Data Source: Property Services Regulatory Authority, June 2013

Latest research relating to house prices in Ireland highlights that the price recovery may have already commenced in Dublin, whilst this recovery is estimated as being quiet slow, particularly where significant oversupply exists (CSO, 2013e and Daft.ie 2013). Despite the future estimates of property price increases, current patterns as highlighted above suggest that property prices have not hit the bottom in Leitrim as yet, and the recovery of prices will be realised at a much slower pace than more urbanised parts of the country based on current trends. Based on this analysis, it is estimated that prices will fall at slower pace in the short term, before balancing out and potentially rising at a slow pace during 2018-21 (see Appendix D). Housing affordability will have been impacted in 2013 by the removal of mortgage interest relief, removal of weekly PRSI-free allowance and the introduction of the Local Property Tax.

This distribution of house prices combined with a corresponding distribution of incomes facilitates an assessment of the number of new household formations, which are likely to encounter affordability problems (see Appendix J and Appendix K).

### 6.4.3 Interest Rates

Property is primarily a leverage-driven asset, meaning that its price is highly dependant on the availability of money and the price of borrowing this money.

In 2001, the first Leitrim Housing Strategy adopted an average interest rate of 6.1%. The second Strategy (2009) adopted a lower rate of 2.5%. In preparing this strategy the best guidance for interest rate scenario analysis estimates a range of between 4% and 5% for the strategy period. As noted above, access to funding is paramount in terms of this affordability analysis. The Banks and the Building Societies are the main providers of mortgages in the country and their terms are very much dependent on economic circumstances and the lending environment. As acknowledged through various media circles, Irish people are experiencing significant difficulties in access mortgaging and based on historical trends, the availability of funding is much more limited. Consequently, the lending institutions have taken a more conservative approach in terms of mortgage lending, which is reflected in greater constraints to

accessing funding. In preparing this Strategy we contacted a number of these institutions in order to identify the potential availability of funding for households<sup>26</sup> based on current lending rates. As a guide, we found that the maximum mortgages available are generally in the region of 2.5 to 4.42 times the gross household income and on average 3.5 times the gross household income; such multiples are very much dependent on the gross household income relative to tax brackets. From analysis of the markets a 4.49% interest rate was used as the standard mortgage interest rate.

#### **6.4.4 Loan to Value Ratio**

The mortgage repayments were calculated using a loan to value (LTV) ratio of 0:9 for a period of 25 years. It was acknowledged that the above ratio and period would be standard practise, although some scope for 0:92 (LTV) ratio was available from the markets, and variations in loan time are also achievable.

### **6.5 The Affordability Model Conclusion**

The analysis suggests that the demand for social and affordable housing in Leitrim over the period 2015-2021 will be met in the anticipated supply of housing. This outcome is presented below on a year-by-year basis and is summarised in Table 6.4.

#### **2015**

25 households (i.e. 13 + 12, from Appendix L ) are likely to have an upper affordability threshold price of €51,196, and a further 11 have a threshold price of €72,324. Assuming an even distribution this suggests a total of 12 households could afford to purchase up to €30,288, therefore an oversupply of 1 household will emerge. Appendix L indicates that 36 no. houses will be provided under €72,324, but that housing prices of up to €46,838 will be available in 2015 for these new households. Consequently, there are no affordability concerns in 2015 for the lowest income bands of the population.

For medium and higher income households, sufficient provision is expected to be made at prices within affordability thresholds.

#### **2016**

25 households are likely to have an upper affordability threshold price of €53,293, and a further 11 have a threshold price of €75,290. The lowest decile containing 13 new households are likely to have an upper affordability threshold price of €33,568, whilst 13 no. houses will become available to a price not exceeding €30,288. Consequently, a slight oversupply of this housing stock should remain on-stream. For medium and higher income households, sufficient provision is expected to be made at prices within affordability thresholds.

#### **2017**

40 households are likely to have an upper affordability threshold price of €55,531, and a further 17 have a threshold price of €78,452. The lowest decile containing 21 new households are likely to have an upper affordability threshold price of €34,978, whilst 21 no. houses will become available to a price not exceeding €31,046. Consequently, a slight oversupply of this housing stock should remain on-stream. For medium and higher income households, sufficient provision is expected to be made at prices within affordability thresholds. As house prices begin to increase it would be expected that

<sup>26</sup> As part of this mortgage assessment analysis this is taken as a married couple seeking a First-time Mortgage over a 25-year period with a standard mortgage interest rate of 4.49%.

affordability would also become an issue, however, analysis undertaken as part of this assessment suggests that affordability will not be an issue.

### **2018**

40 households are likely to have an upper affordability threshold price of €57,586, and a further 17 have an upper threshold price of €81,355. The lowest decile containing 21 new households are likely to have an upper affordability threshold price of €36,272, whilst 21 no. houses will become available to a price not exceeding €32,598. Consequently, a slight oversupply of this housing stock should remain on-stream. For medium and higher income households, sufficient provision is expected to be made at prices within affordability thresholds.

### **2019**

42 households are likely to have an upper affordability threshold price of €59,717, and a further 18 have an upper threshold price of €84,365. The lowest decile containing 22 new households are likely to have an upper affordability threshold price of €37,614, whilst 22 no. houses will become available to a price not exceeding €34,228. Consequently, a slight oversupply of this housing stock should remain on-stream. For medium and higher income households, sufficient provision is expected to be made at prices within affordability thresholds.

### **2020**

42 households are likely to have an upper affordability threshold price of €62,105, and a further 18 have an upper threshold price of €87,739. The lowest decile containing 22 new households are likely to have an upper affordability threshold price of €39,118, whilst 22 no. houses will become available to a price not exceeding €35,939. Consequently, a slight oversupply of this housing stock should remain on-stream. For medium and higher income households, sufficient provision is expected to be made at prices within affordability thresholds.

## **6.6 Summary of Key Issues in Estimating Affordability**

Disposable income levels are falling nationally, whilst Leitrim has disposable income levels below national averages but now above the Border region average. House prices also continue to fall nationally outside of Dublin, and prices within Leitrim remain the lowest on average in the country. House prices vary throughout the County and over 80% of sales over 2012 to June 2013 were in the region of €25,000 to €150,000. It is estimated that the rate of decrease in housing prices will ebb and trough leading towards a slight increase in prices towards the end of the Strategy period.

While house affordability has improved relative to personal income, it is apparent that difficulties are arising with regard to people accessing finance due to stricter lending conditions. There are also new issues such as the significant number of people with negative equity, mortgage arrears or unsustainable mortgages. The private rental sector is healthy and would appear to be benefiting from the instability in the property market.

There will always be some element of the population subject to a housing affordability issue and this is particularly relevant for Leitrim when considering any figures relating to unemployment, socio-economic indicators and the increase in rental accommodation. The affordability model was prepared to best reflect the market and economic reality using current average ending rates.

The affordability model highlighted that as house prices begin to increase it would be expected that affordability would also become an issue, however, analysis undertaken as part of this assessment suggests that affordability will not be an issue.

The housing needs requirement will be solely focused upon the need to meet the social housing need, particularly in locations where such demand exists. Leitrim County Council is committed to encouraging regrowth within the County.

## 7. *Social Housing*

Based on the conclusions of the affordability model outlined under section 6 of this Strategy, in the short term it is not expected that there will be an increase in households seeking affordable housing. However, based on analysis of the housing affordability model and an understanding that those households with a disposable weekly income in the region of c. €188 (i.e. those jobseekers benefit/assistance), it is anticipated that in the region of 12.5% of households with limited means to purchase their own property<sup>27</sup>.

### 7.1 *Social Housing Provision*

This section of the Strategy provides information on social housing policy and legislation which is important for projecting the requirements over the Strategy period. An important resource in this analysis is the publication of the *Housing Needs Assessment (March 2011)* which breaks down the socio-economic characteristics of the households on the housing lists for all Local Authorities. In addition, this section also outlines the requirements of those with specialised housing needs.

The provision of housing for all has long been a fundamental requirement of public policy. While the central aim has not changed, the emphasis of the policies has had to move with the economic and social climate of the times. An example of this is that while the Planning Act requires the Housing Strategy to provide for the need for both social and affordable housing, in June 2011 the Government published their *Statement on Housing Policy* which included a number of measures, amongst them the standing down of all affordable housing schemes. This, coupled with a formal commencement of the review of Part V may have significant serious implications for the preparation of this Strategy.

#### 7.1.1 *Current Social Housing Stock*

The distribution of social housing stock is not directly reflective of the geographical demand for social housing stock in the County, with greatest demand in Carrick-on-Shannon. The Development Plan should also ensure that undue social segregation does not occur and there is a necessity to avoid excess concentrations in locations. The 'waiting list' for those on the housing list for social housing has levelled out at approximately 290-300 requests.

### 7.2 *The Assessment of Housing Need*

Previously, Housing Authorities were required to undertake an assessment of housing need in their administrative area every three years. The *Assessment of Housing Need* was completed by Leitrim County Council in March 2011, to determine the number of households in need of housing support. The assessment report allows further analysis of these households according to a number of socio-economic factors.

The net social housing need in Leitrim in 2011 was in the region of 237 households, a decrease of 58 (-19.7%) since 2008. The figures are based on net need, which is the

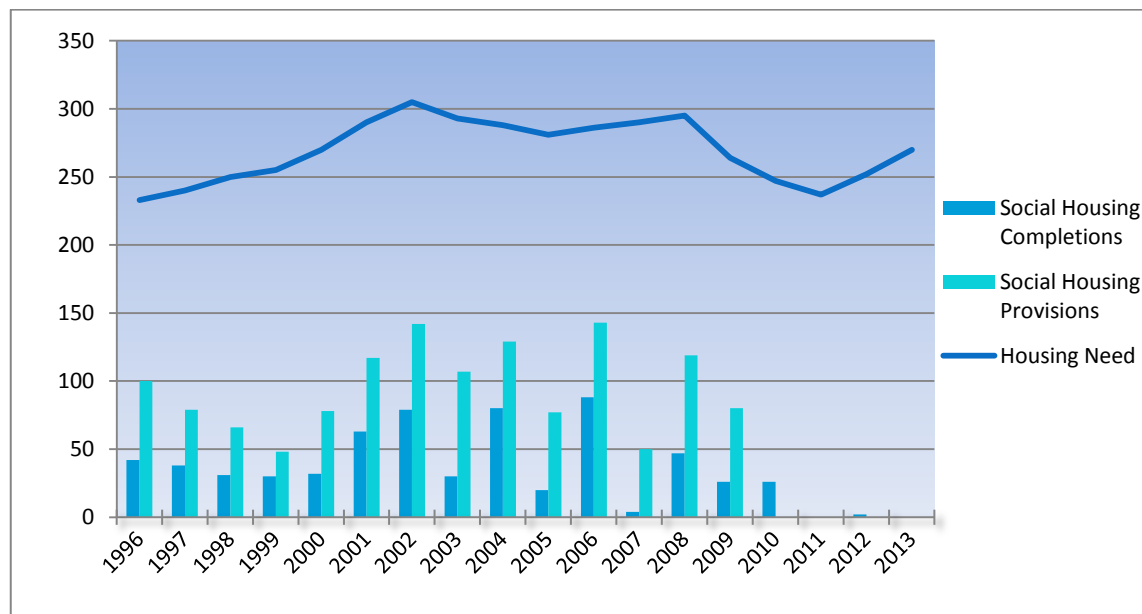
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<sup>27</sup> Furthermore supporting this social housing provision, it is noted that over the 2010-2022 period there will be 2,325 net additional households within County Leitrim based on projections (see Table ) and social housing demand in 2012-2013 has been in the region of 290 (i.e. c.12.5%). We also note that the unemployment rate was 12.6% in October 2013 based on CSO release of 26 November 2013.

number of households in need of social housing support who are currently not receiving same. Figures contained in the *Housing Need Assessment Report 2011* prepared by the Housing Agency record that social housing need in Leitrim County had gradually increased over the 1996-2002 period before troughing between 2002 and 2008 and the 2008-2013 period (Figure 7-1).

Leitrim County Council recently prepared a summary of the social housing needs assessment for the County and this was recently published in December 2013. This is the first summary of housing assessments carried out under the *2009 Housing Act* and therefore the results are not directly comparable with previous statutory needs assessments, however they do give a guide regarding recent trends. Social housing need has clearly increased in recent years and according to the Housing Department it has grown further to 286 households in July 2013 and 304 in October 2013. Provision of new social housing has halted and there is a need to bridge the gap through some other housing mechanisms, as DoECLG data shows that in recent years there has been minimal acquisition or transfer for Part V housing to the Local Authority or provided by Approved Housing Bodies. Historically in Leitrim social housing completion followed trends in social housing provision.

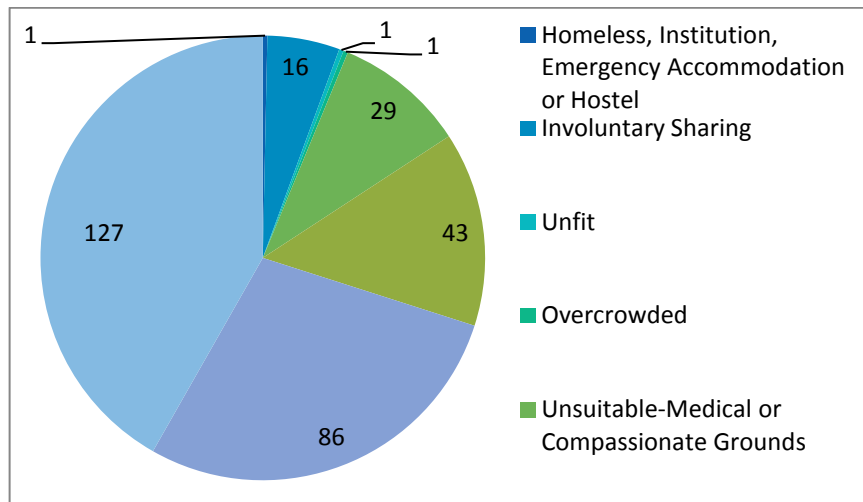
**Figure 7-1 Social Housing Need, Provisions and Completions in Leitrim County, 1996-2013**



Data Sources: Housing Agency – Housing Need Assessment, March 2011  
 DoECLG Annual Housing Statistics  
 LCC Housing Needs Assessment

An important factor measured by the Assessment is the breakdown of households by category of need. The reasons why people are on the waiting list are varied, but by far the biggest reason at 42% of the total is financial, where an applicant is dependent on rental supplement (see Figure 7-2). This is followed by disabled persons with a housing requirement (28%) and persons whose current accommodation is unsuitable due to particular household circumstances (14%).

**Figure 7-2 Breakdown of Applicants by Category of Need in Leitrim County, October 2013**

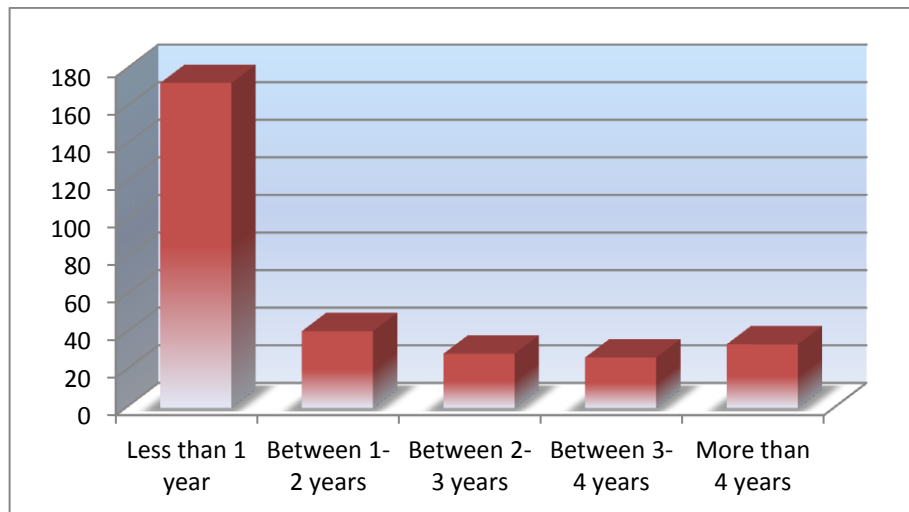


Data Source: Leitrim County Council Housing Department, October 2013

**Length of Time on the Waiting List**

The length of time which prospective applicants remain on the waiting list is varied – however the trend for the Authority suggests that, the vast bulk of applicants are in their first year on the housing list.

**Figure 7-3 Length of Time on Housing List in Leitrim County, October 2013**



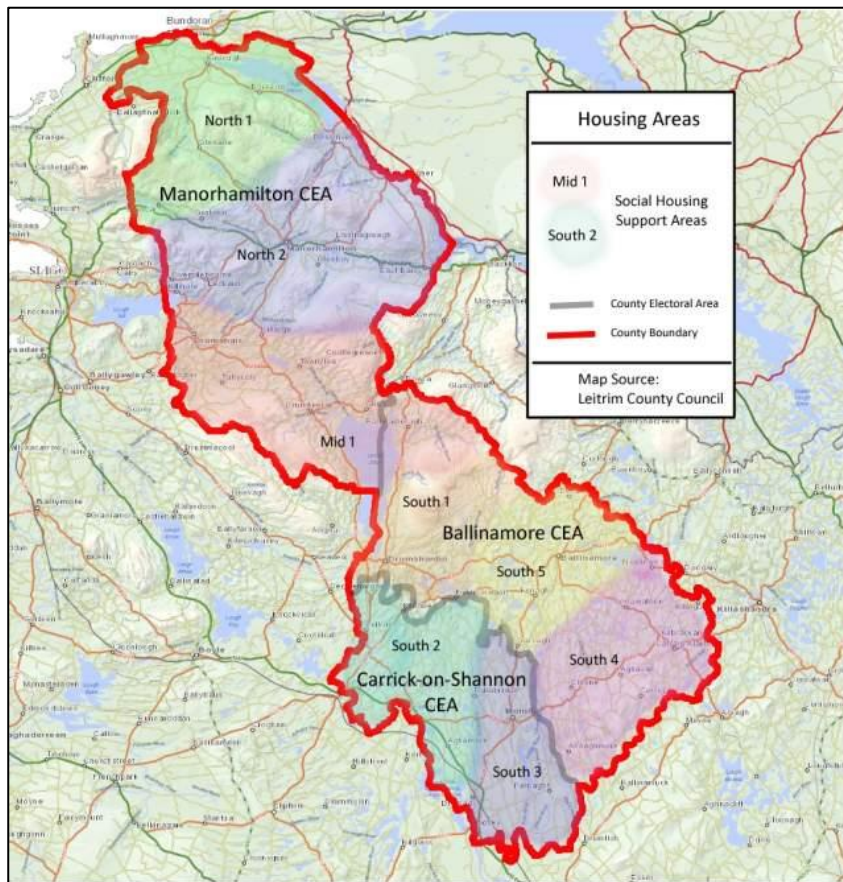
Data Source: Leitrim County Council Housing Department, October 2013

**Locational Preference**

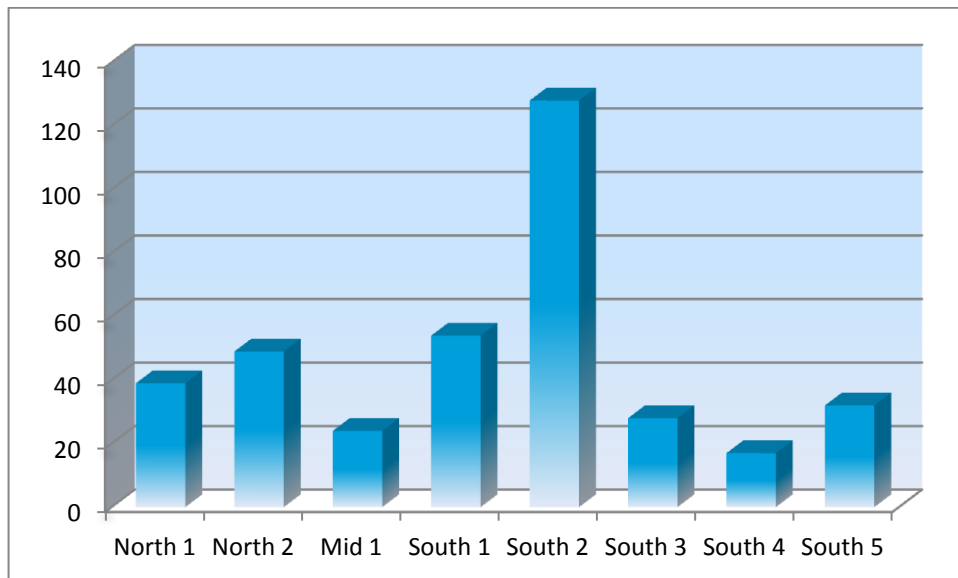
Leitrim County Council applications for social housing support are permitted to identify 3 areas from a total of 8 areas covering the County and grade these in terms of order of preference (see Figure 7.4). Figure 7.5 highlights that there is a significant preference for housing in the ‘South 2’ area, which comprises of Carrick-on-Shannon, Leitrim Village, Jamestown, Drumsna and Annaduff.



**Figure 7-4 Social Housing Support Areas in Leitrim County, 2013**



**Figure 7-5 Applicant Preference Areas for Social Housing Support in Leitrim, October 2013**

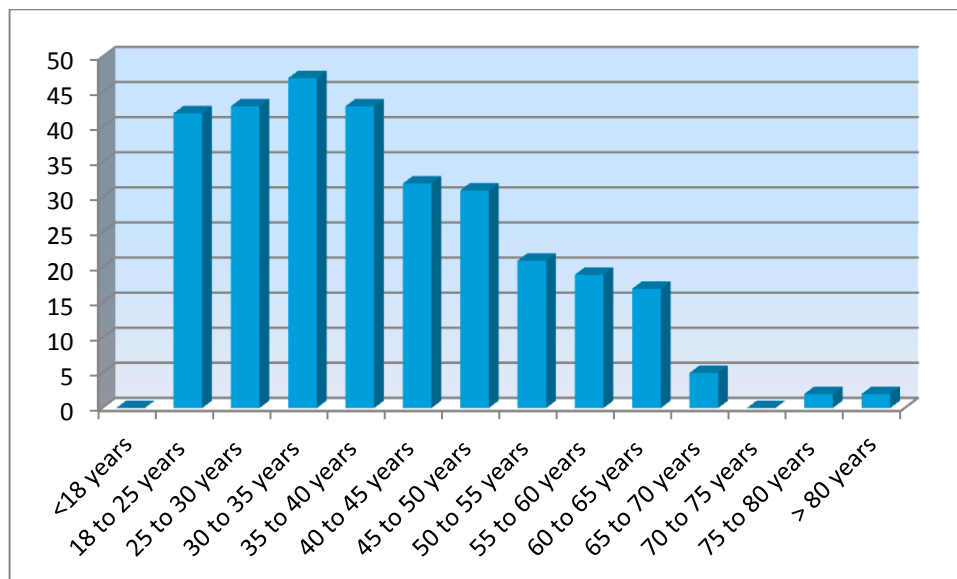


Data Source: Leitrim County Council Housing Department, October 2013

**Age Category**

Figure 7-6 illustrates the current age category breakdown of applicants for social housing support in Leitrim County. This shows an even spread of applicants in the 18 to 40 years age categories.

**Figure 7-6 Age Categories of Applicants for Social Housing Support in Leitrim, October 2013**

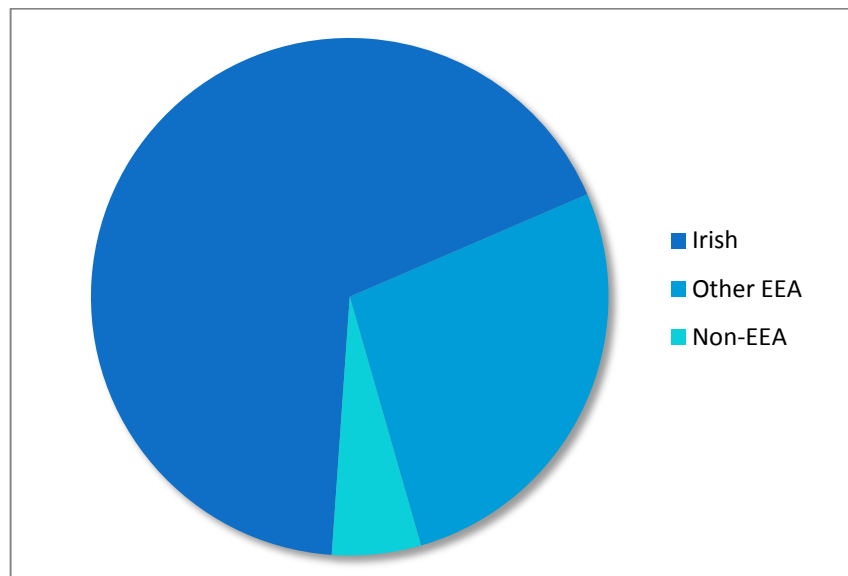


Data Source: Leitrim County Council Housing Department, October 2013

**Nationality**

Another criteria tracked in this document is the nationality of the applicants. The graph below indicates that most applicants on the current housing waiting list are Irish Nationals.

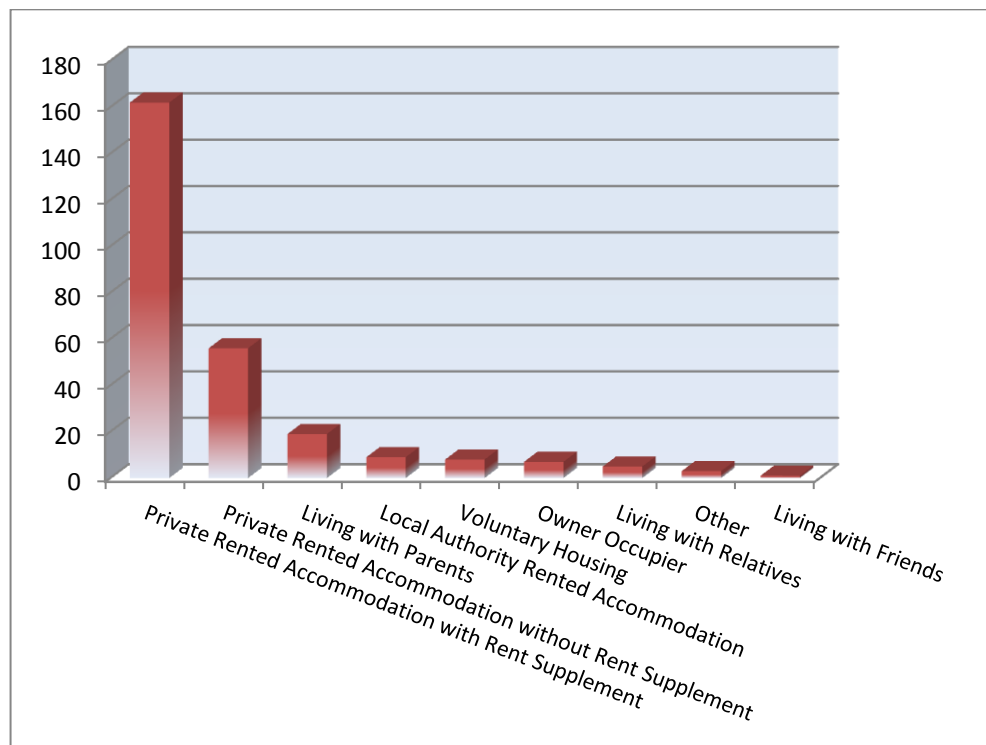
**Figure 7-7 Nationality of Applicants for Social Housing Support in Leitrim, October 2013**



Data Source: Leitrim County Council Housing Department, October 2013

**Tenure Type**

As noted previously in the Strategy, about 81% of households on the Local Authority housing list for Leitrim County are currently in private-rented accommodation. A smaller proportion of those on the list (about 10%) are living with parents or in Local Authority rented housing.

**Figure 7-8 Applicant's Current Tenure for Social Housing Support in Leitrim, October 2013**

Data Source: Leitrim County Council Housing Department, October 2013

## 7.3 Specialised Housing Requirements

### 7.3.1 Traveller Accommodation

Under the *Housing Act* Local Authorities are responsible for the provision of accommodation, including serviced caravan sites, for travellers. Since the enactment of the *Housing (Traveller Accommodation) Act 1998*, each local authority has adopted three Traveller Accommodation programmes for their functional areas, which specifically address the accommodation needs of the travelling community.

In accordance with the requirements of Section 8 of the *Housing (Traveller Accommodation) Act 1998*, in January 2014 Leitrim County Council adopted a fourth *Traveller Accommodation Programme* to cover the period 2014-2018 and to carry out an assessment of existing and projected accommodation needs of Travellers. A Local Traveller Accommodation Consultative Committee has been established in the County, which meets on a quarterly basis to advise Leitrim County Council on the provision and management of accommodation for Travellers. The *Traveller Accommodation Programme* recognise that appropriate provisions will be incorporated into the *Leitrim County Development Plan 2015 – 2021* to realise the Traveller accommodation objectives.

The land use strategy for the towns and villages identifies the zoning provisions, which identifies lands which are 'acceptable in principle' and 'open for consideration' for the development of halting sites. Serviced halting sites will be provided and maintained by the Council as the need arises.

### 7.3.2 Housing for Older Persons

It is estimated that the number of older persons will almost double in all regions of Ireland over the period 2006-26. Various studies have indicated that the numbers in the country over 65 will increase to over 1 million by 2036. These trends reflect the current situation across Europe, where the old dependency ratio in 2011 has already

reached 25% in countries such as Denmark, Spain and the UK, while Germany and Italy are already over 30%.

As detailed in Section 4.2.1 of this Strategy, Leitrim has a relatively high proportion of the population in the older age dependent category, compared with national figures.

In response to this trend Government policy has started to shift from supports for residential care for the elderly to supports for persons to live independently. To this end the Department of Health & Children intends to provide home and community-based services aimed at allowing older people to stay in their own homes, particularly for those older people who fall into the low to medium-dependency categories, through home-care packages and private-care grants.



Older persons currently play and will continue to play a large role in the future housing market. This needs to be recognised by implementing policies which will help provide choice in the market.

### 7.3.3 Accommodation of the Homeless

The DoECLG has introduced measures designed to provide a working framework including guidelines for the implementation of the *Homeless Strategy: National Implementation Plan*. The measures which have been enshrined in legislation, namely the *Housing (Miscellaneous Provisions) Act 2009*, places all aspects of the national and local approach to addressing homelessness on a statutory footing, and are designed to achieve uniform approaches and outcomes which are client focused, efficient and structured.

The North West Regional Homelessness Action Plan 2013-2018 provides details of the level of homelessness encountered in Leitrim prior to the adoption of the Action Plan by the Councils of Sligo, Donegal and Leitrim in April 2013. The level and details of services for homeless persons are detailed within the Action Plan and the Plan concludes by detailing a list of strategic aims and objectives relative to the 'Emergency Sector', 'Women's and Children's Domestic Violence Residential Services', the 'Transitional/Long-Term Sector' and the 'Resettlement/Tenancy Sustainment Support Sector'.

The Minister for Housing & Planning, Ms Jan O'Sullivan, T.D., launched a *Homelessness Policy Statement* in February 2013. The *Homelessness Policy Statement* was informed by research and consultations across Government Departments and Agencies, the voluntary sector and other stakeholders, and it makes explicit the adoption of a housing-led approach to ending long-term homelessness in Ireland.

This reorientation of policy seeks to ensure that homelessness is tackled in a more planned and strategic way, providing housing and resettlement solutions and supports rather than managing people in emergency facilities.

### 7.3.4 Accommodation of Persons with Sensory/Physical/Intellectual Disabilities

Support is needed for the concept of independent living for people with a disability. When designing adapted housing units, consideration should be given to the fact that some people require live-in care. In addition to considering the needs of mobility-impaired people, there is a need to address specific housing requirements of the deaf and blind people and people with psychiatric conditions.

To effectively address these needs, consultation and liaison between the HSE and/or associations that represent people with particular disabilities and local authorities is required. Where a specific special housing need is identified within an area, meeting this need should be considered during the pre-planning negotiation.

The Government's Housing Policy Statement, June 2011, supports the *National Housing Strategy for People with a Disability* as part of a framework of initiatives to provide for the housing needs of vulnerable and disadvantaged households. The Government's National Housing Strategy for People with a Disability 2011-2016 sets out the framework to support people with disabilities to live as independently as possible within community based settings, and associated protocols. Council policy should reflect this approach.

#### **7.4 Summary of Key Issues in Social Housing**

Given the identified demand for social housing and given that it was identified that there is no demand for affordable housing [given the current low cost of housing within the housing market within the county], the required provision on any individual site, between social and private market housing shall be as required by the Planning and Housing Authority, having regard to the desirability of an appropriate split of 12.5 % social and 87.5% for the private market.

Data available from the Council's Housing Department has shown that the number of social housing applicants' waiting list for County Leitrim has generally levelled-out in the 290-300 region. Analysis of the 'waiting list' provides a detailed breakdown of the social housing need which will direct Council housing policy in this regard.

## 8. *Implementation and Monitoring*

### 8.1 *Options for the Delivery of Social Housing*

#### **Pre-Planning Discussions**

While the pre-planning phase is not a statutory requirement for applicants, applicants and Planning Authorities are strongly advised to engage in pre-planning consultation.

The purpose of engaging in pre-planning consultation is to improve the quality of a planning application and any subsequent application, to avoid the necessity for seeking additional information where possible, and in some cases, to spare the costs of what is likely to prove an abortive application.

#### **Submitting an application under Part V**

When submitting a planning application for the development of homes on lands subject to Part V, an applicant must specify the manner in which they intend to comply with the Part V condition. This requires the applicant to indicate which of the options set out in the *Planning Act* it is proposing to use to achieve compliance with Part V. If submission of the agreement in principle is reached and provided it clearly specifies the manner of compliance with Part V, this will be sufficient to comply with the requirement.

If the applicant has not specified how they intend to comply with Part V requirements, the planning application may be considered invalid and the applicant notified accordingly.

#### **Options on meeting Part V requirements**

The *Planning & Development Act* including relevant housing-related amendments have provided for a number of options to satisfy Part V requirements and these include: -

- 1) Reserve land within the subject site;
- 2) Provide houses on the subject site;
- 3) Provide sites within the subject site;
- 4) Provide land at a different location within the Development Envelope of the Plan area within which the subject site is situated;
- 5) Provide land at a different location within the county;
- 6) Provide houses on a different site within the county;
- 7) Provide sites on a different site within the county;
- 8) Transfer units, sites or land to an approved Housing Body;
- 9) Make a financial contribution to the Council;
- 10) A combination of any of the above options.

In consideration of these options, it will be the preference of the Council subject to agreement, to require developers to build units of accommodation and transfer them into the ownership of the Council, or persons nominated by the Council, at an agreed cost. It is considered, that this is the best option to effectively and efficiently achieve the objectives of the Housing Strategy and would constitute the best use of resources and will counteract undue social segregation.

The range of other options available under the amending legislation, including the transfer of fully or partially serviced residential sites, the transfer of suitable alternate land, the payment of an amount to the Council or a combination of some or all of the foregoing will be of a lesser priority. These additional options may be examined where the attributes of the site render it impractical to pursue the preference of the Council.

These may arise in cases where the unit cost is excessive owing to existing land value cost, because of the type of units proposed, or where the units proposed do not meet the housing needs of persons on the social housing waiting lists or voluntary group housing needs.

Where a financial contribution is accepted, this will be ring-fenced and used only by the Council in its functions under Part V and/or functions in the provision of housing under the *Housing Acts*.

The transfer to the Planning Authority of the ownership of the land shall be the default option if no agreement is reached between the Council and the applicant/developer. In this instance the applicant/developer will be required to transfer the relevant percentage of the land, which is the subject of the application for permission, into the ownership of the Council for an agreed cost

When completed housing units are transferred to the Local Authority the Council will, *inter alia*, seek to:

- Ensure that undue social segregation is minimised;
- Ensure complete and efficient development of building sites;
- Facilitate the implementation of policy in regard to social housing.

The acquisition of units of accommodation under the provisions of Part V will further ensure social integration, as social housing will be provided alongside private developments. Developers can assist through engaging in pre-planning consultations with the Planning Authority early in the design stage to ensure that social segregation is minimised.

## **8.2 Role of Leitrim County Council**

It is a requirement of the *Planning & Development Act 2000-2010* that the Local Authority Housing Strategy is reviewed every two years or sooner if there is a significant change in the housing market or in Housing or Planning Policy. To facilitate this review and to assess if policies of the strategy are being achieved, monitoring of the strategy will be essential. In addition it is important that trends in house prices and incomes are kept under review.

In accordance with the *Planning & Development Act 2000-10*, the Manager of a Planning Authority shall, not more than 2 years after the making of a Development Plan, give a report to the members of the Authority on the progress achieved in securing the objectives of the County Development Plan. This report shall include a review of the progress achieved in implementing the Housing Strategy and, where the report indicates that new or revised housing needs have been identified, the manager may recommend that the Housing Strategy be adjusted and the Development Plan varied accordingly.

In addition the Manager shall, where he/she considers that there has been a change in the housing market, or in the Regulations made by the Minister under Section 100 of the *Planning & Development Act 2000 - 2010* that significantly affects the Housing Strategy, give a report on the matter to the members of the Authority and, where he/she considers it necessary, the Manager may recommend that the Housing Strategy be adjusted and the Development Plan varied accordingly.

Due to the existing volatility in the housing market, it is acknowledged that the assumptions and findings in this document will have to be reviewed as circumstances change.

## 9. *Strategic Objectives and Policies*

### 9.1 *Strategic Aims*

The overall strategic objective will be to enable all households access to good quality housing appropriate to household circumstances and in their particular community of choice.

### 9.2 *Housing Strategy Policies*

Having regard to the analysis and research carried out in preparing this report, the following policy is recommended for adoption by the Council.

<b>Housing Strategy Policy 1</b>	<b>It is the policy of the Council to enable every household to have available an affordable dwelling of good quality, suited to its needs, in a good environment and, as far as possible at the tenure of its choice.</b>
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The Council will pursue this;

- a) by the direct provision of housing;
- b) by facilitating and co-operating with approved housing bodies and other social housing providers;
- c) by facilitating the development of the private-rented sector as an attractive tenure and the implementation of the Rental Accommodation Scheme and any successor to this Scheme;
- d) by providing paths to home ownership from social housing in line with Government schemes and policy;
- e) by continuing to operate grant schemes to assist older people and people with a disability in private housing;
- f) by being favourably disposed towards the development of new houses in appropriate locations and refurbishment and extension of existing houses in the county.

Standards for residential developments are detailed in the Development Control section of the Development Plan. All housing developments, including those carried out by or on behalf of the Council itself, will be required to conform to the policies and standards set out in the Development Plan. Proposals for housing developments shall be guided by the design standards and principles set out in the guidance document entitled, *Quality Housing for Sustainable Communities* and *Sustainable Urban Housing: Design Standards for New Apartments* prepared by the DoECLG.

Analysis of household size undertaken within the Housing Strategy suggests that the Council should consider encouraging housing units with a smaller number of bedrooms. Applicants for new housing should consider potential for designing in adaptability into room usage (modular elements).



**Social & Affordable Housing**

<b>Housing Strategy Policy 2</b>	It is Council policy to meet identified needs through the delivery of various housing supports in a coherent and integrated manner
<b>Housing Strategy Policy 3</b>	It is the Council's policy to encourage the distribution of social dwellings so as to meet the locational preferences of housing applicants, build on and strengthen existing social networks and provide for the growth of towns and villages within the County
<b>Housing Strategy Policy 4</b>	The Council will continue to work with the Approved Housing Body Sector
<b>Housing Strategy Policy 5</b>	It is the Council's policy to assist in the provision of houses or sites on lands acquired as part of the overall housing programme or under the provision of the <i>Planning &amp; Development Act 2000, as amended.</i>
<b>Housing Strategy Policy 6</b>	It is the Council's policy to support the settlement and integration of Traveller families into settled communities, in line with their expressed preferences, and to provide accommodation under the <i>Traveller Accommodation Programme.</i>
<b>Housing Strategy Policy 7</b>	It is the Council's policy to examine and bring under review the adequacy of lands zoned for residential purposes in the context of meeting the demands for housing generally, including social housing

<p><b>Housing Strategy</b> <b>Policy 8</b></p>	<p><b>It is the Council's policy to counteract undue segregation in housing between persons of different social backgrounds by: -</b></p> <p><b>a.) Reserving by way of condition in any planning permission granted, 12.5 per cent of housing for social housing, in any development of 5 or more houses or on greater than 0.1 hectares within the zoned areas of the following towns and villages;</b></p> <p style="padding-left: 40px;"><b>Tier 1 Centres: Carrick-on-Shannon</b></p> <p style="padding-left: 40px;"><b>Tier 2 Centres: Ballinamore, Dromahair, Drumshanbo, Kinlough and Manorhamilton [but excluding Mohill]</b></p> <p style="padding-left: 40px;"><b>Tier 3 Centres: Carrigallen, Dromod, Leitrim and Tullaghan [but excluding Drumkeerin]</b></p> <p><b>b.) Given the identified demand for social housing and given that it was identified that there is no demand for affordable housing [given the current low cost of housing within the housing market within the county], the required provision on any individual site, between social and private market housing shall be as required by the Planning and Housing Authority, having regard to the desirability of an appropriate split of 12.5 % social and 87.5% for the private market;</b></p> <p><b>c.) Acquiring housing in private estates to accommodate persons on the housing waiting list in order to meet demand for social housing and also to counteract and/or avoid the effects of social segregation;</b></p> <p><b>d.) Encouraging home ownership amongst local authority tenants, subject to Government policy;</b></p> <p><b>e.) Encouraging development in areas, which at present exhibit an imbalance in either direction.</b></p>
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The Council recognises the need for population growth throughout the County, the need to support persons building family homes in rural areas, and the need also to strengthen the demographic profile of the County. In particular where there are threats to the sustainability of rural communities, the Council will take account of and protect the agricultural and other socio-economic needs of that community. These objectives form part of the overall Housing Strategy.

The Council will seek to develop sustainable communities by ensuring that social housing developments are generally small-in-scale. The size and nature of the receiving community will be a factor in determining the appropriate size of a social housing development, including the provision of community infrastructure.

The Council will provide appropriate housing in towns, villages and rural areas for those eligible and in need. Land and property will be acquired, by Compulsory Purchase Order if necessary, to meet social housing demand.

### Accommodation of the Traveller Community

The land use strategy for towns and villages identifies the zoning provisions, which identifies lands which are 'acceptable in principle' and 'open for consideration' for the development of halting sites. Serviced halting sites will be provided and maintained by the Council as the need arises.

<b>Housing Strategy Policy 9</b>	<b>It is the Council's policy of the Council to provide appropriate housing accommodation for the Traveller Community in accordance with the <i>Traveller Accommodation Programme 2014-2018</i> adopted by the Council and in accordance with subsequent revisions to this programme, when formally adopted by Council.</b>
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### Accommodation of Older Persons

The Council is particularly concerned with the provision of appropriate housing for older residents in the County. It is anxious that they can continue to reside in good-quality accommodation within their communities, for as long as possible.

<b>Housing Strategy Policy 10</b>	<b>It is the policy of the Council that a proportion of all new residential schemes will be dedicated to the special needs of older people.</b>
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The Council is conscious that the population of Leitrim County is ageing and that the number of older persons requiring day care or long-term care will increase. While the Health Service Executive is responsible for healthcare, the Council will seek to facilitate their needs so as to ensure residents can remain active in their communities, for as long as possible. Purpose-built retirement homes are becoming increasingly popular. The Council will be favourably disposed towards their development, particularly in existing population centres, where residents are best located to remain active citizens.

### Accommodation of the Homeless

The Council believes decent accommodation is a basic human right and will implement the *North West Regional Homelessness Action Plan 2013-2018* adopted by the Council in conjunction with the HSE and neighbouring Councils. The Council will work with voluntary organisations, and other government agencies, in ensuring accommodation is available to all, in particular taking into consideration the content of the Government's *Homelessness Policy Statement (2013)*.

### Accommodation of Persons with Sensory/Physical/Intellectual Disabilities

The Council supports the provisions of *Part M of the Building Regulations (Access for People with Disabilities)* and will require all external works associated with the development of houses (footpaths, external ramps and steps etc) to be accessible to

persons with disabilities. The Council will, however, encourage all such facilities to be designed and implemented using the principals of universal design standards, in all new developments.

The Council supports the policies of the Health Service Executive in providing care in the community, wherever possible, and will facilitate the Health Service Executive in the provision of housing for persons with sensory or intellectual disabilities. With regards to Accommodation of Persons with Sensory/Physical/Intellectual Disabilities the Council will also support the Government's aims and objectives outlined in the *National Housing Strategy for People with a Disability* (2011).

### 9.3 *Housing Strategy Objectives*

Having regard to the analysis and research carried out in preparing this report, the following objectives are recommended for adoption by the Council.

<b>Housing Strategy Objective 1</b>	It is an objective of the Council to provide Local Authority housing in all areas where the need arises for those persons eligible. The scale of social housing shall be commensurate to the scale of the settlement and an overconcentration of social housing in particular locations is to be avoided, for example, Mohill and Drumkeerin (unless required to meet Housing Strategy 'Specialised Housing Requirements').
<b>Housing Strategy Objective 2</b>	It is an objective of the Council to implement Government policy in relation to all aspects of social housing.
<b>Housing Strategy Objective 3</b>	It is an objective of the Council to provide advice and assistance to approved housing bodies operating in the county or proposing to operate in the County.
<b>Housing Strategy Objective 4</b>	It is an objective of the Council to provide, landscape and maintain serviced halting sites (both permanent and transient) should the need arise and in accordance with the provision of the Traveller Accommodation Programme for the accommodation of the Travelling Community.

## Appendices

### Appendix A Demographic & Housing Statistics for Tier 1-3 Leitrim Settlements 2011

Settlement	Population	Housing Stock	Occupied	Unoccupied	% Unoccupied	Occupied Household Size
Carrick-on-Shannon†	3,980*	2,376	1,619	757	31.9	2.46
Ballinamore	889	621	389	232	37.4	2.29
Drumshanbo	857	560	354	206	36.8	2.42
Manorhamilton	1,336	860	567	293	34.1	2.36
Mohill	928	543	402	141	26.0	2.31
Carrigallen	384	225	160	65	28.9	2.40
Dromahair	748	477	321	156	32.7	2.33
Dromod	432	436	243	193	44.3	1.78
Drumkeeran	252	175	116	59	33.7	2.17
Kinlough	1,018	568	401	167	29.4	2.54
Leitrim	485	382	182	200	52.4	2.66
Tullaghan	228	217	103	114	52.5	2.21
<b>Total</b>	<b>11,537*</b>	<b>7,440</b>	<b>4,857</b>	<b>2,583</b>	<b>34.7</b>	<b>2.38</b>

Data Source: CSO, Census of Population 2011

† Figures for Carrick-on-Shannon are for entire town (including part in County Roscommon)

\* Includes Roscommon part of Carrick-on-Shannon (Carrick-on-Shannon population -3,314 and Leitrim Urban population -10,871)

### Appendix B DoECLG Unfinished Housing Estates in County Leitrim, 2011

<b>Number of Developments</b>	<b>103</b>	
<b>Type Detached</b>	<b>882</b>	35.8%
<b>Type Semi</b>	<b>688</b>	27.9%
<b>Type Terrace</b>	<b>587</b>	23.8%
<b>Type Duplex</b>	<b>42</b>	1.7%
<b>Type Apartment</b>	<b>265</b>	10.8%
<b>Total Dwellings</b>	<b>2,464</b>	100.0%
<b>Complete &amp; Occupied</b>	<b>1,147</b>	46.6%
<b>Complete &amp; Vacant</b>	<b>433</b>	17.6%
<b>Near Complete</b>	<b>260</b>	10.6%
<b>Wall Plate Level</b>	<b>52</b>	2.1%
<b>DPC Level</b>	<b>83</b>	3.4%
<b>Foundation Level</b>	<b>71</b>	2.9%
<b>Not Started</b>	<b>78</b>	3.2%
<b>Planning Expired</b>	<b>340</b>	13.8%
<b>Roads Complete</b>	<b>769</b>	31.2%
<b>Footpaths Complete</b>	<b>1,556</b>	63.1%
<b>Lighting Complete</b>	<b>1,289</b>	52.3%
<b>Water Potable</b>	<b>1,570</b>	63.7%
<b>Water Storm</b>	<b>1,570</b>	63.7%
<b>Water Waste</b>	<b>1,570</b>	63.7%
<b>Area No OS</b>	<b>143</b>	
<b>Area Complete</b>	<b>105</b>	73.4%
<b>Construction Activity</b>	<b>8</b>	7.8%

Data Source: DoECLG 'National Housing Development Survey' 2011

## Appendix C Housing Stock Availability 2010-2012

Location	UC 2010	UC 2012	NS 2010	NS 2012	V 2010	V 2012	Change in Vacancy 2010 - 2012	UCE 2010	UCE 2012
<b>Tier 1 Centre</b>									
Carrick on Shannon	25	27	103	87	94	67	-27	0	12
<b>Tier 2 Centres</b>									
Ballinamore	3	0	82	17	69	57	-12	0	0
Drumshanbo	0	2	25	0	56	37	-19	30	29
Manorhamilton	0	0	205	41	99	82	-17	0	0
Mohill	0	0	147	30	34	20	-14	0	0
<b>Tier 3 Centres</b>									
Carrigallen	0	0	11	7	6	4	-2	0	0
Dromahair	3	3	72	40	55	28	-27	0	0
Dromod	0	0	32	32	72	50	-22	4	4
Drumkeeran	0	0	17	11	30	8	-22	0	0
Kinlough	95	9	0	0	13	9	-4	2	2
Leitrim	0	0	0		66	46	-20	11	18
Tullaghan	6	0	6	0	21	18	-3	0	6
<b>Tier 4 Centres</b>									
Ballinaglera	0	0	0	0	0	0	0	0	0
Cloone	0	0	0	0	0	0	0	0	0
Dowra	0	0	0	0	0	0	0	0	0
Drumcong	0	0	0	0	0	0	0	0	0
Drumsna	0	0	3	3	5	5	0	0	0
Fenagh	7	3	2	1	5	4	-1	0	0
Glenfarne Pt1,2&3	6	0	6	0	0	0	0	0	6
Jamestown	0	0	0	0	0	0	0	0	0
Keshcarrigan	30	30	58	50	20	16	-4	0	0
Kilclare	0	0	0	0	0	0	0	0	0
Killarga	8	0	0	0	0	0	0	0	10
Kiltyclogher	0	0	36	31	0	0	0	0	0
Lurganboy	0	0	14	0	6	6	0	0	0
Newtowngore	3	0	1	0	23	23	0	0	2
Roosky	15	0	20	4	61	59	-2	0	15
<b>TOTALS</b>	<b>201</b>	<b>74</b>	<b>840</b>	<b>354</b>	<b>735</b>	<b>539</b>	<b>-196</b>	<b>47</b>	<b>104</b>
UC = Under Constructon		NS = Not Started							
V = Never Occupied		UCE = Under Constructon but Planning Permission Expired							
V + UC + UCE 2010 =		983		potential new housing stock 2010					
V + UC + UCE 2012 =		717		potential new housing stock 2012					
% reduction in residential units never occupied							26.7		
% reduction in housing stock 2010 - 2012 =							27.1		

Data Source: Leitrim County Council 'Housing Survey' September 2010 &amp; December 2012

**Appendix D Average Residential Property Price Sales in County Leitrim, Jan 2010 - Jun 2013**

	2010	2011	2012	2013
<b>Carrick-on-Shannon</b>	€ 139,348.13	€ 103,536.75	€ 93,143.25	€ 70,028.40
<b>Ballinamore</b>	€ 92,828.68	€ 150,004.17	€ 75,101.47	€ 92,428.57
<b>Drumshanbo</b>	€ 133,156.54	€ 104,978.02	€ 74,821.11	€ 99,250.00
<b>Manorhamilton</b>	€ 140,165.93	€ 118,577.41	€ 88,857.14	€ 101,166.67
<b>Mohill</b>	€ 102,783.70	€ 85,931.79	€ 103,357.14	€ 70,600.00
<b>Carrigallen</b>	€ 107,625.91	€ 61,666.67	€ 44,225.00	€ 60,500.00
<b>Dromahair</b>	€ 121,832.31	€ 112,064.53	€ 91,392.15	€ 113,353.33
<b>Dromod</b>	€ 136,834.07	€ 132,532.60	€ 118,963.08	€ 84,403.94
<b>Drumkeeran</b>	€ 94,800.00	€ 77,500.00	€ 95,600.00	€ 39,860.25
<b>Kinlough</b>	€ 172,020.33	€ 69,444.33	€ 124,625.00	€ 147,500.00
<b>Leitrim</b>	€ 162,752.92	€ 119,650.00	€ 66,642.27	€ 100,121.50
<b>Tullaghan</b>	€ 174,750.00	€ 105,000.00	€ 94,500.00	€ 29,166.67
<b>Tier 4 Villages &amp; Rural</b>	€ 129,804.35	€ 115,835.33	€ 111,491.47	€ 53,338.85
<b>Average</b>	€ <b>129,986.00</b>	€ <b>110,300.81</b>	€ <b>95,265.92</b>	€ <b>73,290.28</b>
<b>Total</b>	€ <b>17,938,068.09</b>	€ <b>19,633,544.10</b>	€ <b>19,338,982.68</b>	€ <b>7,109,157.43</b>

Data Source: Property Services Regulatory Authority, June 2013

**Appendix E Residential Property Sales in County Leitrim Jan 2010 - Jun 2013**

	2010	2011	2012	2013	Totals
<b>Carrick-on-Shannon</b>	20	41	46	24	131
<b>Villages &amp; Rural</b>	23	33	46	24	126
<b>Dromahair</b>	20	19	16	6	61
<b>Drumshanbo</b>	11	17	12	4	44
<b>Mohill</b>	10	14	14	5	43
<b>Ballinamore</b>	9	13	13	7	42
<b>Dromod</b>	6	5	13	10	34
<b>Manorhamilton</b>	6	17	7	3	33
<b>Leitrim</b>	5	8	17	2	32
<b>Kinlough</b>	11	3	8	2	24
<b>Carrigallen</b>	8	3	4	3	18
<b>Drumkeeran</b>	5	2	5	4	16
<b>Tullaghan</b>	4	3	2	3	12
<b>Total</b>	<b>138</b>	<b>178</b>	<b>203</b>	<b>97</b>	<b>616</b>

Data Source: Property Services Regulatory Authority, June 2013

**Appendix F Estimated Change in Disposable Income**

	2005	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
<b>Leitrim</b>	€18,205	€17,974	€18,225.64	€18,389.67	€18,702.29	€19,263.36	€20,038.89	€20,855.28	€21,731.21	€22,535.26	€23,369.07	€24,303.83	€24,838.51
<b>Border</b>	€18,106	€17,719	€17,967.07	€18,128.77	€18,436.96	€18,990.07	€19,749.67	€20,559.41	€21,422.90	€22,215.55	€23,037.52	€23,959.03	€24,486.12
<b>State</b>	€19,827*	€19,318	€19,588.45	€19,764.75	€20,100.75	€20,703.77	€21,531.92	€22,414.73	€23,356.15	€24,220.33	€25,116.48	€26,121.14	€26,695.80
<b>ESRI Estimated GDP Change R:</b>			1.4%****	0.9%**	1.7%**	3%**	4%**	4.1%**	4.2%**	3.7%**	3.7%**	4%**	2.2%***
	* Based on CSO County Incomes and Regional GDP 2010												
	** Based on ESRI Medium Term Review 2013-2020 p. 53												
	*** Based on Estimate over 2020-2025 period - ESRI Medium Term Review 2013-2020 p. 53)												
	**** Based on CSO Publication 'Measuring Ireland's Progress 2011 p. 14)												

**Appendix G Estimated Housing Price Band Change 2013-2021**

Deciles	Price Bands									
	2012-13	2014	2015	2016	2017	2018	2019	2020	2021	
% Annual Change	Actual	-5%	-2.5%	0%	+2.5%	+5%	+5%	+5%	+5%	+5%
1 <sup>st</sup> Decile	€32,700	€31,065	€30,288	€30,288	€31,046	€32,598	€34,228	€35,939	€37,736	
2 <sup>nd</sup> Decile	€43,800	€41,610	€40,570	€40,570	€41,584	€43,663	€45,846	€48,139	€50,546	
3 <sup>rd</sup> Decile	€50,568	€48,039	€46,838	€46,838	€48,009	€50,410	€52,930	€55,577	€58,355	
4 <sup>th</sup> Decile	€63,600	€60,420	€58,910	€58,910	€60,382	€63,401	€66,571	€69,900	€73,395	
5 <sup>th</sup> Decile	€72,500	€68,875	€67,153	€67,153	€68,832	€72,274	€75,887	€79,682	€83,666	
6 <sup>th</sup> Decile	€85,000	€80,750	€78,731	€78,731	€80,700	€84,735	€88,971	€93,420	€98,091	
7 <sup>th</sup> Decile	€105,000	€99,750	€97,256	€97,256	€99,688	€104,672	€109,906	€115,401	€121,171	
8 <sup>th</sup> Decile	€120,000	€114,000	€111,150	€111,150	€113,929	€119,625	€125,606	€131,887	€138,481	
9 <sup>th</sup> Decile	€163,200	€155,040	€151,164	€151,164	€154,943	€162,690	€170,825	€179,366	€188,334	
10 <sup>th</sup> Decile	€510,000	€484,500	€472,388	€472,388	€484,197	€508,407	€533,827	€560,519	€588,545	

**Appendix H Estimated Distribution of Household Disposable Income in County Leitrim 2010**

Income Range	Weekly Disposable Income (€)	% of Households in each category	Average Annual Disposable Household Income (National) (€)	Leitrim Deflator	Average Annual Disposable Household Income (Leitrim) (€)	No. of Households in Leitrim, 2010
1st	€188.91	11.57	€9,823.32	0.93	€9,135.69	2,023
2nd	€300.98	10.54	€15,650.96	0.93	€14,555.39	1,843
3rd	€431.28	9.48	€22,426.56	0.93	€20,856.70	1,658
4th	€549.20	9.6	€28,558.40	0.93	€26,559.31	1,679
5th	€669.46	9.74	€34,811.92	0.93	€32,375.09	1,703
6th	€802.56	9.56	€41,733.12	0.93	€38,811.80	1,672
7th	€972.03	9.81	€50,545.56	0.93	€47,007.37	1,715
8th	€1,183.82	9.58	€61,558.64	0.93	€57,249.54	1,675
9th	€1,472.66	9.78	€76,578.32	0.93	€71,217.84	1,710
10th	€2,289.38	10.35	€119,047.76	0.93	€110,714.42	1,810
Total						17,486



**Appendix I Household Income Distribution – Leitrim 2010-2021**

Average Annual Disposable Household Income	Disposable Income 2010-2021 (€)											
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
% GDP	+1.4%	+0.9%	+1.7%	+3.0%	+4.0%	+4.1%	+4.2%	+3.7%	+3.7%	+4.0%	+2.2%	
€9,136	€9,264	€9,347	€9,506	€9,791	€10,183	€10,600	€11,045	€11,454	€11,878	€12,353	€12,625	
€14,555	€14,759	€14,892	€15,145	€15,600	€16,224	€16,889	€17,598	€18,249	€18,924	€19,681	€20,114	
€20,857	€21,149	€21,339	€21,702	€22,353	€23,247	€24,200	€25,216	€26,150	€27,117	€28,202	€28,822	
€26,559	€26,931	€27,174	€27,635	€28,465	€29,603	€30,817	€32,111	€33,299	€34,531	€35,913	€36,703	
€32,375	€32,828	€33,124	€33,687	€34,698	€36,085	€37,565	€39,143	€40,591	€42,093	€43,776	€44,740	
€38,812	€39,355	€39,709	€40,384	€41,596	€43,260	€45,033	€46,925	€48,661	€50,462	€52,480	€53,635	
€47,007	€47,665	€48,094	€48,912	€50,379	€52,395	€54,543	€56,834	€58,936	€61,117	€63,562	€64,960	
€57,250	€58,051	€58,573	€59,569	€61,356	€63,811	€66,427	€69,217	€71,778	€74,434	€77,411	€79,114	
€71,218	€72,215	€72,865	€74,104	€76,327	€79,380	€82,634	€86,105	€89,291	€92,595	€96,298	€98,417	
€110,714	€112,264	€113,275	€115,200	€118,656	€123,403	€128,462	€133,858	€138,810	€143,946	€149,704	€152,998	

**Appendix J Additional Households Distribution – Leitrim 2011-2021**

% Households	Total Households										
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
11.57	2097	2110	2123	2136	2149	2162	2183	2204	2226	2248	2270
10.54	1911	1922	1934	1946	1958	1970	1989	2008	2028	2048	2068
9.48	1719	1729	1739	1750	1761	1772	1789	1806	1824	1842	1860
9.60	1740	1751	1761	1772	1783	1794	1812	1829	1847	1865	1883
9.74	1766	1776	1787	1798	1809	1820	1838	1856	1874	1892	1911
9.56	1733	1743	1754	1765	1776	1787	1804	1821	1839	1857	1875
9.81	1778	1789	1800	1811	1822	1833	1851	1869	1887	1906	1924
9.58	1737	1747	1758	1769	1779	1790	1808	1825	1843	1861	1879
9.78	1773	1784	1794	1805	1817	1828	1845	1863	1882	1900	1919
10.34	1874	1886	1897	1909	1921	1932	1951	1970	1989	2009	2028
<b>Total</b>	<b>18128</b>	<b>18237</b>	<b>18348</b>	<b>18461</b>	<b>18574</b>	<b>18689</b>	<b>18870</b>	<b>19053</b>	<b>19239</b>	<b>19427</b>	<b>19617</b>

**Appendix K Estimated Additional Households Distribution – Leitrim 2011-2021**

% Households	Additional Households										
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
11.57	13	13	13	13	13	21	21	22	22	22	
10.54	11	12	12	12	12	19	19	20	20	20	
9.48	10	11	11	11	11	17	17	18	18	18	
9.60	10	11	11	11	11	17	18	18	18	18	
9.74	11	11	11	11	11	18	18	18	18	19	
9.56	10	11	11	11	11	17	17	18	18	18	
9.81	11	11	11	11	11	18	18	18	18	19	
9.58	10	11	11	11	11	17	18	18	18	18	
9.78	11	11	11	11	11	18	18	18	18	19	
10.34	11	11	12	12	12	19	19	19	19	20	
<b>Total</b>	<b>109</b>	<b>111</b>	<b>112</b>	<b>114</b>	<b>115</b>	<b>181</b>	<b>183</b>	<b>186</b>	<b>188</b>	<b>191</b>	

### Appendix L Estimated Numbers of Additional/New Households in Leitrim with Income Bands 2015-2021

	2015	2016	2017	2018	2019	2020	2021
<b>Income</b>	<b>Additional Households per year based on Income Distribution</b>						
<€188.91	13	13	21	21	22	22	22
<€300.98	12	12	19	19	20	20	20
<€431.28	11	11	17	17	18	18	18
<€549.20	11	11	17	18	18	18	18
<€669.46	11	11	18	18	18	18	19
<€802.56	11	11	17	17	18	18	18
<€972.03	11	11	18	18	18	18	19
<€1,183.82	11	11	17	18	18	18	18
<€1,472.66	11	11	18	18	18	18	19
<€2,289.38	12	12	19	19	19	19	20
<b>Total</b>	<b>114</b>	<b>115</b>	<b>181</b>	<b>183</b>	<b>186</b>	<b>188</b>	<b>191</b>
<b>Approximate Affordable House Price(€)</b>							
<€188.91	€32,247	€33,568	€34,978	€36,272	€37,614	€39,118	€39,979
<€300.98	€51,196	€53,293	€55,531	€57,586	€59,717	€62,105	€63,472
<€431.28	€72,324	€75,290	€78,452	€81,355	€84,365	€87,739	€89,669
<€549.20	€91,111	€94,847	€98,831	€102,487	€106,279	€110,531	€112,962
<€669.46	€109,057	€113,529	€118,297	€122,674	€127,213	€132,302	€135,213
<€802.56	€120,167	€125,093	€130,347	€135,170	€140,171	€145,778	€148,985
<€972.03	€210,162	€218,777	€227,966	€236,401	€245,147	€254,953	€260,562
<€1,183.82	€313,383	€326,230	€339,931	€352,509	€365,552	€380,174	€388,538
<€1,472.66	€359,856	€374,608	€390,342	€404,784	€419,761	€436,552	€446,156
<€2,289.38	€589,592	€613,764	€639,542	€663,205	€687,744	€715,254	€730,989
<b>Deciles</b>	<b>Estimated Housing Price Bands (€)</b>						
1 <sup>st</sup> Decile	€30,288	€30,288	€31,046	€32,598	€34,228	€35,939	€37,736
2 <sup>nd</sup> Decile	€40,570	€40,570	€41,584	€43,663	€45,846	€48,139	€50,546
3 <sup>rd</sup> Decile	€46,838	€46,838	€48,009	€50,410	€52,930	€55,577	€58,355
4 <sup>th</sup> Decile	€58,910	€58,910	€60,382	€63,401	€66,571	€69,900	€73,395
5 <sup>th</sup> Decile	€67,153	€67,153	€68,832	€72,274	€75,887	€79,682	€83,666
6 <sup>th</sup> Decile	€78,731	€78,731	€80,700	€84,735	€88,971	€93,420	€98,091
7 <sup>th</sup> Decile	€97,256	€97,256	€99,688	€104,672	€109,906	€115,401	€121,171
8 <sup>th</sup> Decile	€111,150	€111,150	€113,929	€119,625	€125,606	€131,887	€138,481
9 <sup>th</sup> Decile	€151,164	€151,164	€154,943	€162,690	€170,825	€179,366	€188,334
10 <sup>th</sup> Decile	€472,388	€472,388	€484,197	€508,407	€533,827	€560,519	€588,545
	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>

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