

H.16 Housing Delivery Action Plan 2022-2026

Meeting of South Dublin County Council
13th December 2021

Housing for All

Local authorities required to develop **Housing Delivery Action Plans 2022-2026:**

- **detailing social & affordable housing delivery**
- in line with targets set under Housing for All
- consistent with the Development Plan
- alignment with National Planning Framework & compact growth objectives
- **outline of locations & numbers where housing will be delivered**
- details of existing land holdings and land acquisition required
- outline of planned delivery streams (AHBs/LDA etc.) with focus on new build
- housing type/sizes to meet local need including **priority needs**
- target use of vacant properties

Social Housing

Individual targets for each local authority (based on social housing waiting list and data obtained from Housing Needs Demand Assessment profiling future demand)

| Targets/Year | 2022 | 2023 | 2024 | 2025 | 2026 | Total |
|-------------------|------------|------------|------------|------------|------------|--------------|
| Build | 400 | 703 | 718 | 772 | 788 | 3,381 |
| Long-Term Leasing | 40 | 90 | 120 | 40 | 0 | 290 |
| Total | 440 | 793 | 838 | 812 | 788 | 3,671 |

Funding proposed through broad range of delivery mechanisms:

- LA Build (incl. Large Sites) / Turnkeys / Part V / PPP
- AHBs: CALF Construction & Turnkeys / CAS / Part V

Up to 50% delivery by AHBs in South Dublin (incl. Part V)

Ceiling on Leasing numbers to phase out that delivery stream

HADP Process

- **Executive function**

- HCDO / DHLGH template and guidance
- Current approved projects – v- social housing targets
- Consultation with AHBs, LDA / examine priority needs
- Assess additional options for housing delivery
- Project local affordable housing outputs

- **Summary to December Council meeting (for noting)**

- Final draft will be circulated to Elected Members & Housing SPC before submission
- Final plan to be submitted to DHLGH by Friday 17 December

Locations.....

- Existing construction programme & approved Part 8s
 - Large Sites as signalled to Elected Members
 - Kilcarbery / Killinarden / Clonburris / Belgard Square North / Rathcoole
 - Castlefield
 - Oldcastle Park
 - Deansrath/Melrose
 - Alpine Heights
 - Stocking Lane
 - Kilcarbery 2 (affordable)
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- Opportunities in SDZ & LAP areas
 - Part V through Private Developments
 - Range of AHB proposals for social & cost rental developments in particular

Priority Need Analysis

| Housing Need | % |
|--------------|-------------|
| 1-bed | 49.5% |
| 2-bed | 33.2% |
| 3-bed | 15.2% |
| 4-bed | 2.1% |
| Total | 100% |

| Categories | Medical | Homeless | Older Persons | General Needs | Totals |
|--------------|-------------|-------------|---------------|---------------|--------------|
| 1-bed | 2.1% | 4.5% | 13.0% | 30% | 49.5% |
| 2-bed | 1.8% | 1.2% | 0.2% | 30% | 33.2% |
| 3-bed | 2.1% | 1.0% | 0% | 12.1% | 15.2% |
| 4-bed | 1.0% | 0.4% | 0% | 0.7% | 2.1% |
| Total | 7.0% | 7.1% | 13.7% | 72.2% | 100% |

Planned Delivery by Type

1/3 approved or in process with DHLGH

| Year | 2022 | 2023 | 2024 | 2025 | 2026 | Total |
|-------------------------------------|------------|------------|------------|------------|------------|--------------|
| SDCC Land | 205 | 315 | 321 | 526 | 502 | 1,869 |
| AHB not all proposals – later years | 217 | 226 | 208 | 145 | 56 | 852 |
| Estimated Part V conservative | 65 | 188 | 108 | 125 | 210 | 696 |
| Leasing - ceiling | 77 | 109 | 70 | 34 | 0 | 290 |
| Total | 564 | 838 | 707 | 830 | 768 | 3,707 |

Planned Delivery by LEA

| Year | 2022 | 2023 | 2024 | 2025 | 2026 | Total |
|-------------------------|------------|------------|------------|------------|------------|--------------|
| Clondalkin | 264 | 336 | 294 | 126 | 204 | 1,224 |
| Firhouse- Bohernabreena | 48 | 22 | 106 | 30 | 13 | 219 |
| Lucan | 43 | 58 | 179 | 310 | 150 | 740 |
| Palmerstown-Fonthill | 46 | 108 | 39 | 136 | 206 | 535 |
| Rathfarnham-Templeogue | 11 | 71 | 20 | 70 | 16 | 188 |
| Tallaght Central | 48 | 138 | 12 | 58 | 60 | 316 |
| Tallaght South | 104 | 105 | 57 | 100 | 119 | 485 |
| Grand Total | 564 | 838 | 707 | 830 | 768 | 3,707 |

Social Housing...Impact of HDAP

| Year | 2022 | 2023 | 2024 | 2025 | 2026 | Total |
|---|--------------|--------------|--------------|--------------|--------------|-------|
| Projected Net Housing Need (1 st Jan) | 4,764 | 4,564 | 3,966 | 3,323 | 2,924 | |
| Additional Need from interim HNDA | 395 | 395 | 395 | 613 | 613 | 2,411 |
| Housing Need Sub-Total | 5,159 | 4,790 | 4,147 | 3,853 | 3,436 | |
| Casual Vacancies etc. | 200 | 200 | 200 | 200 | 200 | 1,000 |
| Projected Social Housing Delivery | 564 | 838 | 707 | 830 | 768 | 3,707 |
| Projected Net Housing Need (31st Dec) | 4,395 | 3,752 | 3,240 | 2,823 | 2,468 | |

Affordable Housing

Significant delivery of **affordable purchase & cost rental** homes envisaged under Housing for All

Interim Housing Need Demand Assessment shows affordability constraints

National affordable housing scheme under Affordable Housing Act, 2021 ⇒ requires additional structures/resources

Targeted Affordable Housing delivery to try to at least meet HNDA projections

Outline proposed multi-annual affordable housing outputs for South Dublin with matching delivery plan setting out tenure and delivery partners

Turnkey or Advance Purchase options along with development of Council land

Co-ordinated call for turnkey

| Identified Housing Shortfall (Interim HNDA) | 2022 | 2023 | 2024 | 2025 | 2026 | Total |
|--|------|------|------|------|------|-------|
| No. Households that do not qualify for mortgage & cannot afford Private Rental | 403 | 403 | 403 | 610 | 610 | 2,429 |

Affordable Housing

| Potential Pipeline | 2022 | 2023 | 2024 | 2025 | 2026 | Total |
|---------------------|------------|------------|------------|------------|------------|--------------|
| Affordable Purchase | 49 | 100 | 303 | 540 | 536 | 1,528 |
| Cost Rental | 151 | 183 | 195 | 195 | 245 | 969 |
| Total | 200 | 283 | 498 | 735 | 781 | 2,497 |

- **Council owned large sites**
- **Cost Rental Equity Loan (CREL) – AHBs**
- **Turnkey Call & Private Mixed-Tenure Developments**
- **National Home Affordable Purchase Shared Equity Scheme (from 2022)**
- **Additional 10% Part V yield**