**MOTION: Councillor M. Johansson**

That the Chief Executive present a report on how the council owned Clonburris SDZ lands can be used to meet the new social housing build targets, including what funding is needed for infrastructure and how this can be fast tracked for housing.

**REPORT:**

The Government’s Housing for All policy, published in September 2021, sets out specific targets for the delivery of social housing over the next five years with targets for this Council as follows:

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Year** | **2022** | **2023** | **2024** | **2025** | **2026** | **TOTAL** |
| Social housing build targets | 400 | 703 | 718 | 772 | 788 | **3,381** |

An associated Housing Delivery Action Plan for 2022-2026 must also be submitted to the Department of Housing, Local Government and Heritage (DHLGH) by 17th December 2021 including proposed areas and delivery methods for social and affordable housing in the County, noting the guidance that social housing delivery should be split 50:50 between the Council and Approved Housing Bodies.

While the Housing Delivery Action Plan is currently being prepared and will be presented to Elected members for their information at the December Council meeting, the Council owned lands within Clonburris Strategic Development Zone (SDZ) will be central to Council-led housing delivery in the County during the course of the Plan as they have the potential to deliver in the region of 2,600 homes.  As signalled to the Council at the June Council meeting, the projected overall tenure mix for Council owned land in the SDZ will comprise approximately 40% social housing, 30% affordable purchase and 30% affordable/cost rental.

The Council’s Land Use, Planning & Transportation teams have identified the required infrastructure to unlock and service these lands to expediate housing delivery within the SDZ.  The housing capacity has been developed into six separate phases based on infrastructure and servicing requirements and other SDZ requirements including development of transport, retail, community, public realm etc.

Design work is progressing on the initial two phases of the SDZ (Kishogue SouthWest and the Canal Extension) with a view to Part 8 proposals being advertised in the coming weeks.  Preparations are also being made to commence design processes for subsequent phases during 2022.

The key infrastructure requirements for housing delivery in the Clonburris SDZ have been identified by the Council in conjunction with the other landowners and was subject of a successful Urban Regeneration and Development Fund (URDF) application with funding in principle of €176.6 million approved in March 2021.

A company, Clonburris Infrastructure Limited (CIL), made up of landowners in the SDZ, including representatives from the Council’s Planning team, has been established to progress the delivery of infrastructure required to unlock delivery of housing.  CIL were successful in receiving planning permission in August 2021 for the South Link Street in Clonburris which is required for delivery of the Council’s proposed mixed tenure development in phase one of the Clonburris lands.  CIL are also currently progressing further URDF approvals as required under the Public Spending Code.

The Housing and Planning teams engage regularly to ensure that thee infrastructure and housing delivery programmes are being aligned.  In addition, the Council have established a working group with senior DHLGH staff to work to coordinate approval processes in the context of projected timelines for housing delivery and PSC requirements.  The associated processes will continue to evolve and be refined as the development of the SDZ progresses to ensure that they fully support the accelerated delivery of housing as soon as possible.