



Kilkenny Local Authorities

Housing Strategy Review 2011

Variation No. 2 Core Strategy to the Kilkenny County Development Plan 2008-2014 and Variation No. 1 Core Strategy to Kilkenny City & Environs Development Plan 2008-2014

Forward Planning
May 2011

1 Introduction

In the context of the Proposed Variations (Variation No. 2 Core Strategy) to the County and (Variation No. 1 Core Strategy) to the City & Environs Development Plan 2008-2014, it is necessary to review the Housing Strategy which formed part of the Development Plans to ensure consistency with the Plans as varied. Although this Strategy was published in 2008, it was written in 2007. (For the purposes of this review it will be referred to as the 2008 Strategy.)

The Planning and Development (Amendment) Act 2010 requires that each Development Plan contains a 'Core Strategy', which sets out the housing land requirements and the settlement strategy to address these. The Departmental Guidance Note on Core Strategies (November 2010) states that the Core Strategy shall inform the Housing Strategy as regards overall population and housing land requirements. The Housing Strategy will also continue to focus on housing affordability, the spread of tenure responses (e.g. provision of private, social, affordable housing) and the level of provision for social and affordable housing in future development.

The 2008 Strategy outlined the projected requirements for housing in the county to 2014, and also the social and affordable housing requirement, and how the Councils would meet this need. Based on an affordability analysis, the Strategy concluded that the maximum allowable proportion of 20% of the lands zoned for residential use should be reserved for social and affordable housing. This review outlines the effect of the Core Strategy, and its revised population targets, on the Housing Strategy. It also provides an update on what has happened since the last Housing Strategy and includes a brief analysis of any changes of relevance to the inputs into the affordability analysis.

This review should be read in conjunction with the Housing Strategy contained in Chapter 4 and Appendix A – Kilkenny Population Study and Housing Strategy - of both Development Plans.

2 Policy Context and Population

Since the publication of the last Housing Strategy in 2008, the revised South East Regional Planning Guidelines were adopted (July, 2010). This estimated the county's population at 96,872 in 2010 and allocated a population target of 111,903 for the period to 2022.

The 2008 Housing Strategy presented three population scenarios: high, central and low, in Tables 2.4, 2.5 and 2.6 of Appendix A. The Central Scenario was the preferred scenario, and the scenario that the Housing Strategy catered for. Table 2.1 sets out the three scenarios from the 2008 Strategy.

Table 2.1: Population Scenarios from 2008 Strategy

High Scenario	2006	2008	2014	2020
Kilkenny County	87,558	91,328	103,639	117,609
City & Environs	22,179	23,180	26,568	30,243
Change County		4.3%	18.4%	34.3%
Change C&E		4.5%	19.8%	36.4%

Moderate Scenario	2006	2008	2014	2020
Kilkenny County	87,558	91,629	102,157	111,005
City & Environs	22,179	23,264	26,344	29,268
Change County		4.6%	16.7%	26.8%
Change C&E		4.9%	18.8%	32.0%

Low Scenario	2006	2008	2014	2020
Kilkenny County	87,558	90,708	98,745	104,962
City & Environs	22,179	22,974	25,406	27,837
Change County		3.6%	12.8%	19.9%
Change C&E		3.6%	14.5%	25.5%

Source: CDP, 2008

These projections now have to be revised to take account of the 2010 South East Regional Planning Guidelines which allocated population targets for Co. Kilkenny to 2022. Table 2.2 sets out the population targets for Kilkenny to 2022.

Table 2.2: RPG Population Targets for Kilkenny

	2006 (CSO)	2010	2016	2022
Kilkenny County	87,558	96,872	105,598	111,903
City & Environs	22,179	24,000	25,800	28,200
Waterford Environs	3,465	4,000	5,000	6,500

Source: RPG for the South East Region, 2010

Using these RPG figures, for comparison purposes, a per annum growth rate was derived to obtain approximate figures for the population estimate for the years 2014 and 2020, which were the years used in the 2008 Housing Strategy. (The breakdown of per annum figures is included as Appendix 1.) As can be seen in Table 2.3, the figures from the RPGs are closest to the Central Scenario as proposed in the 2008 Housing Strategy.

Table 2.3: Comparison of RPG targets and 2008 Housing Strategy projections

	2006 (CSO)	RPG estimate 2010	RPG 2014	RPG 2020	Housing Strategy 2020			RPG 2022
					Low	Central	High	
Kilkenny County	87,558	96,872	102,320	109,621	104,962	111,005	117,609	111,903
City & Environs	22,179	24,000	25,136	27,295	27,837	29,268	30,243	28,200
Waterford Environs	3,465	4,000	4,561	5,815				6,500

Sources: RPG, 2010 and Kilkenny Housing Strategy, 2008

The Development Plans as varied will be based on the population targets as set out in the RPGs, therefore the Housing Strategy will also be directed towards this slightly revised target. A comparison of the Central Scenario figure of 102,157 and the RPG figure of 102,320 for 2014 shows that these projections are very similar.

2.1 Housing Demand

Using the population allocation from the RPGs, the total number of new residential units required from 2010 to 2014 (the term of the Development Plans) can be projected.

Table 2.4: Total number of new households 2010-2014 based on RPGs

Kilkenny County			Kilkenny City & Environs		
Population 2010	Population 2014	New Households*	Population 2010	Population 2014	New Households*
96,872	102,320	1,892	24,000	25,136	439

*For the county an average household size of 2.88 is applied, for the city an average of 2.59 is applied to reflect typically lower household sizes in urban areas.

As can be seen a total of 1,892 new households will be formed according to the RPGs. Section 4.2 of the County and City Development Plans will be amended to refer to this.

2.2 Housing Land Requirements

The Core Strategy, as included in the respective Variations, has comprised an examination of the requirement for zoned land in order to meet the needs of the projected population to 2014. As demonstrated in the Variations, there is now sufficient residentially zoned land capacity to accommodate the additional households expected to be formed to 2014.

3 Progress since the 2008 Strategy

3.1 Housing Completions since 2008 Strategy

The 2008 Strategy predicted a total of 10,341 units would be completed in the period 2007-2014. The Department of the Environment publishes an Annual Housing Statistics Bulletin which presents data on house completions from two separate sources. The first is house completions by area based on the number of new dwellings connected by the ESB to the electricity supply. The second is new house guarantee registrations from Homebond and Premier Guarantee registrations. Table 3.1 sets out the annual projections for house completions from the 2008 Strategy compared to the actual level of house completions for the four year period 2007-2010 according to the Department of the Environment.

Table 3.1: House completions in Co. Kilkenny 2007-2010

Year	Projected completions from '08 Strategy	House completions	New house guarantee registrations
2007	1,501	1,544	727
2008	1,262	1,142	165
2009	1,262	472	67
2010	1,262	343	28
Total from 2007-2010	5,287	3,501	987

Sources: 2008 Housing Strategy, DoEHLG House Building and Private Rented Statistics¹

As can be seen, the actual completions fell far short of the projected completions, similarly to what happened on a national scale, with the severe downturn in construction activity. It is important to note that the projected completions were based on an average of completions to date at that stage, which was at the peak.

3.2 Provision of Social and affordable Housing

The projected demand for affordable housing from 2008 to the end of 2014, as stated in Paragraph 6.4.8 of the 2008 Strategy, was in the order of 3,250 units. The principal options pursued by Kilkenny Local Authorities to meet this demand, in order of significance, were:

- The construction of new housing and the purchase of new/second hand dwellings
- Provision under Part V
- Affordable housing initiatives
- Long term leasing

The other two main methods of provision are:

- Provision by voluntary housing bodies
- Rental Allowance Scheme

¹ <http://www.environ.ie/en/Publications/StatisticsandRegularPublications/HousingStatistics/>

3.2.1 Local Authority Housing Provision

A total of 173 units were constructed by Kilkenny local authorities from 2007-2010, see Table 3.2 below. A total of 297 were projected for the same period in the 2008 Strategy.

Table 3.2 Local Authority Housing Provision

YEAR	2007	2008	2009	2010	Total
LA construction	53	71	22	27	173
LA direct purchase from market	49	0	0	27	76
Total					249
Projection from 2008 Strategy		115	81	101	297

3.2.2 Part V Housing Acquisitions

This has been a very significant source of housing provision. A total of 167 units have been acquired from 2007 to 2010, however this is less than that projected.

Table 3.3 Part V Housing Acquisitions

YEAR	2007	2008	2009	2010	Total
Part V Housing Acquisitions	37	39	91	0	167
Projection from 2008 Strategy		56	86	76	218

3.2.3 Affordable Housing Initiatives

There were three affordable housing initiatives which were used by Kilkenny County Council during the period of the 2008 Strategy; the sale of affordable houses, shared ownership loans and annuity loans.

Table 3.4 Affordable Housing Initiatives

YEAR	2007	2008	2009	2010	Total
Affordable Houses sold	19	42	15	5	81
Shared Ownership Transactions completed	6	6	2	0	14
Annuity loans	3	4	2	12	21
Total					116
Projection from 2008 Strategy		35	35	35	105

3.2.4 Long Term Leasing

Under this initiative, Kilkenny County Council leases private dwellings from private property owners. Properties are tenanted, managed and maintained by the local authority for leases of between 10-20 years. A total of 26 units were provided under this scheme in 2010.

3.2.5 Voluntary Housing

Under the Capital Assistance Scheme, a total of 74 units of voluntary housing were constructed in the period 2007-2010. This is greater than that projected under the Capital Assistance Scheme in 2008.

Table 3.5 Voluntary Housing Provision

YEAR	2007	2008	2009	2010	Total
Voluntary Housing Scheme new build	27	34	13	0	74
Projection from 2008 Strategy		16	4	18	38

3.2.6 The Role of the Private Rented Sector

The private rented sector continues to play an important role in the provision of accommodation for persons with low incomes who are in receipt of rent subsidy. The Rental Accommodation Scheme (RAS) is an initiative to cater for the accommodation needs of certain persons in receipt of rent supplement, normally for more than 18 months and who are assessed as having a long-term housing need. RAS is a collaborative project between the Department of Environment, local authorities, the Department of Social and Family Affairs and the Health Service Executive Community Welfare Service.

One of the main features of the scheme is that local authorities in sourcing accommodation for these households make use of the private and voluntary sector and enter into contractual arrangements to secure medium to long-term availability of rented accommodation. From 2007 to 2010 a total of 463 households were included in the scheme in Kilkenny.

3.2.7 Summary of Provision

Since the writing of the Housing Strategy in 2007, a total of 907 social and affordable units have been provided. Table 3.6 below gives the breakdown of these.

Table 3.6: Total Social and Affordable Housing Provision, Kilkenny Local Authorities 2007-2010

	Housing Source	2007	2008	2009	2010	Total
1	LA construction	53	71	22	27	173
2	LA purchase	49	0	0	27	76
3	Voluntary Housing Scheme new build	27	34	13	0	74
4	Extensions and improvements in lieu of housing	0	0	0	0	0
5	Part V Housing Acquisitions	37	39	91	0	167
6	Affordable Houses sold	19	42	15	5	81
7	Shared ownership transactions completed	6	6	2	0	14
8	Annuity loans	3	4	2	12	21
9	Rental Accommodation Scheme	185	84	106	88	463
10	Long-term leasing	0	0	0	26	26
11	Unsold Affordable units let	0	0	0	4	4
Total: Social and Affordable Housing Provision		379	280	251	189	1099
Projected provision in 2008 Strategy		Not given	340	334	360	

As can be seen, the projections in the 2008 Strategy of social and affordable housing provision have not been met for any of the years from 2008-2010. This is due to a variety of factors, primarily related to the economic downturn.

3.3 The Housing Needs of Persons with Specific Requirements

The housing needs of the following categories require specific mention.

Travellers

The Traveller Accommodation Programme 2005-2008 finished in 2008, with a total of 26 families provided with permanent accommodation. The Traveller Accommodation Programme 2009-2013 was adopted by Kilkenny Local Authorities in 2009. This programme outlines the key strategies for the provision of accommodation over that five year period within the county. During 2009 four families were housed and during 2010 five families were housed. These figures also exclude any accommodation provided in the private rented sector.

Homeless

Services to homeless people in Kilkenny City and County are currently provided by Kilkenny Homeless Action Team (KHAT). This interagency team comprising of both the statutory and NGO sector was established in June 2007 with the aim of “developing and enhancing the delivery of Homeless Services in Kilkenny in an integrated, efficient and effective way”. The *South East Homelessness Action Plan May 2010 – May 2013* was published in 2010. This sets out the Action Plan for KHAT to 2013. In 2007 there were a total of 138 homeless referrals (121 homeless persons when one takes 17 repeat referrals into account). In 2008 a total of 169 individuals/families were offered assistance by Kilkenny Local Authorities Homeless Services. In 2009 this figure was 173 and in 2010 it was 178.

Older persons and disabled persons

A number of grant schemes were available over the course of the last strategy;

- Essential Repair Grants for elderly people to assist them with essential repairs in their homes.
- Housing Aid for the Elderly grants
- Disabled Persons Grant scheme (now closed)
- Housing Adaptation Scheme (introduced by the Department in 2007 to replace the Disabled Persons Grant and Essential Repair Grant Schemes)
- Mobility Aids Grants

Table 3.7 sets out the total amount spent on these grants over the period 2008-2010.

Table 3.7 Total amount spent on Grants for elderly & disabled

YEAR	Amount (€)
2008	408,620
2009	854,260
2010	1,800,000

4 Affordability Analysis

A Housing Strategy bases its affordability analysis on a number of different factors. The 2008 Strategy included a detailed affordability analysis as set out in the Model Housing Strategy² document, employing an annuity formula to calculate affordability. The key variables used in any annuity formula are household income, house prices and mortgage details. For the purposes of this review, trends in these three inputs and their effect on affordability were assessed.

4.1.1 Disposable Income

Disposable income is defined as follows:

Total income minus Current taxes on income (i.e. Income taxes, other current taxes) minus Social insurance contributions (i.e. Employers', employees', self-employed, etc.).

The average disposable income for Kilkenny is derived from CSO regional incomes data. In 2004, which was the latest data available for the 2008 Housing Strategy, the average income in the county was approximately 87.2% of the State average. In the 2008 Strategy disposable incomes in the county were estimated to have increased by 57% over the period 2001-2006.

As can be seen from Table 4.1, county disposable incomes have moved closer to State incomes since 2004. Data is only available to 2008. To update the 2008 Strategy, this data shows a growth of 0.5% in disposable income in the county from 2007 to 2008.

Table 4.1: Comparison of Kilkenny and State average disposable income 2004-2008

Year	2004	2005	2006	2007	2008
State	18,906	19,845	20,746	22,331	22,615
County Kilkenny	16,505	17,630	19,203	21,344	21,462
Kilkenny % state	87.3	88.8	92.5	95.5	94.9

Source: CSO, County Incomes and Regional GDP for 2004-2008, (2008-2011)

National average Disposable income forecasts

The ESRI provide data and forecast economic trends for the country regularly in their Quarterly Economic Commentaries. This provides information to obtain an update of disposable income levels to the present and to forecast the likely trends to 2014. In the Quarterly Economic Commentary of Summer 2010, Table 13 set out that personal disposable income fell by 8.6% from 2008 to 2009³.

The Quarterly Economic Commentary of Winter 2010 estimated that personal disposable income fell by 3% from 2009-2010 and is forecast to fall by 1% between 2010 and 2011, and then recover to grow by 0.25% to 2012⁴. These growth rates have been applied to the Co. Kilkenny average disposable income, see Table 4.2.

² Part V of the Planning and Development Act, 2000 Housing Supply A Model Housing Strategy and Step-by-Step Guide, December 2000

³ ESRI, Quarterly Economic Commentary, Summer 2010, p.46

⁴ ESRI, Quarterly Economic Commentary, Winter 2010, p.35

Table 4.2 Estimates of Disposable Income per person in Kilkenny

Year	2008	2009	2010	2011	2012
State % growth	-	-8.6%	-3%	-1%	0.25%
Kilkenny estimate	21,462	19,616	19,028	18,838	18,885

Source: ESRI, QEC Summer and Winter 2010

Although forecasts of trends in disposable income are available (at time of writing) to 2014, anecdotal evidence would suggest that the likely scenario is that household incomes will either stabilise or decrease slightly as the Government attempts to resolve its budgetary shortcomings. On the whole therefore, household disposable income in Kilkenny has declined from its 2008 peak and is predicted to remain at the 2005-2006 level.

4.1.2 House Prices

The last Strategy dealt with an increase in house prices of 81% from 2001 to 2006. House prices were continuing to increase, with an increase of 10.6% in the period 2005-2006.

Each year the Department of the Environment publishes the average figures for house prices for both new and second hand houses for the entire country. These figures are derived from data supplied by the mortgage lending agencies on loans approved by them rather than loans paid. In comparing house prices figures from one period to another, account should be taken of the fact that changes in the mix of houses (including apartments) will affect the average figures.

Table 4.3: Average House Price Nationally for new and second hand units, including apartments

Year	Average House Price (DoEHLG)	National average house price (Permanent TSB)
2006	338,542	301,865
2007	350,242	300,482
2008	327,037	273,123
2009	258,642	235,819
2010	248,606 (Q1,2 &3)	199,165

Sources: DoEHLG, 2011⁵, Permanent TSB, 2011⁶

Using the DoEHLG figures, this data demonstrates a fall in house prices of 23.6% over the period 2006 to 2009.

Prices for houses in each county are published each year by the Sunday Times in the *Home Ireland Property Price Guide*. This survey is based on opinions of local estate agents, who are asked to value property types based solely on a sale price which they believe they can achieve. For this, they value an average example for each location. Therefore this is an opinion based survey and not scientific in nature. House prices as published for County Kilkenny are set out in Table 4.4.

⁵ <http://www.environ.ie/en/Publications/StatisticsandRegularPublications/HousingStatistics/>

⁶ Permanent TSB data is based on the agreed sale price and is calculated using data from mortgage drawdowns. It only includes data on Permanent TSB transactions.

Table 4.4: House prices in Co. Kilkenny by year

Year (Publication date)	Average House Price New home	Average House Price Second Hand home	Average for all homes
2007 (28.1.2007)	310,000	295,000	302,500
2008 (27.1.2008)	315,000	335,666	325,333
2009 (25.1.2009)	280,000	285,000	282,500
2010 (31.1.2010)	205,000	200,000	202,500
2011 (6.2.2011)	250,000	200,000	225,000

Source: Sunday Times Price Guide, 2007-2011

As can be seen, prices have decreased substantially in Kilkenny from the 2006 figures to the present. In total between 2007 and 2011, house prices have dropped by 25.6% (19.3% for new homes and 32.2% for second hand homes).

4.1.3 The mortgage market

The two key elements influencing the annuity formula are mortgage interest rates and the loan to value ratio. In the 2008 Strategy, a 5.5% average interest rate was applied for the annuity formula. Since 2008, mortgage interest rates decreased steadily as the European Central Bank key rate decreased from 3.75% in October 2008 to an historic low of 1% in May 2009⁷ and this remained stationary for over a year. However, in April 2011 the ECB raised its interest rates by 0.25% to 1.25%, and many commentators have stated this signals the first in a steady series of hikes in interest rates⁸. Rising interest rates will impact negatively on affordability.

The second element in the mortgage market is the loan to value ratio. This is a ratio of the amount of a mortgage against the value of the property. In the 2008 Strategy a LTV of 90% was used in the annuity formula. This ratio, which was 100% during the peak of the economic boom, has now been decreased for most lenders to a maximum of 92%, but below this in some cases. Although lowering the LTV should have the effect of lowering the monthly repayment, and therefore impact positively on affordability, it also means that a higher deposit is required to purchase the house in the first place. This necessity for an increased deposit negatively affects the ability of households to enter the housing market.

Added to this, there is much anecdotal evidence currently regarding the difficulties in obtaining mortgages⁹ and there have also been restrictions on the range of mortgages now available¹⁰, both of which negatively affects affordability.

⁷ See European Central Bank Statistical Data Warehouse <http://sdw.ecb.europa.eu/reports.do?node=100000131>

⁸ <http://www.independent.ie/business/european/second-rise-likely-in-june-as-oil-costs-boost-inflation-2621432.html>

⁹ <http://www.independent.ie/business/personal-finance/property-mortgages/ebs-rule-change-makes-it-harder-to-get-mortgage-2207344.html>

¹⁰ <http://www.irishtimes.com/newspaper/opinion/2010/0827/1224277689068.html>

4.2 Summary of Trends

In the years following the publication of the 2008 Strategy, house prices in Kilkenny have fallen sharply. During the same period, household disposable income has also declined, to a lesser extent.

The 2008 Strategy predicted inflation in house prices, however the opposite occurred. Adjusting only for this deflation would have the effect of lowering the numbers of affordable units required. However, affordability is influenced by a combination of factors. Household income has returned to 2005-2006 levels and this, combined with the restrictions in the mortgage market and the price of borrowing, has negatively affected the ability of households to access credit.

5 Meeting Housing Demand to 2014

5.1 Assessment of Housing Need

In 2007 the total number of applicants was approximately 1,200 of which 400 stated that they were on the housing list solely to secure rent supplement.

Each local authority is required under Section 9 of the Housing Act, 1988, to carry out an assessment of Housing Need every three years. The Assessment of Need for Accommodation in 2008 showed a net need of 879, which was an increase from a figure of 473 in 2005. For the Borough this figure was reduced from 140 in 2005 to 19 in 2008.

The numbers on the housing list have increased dramatically since the 2008 Strategy. The 2011 Assessment of Housing Need (combined for both the Borough and County Councils) tabulated 2,789 on the list as at March 31st 2011. This is the total number of applicants stating that they require housing.

The 2008 Strategy projected that a total of 3,250 new households would require social or affordable housing in the period to 2014. As outlined in Section 3.2, a total of 1,099 social and affordable units were provided from 2007 to 2010 inclusive. It is clear that despite the reduction in house prices, the numbers requiring assistance have increased dramatically. To meet this demand, it remains vital that the option of reserving the maximum allowable proportion of affordable housing under Part V be utilised.

6 Conclusion

Based on the affordability analysis in the 2008 Housing Strategy, the maximum allowable proportion of 20% of residentially zoned land was to be reserved for social and affordable housing. The Core Strategy now provides revised population targets, with an associated revised need for housing land.

The 2008 Housing Strategy projected a demand for 3,250 social and affordable units to 2014. Since 2007 a total of 1,099 households have been provided for. A total of 2,789 applicants remain on the list in 2011. Considering the growth in the numbers on the housing list, despite the numerous changes in the housing market, the reservation of the maximum allowable proportion of 20% for social and affordable housing remains valid.

Due to the current state of public finances, the Department of Environment, Heritage and Local Government is now prioritising the provision of accommodation through the RAS and other leasing initiatives focusing on the private rented sector, in place of direct provision.

The policies as set out in Chapter 4 of the Development Plans remain relevant in this context.

As a result of this review, the only necessary changes to the Housing Strategy of the County Development Plan and City & Environs Development Plans are in relation to the revised population figures and an update on the numbers on the housing waiting list. Chapter 4 of the Development Plans will be revised to take account of these updates, see Section 7, but at this stage it is not considered necessary to revise Appendix A to the Development Plans. This report will be publicly available as an additional resource until the full Strategy review commences in 2012 as part of the Development Plan review process.

Appendix 1: Application of Regional Planning Guidelines Population Targets on an annual basis

Area	2006 (CSO)	RPG 2010	2011	2012	2013	2014	2015	2016	RPG 2016	2017	2018	2019	2020	2021	2022	RPG 2022
Kilkenny County	87,558	96,872	98,206	99,559	100,930	102,320	103,729	105,158	105,598	106,590	107,591	108,601	109,621	110,650	111,689	111,903
City & Environs	22,179	24,000	24,279	24,561	24,847	25,136	25,428	25,724	25,800	26,166	26,537	26,914	27,295	27,682	28,075	28,200
Waterford Environs	3,465	4,000	4,133	4,271	4,413	4,561	4,713	4,870	5,000	5,192	5,392	5,599	5,815	6,038	6,271	6,500

7 Proposed Changes to the County and City Development Plans 2008-2014 as a result of the review of the Housing Strategy

A. Proposed changes to the County Development Plan.

4. Housing and Community Facilities

Section 4.2 Housing Strategy

Part V of the Planning and Development Act 2000 requires that housing strategies be drawn up by planning authorities and integrated into their development plans.

The housing strategy shall:

- (a) include an estimate of, and provision for, the existing need and the likely future need for housing in the area covered by the development plan. The Planning Authority shall ensure that sufficient and suitable land is zoned in its development plan for residential use (or for a mixture of residential and other uses), to meet the requirements of the housing strategy and to ensure that a scarcity of such land does not occur at any time during the period of the development plan.
- (b) take into account the need to ensure that housing is available for persons who have different levels of income, and in particular for those in need of social or affordable housing in the area. A housing strategy shall therefore provide that as a general policy a specified percentage, not being more than 20% of the land zoned in the development plan for residential use, or for a mixture of residential and other uses, shall be reserved for social and/or affordable housing.
- (c) ensure that a mixture of house types and sizes is developed to reasonably match the requirements of the different categories of households, as may be determined by the Planning Authority, including the special requirements of elderly persons and persons with disabilities.
- (d) counteract undue segregation in housing between persons of different social backgrounds. The Planning Authority may indicate in respect of any residential area that there is no requirement for social/affordable housing in respect of that area, or that a lower percentage than that specified in the housing strategy may instead be required.

The needs of various groups, including the homeless, travellers and the elderly are addressed as part of the Housing Strategy.

A Housing Strategy has been prepared for the period 2008-2014 for both Kilkenny Borough and County Councils. This Strategy is incorporated into the Development Plan in Appendix A. *As part of Variation No.2 Core Strategy a review of the affordability indicators was conducted in 2011. This is included as appendix A1.*

The principal features to emerge from the analysis presented in ~~this housing strategy~~ *the 2011 affordability review* are as follows:

- A total of ~~1,892~~ ~~7,038~~ new households are ~~expected to be formed~~ *planned for* in County Kilkenny during the period ~~2008~~ ~~2010~~ to 2014.
- The existing local authority waiting list is ~~€1,200~~¹¹ *2,789*

¹¹~~As at 31st March 2011 of the 1,200 on the waiting list, 400 are on the list solely to secure rent supplement and openly state they do not wish to be considered for housing.~~

- Over the period of the strategy 20% of land zoned for residential or a mix of residential and other land uses will be reserved for social and affordable housing.
- Kilkenny has been particularly affected by issues related to housing affordability over the period of the previous housing strategy due to relatively low per-capita disposable income, rising number of household formations and other demand factors affecting household formations.
- The availability of zoned land is not expected to act as a constraint over the course of the Development Plan 2008 – 2014.

POLICY

- **HCF1 To implement the Housing Strategy contained in Appendix A and A1 of the Development Plan as amended by Variation 2.**
- **HCF2 To require 20% of the land zoned for residential use, or for a mixture of residential and other uses, be made available for the provision of social and affordable housing.**
- **HCF3 To assist and facilitate state and community bodies in the development of a Traveller horse project in the county**

It is the view of the Planning Department that the requirements of Part V of the Planning and Development Act, 2000 in relation to any particular site should be incorporated into any development proposal at an early stage in the development process. The Council will therefore require housing developers to whom the 20% requirement will apply to discuss the likely terms of Part V agreements at pre-planning consultations. Both the Council and the developer would thus have a common understanding of the nature of the likely agreement before detailed designs are prepared for any planning application.

Conditions attached to planning permissions for residential development will require developers to enter into an agreement with the Council in relation to the provision of social and affordable housing in accordance with the housing strategy.

The various options for compliance are set down in the Planning and Development (Amendment) Act 2002. The following preferred options are available to satisfy the requirements of the housing strategy, in decreasing order of preference –

- The transfer of the required number of completed dwellings on the site,
- The transfer of a portion of the site subject to the planning application,
- The transfer of completed dwellings elsewhere,
- The transfer of fully or partially serviced sites on the site which will enable the Council to provide the appropriate number of units thereon,
- The transfer of serviced sites at another location,
- The transfer of land at another location,
- The payment of a monetary contribution.

An agreement may provide for a combination of the above.

The Council will continue to meet social and affordable housing needs in the towns, villages and rural areas of the county in a balanced way avoiding over-concentration in any one particular area. The Council in its house building programme will place an emphasis on well-designed and integrated schemes appropriate to the scale and character of the area.

The Council recognises the important role played by the voluntary sector in meeting social housing need and will support and facilitate the expansion of that role.

The Council will seek to meet the increased demand for social and affordable housing in a number of ways as a housing authority through,

- *Rental Accommodation Scheme*
- *Leasing initiatives*
- *Other schemes focusing on the private rented sector*
- the Voluntary Housing Sector and the Rental subsidy scheme,
- *grant aid for the elderly and disabled, the disabled persons grant*
- *incremental purchase scheme,*
- ~~the essential repairs grant and other measures,~~ and
- Affordable housing/joint venture schemes,
- the local authority's house building programme,
- the sale of sites scheme,
- the capital assistance scheme,
- the Homeless *Action Team Forum* initiative.

POLICY

- **HCF4 To provide the necessary infrastructural investment to facilitate the overall level of housing output required to meet the current and anticipated levels of demand in a planned coherent fashion.**
- **HCF5 To zone adequate amounts of land for housing to provide a locational choice and allow for the probability that not all zoned land will be made available for development.**
- **HCF6 To strive for the highest quality built environment when assessing development proposals.**
- **HCF7 To encourage economy and efficiency in the use of land and services.**
- **HCF8 To promote a high standard of architecture in the siting and design of new housing developments.**
- **HCF9 To encourage a variety of house types, sizes and tenure in individual schemes and to encourage variety, interest and social mix in private and social housing developments.**
- **HCF10 To ensure that the Council's housing policy and objectives are linked with employment, environmental, and infrastructural policies and objectives with the aim of improving the quality of life and the attractiveness of the county's towns, villages and open countryside.**

7B. Proposed changes to the City & Environs Development Plan.

4. Housing and Community Facilities

Section 4.2 Housing Strategy

Add the following:

A Housing Strategy has been prepared for the period 2008-2014 for both Kilkenny Borough and County Councils. This Strategy is incorporated into the Development Plan in Appendix A. *As part of Variation No.1 Core Strategy a review of the affordability indicators was conducted in 2011. This is included as appendix A1.*

The principal features to emerge from the analysis presented in this housing strategy are as follows:

- ~~A total of 7,038 new households are expected to be formed in County Kilkenny during the period 2008 to 2014.~~
- ~~The existing local authority waiting list is c.1,200¹².~~

The principal features to emerge from the analysis presented in the 2011 affordability review are as follows:

- *A total of 1,892 new households are planned for in County Kilkenny during the period 2010 to 2014.*
- *The existing local authority waiting list is c.2,798*

Delete the following:

~~The Councils will seek to meet the increased demand for social and affordable housing in a number of ways as a housing authority through,~~

- ~~— Affordable housing/joint venture schemes,~~
- ~~— the local authority's house building programme,~~
- ~~— the sale of sites scheme,~~
- ~~— the Voluntary Housing Sector and the Rental subsidy scheme,~~
- ~~— the capital assistance scheme,~~
- ~~— the disabled persons grant,~~
- ~~— the essential repairs grant and other measures, and~~
- ~~— the Homeless Forum initiative.~~

And replace with

The Councils will seek to meet the increased demand for social and affordable housing in a number of ways as a housing authority through,

- *Rental Accommodation scheme,*
- *Leasing initiatives*
- *Other schemes focusing on the private rented sector,*

¹²Of the 1,200 on the waiting list, it is estimated that approximately 400 are on the list solely to secure rent supplement and openly state they do not wish to be considered for housing.

- *the Voluntary Housing Sector*
- *Grant aid for the elderly and disabled,*
- *Incremental purchase scheme,*
- *Affordable housing/joint venture schemes,*
- *The local authorities housing building programme,*
- *The sale of sites scheme,*
- *The capital assistance scheme,*
- *The Homeless Action Team initiative.*