

FERMOY

Development Plan 2009 - 2015



Mainistir Fhear Maighe



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Town
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Volume III
Cork Planning Authorities
Joint Housing Strategy

Joint Housing Strategy



**Cork Planning Authorities
2009**

Cork Planning Authorities
Joint Housing Strategy

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Joint Housing Strategy for the Cork Planning Authorities

1 INTRODUCTION

1.1 This Housing Strategy has been developed by the eleven Planning Authorities in Cork: Cork County Council, Cork City Council, and the Town Councils of Clonakilty, Cobh, Fermoy, Kinsale, Macroom, Mallow, Midleton, Skibbereen and Youghal in order to address the existing and future housing needs of the area. It is a review of the previous Joint Housing Strategy produced in 2001 and, once adopted, will replace the previous Strategy.

1.2 The primary purpose of the Strategy is to ensure that the overall supply of housing is sufficient to meet the planned population of Cork. It is based on a shared vision which sees having a suitable place to live at an affordable price as a basic right. This strategy has been formulated in the context of a continuing reality that not everyone in Cork City and County can exercise this right and a substantial portion of our population:

cannot afford a house, or

live in housing unsuitable to their needs.

1.3 As such the aim of the strategy is to address these issues and:

'To help enable the people of Cork, now and in the future, to have a place to live, suited to their needs, at a price that they can afford'

1.4 Part V of the Planning and Development Act, 2000 requires that all Planning Authorities prepare Housing Strategies and incorporate these into their development plans. Legislation provides for the preparation of a Housing Strategy jointly by two or more planning authorities in respect of the combined area of their development plans. In meeting the requirements of the Planning and Development Act, the Strategy addresses the following objectives:

- a) To ensure that the overall supply of housing is sufficient to meet the planned population of Cork.
- b) To ensure there is a mixture of house types and sizes to meet the needs of various households.
- c) To ensure that housing is available for people on different income levels.
- d) To provide for the need for both social and affordable housing.

1.5 The Strategy sets out measures to address the housing needs of the existing and future population of Cork to 2020.

How to use the strategy:

1.6 Sections one to five outline the main trends and issues affecting the provision of housing in Cork including an assessment of the likely housing need and supply in Cork between 2006 and 2020. Section 6 examines the requirements for social and affordable housing. Building on the analysis presented, Section 6 then sets out a series of policies and programmes to address the future housing needs of Cork. Section 7 looks at the requirements for implementation and monitoring of the strategy. Where appropriate, technical information and detailed calculations are contained in the main report with some additional supplementary information contained in the appendices.

How the strategy was developed:

1.7 This Strategy is a review of the Strategy developed in 2001. Circumstantial changes such as the increased significance of Part V and changing trends have resulted in some deviation from the approach followed in the last strategy where appropriate.

1.8 To facilitate analysis at sub county level, housing market areas were identified in the last strategy as set out in appendix 6 and figure 1 on page 6. These areas were established based on the criteria that they showed similar characteristics in terms of population change, house prices and distribution of social housing. Wherever possible, to allow for comparison and monitoring, the market areas share boundaries with those identified in the Strategic Plans.¹

1.9 As there is no evidence of any significant change to the proportional representation of these areas in terms of housing need, supply and income since 2001, analysis of these housing market areas continues to be appropriate. The areas are as follows:

- Metropolitan Cork (sub-divided into North, East and South),
- Ring Area,
- South Coast,
- North and West Rural, and
- Charleville / Mitchelstown.

1.10 There have been a number of changes since the last Housing Strategy that were taken into consideration. These include inter alia:

- The issue of a revised population target for 2020 for the South West region identified by the Government,
- Publication in 2007 of “Delivering Homes Sustaining Communities”, a new policy statement for housing which aims to build sustainable communities, ensure an effective delivery of housing programmes, and respond to housing needs in a way that improves choice and tailors support taking account of the householders position in the life cycle,
- Legislative changes introduced by an amendment to the Planning and Development Act in 2002 including an increase in the options available to developers to comply with Part V,
- Changing trends such as the increasing demand for smaller housing units,

¹Cork Area Strategic Plan 2001-2020 and North and West Cork Strategic Plan 2002- 2020

- Availability of data from a comprehensive Housing Land Availability Study for the County.

1.11 The Joint Housing Strategy is set within the context of a range of national, regional and local policies, plans, guidelines and legislation. From this four key principles were identified as follows:

Principle 1: To Provide for a Diverse Range of Housing Needs

Principle 2: To Promote Balanced Sustainable Communities

Principle 3: To Promote Sustainable Development of the Urban & Rural Environment

Principle 4: To Promote Environmental Sustainability and the Development of a High Quality Living Environment

1.12 Data has been compiled from published statistics and information provided by the local authorities for the purpose of this work.

1.13 Relevant consultation material has been drawn from four main sources:

- Response to two press advertisements placed on behalf of all the planning authorities involved in the Joint Housing Strategy Review:
 - Submissions were invited from interested parties prior to the preparation of the Draft Strategy,
 - Submissions were invited during the formal public consultation period following publication of the Draft Strategy.
- Relevant responses to invitations for submissions made by the County Council with regard to the review of its development plan,
- Relevant issues raised during a stakeholders workshop organised by the County Council with regard to the review of its development plan; and
- The County Council's Housing Land Availability Study that was prepared for the County in September 2006 (with a baseline date of 31st January 2006) in consultation with the Construction Industry Federation, and the City and Town Councils' Housing Land Availability Studies.

1.14 Following acknowledgement of existing strategic context, data analyses and consideration of issues raised by consultation process a number of policies and implementation programmes were identified.

2 Housing Strategy in Context

2.1 The Housing Strategy is set within the context of a range of other documents and plans that have particular relevance to housing provision, many of which have been published/ reviewed since the adoption of the 2001 Strategy. Among the relevant documents, from national to local level, are the following:

- National Spatial Strategy 2002-2020 (NSS)
- Atlantic Gateways Initiative
- National Development Plan 2007-2013
- Towards 2016 – Ten Year Framework Social Partnership Agreement 2006-2015.
- Regional Planning Guidelines (RPGs)
- Cork Area Strategic Plan 2001-2020
- North and West Cork Strategic Plan 2002-2020
- Cork County Development Plan 2003-2009
- Draft Cork County Development Plan 2007
- Cork City Development Plan 2004-2010
- The Integrated Strategy for the Economic, Social & Cultural Development of County Cork, 2002 – 2011
- City Strategy – ‘Imagine our future’ – Cork 2002 – 2012 Integrated Strategy for Economic, Social and Cultural Development
- Town Council Plans
- Local Area Plans
- City and County Housing Action Plans 2004-2008
- Planning and Development (Amendment) Act 2002
- Circular AHS/4/06 – Guidelines on Part V of the Planning and Development Acts 2002-2006: Implementation Issues.
- Housing (Miscellaneous Provisions) Bill 2008
- Housing Refugees: Good Practice in Housing Management: Guidelines for Planning Authorities.
- Delivering Homes Sustaining Communities – Statement on Housing Policy 2007.
- Quality Housing for Sustainable Communities- Best Practice Guidelines 2007
- Sustainable Residential Development in Urban Areas (Consultation Draft Guidelines for Planning Authorities, February 2008)
- Urban Design Manual, a Best Practice Guide. February 2008.
- Sustainable Urban Housing: Design Standards for New Apartments 2007
- Sustainable Rural Housing – Guidelines for Planning Authorities 2005.
- Rental Accommodation Scheme (RAS)
- Residential Density Guidelines for Planning Authorities, 1999.

2.2 These are briefly summarised in Appendix 1.

3 Housing Demand:

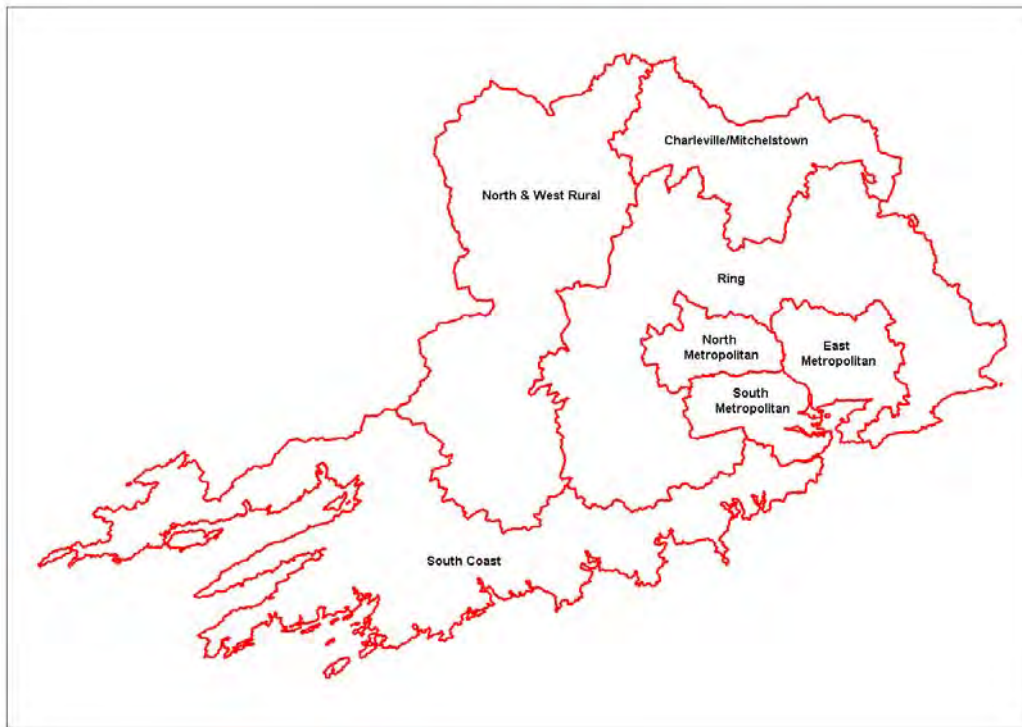
- 3.1 This section sets out the basic demographic assumptions with respect to future population, household and house building projections made in the Strategy. The figures for population and households are based on the target population figures for the Irish Regions issued by the Department of the Environment, Heritage and Local Government (DoEHLG) in February 2007².
- 3.2 In the case of the new targets, the impact of the implementation of Government policy in the form of the NSS was specifically factored into the forecasting process. By contrast, the Central Statistics Office (CSO) current regional projections excluded consideration of such policy implementation.
- 3.3 The demographic tables for the Strategy have attempted to pursue this methodology to the County and sub-county level. Within the CASP area the County and City Councils have appointed consultants to update the CASP plan first published in 2001 to provide an appropriate distribution of future population in line with the latest figures from the DoEHLG. Therefore, until that work is completed, the tables attached, provide a population distribution within the CASP area on a provisional basis only as an interim measure, until the CASP update project has reported.

Housing Market Areas

- 3.4 Demographic data in relation to seven Housing Market Sub Areas that together make up the City and County has been produced. These areas are:
- Metropolitan Cork East
 - Metropolitan Cork North
 - Metropolitan Cork South
 - Ring
 - South Coast
 - Mitchelstown/ Charleville
 - North West Rural

² These target figures represent an update to the forecasts published in the NSS and the RPGs and have been prepared to take account of the 2006 Census preliminary results. They represent an interim position pending the full review of the regional population projections by the CSO in late 2007 or early 2008 but the DoEHLG are encouraging Regional and Local Authorities to take account of them in RPG's and Development Plans.

Figure 1: Housing Market Areas



3.5 The table below shows the population projections for 2002-2020 defined by Housing Market Area.

Table 1: Projected populations defined by Housing Market Area 2002 –2020

Housing Market Area	Year						Annual % Growth	
	2002	2006	2011	2013	2016	2020	2002-2006	2006-2020
Metropolitan East	40,242	48,167	58,598	63,377	72,560	86,905	4.60	4.31
Metropolitan North	76,847	77,210	86,630	90,712	97,986	108,599	0.12	2.47
Metropolitan South	140,266	147,164	157,745	162,187	166,913	173,428	1.21	1.18
Ring Area	80,648	92,017	96,398	98,209	102,494	108,501	3.35	1.18
South Coast	53,810	58,125	59,116	59,517	61,208	63,538	1.95	0.64
Mitchelstown /Charleville	21,358	22,551	23,803	24,323	25,099	26,173	1.37	1.07
North West Rural	34,658	36,061	37,782	38,493	39,635	41,210	1.00	0.96
County Cork (including City)	447,829	481,295	520,071	536,818	565,894	608,355	1.82	1.69

3.6 The table below shows the household projections for 2002-2020 defined by Housing Market Area.

Table 2: Projected Households defined by Housing Market Area 2006 –2020

Housing Market Area	Year					Annual % Growth 2006-2020
	2006	2011	2013	2016	2020	
Metropolitan East	16,390	21,230	23,545	27,990	35,585	5.69
Metropolitan North	27,156	32,442	34,833	39,070	45,864	3.81
Metropolitan South	51,314	58,564	61,744	65,980	72,417	2.48
Ring Area	31,368	34,989	36,552	39,610	44,423	2.52
South Coast	20,490	22,188	22,907	24,461	26,699	1.91
Mitchelstown /Charleville	8,085	9,086	9,521	10,201	11,185	2.35
North West Rural	12,431	13,867	14,487	15,489	16,934	2.23
County Cork (including City)	167,234	192,366	203,589	222,801	253,107	3.00

3.7 Table 3, below, sets out the distribution of new houses by housing market area for four future timelines. The number of new houses required is based on the number of new households projected from each strategic planning area plus an allowance to accommodate other factors including: frictional vacancies, second homes, net losses due to demolition and conversions, and an allowance for investment properties. Accordingly an allowance of 30% was used.

Table 3: Projected House Building defined by Housing Market Area 2002 –2020*

Housing Market Area	Time Period			
	2006 -2011	2011- 2013	2013- 2016	2016- 2020
Metropolitan East	6,292	3,155	5,924	9,581
Metropolitan North	6,871	3,254	5,652	8,544
Metropolitan South	9,425	4,278	5,652	8,079
Ring Area	4,707	2,177	4,121	5,968
South Coast	2,208	934	2,021	2,909
Mitchelstown /Charleville	1,302	565	885	1,279
North West Rural	1,867	806	1,302	1,878
County Cork (including City)	32,673	15,169	25,557	38,238

3.8 From Table 3, above, it can be concluded that in order to meet the housing requirements for 2020 approximately 7,900 units will have to be constructed per annum.

Housing Demand - key points:

- *From target population figures for the Irish Regions issued by the Department of the Environment, Heritage and Local Government in February 2006 a target population of 608,355 in 2020 has been established for Cork, representing an increase of 127,060 over 2006 figures and an increase of 87,354 over RPG figures for 2020 published in 2004.*
- *It is expected that total new households in the County as a whole will increase by 85,873 between 2006 and 2020 and that total new houses built during this period will be 111,637.*
- *An estimated average of 7,900 new units will need to be constructed each year between 2006 and 2020.*

4 Housing Supply

4.1 This section of the Strategy considers housing supply and in doing so provides an analysis of house completions, type of house developed, house price trends and land availability.

House Completions

4.2 On average, since 1994 there has been a steady rise in construction rates in Cork. Figure 2 below shows the pattern of new house completions in County Cork (including Cork City and Town Council Areas) from 1994 – 2007. Housing completion rates in Cork peaked in 2006, with a total of 9,141 units being built in the County as a whole. The DoEHLG house completion figures for 2007 reveal that 8,686 new houses were built. These figures show that between the end of 2006 and the end of 2007 the house completion rate in the County had dropped by 4.98%.

Figure 2: New House Completions in Cork 1994 - 2007

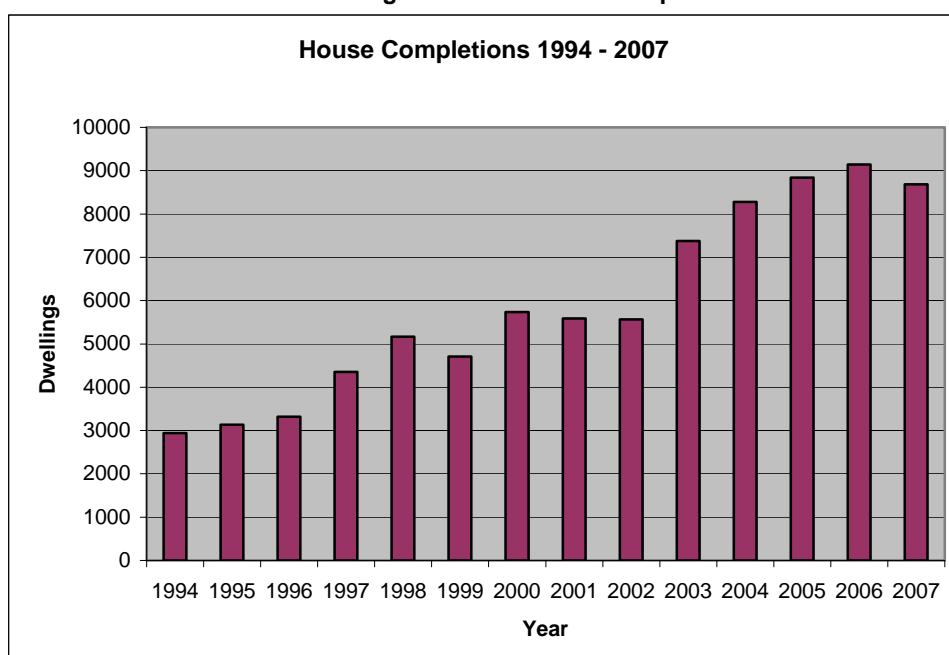


Figure 2: Includes Cork City and Town Council Areas from 1994 – 2007
 SOURCE: Department for the Environment, Heritage & Local Government: Annual Housing Statistics Bulletins

4.3 The construction industry in Cork has responded well to the increase in house demand, in terms of increasing overall output. Cork’s Planning Authorities have a responsibility to support housing output by ensuring that a sufficient amount of land is zoned in order to meet future housing demand.

House Types

4.4 In tandem with the current population trends, average household size is continuing to decline. The impact of population growth and social changes, such as more elderly people living alone and higher incidences of marital breakdown, means that household sizes are declining.

4.5 According to the 2006 census the average number of persons in private households for the Cork Area is 2.81 persons, in 2002 it was 2.94 persons. This trend indicates that more new dwellings will have to be supplied for the same amount of persons, irrespective of population and household formation increases during the coming decade. In line with falling household size and current European experience much of the additional demand of dwellings may be for smaller units rather than the traditional three bedroom semi-detached house.

- 4.6 All of these factors impact on demand within the Cork Area. The number of households in Cork has increased from 147,990 in 2002 to 167,234 in 2006. The 'National and Regional Population Projections 2006-2020' published in February 2007 forecast that the population of Cork will increase by 127,060 persons by 2020, this equates to an increase of 84,536 households by 2020. In order to accommodate these households, a larger number of housing units will have to be constructed in the Cork area in the period 2006 to 2020.

Table 4: House Completion Type Cork City and County³

	Bungalow	House Detached	House Semi - D	House terraced	Flat/Apartment	Total
2001						
Cork City	6	97	252	82	315	752
Cork County	835	1,704	1,348	346	605	<u>4,838</u>
<i>Total</i>						5,590
2002						
Cork City	17	81	320	92	302	812
Cork County	720	1,706	1,395	436	497	<u>4,754</u>
<i>Total</i>						5,566
2003						
Cork City	6	42	101	87	817	1,053
Cork County	493	1,904	2,447	637	844	<u>6,325</u>
<i>Total</i>						7,378
2004						
Cork City	30	53	1,245	17	1,019	2,364
Cork County	432	1,485	3,456	52	487	<u>5,912</u>
<i>Total</i>						8,276
	Individual House		Scheme House		Apartments	Total
2005						
Cork City	118		558		1,008	1,684
Cork County	2,071		4,466		621	<u>7,158</u>
<i>Total</i>						8,842
2006						
Cork City	72		456		537	1,065
Cork County	2,268		5,002		806	<u>8,076</u>
<i>Total</i>						9,141
2007						
Cork City	61		747		401	1,209
Cork County	2,116		4,442		919	<u>7,477</u>
<i>Total</i>						8,686

Source: DoEHLG Housing Statistics 2001 – 2007

- 4.7 Overall, a greater number of small units is needed. Notwithstanding this, within the City the aim is to ensure that apartment developments include an acceptable proportion of larger units as well to ensure that such developments are sustainable in the long term and provide a suitable long-term option for families. Apartments should at least meet minimum floor areas and standards recommended by the DoEHLG in their Design Standards for New Apartments published in September 2007.
- 4.8 To meet the changing needs and sizes of households, it is a policy of the Housing Strategy to ensure the development of a greater mix of house type and sizes reflecting local circumstances.
- 4.9 Table 5, below, sets out the targets for housing size and distribution contained in CASP. Monitoring of house completions will be required to establish to what extent targets are being achieved.

³ These data are based on the number of new dwellings connected by the ESB to the electricity supply but exclude conversions and may not accord precisely with local authority boundaries. The classification used for type of dwelling changes in 2005 – 'individual house' is where connection is provided to separate detached house, 'scheme house' is where connection is provided to two or more houses, 'apartment' is where all customers' metering for the block is centrally located.

Table 5: Target Housing Programme 2020

Household Size Distribution		Urban Housing Size Distribution		Suburban Housing Size Distribution	
1 person	27%	1 bed	15%	1 bed	5%
2 persons	34%	2 bed	35%	2 bed	20%
3 persons	16%	3 bed	35%	3 bed	40%
4 persons	16%	4 bed	10%	4 bed	25%
5+ persons	8%	5+ bed	5%	5+ bed	10%

House Price Trends

4.10 House price trends generally reflect the state of the national economy, with rising prices associated with economic booms and price stagnation occurring alongside downturns in the economy.

4.11 An examination of the trend in house prices for Cork indicates a very sharp increase in the average price of both new and second-hand housing in recent years. Between 2001 and 2006, the average price for new housing in Cork increased from €174,550 to €305,015 while second-hand house prices increased from €179,687 to €353,104 (DoEHLG, 2007). Between 2006 and 2007 the average price of a second hand house in Cork rose by 4.4% and the average price of a new house in Cork rose by 6.7%.

4.12 The tables below show the average price of new houses between 2001 and 2006 and the average price of second hand houses between 2001 and 2006.

Table 6: Average Price of New Houses (Including Apartments) 2001 – 2007

Year	2001	2002	2003	2004	2005	2006	2007
	€	€	€	€	€	€	€
Cork	174,550	184,369	211,980	237,858	265,644	305,015	325,453
(% increase on previous Year)		(6%)	(15%)	(12%)	(12%)	(14.8%)	(6.7)
National	182,863	198,087	224,567	249,191	276,221	305,637	322,634
(% increase on previous Year)		(8%)	(13%)	(11%)	(11%)	(10.6%)	(5.6)

Source: DoEHLG Housing Statistics 2001 – 2007

Table 7: Average Price of Second-hand Houses (Including Apartments) 2001 –2007

Year	2001	2002	2003	2004	2005	2006	2007
	€	€	€	€	€	€	€
Cork	179,687	200,155	240,444	273,605	307,007	353,104	368,523
(% increase on previous Year)		(11%)	(20%)	(14%)	(12%)	(15%)	(4.4%)
National	206,117	227,799	264,898	294,667	330,399	371,447	377,850
(% increase on previous Year)		(11%)	(16%)	(11%)	(12%)	(12.4%)	(1.7%)

Source: DoEHLG Housing Statistics 2001 – 2007

4.13 As part of the 2001 Joint Housing Strategy a house price survey was carried out in January 2001. The aim of this survey was to determine the variation in prices in different areas of Cork. The survey outlined the variation in prices, for a new 3-bed house between different housing market areas.⁴

4.14 For the purpose of this strategy it is deemed appropriate to use the same variables that were used in 2001 when identifying the average house price by market area as there has been no significant change in house price distribution in the past 6 years.

Table 8: Average Price of a New Home (incl. Apartments) in each Housing Market Area

Housing Market Area	2007 Average Price €	Differential Percentage Compared to Average House Price
Cork County Average (Q2)	325,453	
Metropolitan Area		
South Metropolitan	373,620	+14.8
North Metropolitan	346,933	+6.6
East Metropolitan	333,589	+2.5
Ring Area		
Ring (Excl. Youghal)	322,849	-0.8
Youghal & Hinterland	280,215	-13.9
South Coast Area		
Kinsale	378,827	+16.4
Clonakilty/Skibbereen	333,589	+2.5
Bantry/Castletownbere	306,902	-5.7
North West Rural Area	266,871	-18
Charleville / Mitchelstown Area	298,766	-8.2

⁴ The survey was based upon a postal and telephone survey of auctioneers for each Market area. Of the 175 auctioneers surveyed only 27% responded, from which over 1,000 price data returns were received. A follow up telephone survey of 20 auctioneers was completed to further substantiate returns.

Private Rented Sector

4.15 In the 2001 Housing Strategy it was maintained that the private rented sector is uncompetitive with regard to two main factors: security of tenure and accommodation cost (rent being regarded as “lost revenue” where a mortgage is seen as an investment). Anecdotal evidence suggests that the significance of the rental sector has grown due to demand for private rented housing, much of which is generated by the migration element of the population. Nationally, in 2006 tenancy registrations represented 8.5% of total households. The percentage in Cork is in line with National figures.

4.16 In 2007 there were 21,702 private rented housing registrations in Cork.⁵

4.17 Due to the escalation in house prices, home ownership has become less attainable and many are seeking alternative rental options. The future role of the private rental sector depends greatly on its ability to offer an attractive and competitive alternative to home ownership, particularly with regard to security, affordability, availability and standard of accommodation. There are a number of areas where a rental option can offer a more appropriate form of accommodation than owner occupation:

- To allow new households, or immigrants, time to acclimatise to the housing market or to allow time to bridge the affordability gap to home ownership;
- As a transitory option prior to longer term commitments for those seeking either private and public housing;
- For those seeking location specific temporary accommodation e.g. students seeking accommodation close to third level education, temporary employees or holiday-makers;
- For those wishing to divest of accommodation no longer suited to their needs;
- More generally, for households who have a preference for rented accommodation.

4.18 The Rental Accommodation Scheme introduced in 2005 may help to strengthen the development of the private rented sector. The scheme is examined in more detail in the social and affordable housing section of this strategy.

4.19 It is necessary to monitor the private rental sector, particularly within the context of a changing housing market.

Housing Land Supply

4.20 Housing Land Availability Surveys were carried out independently for the DoEHLG by each of the separate Local Authorities in County Cork in 2006. In the County Council area, comprehensive surveys of residential land availability carried out in January 2006 indicate that there is ample zoned residential land to cater for demand until the next County Plan is adopted around January 2009.

4.21 The following table details the land availability in the functional area of each of the authorities in Cork.

⁵ This represents the actual number of tenancy registrations entered on the PRTB computer system on 31 December 2007 that are still active on 30th April 2008.

Table 9 : Housing Land Supply – Cork County (Including Town Councils and City Council)⁶

Local Authority	Gross Area (Ha)	Net housing Area	Number of Units Completed Summer 2006	Number of Units Under Construction Summer 2006	Number of Units not started but with permission Summer 2006	Estimated number of units on remainder of zoned land	Number of Units which can commence immediately	Number of Units which can commence < 2 years	Number of Units which can commence > 2 years < 5 years	Number of Units which are unlikely to commence within 5 years
Cork City Council	309.51	309.51	1784	2495	2649	12601	2649	2649*	5867	6734
Cork County Council	4405.96	3548.92	7563	8459	6248	54267	5178	19772	27064	8501
Clonakilty TC	42.38	42.38	44	59	95	173	95	0	42	131
Cobh TC	4.96	4.96	0	43	20	61	20	61	0	0
Fermoy TC	10.26	10.26	0	0	0	340	0	340	0	0
Kinsale TC	12.55	12.55	17	86	208	0	160	48	0	0
Macroom TC	36.3	36.3	45	396	129	164	85	208	0	0
Mallow TC	58.42	58.42	0	320	222	1031	222	246	500	285
Midleton TC	7.27	6.91	0	0	0	414	0	414	0	0
Skibbereen TC	59.87	59.87	328	0	229	627	229	627	0	0
Youghal TC	360	360	100	4	1053	4197	1053	1347	500	2350
TOTAL	5307.48	4450.08	9881	11,862	10853	73875	9691	23063	33973	18001

*Given the lack of sites with development constraints within City Council boundaries, the number of units which can commence immediately is the same as the number of units that can commence in < 2 years. This does not affect the estimated number of units on the remainder of zoned land nor has it been included in the total figures.

4.22 It is estimated above that there is sufficient supply for 73,875 new units. A conclusion drawn from the demographic analysis of housing demand is that in order to meet the housing requirements for 2020 approximately 7,800 units will have to be constructed per annum, or 109,897 between 2006 and 2020. Some of these, up to 20%, will be constructed on unzoned land either within small settlements or in the countryside. To accommodate the remainder, land will need to be identified in future reviews of Local Area Plans or Development Plans.

Housing Supply - key points:

- *There is a need to ensure the development of a greater mix and variety of house types and an increase in the delivery of smaller units.*
- *Average household size is continuing to decline.*
- *In 2006 the average price of a new housing unit was €305,015 and that of a second hand house was €353,104.*
- *In 2006 there were 14,246 private rented housing registrations in Cork, representing 8.5% of total households.*
- *It is estimated that in 2006 there was a sufficient land supply in the County for the development of 73,875 new units.*

⁶ Figures are based upon the 2006 Annual Housing Land Availability Study Returns to the DoEHLG, (city figures updated to 2007). Definitions of the terms used are provided in appendix 4.

5 Social and Affordable Housing

- 5.1 The Planning Act requires the Strategy to provide for the need for both social and affordable housing. For the purposes of this Strategy social housing is defined as rented housing provided either by the Local Authority, or a voluntary or cooperative housing body or provided through the Rental Accommodation Scheme. During the negotiations on 'Towards 2016' it was agreed that it is appropriate to include units procured under the Rental Accommodation Scheme as part of the social housing stock.
- 5.2 Despite a common misconception that affordable housing is a form of social housing affordable housing is in fact a separate entity and is defined as owner-occupier or shared ownership housing, provided at a price below market value. Due to the high cost of home ownership shared ownership housing is occurring less and the more common form of affordable housing is therefore owner-occupied housing. To a limited extent the provision of affordable housing may address some social housing needs, by reducing numbers on the waiting list for Local Authority housing.
- 5.3 The forthcoming introduction of the new Incremental Purchase Scheme, as outlined in the Housing (Miscellaneous Provisions) Bill 2008 will further broaden access to home ownership for lower income groups. This scheme reflects government belief that home ownership should be available to as many as possible where this is their preferred option. Under this scheme applicants for local authority housing may opt to purchase, if their income permits, at the point of allocation of the dwelling. This will involve purchasing over a period in predetermined instalments.

Local Authority Housing Data and Activity

- 5.4 This section contains an assessment of housing needs trends in County Cork. The 2001 Joint Housing Strategy estimated a social housing demand in the County in January 2001 of 7,500 based on the local authority waiting lists (and assuming approx 10% for double-counting).
- 5.5 There is a significant discrepancy between the net social housing need as represented by the Housing Needs Assessment and the number of households on the Local Authorities Social Housing Lists. Comparing the last two housing needs assessments, between 2002 and 2005 there was an apparent reduction in net need of just over 9% in Cork. In the City between 2004 and 2006 there was an increase of 51.1% in the number of applicants on its social housing waiting list.

Table 10: Applicants for Social Housing (rented)⁷

Local Authority	2002 (Housing Needs Assessment)	2005 (Housing Needs Assessment)	% Change in Net Need 2002 – 2005	2006 (Local Authority Waiting List)
Cork City Council	2282	2516	+ 10.3	5633
South Housing Division	1002	931	- 7.1	2029
North Housing Division	505	371	- 26.5	913
West Housing Division	594	483	- 18.7	811
Clonakilty Town Council	111	43	- 61.3	76
Cobh Town Council	160	103	- 35.6	130
Fermoy Town Council	119	91	- 23.5	223
Kinsale Town Council	103	64	- 37.9	173
Macroom Town Council	76	57	- 25.0	143
Mallow Town Council	360	318	- 11.7	488
Midleton Town Council	137	85	- 38.0	345
Skibbereen Town Council	77	46	- 40.3	99
Youghal Town Council	239	122	- 49.0	288
Total	5765	5230	- 9.2	11748

5.6 Table 10 above shows that as of 31st Dec 2006 there was a total of 11,748 households on the waiting list of the local authorities in the County. However it is likely that this overstates social housing need due to a number of factors such as a proportion of applicants being on the waiting list of more than one authority, and the fact that occasionally the qualifying circumstances of applicants may change subsequent to being added to the list.

5.7 On the other hand, due to the approach taken in assessing social housing need for the DoEHLG Housing Needs Assessment returns, there is a substantial discrepancy between these figures and the social housing waiting list figures. It is estimated that 65% of the Social Housing Waiting List is a reasonable reflection of net social housing need. It is therefore estimated that current net social housing need is approximately 7636.

5.8 In the 2001 Joint Housing Strategy it was acknowledged that a number of households applying to the Local Authority for social housing do so to avail of the private sector Rental Subsidy Scheme and do not wish to access social housing. It is expected that the Rental Accommodation Scheme (RAS), introduced in 2005, will address these needs. Some of the benefits expected to accrue from RAS include greater social mix through providing a wider geographical spread of social housing, improvements in tenant choice through the creation of a graduated system of housing supports and improvements in the quality, suitability and usage of private rented accommodation. The flexibility offered by RAS can make a significant contribution to addressing social housing need for one-person households.

⁷ Figures for 2002 and 2005 are taken from the Local Authority Housing Needs Assessment, while the 2006 figure is from the waiting lists of the planning authorities as at 31st December 2006

5.9 It is expected that over time housing authorities will build up a stock of private-rented accommodation to which they will nominate RAS recipients. In the long term it is envisaged that all rent allowance recipients will be transferred to RAS however as uptake of RAS by landlords is likely to correlate strongly with rent prices then it is difficult to predict.

5.10 Where appropriate, Local Authorities may, at their discretion, give consideration to the provision of private rental accommodation, to be administered under the RAS scheme, for social housing purposes as a way of complying with Part V.

5.11 The composition of households seeking social housing is evolving and of particular note is the significant increase in the number of one person households seeking accommodation at 51%, which is an increase of 20% on the level identified in the 2001 Joint Housing Strategy. Single parent households represent just over 30% of those on the waiting lists.

Table 11: Social Housing Applicants: Household Type by Housing Authority – 2006

Local Authority/division	Single with child/ children				Couple with or without child/ children					Family Household Total	One Person Household Total	Total
	1	2	3	4+	0	1	2	3	4+			
Cork City Council	1030	244	63	34	244	207	163	86	48	2119	3514	5633
Cork County Council (South Division)	511	210	76	51	155	129	153	86	70	1441	588	2029
Cork County Council (North Division)	212	94	29	22	58	44	42	21	21	543	370	913
Cork County Council (West Division)	167	40	21	11	62	45	29	15	8	398	413	811
Clonakilty TC	13	1	1	0	8	5	4	2	0	34	42	76
Cobh TC	117	35	17	11	16	37	23	26	6	288	239	527
Kinsale TC	14	4	1	0	4	24	3	4	0	54	119	173
Macroom TC	31	9	2	3	7	4	1	1	1	59	84	143
Mallow TC	102	18	39	3	9	67	56	11	15	320	168	488
Midleton TC	104	29	7	0	19	23	27	12	3	224	121	345
Youghal TC	51	18	3	3	2	18	15	9	6	125	163	288
Total	2352	702	259	138	584	603	516	273	178	5605	5821	11426
% of total	20.6	6.1	2.3	1.2	5.1	5.3	4.5	2.4	1.5	49.1	51	100

Figures for Fermoy and Skibbereen Town Councils not included.

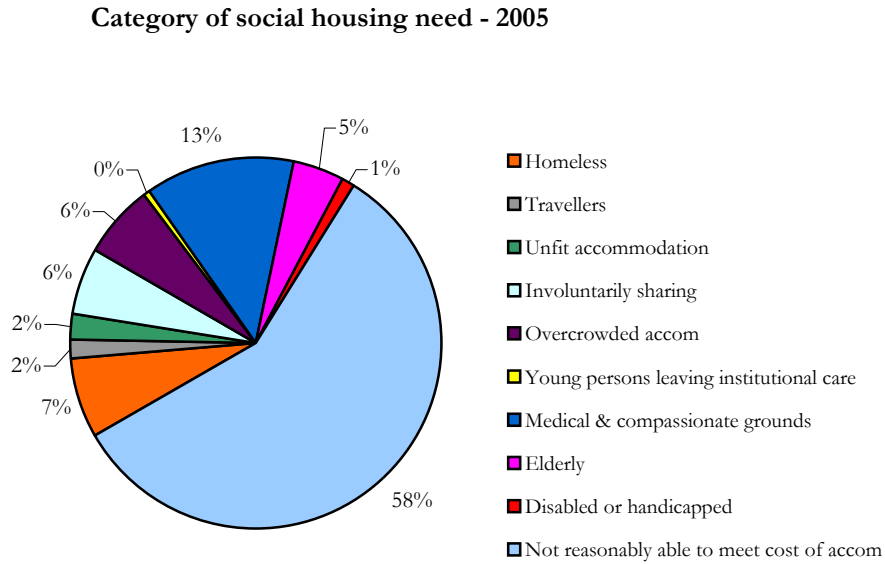
5.12 As illustrated in Table 11, 51% of social housing applicants comprise one-person households – the comparable figure published in the 2001 Strategy was 31%. While this might suggest a large requirement for the provision of one-bed units this is not always considered the appropriate response. It is important that the nature of housing units required is adequately communicated at preplanning stage.

5.13 An examination of the age profile of applicants from the 2005 Housing Needs Assessment shows that just over 37% of applicants are under 30 years of age and almost 62% are under 40 years old. Only 7.5% of applicants are over 60 years of age.

5.14 52% of households have been on the list more than 2 years and a further 25% have been on the list for 1-2 years. The average length of time on the waiting list is 2 years 11 months.

5.15 The reasons why people are on the waiting list are varied but by far the biggest reason (58%) is financial, where the applicant is not reasonably able to meet the cost of the accommodation.

Figure 3: Category of social housing need - 2005



Source: Local Authority Housing Needs Assessment 2005, DoEHLG

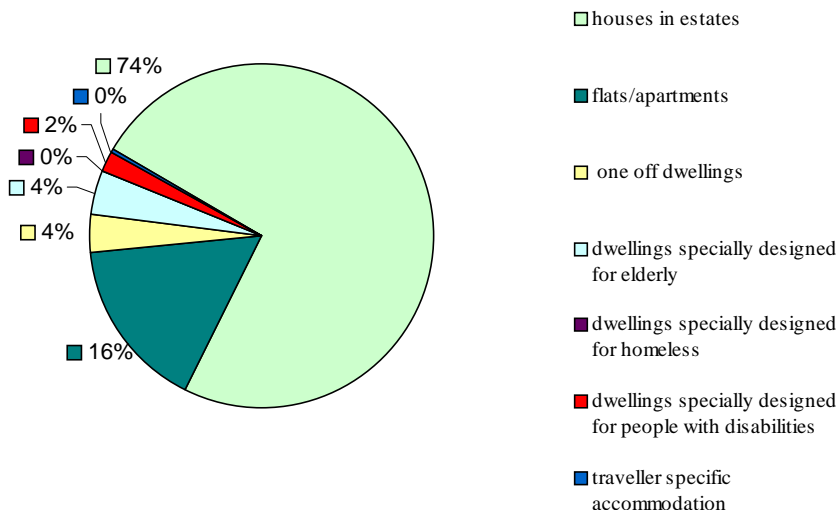
5.16 Income data on applicants bears out this conclusion with just over 68% of applicants on a household income of less than €10,000. Over 84% of applicants have a household income of under €15,000, which is less than half the average industrial wage.

Existing Local Authority Housing Stock

5.17 The current local authority housing stock in the County is 13,625 units, 73.9% of which are houses within housing estates. A further 16% comprise flats and apartments, 90% of which are located within the City Council jurisdiction. Less than 4% of the housing stock is made up of one-off housing. Housing for special needs, including housing for the elderly and those with a disability, represent just over 6% of the stock. Most purpose built accommodation for the elderly is owned by the voluntary housing sector, while the low percentage of units for the disabled is most likely to be because alterations are made or facilitated to existing private dwellings rather than by direct provision by the authority involved.

Figure 4: Local Authority Housing Stock – 2006*

Local Authority Housing Stock - 2006



*Figures for the Southern Housing Division are from 2004

5.18 In 2006 over 70% of the stock was located within the area of the City Council and Southern Housing Division of the County.

5.19 In the period between 2001 and 2006 there was an increase of 2.5% in the vacancy rate of social housing stock. This represents a yearly increase of 0.42%. With the exception of a fall of 0.3% between 2005 and 2006, the vacancy rate has been on the rise since 2001. The various housing action plans suggest that specific measures are being taken to address the vacancy rate by the various authorities and the rate decreased between 2005 and 2006, however this is likely to be counterbalanced by the increase in overall stock. The length of time taken to re-let a property varies considerably across the authorities from 4 weeks in the Northern Division of the County Council to 276 days in the Southern Division.

5.20 The voluntary and co-operative housing sector appear to have less of a problem with vacancy and long term voids – most of their stock is less than 15 years old and in good condition.

Table 13: Average Vacancy Rates in Local Authority Housing Stock

	Average Vacancy Rates in Local Authority Housing Stock: %
2001*	2.5
2002*	3.3
2003*	3.5
2004*	4.4
2005*	5.2
2006	5

*Rate not available from every Local Authority

- 5.21 The number of Local Authority houses that have been sold since 2001 amounts to 684 units or about 5% of the current stock.

Social Housing Management and Maintenance

- 5.22 Almost 75% of the local authority housing stock has been constructed in the period since 1970, with over 31% of that constructed since 1990. While the stock is considered to be in a reasonable condition overall, there is a specific problem in relation to the number of units without adequate central heating systems – approximately 50% of the stock of the City Council and Southern Housing Division in the County. It should be noted that all stock in South Cork is expected to have central heating installed by the end of 2008.
- 5.23 In tandem with the major capital investment that has taken place in the improvement of the Housing Stock and the construction of new housing, the Housing Authorities have restructured their housing management operations and have diverted dedicated resources to estate management. Staff have now been deployed to deal with day-to-day management issues, to enforce the terms and conditions of Tenancy Agreements, to provide a responsive service to the public, and generally to promote the principles of good estate management. The Housing Authorities will continue to work in close co-operation with other Agencies in carrying out their estate management function.
- 5.24 In the City Council, dedicated Housing Officers have been assigned to manage every City Council estate. The North, South and West Housing Divisions of the County have established estate management units and have appointed full time housing officers/estate management liaison officers with primary responsibility of estate management and improvement in tenant participation. Various social housing management initiatives include the production of tenants handbooks and tenant participation schemes.
- 5.25 The Housing Bill 2008 as published incorporates the provisions relating to anti-social behaviour which if enacted will require that Local Authorities adopt strategies for the prevention and reduction of anti social behaviour in the Local Authority housing stock.

Affordable Housing

- 5.26 Currently affordable housing is delivered through a number of schemes, most significantly the 1999 Affordable Housing Scheme and the Affordable Housing Initiative. Recently the Shared Ownership Scheme has diminished as a housing option because house prices have become prohibitive and the maximum loan amount on offer is now insufficient to enable the purchase of a house in most areas of the County and particularly in the City and Southern Housing Division. While it is anticipated that schemes such as these will continue to play a significant role in affordable housing delivery, it is expected that Part V will provide the majority of affordable housing in the future.
- 5.27 The number of people opting for the Tenant Purchase Scheme remains relatively static.
- 5.28 There can be a difficulty in reconciling the trend towards smaller household formations and the need to accommodate the changing housing needs of households. This applies particularly to affordable housing as it involves a long term commitment to a particular house should penalties not be incurred. It is important that housing mix is reconciled with the trend in household formations and the need to adopt a lifecycle approach to affordable housing in particular.
- 5.29 Experience of operating the affordable housing scheme has shown that matching affordable housing applicants with houses in their stated preferred location can be problematic. In South Cork, the busiest area in the County Council jurisdiction, the

experience to date is that the definition of the area for the purpose of the expression of interest in affordable housing has been confusing for the public and has at times been difficult to administer. As a means of overcoming this problem, South Cork has been divided into 11 broad areas for Affordable housing purposes.

Voluntary Housing Sector

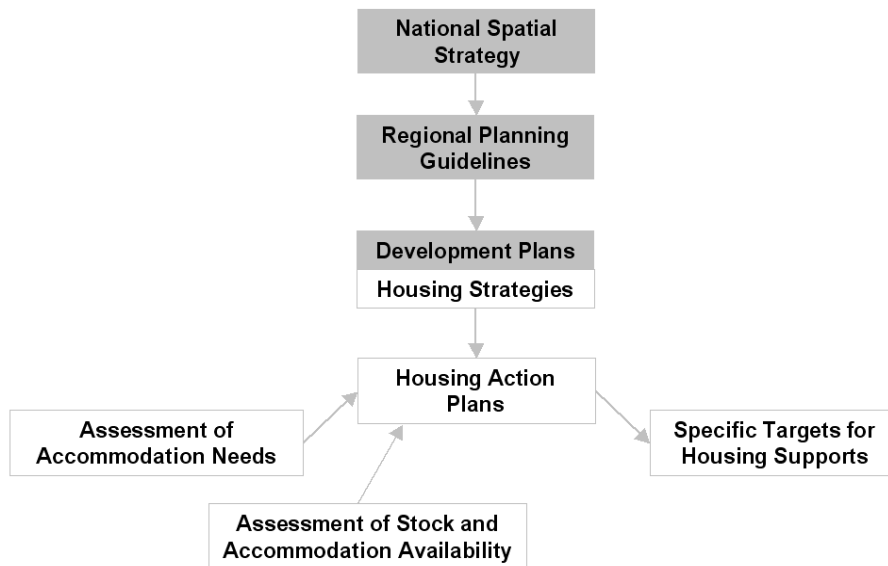
- 5.30 Providers of voluntary housing in Cork are diverse - ranging from national charitable organisations such as Respond and Cluid, Simon Community, St. Vincent de Paul to a variety of local, smaller voluntary organisations that respond to local needs. The voluntary housing sector generates variety in housing provision as these bodies decide the type of housing most suitable to local requirements and combined with the local authority have the responsibility of tenancy allocation. This is of particular importance regarding the provision of special needs housing.
- 5.31 The co-operative housing movement also provides an opportunity for the provision of social and affordable housing. Housing co-operatives are a distinct form of not-for-profit mutual housing association, working to relieve housing needs for community benefit. The members are the users of the housing services provided by their cooperatives. The National Association of Building Cooperatives (NABCO) is the representation, promotion, advice information, training and development organisation for the cooperative housing movement in Ireland. The cooperative movement may be able to contribute to the delivery of social or affordable housing through partnerships with either Local Authorities or private builders/developers.
- 5.32 There are two schemes, operated by the DoEHLG, under which units are delivered – these are the capital assistance scheme and the capital loan and subsidy scheme.
- 5.33 While it is difficult to quantify the impact of the provision of housing by the voluntary sector, particularly its potential future impact, it is clear that in terms of addressing specific housing needs it plays a vital role.

Housing Action Plans:

- 5.34 Five-year action plans for social and affordable housing were introduced in 2004, to translate the objectives for social and affordable housing in the housing strategies into specific delivery plans and to provide a more integrated and holistic approach to planning and delivering these programmes.
- 5.35 Housing Action Plans and The Housing Strategy form an interdependent dual role in ultimately insuring the effective delivery of appropriate housing programmes. Housing Action Plans also provide additional perspectives on housing demand and housing needs that have been taken into consideration in preparing the Housing Strategy.
- 5.36 Subject to the Housing (Miscellaneous Provisions) Bill 2008 being enacted, it is proposed that housing action plans will be replaced by a two tier plan structure. The Bill contains a statutory requirement to prepare Housing Services Plans which will relate to the remaining period of operation of the Local Authority's Development Plan. Preparation of Housing Services Plans shall have regard to, inter alia: the Development Plan; the authority's summary of social housing assessment; demand for affordable housing; the authority's traveller accommodation programme; and the need to ensure that housing services are delivered in a manner which promotes sustainable communities. The Bill also requires that a local authority shall prepare a housing action programme for implementation of its housing services plan. Subject to the Bill being enacted in accordance with the Bill as published, these measures will improve the effectiveness of the delivery of housing programmes.

5.37 In a reference to achieving housing and accommodation objectives the DoEHLG, in its 'Delivering Homes, Sustaining Communities' publication, refers to the framework for effective housing responses including strategic planning through county/city development plans leading to housing strategies and housing action plans. The framework is illustrated in the following hierarchy of current strategies and plans:

Figure 5: Hierarchy of Strategies and Plans



Affordability Thresholds

5.38 An essential aspect of the Housing Strategy is to ensure that provision is made for people who cannot gain access to housing on the open market. In assessing the extent to which lack of affordability is an issue in Cork, the following data were used.

- The division of Cork into the Seven Housing Market Areas for this analysis:
 1. South Metropolitan area
 2. North Metropolitan Area
 3. East Metropolitan Area
 4. Ring
 5. South Coast
 6. North & West Rural
 7. Charleville/ Mitchelstown
- Census data (2002 & 2006) at DED level have been aggregated to these five areas.
- The house price data used was based on the County average new house price for Cork for 2004 which was €237,858 (source DoEHLG Statistics 1971 – 2006 (Q2)). As it is likely that a household on a lower income band would aspire to purchase a house at an 'entry level' price then the analysis used an average 'entry level' house price for each housing market area to

establish an affordability threshold. It is assumed that this is 10% less than the average house price for each housing market area.

- The County Average Disposable Income for 2001 & 2004 is taken from the County Incomes & Regional GDP 2004 (published in February 2007 by the CSO).
- Peter Bacon's Household Income model (provided for the Housing Strategy 2001)

Analysis⁸

5.39 All analysis is based upon 2004 data, as this, at present, is the best available information. The most up to date CSO income data is 'County Incomes and Regional GDP' which was published in February 2007. The analysis is set out in detail in appendix 5 and leads to a calculation of the percentage of households which are eligible for either social or affordable housing. Appendix 5 contains a table of Household Income by Market Area 2004 (Based on 5% APR).

5.40 In the 2001 Joint Housing Strategy an average interest rate to 2011 of 6% was chosen. In the event, since 2001, interest rates have never reached that level. International currency changes, including adoption of the euro, would indicate that a 6% rate is unnecessarily high. Accordingly a 5% rate has been adopted as more typical for the period of this Strategy. Based on the analysis the affordability threshold is estimated as 45.3% - i.e. 45.3% of new households will not be able to afford a house on the open market without some intervention and will therefore require social or affordable housing.

5.41 Table 14, below, shows the percentage of new households, within each housing market area, that, it is calculated, will fall below the affordability threshold.

Table 14: Percentage of New Households Below Affordability Threshold

Housing Market Area	5% APR
South Metropolitan	44.5
North Metropolitan	49.4
East Metropolitan	44.9
Ring	38.6
South Coast	59.8
North & West Rural	43.8
Charleville / Mitchelstown	42.9
City	46.3

Estimated Social and Affordable Housing Need 2006-2020

5.42 Assessment of the need for social and affordable housing has been based on Peter Bacon's demographic distribution model and it allows for the uplift of the National and Regional Population Projections 2006-2020 published in 2007.

⁸ Affordability calculations are based upon:

1. The average County Cork house price in 2004 (i.e. €237,858),
2. A total loan size (i.e. a mortgage at 90% of the overall cost of the new dwelling i.e. €214,072),
3. Factor of mortgage repayments (i.e. 35% of disposable income (annual income net of income tax and PRSI)),
4. Based on a 5% (APR) rate, over a 25 year loan period.

Demographic and Income Distribution Assessment of Affordability

5.43 An essential aspect of the Joint 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 DoEHLG 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 and Development Act 2000) was estimated. To assess the extent to which lack of affordability is an issue in Cork the data used in the last housing strategy has been updated. The income data was updated using the national average resulting in an updated income distribution model. It is assumed that since 2001 there has been no significant spatial distribution of income.

5.44 **As the percentage of households below the affordability threshold is substantially above 20% in all housing market areas it is deemed necessary that all areas reserve the maximum provision of twenty per cent social and affordable housing, as allowed for under Part V of the Planning and Development Act 2000 (as amended).**

Estimating social and affordable housing need

5.45 The following table shows the estimated social housing need and supply from 2006-2020. The approach taken is outlined in detail in appendix 5.

5.46 The approach differs from that outlined in the Draft Strategy in that it is considered that the building programme of the local authorities will be adjusted over time to take account, in the first instance, of the social housing supply arising from other sources, i.e. Part V, Voluntary and Co-operative Sector and casual vacancies. Having determined the contribution to the supply side made by these sources, the deficit to be met by way of the Local Authorities Building Programmes and RAS can subsequently be made.

Table 15: Estimated Social Housing Need and Supply 2006-2020

	Total Social and Affordable Demand	Social demand	Social supply
Estimated net social housing need 2006 (based on the 2006 local authority waiting lists)	7,636		
No. of new social and affordable housing applicants between 2006 and 2020 (45.3% of 85,873)	<u>38,900</u>		
Total social and affordable housing applicants 2006-2020:	46,536		
Social Housing Applicants 2006-2020 (51% of 38,900, +7636)		27,475	
<i>Estimated that demand will be met by supply as follows:</i>			
Casual vacancies @450 per annum			6,300
Voluntary and Co-operative housing			3,628
Part V (applied to 85% of all new houses) ⁹			<u>8,478</u>
Less sale of local authority stock			<u>-1,862</u>
Local Authorities social housing building &			10,931

⁹ This figure includes financial contributions, expressed here as the equivalent in units.

acquisitions programme (including RAS)			
Social housing supply			27,475

5.47 The following table shows the estimated affordable housing need and supply from 2006 to 2020 including an estimation of each element of affordable housing supply. The approach taken differs from that outlined in the Draft Strategy in that it is considered that the building programme of the local authorities will be adjusted over time to take account, in the first instance, of the affordable housing supply arising from other sources, i.e. Part V and Voluntary and Co-operative Sector. Having determined the contribution to the supply side made by these sources, the deficit to be met by way of the Local Authorities Building Programmes can subsequently be made.

Table 16: Estimated Affordable Housing Need and Supply 2006-2020

	Total New Social and Affordable Demand	Affordable demand	Affordable supply
No. of new social and affordable housing applicants between 2006 and 2020	38,900		
Affordable Housing Applicants 2006-2020 (49 % of new social & affordable housing applicants 2006 - 2020)		19,061	
Voluntary and Co-operative housing			<u>1,000</u>
Part V applied to 85% of all new houses ¹⁰			10,500
Affordable Housing schemes (excluding part V)			7,561
Affordable housing supply			19,061

Social and Affordable Units Accruing from Part V:

5.48 The estimated new housing units that will be developed between 2006 and 2020 in the County and City are 87,844 and 23,793 respectively¹¹. It is assumed that Part V will not apply to approximately 15% of these figures. When 20% is applied to the remainder it is estimated that in the County and City 14,933 and 4,045 units respectively will accrue.

5.49 This translates to a Part V social housing supply of 8,478 units and a Part V affordable housing supply of 10,500 units.

¹⁰ This figure includes financial contributions, expressed here as the equivalent in units.

¹¹ These figures differ from those indicated in Section 3 as they are derived from strategic area analysis rather than housing market area analysis.

Special Needs Housing

Student Accommodation

5.50 There are currently approximately 23,000 full time students attending the two largest third level educational institutions in Cork City - 16,000 in University College Cork (UCC) and 7,000 in Cork Institute of Technology (CIT).

5.51 The UCC Strategic Plan has a target to reach 20,000 full time students in its plan period (i.e. to 2011). An emphasis of the strategic plan is also on increasing postgraduate numbers from 20% to 30% of total student population by 2011. The accommodation requirements of post graduates are different from the rest of the student body in that they need year round accommodation.

Current trends impacting on the demand for student accommodation:

- Increasing numbers of international students attending third level education.
- Issues of commuting difficulties and greater affluence contributing to an increase in the percentage of students requiring accommodation.
- Sale of private dwellings which were previously occupied by students.
- Competition from purpose built student complexes with parents being attracted by the standard product offered.
- Competition from immigrants in the private rented market.

5.52 There are mixed views on the likely impact of the end of the S.50 tax breaks for student accommodation. It is not expected that there will be a significant loss of student accommodation among student complexes in the City centre and those associated with UCC. The student market is considered to be quite lucrative in these locations. However, some of the complexes in more remote locations relative to the campus could be lost and the complexes associated with CIT are considered to be more vulnerable – there is a suggestion of an oversupply of student accommodation in the CIT area. It seems that some of the complexes may have been built to a higher standard with the intention of allowing their reversion to mainstream apartment complexes in the future.

5.53 Student accommodation is exempt from the reserved land policy so allowing a change of use to standard residential apartments could see the Councils lose out on Part V obligations. Accordingly, it would be prudent for Development Plans to include a policy, similar to that contained in the current City Development Plan, indicating that, in general, applications for a change of use from student accommodation to any other type of accommodation shall be resisted unless it can be adequately shown that an over provision of student accommodation exists in the County.

Accommodation for the Elderly

5.54 While the majority of older people own their own homes, some may find that their accommodation is not entirely suitable to their needs. The changing age profile of Ireland's population means that there are now more older people per head of population than before.

The implication of this trend is that considerably more housing, suited to the needs of older people will be required in the future. Nationally, people over 65 years of age represent 4% of people on social housing lists.

- 5.55 For those who wish to continue to live independently, it is important that the opportunity exists to trade down or downsize in the area in which they live (for example to a smaller or single storey dwelling or apartment unit). Assessment of housing mix needs to consider this in appropriate developments and locations.
- 5.56 Some older people have specific housing needs relating to access, medical care, security and personal safety among other issues. Housing location is an important issue for older people particularly those who live alone and are reliant on public transport and local services. Dwellings and other residential facilities catering specifically for older people should be located in close proximity to convenience shops, community facilities and public transport nodes. The semi supported or 'assisted living' concept is considered a suitable option for many older people as it enables them to live relatively independently in their own homes.
- 5.57 The DoEHLG is examining the additional role that RAS may play in relation to downsizing schemes, in allowing people to release their home for a period for use under the scheme while they are being accommodated in social housing.
- 5.58 Older Irish emigrants have the opportunity to be considered for social housing in Ireland while still resident outside of the country through the Safe Home scheme which is supported by the DoEHLG and administered by Safe Home, a national organisation established in 2001 in Co. Mayo. It seeks to assist older Irish born emigrants to return to their homeland working to secure housing in the Voluntary Sector (in housing specifically for the older person) for applicants as near to their home place as possible.
- 5.59 Cork City Council operates a downsizing scheme providing a policy measure aimed at dealing with under-occupation and maximising the use of the housing stock. Under this scheme, persons over the age of 60 who own their own home, and who find their dwellings too large for their needs, may request the Council to purchase their home in return for a life long tenancy in a senior citizen dwelling, on the condition that they make a financial contribution to the Council under the terms of the Financial Contribution Scheme.
- 5.60 Cork City Council also aims to actively promote downsizing of its own rented stock.

Accommodation for Travellers

- 5.61 Under the Housing Acts 1966-1997, 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 two Traveller Accommodation programmes for their functional areas which specifically address the accommodation needs of the travelling community. The current programme is from 2005 to 2008 and puts forward programmes for the provision of permanent accommodation for the County's indigenous Traveller Community.
- 5.62 A Traveller Accommodation Committee was established in the County with sub-committees at divisional level in North, South and West Cork – among its purposes is to advise in relation to the preparation and implementation of the Traveller Programme and to advise during the review of progress in implementing the programme. A City Traveller Accommodation Consultative Committee also exists.
- 5.63 Assessments of traveller specific accommodation needs in Cork were carried out recently for the current Traveller Accommodation Programmes for the City and County. A survey carried out for the current City Council's Traveller Accommodation Programme estimated that approximately 90-95 families required accommodation or a change in the accommodation provided. Allowing for new family formation, the overall traveller accommodation requirement for the City between 2005 and 2008 is estimated to be 100-110 families. 50% of the survey respondents requiring housing indicated a preference for

standard housing. This indicates a standard housing requirement of 50-55 units over the programme period.

- 5.64 The County's Traveller Accommodation Programme 2005-2008 estimates that 153 families will require permanent accommodation over the programme period and it is envisaged that 12 units of transient accommodation will be required. The majority of accommodation type (60%) is to be local authority housing accommodating 99 families.
- 5.65 The DoEHLG publication 'Delivering Homes, Sustaining Communities' identified a trend in the increasing number of travellers meeting their accommodation needs successfully through the private rented sector. At the end of 2004 this represented 7% of travellers and by the end of 2005 had increased to 10%.

Accommodation for People with Disabilities

- 5.66 In considering housing for people with disabilities, location is critical, particularly to those with a mobility related disability. The importance of access to public transport, local community services, and facilities is a significant factor for a mobility-impaired person in improving quality of life. In terms of house design, compliance with Part M of the Building Regulations expands options available to people with a disability.
- 5.67 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 related people there is a need to address specific housing requirements of deaf and blind and people with psychiatric problems.
- 5.68 To effectively address these needs, consultation and liaison between health boards and/or associations which represent people with particular disabilities and local authorities is required.
- 5.69 Where a specific special housing need is identified within an area, meeting this need should be considered during the preplanning negotiation involving reserved land under Part V so the need can be provided for during the design state of the development.
- 5.70 A commitment was given in 'Towards 2016' to developing a national housing strategy for people with a disability (as recommended in the NESC Housing in Ireland Report published in 2004) which will give a framework to inform the relevant components of Housing Action Plans.
- 5.71 The Housing Adaptation Grant Scheme for People with a Disability and the Mobility Aids Grant Scheme, both administered by local authorities, provide a social housing option for people with disabilities through providing grants to eligible applicants to adapt a dwelling house to cater for their needs.
- 5.72 As already stated, the voluntary and co-operative housing sector has a particular role to play in meeting special housing needs, including those of persons with a disability.
- 5.73 An examination of the role that all schemes, including the Rental Accommodation Scheme and Affordable housing schemes, can play in meeting the needs of persons with a disability needs to be undertaken.

Accommodation for People of Diverse Cultures

- 5.74 The last Housing Strategy acknowledged the need to develop a long term housing policy recognising cultural diversity and the diversity of housing need. It is particularly relevant that the 'Housing Action Plans, in setting out their specific social and affordable delivery plans, recognise cultural diversity. The authorities will work with the Health Service Executive and the voluntary sector in planning and implementing programmes to support

refugees. Applicants for refugee status that have a reasonable prospect of success are likely to require social housing in the future and are included in the overall estimations of social housing need.

- 5.75 Responsibility for providing for the needs of asylum seekers lies with the Department of Justice. Current national policy regarding housing asylum seekers is direct provision accommodation in hotels, hostels and apartment complexes.

Accommodation for the Homeless

- 5.76 According to the DoEHLG 2005 Housing Needs Assessment there are 341 homeless people in the City, 20 in the County's southern division and 2 in the Cobh Town Council's area, amounting to a total of 363. This is a substantial increase over the total level estimated in the 2004 Housing Action Plans as 174. It is likely that short term homelessness at least will continue to increase due to difficulties in securing private rented accommodation. It must be acknowledged however that it is difficult to measure as not all homeless declare themselves to be homeless.

- 5.77 The authorities are committed to supporting the implementation of Homeless Action Plans and to supporting the work of the Cork Homeless Forums. Homeless Action Plans are in place for the north and west divisions of the County and for the City. The southern division is a joint stakeholder with Cork City Council and other statutory agencies in the City's Homeless Action Plan.

- 5.78 'Homelessness - An Integrated Strategy on Homelessness in Cork 2005-2007' was published as a product of the review process undertaken by the Cork Homeless Forum of its first strategy published in 2001. As in the first strategy, it points to integration of services, sound preventative strategies, partnership amongst stakeholders and an integrated strategy as being key to the successful delivery of homeless services in Cork. Underpinning the strategy are a number of guiding principles and core values from which stem five specific objectives and associated actions. In addition it places greater emphasis on the ultimate goal of long term housing by aiming to provide suitable long term accommodation options for homeless persons (including independent or supported living as appropriate). The strategy refers to the potential of RAS in accommodating people in need of social housing.

- 5.79 Following an independent review of the Government's Integrated and Preventative Homeless Strategies, a new National Homeless Strategy is forthcoming. The new strategy is likely to build on the commitment given in Towards 2016 to eliminate long-term occupancy of emergency accommodation by 2010. This will reaffirm the need for the provision of non-emergency mainstream housing for homeless persons.

Partnership between City and County Councils

- 5.80 Land available for housing within the Cork City Council boundary and some of the Town Council boundaries is limited. In the future therefore housing demand generated from within the City or Town Council areas will have to be met to a large extent within the County. Considering that a significant amount of the land availability in the City is in the docklands it is likely that there will still be types of City generated housing need that docklands developments will not meet and that will need to be addressed by the County.

- 5.81 Mechanisms are to be developed to establish a joint approach to demand and supply management of social and affordable housing in the Metropolitan housing market areas.

Social and Affordable Housing - key points:

- *The largest category of social housing need in 2005, at 58% , is made up of those not reasonably able to meet the cost of accommodation.*
- *The percentage of households which fall below the affordability threshold ranges from 38.6% in the Ring housing market area to 59.8% in the South Coast housing market area.*
- *It is necessary that all areas reserve the maximum provision of 20% social and affordable housing as allowed for under the Planning and Development Act 2000.*
- *There is a need to ensure that housing is available to people with special housing needs including homeless people, travellers, people with a disability, older people, refugees and asylum seekers, and students.*

6 Principles and Policies

6.1 This section has evolved from an analysis of housing issues, needs and supply. A restatement of the aim of the strategy sets the context for the four key principles that underpin the strategy. These principles are expanded into detailed policies and programmes of action.

Aim of the Strategy:

'To help enable the people of Cork, now and in the future, to have a place to live, suited to their needs, at a price that they can afford'

Key Principles:

6.2 Four key principles guide the Housing Strategy.

Principle 1: To Provide for a Diverse Range of Housing Needs.

Principle 2: To Promote Balanced & Sustainable Communities.

Principle 3: To Promote Sustainable Development of the Urban & Rural Environment

Principle 4: To Promote Environmental Sustainability and the development of a High Quality Living Environment

Policies and Programmes of Action

6.3 Following directly on from analysis in earlier sections and a review of issues raised through the consultation process, a set of policies and programmes of action have been identified. The programmes of action identified are wide ranging: some are more general in nature and may already be contained in other policy documents of the Cork Local Authorities while others have been created to address specific issues, such as the reserved land policy. It is through the implementation of all of these actions together that we are likely to address existing and future housing needs in a comprehensive way.

6.4 The policies and programmes of action are presented on the following pages.

POLICY 1.1

The Cork Local Authorities will ensure a mix of house types and sizes within individual developments and within communities.

PROPOSED ACTIONS:

(a) Assess housing variety and mix as a material consideration when considering individual planning applications for residential development. Require developers to submit a *Statement of Housing Mix* with planning applications for multiple housing units detailing the proposed housing mix and why it is considered appropriate— established mix in the area, design, location and market considerations etc. The needs of special groups such as the elderly and disabled should be considered as part of this process.

(b) When developing their own housing stock, the Local Authorities will aim to achieve a mix of housing types and sizes, having regard to identified needs.

(c) Seek to improve the quality of information exchanged between the local authorities, development industry and all other groups with an involvement or stake in the provision of

housing with a view to ensuring the supply of the different types of units more closely suits demand and to assist with monitoring the implementation of the strategy.

POLICY 1.2

The Cork Local Authorities will ensure the delivery of a range of housing to suit varying income levels.

PROPOSED ACTIONS:

(a) Ensure that sufficient land is zoned at appropriate densities to meet housing requirements during the lifetime of the relevant Development Plans.

(b) Work with educational and training institutions to support the development of student accommodation.

(c) In partnership with the DoEHLG, private developers, the voluntary & co-operative housing sector, and academic bodies, the Local Authorities will consider other methods for providing housing which is affordable to low and middle income groups.

(d) In partnership with the DoEHLG, continue to support and enhance the voluntary & co-operative housing sector in the development of general and special needs housing.

(e) Facilitate and support the provision of a high quality and affordable private rented sector.

(f) Each Local authority, in its development plan, will give an indication of preference for discharge of development under Part V.

POLICY 1.3

The Cork Local Authorities will require 20% of all land zoned for residential uses (or for a mix of residential and other uses) to be reserved for the purpose of social and affordable housing.

PROPOSED ACTIONS:

(a) Seek a suitable balance between social and affordable housing on the reserved lands in accordance with policy 2.1 below.

(b) Where it is proposed that a site be developed for student accommodation, the portion of the site relating to this shall be exempt from the reserved land policy. The proposed development must comply with the location and design criteria set out in the Government's Guidelines on Residential Developments for Third Level Students published in 1999.

(c) Development Plans are to include a policy, similar to that contained in the current City Development Plan, indicating that, in general, applications for a change of use from student accommodation to any other type of accommodation shall be resisted unless it can be adequately shown that an over provision of student accommodation exists in the County. Where such applications are given favourable consideration, Part V obligations will apply.

(d) Development Plans are to include an objective that all land within a development boundary, that is not subject to a specific zoning objective (including land that is subject to a general zoning objective), is deemed to be zoned for residential or mixed uses (including residential) for the purposes of Part V of the Planning and Development Act 2000 (as amended).

(e) To ensure the timely conclusion of Part V agreements local authorities shall consider the use of a written agreement in conjunction with planning permissions to remove the ambiguity as regards what is agreed at preplanning and to impose time limits on both sides.

(f) Local authorities will give timely consideration to the enforcement of planning control where development proceeds without compliance with a Part V condition.

Policy 1.4

The Cork Local Authorities will support the development of housing for people with special housing needs.

PROPOSED ACTIONS:

- (a) Support the voluntary sector to develop housing for special needs.
- (b) Continue to work with the Cork Homeless Forum in finding ways to prevent homelessness and finding housing solutions for homeless households.
- (c) Provide appropriate accommodation for Travellers and / or halting site and /or transient site facilities through the implementation of the Traveller accommodation programmes.
- (d) Work with the various Disability Organisations to ensure that wherever possible, housing (including Local Authority Housing) is built to barrier-free standards.
- (e) Liaise with the Department of Justice to develop policy for the provision of short-term accommodation for refugees / asylum seekers in Cork and to develop policy on long-term provision for refugees.
- (f) Liaise with representative organisations, the Health Service Executive and other stakeholders in undertaking a review of the need for accommodation for older people and people with a disability.
- (g) Support the concept of independent living for older people and people with a disability and ensure where possible that housing for such groups is integrated with mainstream housing.
- (i) Requirements of special needs housing will be considered in the context of Part V negotiations.

Policy 1.5

The Cork Local Authorities will facilitate the establishment of a Joint Housing Strategy Stakeholders' Forum, to include representatives of the main stakeholder groups dealing with housing issues in Cork.

PROPOSED ACTIONS:

- (a) The Cork Local Authorities will set up a Joint Housing Strategy Stakeholders' Forum to comprise representatives of the main stakeholder groups dealing with housing issues in Cork, to meet annually and assist the local authorities in the implementation and monitoring of the Housing Strategy and to facilitate the exchange of information and ideas.

POLICY 2.1

In the interests of developing sustainable communities the Cork Local Authorities will ensure that there is an appropriate balance between social, affordable and mainstream housing provision within communities.

PROPOSED ACTIONS:

- (a) Within the County area of Cork Metropolitan area, there will be a requirement that half of the reserved land be for social housing and half for affordable housing, subject to the exceptions in c) below. This will be subject to review in future Development Plans.

(b) Within the City area of Cork Metropolitan area, there will be a requirement that one quarter of the reserved land be for social housing and three quarters for affordable housing, subject to the exceptions in (d) below. This will be subject to review in future development plans.

(c) In certain specified areas within the County (excluding the city), where there is an existing high concentration of social housing or where it is perceived that there is no social housing demand, there will be a lesser requirement or no requirement for social housing on reserved lands. Such areas will be identified in the first instance in Housing Action Plans and will be reflected in future development plan objectives or local area plan objectives where appropriate. In taking the full 20% reserved land the balance will be made up by affordable housing or by other options of compliance with Part V as specified in the Planning and Development Act 2000(as amended).

(d) In Cork City this exception applies to the selected City wards specified in attached schematic no. 1.

(e) In all other areas, the appropriate proportion of social housing on reserved lands will be agreed with the relevant planning authority based on the existing housing profile and needs of the area. This proportion is subject to a maximum of one half of the reserved lands.

(f) The above actions do not preclude all of the reserved land from being used for social housing, if a developer wishes to make such an agreement and where a social housing need has been identified and where there is not a high concentration of social housing already.

(g) The Local Authorities will investigate ways of developing multitenure developments on their own land.

(h) The Local Authorities will promote participation in the Rental Accommodation Scheme.

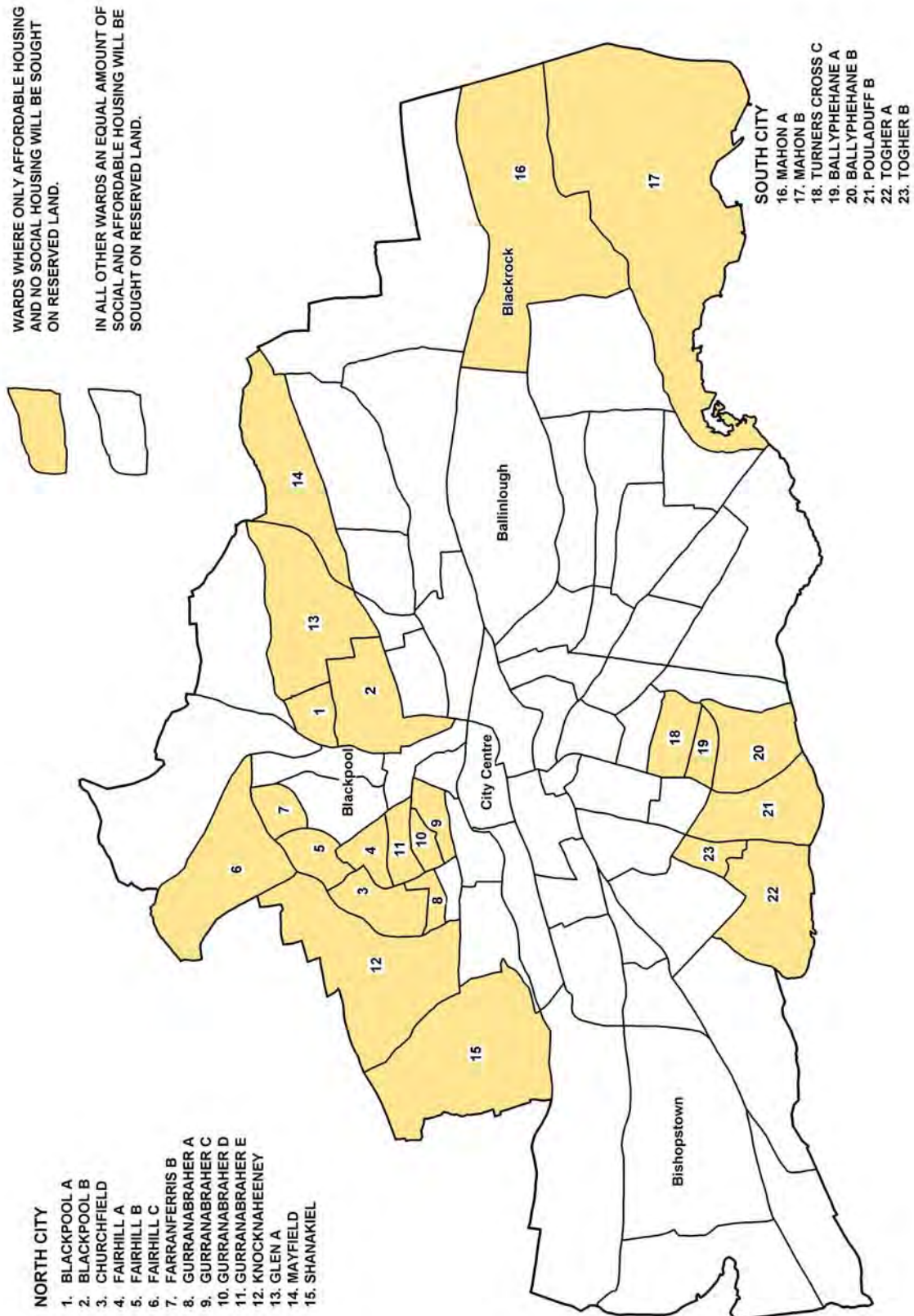
(i) Should legislation allow, Local Authorities will support the provision of affordable rental housing in the future¹².

(j) In seeking to ensure an appropriate balance is maintained between the different housing tenures within communities the Cork Local Authorities will establish a consultative group to discuss the issues arising in meeting future social housing demand and to agree a co-ordinated approach to the delivery of social housing units.

(k) The Cork Local Authorities will seek to enhance the administration and marketing of affordable housing schemes in order to maximise the affordable housing uptake.

¹² The DoEHLG has indicated that it is committed to piloting the affordable rental approach but that further study is required before an appropriate pilot can be progressed, not least in relation to the potential target group and the conditions of eligibility. (Delivering Homes, Sustaining Communities, 2007).

Schematic 1: Special requirements in Cork City area for social / affordable housing balance on reserved lands



POLICY 2.2

The Cork Local Authorities will ensure that multi-tenure developments are developed as cohesive developments.

PROPOSED ACTIONS:

(a) As part of their planning application on sites subject to the reserved land policy, developers will be required to demonstrate how the overall development will be perceived as a cohesive unit and how the overall layout and design of the development, the mix of house types and sizes, the distribution of the different tenures throughout the development and the phasing of the scheme will work.

(b) Support integration in mixed tenure developments by developing a high standard of property management for Local Authority properties and promoting good estate management practices.

POLICY 2.3

The Cork Local Authorities will maintain and enhance existing residential areas.

PROPOSED ACTIONS:

(a) Improve Estate Management practices for existing Local Authority Properties.

(b) Continue development plan policies of protecting the residential amenity of established residential areas.

(c) Seek to build sustainable communities by addressing, through development plan policies, any deficits in the provision of social and community infrastructure within established residential areas.

(d) Identify opportunities for infill residential developments in the City centre, towns and villages.

(e) Where appropriate, make use of powers under the Derelict Sites Act to acquire and secure the redevelopment of derelict sites.

POLICY 2.4

The Cork Local Authorities will facilitate and support the development of a high quality private rented sector.

PROPOSED ACTIONS:

(a) Promote and facilitate best practice of the development of the Rental Accommodation Scheme to achieve the transfer of long term rent supplement recipients to RAS.

(b) Investigate other ways in which the Local Authority can support the development of the private rented sector at local level.

(c) Promote improvement in the quality and standards of private rented accommodation by carrying out of inspections of such properties.

POLICY 2.5

The Cork Local Authorities will, where possible, ensure that development of second / holiday homes does not have a detrimental effect on provision of mainstream housing development.

PROPOSED ACTIONS:

(a) In assessing new housing applications in urban and rural areas under pressure for development, priority will be given to meeting local demand in the provision of housing over provision of holiday/second homes.

(b) Seek to identify ways of monitoring the impact of second / holiday homes in Cork's rural areas and smaller settlements.

(c) Identify ways in which local housing needs can be met in areas of existing high second / holiday home pressure.

Policy 2.6

The Cork Local Authorities will seek to safeguard the enjoyment of any house, building or land provided by the Local Authority, and the enjoyment of any neighbouring private properties, through the promotion of good estate management.

PROPOSED ACTIONS:

(a) The Local Authorities will continue to resource and expand the remit of the Estate Management Units to improve the quality of estate management services provided.

(b) The Local Authorities will continue to provide Tenancy Courses to all new tenants and to tenants who have been granted a transfer. A tenant handbook will also be given to each tenant.

(c) The Local Authorities will continue to assist tenants in establishing 'Resident Associations / Resident Groups, progressing any community initiatives and providing training to tenants elected to resident associations/groups.

(d) The Local Authorities will continue to deal with complaints regarding breaches of tenancy conditions.

(e) The Local Authorities will continue to work in close co-operation with An Garda Síochána and other agencies in addressing anti-social behaviour and in carrying out their estate management functions.

POLICY 3.1

The Cork Local Authorities will ensure that future residential development takes maximum advantage of existing and future services and transportation links.

PROPOSED ACTIONS:

(a) Ensure new development is prioritised in areas where services and infrastructure are already available or can be efficiently provided.

(b) Require higher density residential development in proximity to town centres.

(c) Require higher density residential development within a walking catchment area of public transport facilities, i.e. at points of access.

(d) Promote enhanced accessibility in all new residential developments including provision of pedestrian routes and cycleways.

(e) Promote sustainable travel patterns by locating new residential development in close proximity to city and town centres; within a walking distance of public transport facilities; and in close proximity to other compatible uses.

POLICY 3.2

The Cork Local Authorities will encourage mixed-use developments.

PROPOSED ACTIONS:

(a) Adopt land-zoning policies in future development plans for appropriate mixed-use developments (thereby reducing demands for commuting to work / education and social facilities).

(b) Look favourably on applications for home based economic activities where, by virtue of their nature and scale, they can be accommodated without detriment to the amenities of residential areas.

POLICY 3.3

The Cork Local Authorities will promote the development of sustainable design solutions for future residential development.

PROPOSED ACTIONS:

(a) In accordance with the provisions of the Urban Design Manual published by the DoEHLG in February 2008 the Cork Local Authorities will request the submission of design statements with applications.

(b) Encourage retention and use of existing natural and built features where appropriate.

(c) Encourage inclusive design which allows all people to use space in the same way on equal terms.

(d) Encourage sensitive refurbishment of under-utilised or obsolete buildings.

(e) Encourage skilful design at a range of appropriate densities and designs for adaptable housing units through promotion of existing design guidelines and review requirement for further design guidelines.

(f) Consider promoting architectural competitions for the design of residential developments, to encourage more sustainable designs for houses and residential neighbourhoods.

(g) Promote the concept of 'Lifecycle Housing', i.e. that housing is adaptable for people's needs as they change over their lifetime.

POLICY 3.4

The Cork Local Authorities will maximise the use of existing local authority housing stock.

PROPOSED ACTIONS:

(a) Review the utilisation of the existing housing stock and assess the numbers of tenants willing to transfer to smaller units and under what conditions.

(b) Consider regeneration programmes involving the re-design of existing Local Authority housing units and housing estate layouts such as those already pioneered by Cork City Council.

(c) Promote good estate management as a means of maximising the use of Local Authority housing stock.

(d) The local authorities will strive to reduce the length of time that a Local Authority house is left vacant between tenancies.

POLICY 3.5

The Cork Local Authorities will ensure clear demarcation between urban and rural land uses.

PROPOSED ACTIONS:

(a) Prioritise the development of towns and villages with existing services, through land zoning policies and the prioritisation of infrastructural investment.

(b) Where appropriate to the role and size of each settlement, provide for a range of different land uses to be accommodated within settlements, to ease pressure for development in the countryside.

(c) Make optimum use of existing infrastructure and serviced land, by requiring development to take place at appropriate density levels.

POLICY 3.6

The Cork Local Authorities Housing Development will protect and enhance the Natural Environment.

PROPOSED ACTIONS:

(a) Require applications for new developments to demonstrate that they are sensitive to the surrounding environment.

(b) Require new developments to maintain vegetation and existing environmental features.

(c) Promote the use of environmentally friendly / energy efficient construction materials and techniques.

(d) Require the incorporation of appropriate open spaces into the overall design of new developments in line with the DoEHLG publication "Sustainable Residential Development in Urban Areas – Consultation Draft Guidelines for Planning Authorities", 2008 (in line with the final adopted version when issued by the DoEHLG).

(e) Promote sustainability initiatives in new and existing residential developments.

POLICY 4.1 The Cork Local Authorities will seek to ensure a safe residential environment.

PROPOSED ACTIONS:

(a) Encourage the submission of a Public Realm Safety and Security Assessment, where appropriate, with all applications for new development in accordance with the criteria set out in the Urban Design Manual, DoEHLG, 2008, and ensure that all new local authority developments have regard to the same guidelines.

(b) Liaise with the Garda Crime Prevention Unit in developing design guidelines for new public and private housing developments and in the design of new local authority estates.

(c) Require applications for new developments to incorporate traffic calming methods within the development.

(d) Continue to promote the establishment of residents associations in all developments and residents' participation in estate management programmes targeted at enhancing the safety of housing areas.

POLICY 4.2

The Cork Local Authorities will ensure the attractive design and layout of residential developments.

PROPOSED ACTIONS:

(a) Require all applications for new development to demonstrate due regard to the latest government guidance documents on residential design issues e.g the overall design and layout of residential developments, including design standards for apartments and the creation of sustainable communities.

(b) Require applications for new residential developments to ensure adequate provision of well-designed public and private open space, including provision of family-oriented recreation facilities.

(c) Require applications for higher-density residential developments to provide appropriate laundry facilities and adequate storage space for domestic waste, including provision of 'user friendly' recycling facilities as part of the scheme.

(d) Encourage skilful design through promotion of existing design guidelines and review the requirement for further design guidelines.

POLICY 4.3

The Cork Local Authorities will seek to maximise the provision of social infrastructure for residential areas.

PROPOSED ACTIONS:

(a) Require future land zoning policies to make adequate provision for community facilities and essential services such as schools, shops, health centres and childcare services and to seek their provision concurrent with development.

(b) Optimise and protect use of existing facilities and services, including established recreational facilities, amenity areas and open spaces.

(c) Require applications for residential development to make provision for childcare facilities, as outlined in appropriate guidelines.

(d) Require applications for residential development to address the need for open space and recreational facilities.

7 Implementation and Monitoring

7.1 The Cork Planning Authorities Joint Housing Strategy will become operational when it has been adopted into the relevant Development Plan following the completion of procedures to make or vary the Plan as set out under the Planning and Development Act 2000 (as amended).

7.2 Achieving the aims of the strategy, restated below, requires successful implementation of strategies policies and actions.

a) To ensure that sufficient land is zoned to meet the housing requirements in the region for the lifetime of the development plan.

b) To ensure there is a mixture of house types and sizes to meet the needs of various households.

c) To ensure that housing is available for people on different income levels.

d) To provide for the need for both social and affordable housing.

7.3 Implementation of these policies can only be realised through integration with all the relevant bodies. There is a need in particular for:

- closer inter-departmental working within Local Authorities including, in particular, consultation between planning and housing departments prior to and during the preparation of future housing plans;
- closer liaison between the Local Authorities within Cork;
- enhanced consultation and co-operation between Local Authorities, Developers, Voluntary & Co-operative Housing Sector and other relevant agencies in the implementation of the strategy;
- the development of Partnerships to deliver multi-tenure developments; · the development of imaginative design solutions to deliver multi-tenure developments; and
- closer liaison with City & County Development Boards, Community and Special Needs Forums.
- The facilitation of the establishment of a Joint Housing Strategy Stakeholders' Forum, to include representatives of the main stakeholder groups dealing with housing issues in Cork.

7.4 Among the key issues arising from the process of reviewing the Strategy have been the following:

- The need for the establishment of a Joint Housing Strategy Stakeholders' Forum. The purpose of establishing the Forum would be to assist the local authorities in the implementation and monitoring of the Housing Strategy and to facilitate greater cooperation and the exchange of information and ideas between the Local Authorities and Housing Stakeholders.
- The importance of estate management and of continuing to resource and expand the remit of the Estate Management Units to improve the quality of estate management services provided. Through estate management the Cork Local Authorities will seek to safeguard the enjoyment of any house, building or land provided by the Local Authority,

and the enjoyment of any neighbouring private properties, through the promotion of good estate management.

- The need to enhance the administration of Part V and marketing of affordable housing schemes to improve public confidence in the Part V process and to increase the uptake of affordable housing.

Role of Cork Local Authorities

7.5 Cork Local Authorities play an important role in influencing housing outcomes in our City and County. The key roles of the Local Authority include: -

- *An Integrated Planning Role:* setting broad policy directions, and land use development strategies and policies; and where appropriate directly implementing these policies.
- *A Regulatory Role:* regulating land use development, building quality, the private rented sector and environmental health, in accordance with national and local planning frameworks.
- *A Promoting Role:* promoting development and working with community agencies and other levels of government for housing outcomes that best address the social, cultural and economic needs of residents.
- *An Amenity Role:* developing, maintaining and preserving open space, parklands, recreational areas and physical infrastructure, so that the residential amenity of local areas is improved.
- *A Facilitating Role:* assisting in the leverage of funds and facilitating development opportunities that create affordable and social housing opportunities.
- *A Landowner Role:* using the Local Authorities' role as landowner to directly influence the market for housing to achieve established objectives.

7.6 It is a requirement of the Planning and Development Act that the Housing Strategy is reviewed every two years or sooner if there is a significant change in the housing market or in National Spatial 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.

7.7 Systems must be put in place to ensure that the necessary data is recorded on an ongoing basis in a usable manner by all of the authorities and where possible recorded in a consistent manner to allow effective analysis of data. The authorities will need to cooperatively develop a range of indicators. It is hoped that the compilation of adequate and accurate data by the County Council will be made possible with the development of the new HOME computer system and the new Part V add-on to the system developed by the County Council. The availability of adequate data will facilitate more effective integration with and within Cork Local Authorities.

APPENDIX 1: HOUSING STRATEGY IN CONTEXT

NATIONAL PLANS/ STRATEGIES

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; Cork being a gateway and Mallow identified as a hub. The NSS sets the context for spatial planning to inform regional planning guidelines and strategies and county and city development plans and strategies and to inform strategic investment, transport and other infrastructure policy decisions.

The NSS acknowledges that access to high quality and affordable housing in the right locations is an important spatial planning issue because of its quality of life, economic and environmental dimensions. Therefore, the provision of an effective supply of high quality and affordable housing is a priority of the Strategy. The NSS estimated housing demand for an additional 84,000 households in the Southwest region (Cork & Kerry) by 2020 based on current demographic trends, and 135,000 additional households in a scenario of economic growth.

Atlantic Gateways Initiative

The Atlantic Gateways Initiative derived from the NSS, which signalled that Ireland's best prospects for developing a critical mass to complement and counterbalance that achieved in Dublin was to combine the strengths and potential of some of the other Gateways, namely, Cork, Galway, Limerick and Waterford (including the areas in between) to achieve more balanced regional development. In order to provide a serious alternative to the Greater Dublin Area, the rate of population growth in the cities of the Atlantic Gateways will have to substantially exceed the capital.

One of the policy priorities of the Atlantic Gateways Initiative is the promotion of sustainable communities, whereby the Atlantic Gateways could be promoted by highlighting innovative, high quality and affordable housing and living options.

National Development Plan 2007 - 2013

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, to give assistance to 140,000 households through social, affordable and voluntary housing schemes. Of this, €17 billion will be invested in social housing, with the aim of delivering a greater quantity of social housing options and improving overall quality of the tenure. Enhanced housing output reflected in the ten year social partnership agreement, Towards 2016, will result in 60,000 new social units being delivered over the plan period, with 27,000 of these new social housing units in the period 2007-2009. This will embrace meeting special housing needs (the homeless, travellers, older people and people with disabilities).

Over €4 billion is to be invested in affordable housing to support people seeking accommodation in the owner occupied sector, with an estimated 40,000 households benefiting from affordable housing. Of this 40,000 total, 17,000 units will be delivered in the 2007-2009 period. The upgrading of certain private accommodation for those in particular

need such as disabled persons and people with disabilities is also included in this sub-programme.

Private rental assistance in the form of the new Rental Accommodation Scheme and the traditional rent supplements under the Supplementary Welfare Allowances Scheme are also included in the budget for Housing.

Towards 2016 – Ten Year Framework Social Partnership Agreement 2006-2015

The document sets out the rationale for the longer-term perspective being adopted in the agreement to realise its vision of Ireland in the future, and outlines other key national and sectoral policy instruments and strategies in place to meet the challenges ahead. It considers the wider policy framework, including macroeconomic policy, and building a new social policy perspective, founded on the lifecycle approach. Government investment in housing is outlined.

The adoption of the lifecycle framework is a key innovative feature of the Agreement.

The agreement, seeking to ensure that all housing is seen as being on an equal footing whether provided fully by the State or supported in some way, sets out the main area 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.

REGIONAL POLICY

Regional Planning Guidelines, May 2004

The Regional Planning Guidelines (RPGs) are set within the context and framework of the NSS, and also encompass the Cork Area Strategic Plan and the North and West Cork Strategic Plan. Some of the key goals of the RPGs are:

- Developing the Cork Gateway as a dynamic and progressive European City Region, attractive to investment and as the primary counterfoil to Dublin,
- Achieving critical mass in the hub town of Mallow,
- Developing the potential of other towns and villages,
- Developing educational, health, recreational and cultural facilities which will help facilitate the development of the Region and,
- Integrating land use and infrastructure provision.

In developing a Regional Strategy, the RPGs identify four regional development zones. Figures are provided for planned population growth and the resultant requirement for additional housing units for each of the zones.

The RPGs recognise that, in line with projected population growth and employment levels, housing provision will need to respond in a very proactive manner, to ensure that the growth can be secured. They also acknowledge that many of the towns in the County are under residential development pressure and that while residential development can play an important role in the regeneration of the towns, increasing critical mass and hence, service

levels and employment, care needs to be taken to direct such growth to the towns and villages to maximise the benefits from such development.

STRATEGIC PLANS

Cork Area Strategic Plan 2001 – 2020

The Cork Area Strategic Plan (CASP) was jointly commissioned by Cork City and Cork County Councils and provides a vision and a strategy for the development of the Cork City Region up to 2020. The NSS endorses the CASP as the basis for guiding development in Cork and surrounding areas.

The strategy provides general guidance on the direction and scale of growth so the potential of the sub region can be maximised and critical mass attained. Key issues identified in CASP are as follows:

- the regeneration of Cork City, with a particular focus on the Docklands area for re-vitalisation as a mixed use area,
- development of Metropolitan Cork as an integrated unit and rebalancing the growth of the City by directing development to the north and eastern sides of the City along the rail corridor,
- a fully integrated public transport system,
- focusing the development effort on the ring towns and towns and villages, to create a compact sustainable form, served by public transport.
- growth should be employment led to avoid creating dormitory towns.
- development should be Plan and infrastructure led.

North and West Cork Strategic Plan 2002 – 2020

The North and West Cork Strategic Plan 2002-2020 (NWCSP) focuses on areas outside of the CASP area and recognises that the core development issue facing north and west Cork is that of continuous decline in population. The principle recommendations of the NWCSP are as follows:

- Raise the productive potential of the economy by focusing industrial development geographically in a number of areas e.g. Clonakilty, Macroom and the corridor between Charleville and Mallow;
- Optimise spatial development patterns as an essential requirement for infrastructure development – weakness of the County's urban fabric represents a serious threat to the sustainability of communities. Low density development means that providing infrastructure and services is very costly and threatens competitiveness. A major programme of town and village renewal and development is required and a much greater proportion of new housing should be directed to villages.
- Good infrastructure and supporting services, and easy access to them, is essential for maintaining vibrant rural communities.
- Development needs to incorporate environmental sustainability and improve environmental quality in key areas of water quality, transport, energy, coastal zone management and waste.

COUNTY AND LOCAL PLANS AND POLICIES

Cork County Development Plan 2003 (as varied)

The Cork County Development Plan 2003 (as varied) was adopted in January 2003 and provides the framework for development and planning in the County for the next six years. The County Development Plan took its guidance from the 20-year strategy provided in CASP

and the N&WCSP (for the remainder of the County outside the CASP area). The local area plans were informed by the County Development Plan, which sets out policies and objectives for the planning of local areas. The Cork County Development Plan 2003 (as varied) has a vision for the County that is based on four strategic goals, as follows:

- Enhanced quality of life for all based on high-quality residential, working and recreational environments, and sustainable transportation patterns,
- sustainable patterns of growth in urban and rural areas that are well balanced throughout the County, together with efficient provision of social and physical infrastructure,
- sustainable and balanced economic investment, together with wise management of the County's environmental and cultural assets, and
- responsible guardianship of the County, so that it can be handed on to future generations in a healthy state.

The Cork County Development Plan is currently being reviewed and this Strategy will be adopted as part of the 2009-2015 Cork County Development Plan.

Cork City Development Plan 2004 (as varied)

The City Plan was adopted on 8th December 2003 and came into effect on 5th January 2004. It seeks to develop and improve the economic, social, cultural and environmental health of the City and has three interrelated goals:

- To promote and provide for the sustainable development of Cork City enabling it to fulfil its role as a Gateway city,
- To promote social inclusion and to facilitate equality of access to employment, education, transport, suitable housing and social and cultural facilities,
- To provide for a high quality natural and built environment and improved quality of life for those living, working in and visiting the City.

These goals are developed through more specific strategic aims, which in turn are to be realised through a series of integrated strategies detailed in the Plan. The regeneration of the Docklands area is one of a number of strategic aims listed.

The Cork City Development Plan is currently being reviewed and this Strategy will be adopted as part of the 2009-2015 Cork City Development Plan.

The Integrated Strategy for the Economic, Social & Cultural Development of County Cork, 2002 – 2011

The County Development Board Strategy identifies key challenges facing County Cork and sets out a detailed programme to address these issues and challenges. The Strategy seeks to improve the potential of all areas of the County to ensure balanced, sustainable development through investment in infrastructure, job creation, education and social and cultural activities. The goals identified will be achieved by the following actions:

- Provide effective infrastructure, to support sustainable development in County Cork,
- A widespread distribution of employment opportunities and economic growth,
- Improve the quality of life for all,
- Provide equal access and opportunity to education and training,
- Raise education attainment levels.

City Strategy – 'Imagine our future' – Cork 2002 – 2012 Integrated Strategy for Economic, Social and Cultural Development

This is a ten-year strategy that sets out a vision for Cork City in 2012 - 'Cork... is globally competitive and has a rich quality of life that embraces diversity of culture, provides equality of opportunity for all and represents an ethos of dynamism, excellence and high quality'. The Strategy is formulated on the basis of seven themes, being:

1. Cork and its external role
2. Cork's image
3. Identity of the community of Cork
4. Integrated service provision
5. Quality of life in the City
6. Equality within the community
7. Cork as a city of learning

Goals, objectives and actions are attached to each theme.

City & County Housing Action Plans 2004-2008

Multi-annual action plan for social and affordable housing were introduced in 2004, to translate the objectives for social and affordable housing in the housing strategies into specific delivery plans and to provide a more integrated and holistic approach to planning and delivering these programmes, including delivery of housing by the voluntary and co-operative housing sector.

A mid-term review of the Action Plans is currently being finalised by the Department of the Environment, Heritage and Local Government. Amongst the recommendations arising from the review are that Action Plans should be put on a statutory basis to recognise their importance as a tool for planning housing provision and this is confirmed in the Delivering Homes, Sustaining Communities policy document.

As set out in Delivering Homes, Sustaining Communities, the next round of Housing Action Plans will be informed by;

- Housing Strategies (as revised based on Census 2006)
- Demand for affordable housing (based on updated housing strategy)
- Assessment of need for social housing supports (based on new methodology).
- The audit of existing social housing and an assessment of accommodation availability to determine the role that the private rented sector may play.
- Strategies for special needs housing including Homeless Action Plans and Traveller Accommodation plans.
- Requirement for housing renewal and regeneration.

Local Authorities will be obliged to prepare three year rolling implementation plans to deliver on the targets set out in the action plans and these will be reviewed annually by the DoEHLG. New guidelines on the preparation of Housing Action Plans will be published following the mid-term review, experience to date and recent policy direction.

Town Council Plans

There are nine Town Councils within Cork County who prepare statutory development plans; Clonakilty, Cobh, Fermoy, Kinsale, Macroom, Mallow, Midleton, Skibbereen and Youghal.

Clonakilty Development Plan 2003

The plan was adopted in 2003 and the main aims are identified as the maintaining of employment and the creation of greater awareness of the environment. The plan also endorses the main planning goals of the County Development Plan. In relation to housing,

the plan acknowledges the increase in demand for town centre housing, which has invigorated the inner town and alleviated ribbon development on the outskirts. Some of the housing policy objectives contained in the plan are; to provide adequate serviced land to meet private and public housing needs; to continue to improve residential amenities, and; to revitalise the residential potential of the town through infill housing and the re-use of upper floors of commercial properties. Specific housing objectives are also included in relation to matters such as housing layout, landscaping, open space, special needs housing etc. The plan is currently being reviewed and a new plan is expected to be adopted in December 2009

Cobh Development Plan 2005

The town council area contains a limited amount of undeveloped residential zoned land as the majority of the residential land bank is in the environs of the town which is under the jurisdiction of Cork County Council. The strategic objectives of the Cobh Development Plan (adopted in 2005) in relation to Housing are; to work with Cork County Council in providing an overall drainage strategy to guide private developers in the provision of drainage facilities serving residential development in the Cobh environs; to continue to improve residential amenities; to revitalise the residential potential of the town through infill housing and the re-use of upper floors of commercial properties. Other detailed specific objectives are included in relation to landscaping, open space provision, density, energy efficiency etc.

Fermoy Development Plan 2004

As in the case of Cobh, there is a limited amount of zoned residential land within the town boundary and much of the recent residential development has taken place on the zoned lands in the environs of the town under the control of the County Council. It is a policy of the town development plan to encourage the towns people of Fermoy to inhabit the town as a vibrant, sustainable community by providing a high quality living environment and to settle the pattern of future growth through the designation for the use of particular areas for particular purposes and the appropriate servicing of selected areas. The specific housing objectives echo those of other town plans; to provide adequate serviced land to meet private and public housing needs; to continue to improve residential amenities; to revitalise the residential potential of the town through infill housing and the re-use of upper floors of commercial properties; to provide a high quality living environment which is important for sustaining communities. Other specific objectives are included relating to layout, naming of new developments, appropriate finishes and materials, connectivity of housing areas, diversity in design etc.

Kinsale Development Plan 2003

Planning Policy in relation to Housing in Kinsale Town is based on a number of stated planning principles including; the need to sustain and support the local resident population in the town, through the provision of a range of affordable housing and house types as well as year round employment and community facilities; the need to masterplan important sites to balance the threats of inappropriate residential development; ensure that all new residential developments are well linked and permeable as is in character with the area; provide guidance on the quality of new build and restorations to maintain standards; and, encourage high density and infill development within the town provided it is in keeping with the character of the area. Specific objectives in relation to a range of housing matters including, estate design and layout, provision of open space within residential developments, the naming of new developments and residential densities are stated in the plan. The plan is currently being reviewed and a new plan is expected to be adopted by the end of 2009.

Macroom Development Plan 2003

Macroom Town Council has a very large boundary so, unlike some other Town Council areas, there is no shortage of land for the expansion of the built area of the town within this boundary. The plan sets out population and household targets for the town and adequate lands to accommodate this level of growth have been zoned. The 2001 Housing Strategy is incorporated into the plan and it is a specific objective of the plan to secure the

implementation of those parts of the plan that apply to the town council area. It is the Housing Policy of the Council to encourage well planned residential development within the Urban Area and to discourage ribbon development. Some of the other specific housing objectives include; to carry out an Action Plan for undeveloped lands north of the town within the bypass; to ensure that prime development lands within walking distance of the town centre are used at the higher range of densities and to acquire land for Local Authority Housing in the town. The Town Development Plan was adopted in 2003 and the review of the plan has commenced. A new Plan is expected to be adopted in 2009.

Mallow Development Plan 2004

This Plan was adopted in 2004 and one of the strategic development principles relating to housing is to 'consolidate and strengthen urban form both north and south of the River Blackwater and improve the quality of residential neighbourhoods through better interconnectivity and accessibility to community facilities and services'. Detailed policy and specific objectives in relation to Housing are contained in Chapter 5 of the Plan and the 2001 Housing Strategy has been incorporated into the plan. Policies in the plan include, regeneration of existing neighbourhoods, policies on housing densities, provision of open space and mix of house types and sizes.

Midleton Development Plan 2003

The Midleton Development Plan was adopted in 2003. The Town has a restricted development boundary such that much of the recent development in the town has taken place outside of the boundary in the area under the control of the County Council, and consequently limited scope for provision of social and affordable housing by the Town Council. The plan recognises the large waiting list and the need to progress infill schemes as a matter of urgency. The policy objectives for Housing are stated as; to encourage residential development within the town area and to co-operate with Cork County Council in implementing the CASP objectives for a major increase in housing in the Midleton area; to implement the Housing Strategy and minimise the creation of large single class housing areas, and; to protect and improve existing residential amenities. A number of specific objectives are included for housing - to acquire derelict and under-utilised sites in the town for Infill Council housing and to co-operate with the private sector in the provision of housing where possible. The Plan was varied in 2005 to take account of the provisions of the Midleton Special Local Area Plan 2005, as they relate to the Town Council area. The variation included a new specific objective to secure the provision of at least 1,000 new dwellings within the Town Council area from mid 2003 up to the year 2020.

Skibbereen Development Plan 2004

The Skibbereen Development Plan zoned over 140 acres of undeveloped land for residential use, which is more than adequate to cater for the growth of the town in the plan period. The Housing and Community Facilities Policy Objectives are stated as follows; to provide adequate serviced land to meet private and public housing needs; to continue to improve residential amenities; to revitalise the residential potential of the town through infill housing and the re-use of upper floors of commercial properties; to continue to improve educational and civic amenities including open space and to preserve and improve the towns social facilities and amenities, with particular emphasis on the improvement of the river front. Numerous specific objectives are listed in the plan relating to issues such as estate design and layout, landscaping, special needs housing and provision of community facilities.

Youghal Development Plan 2003

Youghal Development Plan was adopted in 2003 – the Plan is currently being reviewed with a new plan due for adoption in 2009. The current plan confirms that there is adequate zoned and serviceable land within the town council area to meet projected housing demand for the plan period, though the need to progress schemes to address the large waiting list for social housing is also acknowledged. The policy objectives for Housing identified in the plan are as follows; to provide adequate serviced land to meet private and public housing needs; to

encourage residential development within the Urban area and to secure the co-operation of Cork County Council in discouraging ribbon development on the approach roads to the town; to provide sufficient public housing to meet future demand; to minimise the creation of disproportionately large single class housing areas, and; to protect and improve existing residential amenities. It is also an objective of the Plan to secure the objectives of the 2001 Housing Strategy.

Local Area Plans

In September 2005, the County Council adopted 10 electoral area local area plans for Bandon, Bantry, Blarney, Carrigaline, Fermoy, Kanturk, Macroom, Mallow, Midleton and Skibbereen electoral areas. They represent the final step in achieving countywide coverage of plans from the strategic to the detailed local level. These plans bring forward the development plan policies at the local level and address the planning issues faced in the villages and rural areas for the County, including the establishment of the settlement hierarchy for the electoral area and the detailed planning policy and zoning maps for the settlements. Three Special Local Area Plans have been adopted for Midleton, Carrigtwohill and Blarney-Kilbarry that will guide new development to take advantage of the proposals to establish a suburban rail network for Cork including the opening of new railway stations on this section of the route. The County Council, together with Mallow Town Council have also adopted a Special Local Area Plan for Mallow that takes account of the towns 'hub' status arising from the National Spatial Strategy – this plan was adopted on 25th June 2007.

The Cork Docklands Development Strategy adopted by the City Council in 2001, sets out a long term vision for the Docklands area of the City that builds on the unique character of Cork and the dramatic setting of the Docklands. The North Docks Local Area Plan was adopted in 2005 on foot of this strategy to provide more detailed guidance to realise the vision set out in the strategy. The South Docks Local Area Plan was adopted by the City Council in February 2008. This Plan envisages 20,000 people living in the South Docks area by 2027 and 25,000 persons employed in the area.

Non-statutory Area Action Plans (AAPs) have also been adopted for a number of areas of the City where it is envisaged that the City Council will have a driving role in delivering change, namely Cornmarket Street Area Action Plan, Blackrock Village Area Action Plan, Bishopstown & Wilton Area Action Plan and Coburg Street & St. Patrick's Hill Area Action Plan. The City Council also intends to prepare a Farranferris Local Plan.

NATIONAL GUIDANCE AND LEGISLATION

Planning and Development (Amendment) Act 2002

The Planning and Development (Amendment) Act 2002, inter alia, amends Part V of the Planning and Development Act 2000 in order to ensure a more timely delivery of social and affordable housing units. The Amendment Act gives developers more choice in the means by which they can choose 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.

The Act also amended Part V of the Principal Act that related to the withering of certain permissions so as to restore the normal limit for the duration of planning permission. The payment of a levy to the local authority for houses/ apartments not completed to wall plate

level was introduced on 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 and Development Acts 2002 – 2006: Implementation Issues

Guidelines were issued by the Minister in November 2006 covering two main areas: i) the planning application process and the need to ensure Part V compliance, and ii) a standardised approach for the sale of affordable homes directly by developers/ builders to applicants nominated by the local authority.

Housing (Miscellaneous Provisions) Bill 2008

The Bill, published in July 2008, is 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. Among the key provisions of the bill are the introduction of a new incremental purchase scheme, the introduction of new powers in relation to anti-social behaviour and the removal of the clawback anomaly.

Housing Refugees: Good Practice in Housing Management: Guidelines for Planning Authorities

This document, produced by the Housing Unit in 2003 in conjunction with the DoEHLG and the City and County Managers Association, gives guidance on the steps that Local Authorities should implement in order to achieve good practice in the various aspects of their housing management function. It draws on practical examples of reforms that have been put in place in different authorities around the country and provides checklists of the different stages that should be followed in implementing good practice.

It outlines policies and issues which have implications for the practice of housing refugees, and the aims and objectives of good practice in housing refugees. The guidelines make a number of good practice recommendations under the following headings – planning and strategic management of housing services for refugees (including housing strategies), good practice in housing provision for refugees, and racism and ethnic monitoring.

Delivering Homes Sustaining Communities, February 2007

'Delivering Homes, Sustaining Communities' is the government's statement of housing policy. 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 the effective delivery of housing programmes. Delivering Homes, Sustaining Communities sets out the policy context to ensure the best use of the investment in housing earmarked in the NDP. Some of the specific actions set out in the document include

- the introduction of new schemes¹³ to support social housing tenants seeking home ownership and a reformed grant scheme to adapt housing to meet the needs of the elderly and people with a disability,

¹³ Such as the incremental purchase scheme, based on the development of the 'shared equity' concept whereby tenants would be allowed to use their rental payments to build up an equity stake in a local authority house in an incremental fashion in return for paying a premium on the rent and taking over

- guidance to local authorities to support the building of sustainable communities and introduction of the requirement for new proposals for social housing to be “sustainable community proofed”,
- introduction of a Sustainable Communities Fund (€8m in 2007) to support regeneration and tackle anti-social behaviour,
- new legislation to support the social housing reform programme and use of land, and
- focus on maintaining quality of the social housing stock.
- Since Delivering Homes, Sustaining Communities was published, a new set of best practice design guidelines, Quality Housing for Sustainable Communities, have been produced which replace the Social Housing Design Guidelines.

Quality Housing for Sustainable Communities – Statement on Housing Policy 2007

These guidelines, published by the DoEHLG, are intended to assist in the implementation of policies set out in Delivering Homes Sustaining Communities. The aim of the guidelines is to identify principles and criteria that are important in the design of housing and to highlight specific design features, requirements and standards of relevance.

Sustainable Residential Development in Urban Areas (Consultation Draft Guidelines for Planning Authorities, February 2008)

This revises and updates the Residential Density Guidelines for Planning Authorities published in 1999.

It sets out a range of policy recommendations regarding:

- the key role of Development Plans and Local Area Plans in setting out policies and standards for sustainable development,
- the role of urban design in creating sustainable communities (including 12 best practice design guide criteria) with particular reference to design and layout of housing schemes,
- key components of sustainable residential development in urban areas,
- the promotion of higher density development in appropriate areas and the appropriate densities and forms of development in smaller settlements,
- issues affecting individual dwellings and quality of life, and
- implementation issues.

Urban Design Manual, A Best Practice Guide, February 2008

This documents complements the above document focusing largely on the issues presented in housing schemes in the 30-50 unit per hectare density range. The guide provides best practice advice on the practical implementation of the policies contained in the guidelines. It is based around 12 questions that have been drawn up to encapsulate the range of design considerations for residential development within the context of neighbourhood, site and home with each question being responded to by a range of positive indicators.

The core aim of the Guide is to provide developers, designers and planners with the information and support they need to improve the design quality and sustainability of the development schemes with which they are intended.

Sustainable Rural Housing – Guidelines for Planning Authorities, April 2005

These guidelines, published by the Department of Environment, Heritage & Local Government in April 2005, 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. Reference is made throughout the document to contrasts in development trends between rural depopulation in

responsibility for the maintenance of the dwelling. Each of the questions is illustrated with examples of best practice from Ireland and further afield.

some areas and strong pressure for development in rural areas close to urban centres. The guidelines state that tailored settlement policies should be included in development plans. Other sections of the guidelines focus on more practical/technical issues in the assessment of planning applications from both engineering and environmental/heritage perspectives.

Rental Accommodation Scheme

The Rental Accommodation Scheme was introduced in 2005. The scheme is for people who are receiving rent supplement, usually for more than 18 months, and who need long-term housing. The objective of the scheme is that rent supplement recipients will have their long-term housing need catered for by local authorities using accommodation based solutions.

The achievement of the above objective seeks to realise the following benefits:

- minimise dependence on the rent supplement scheme [for recipients with long-term accommodation needs],
- facilitate social mix through providing a wider geographical spread of social housing through RAS,
- expand the amount of private rented accommodation available on a long-term basis for SWA/RS tenants through the procurement of new rental accommodation on a long-term basis,
- improve the quality, suitability and usage of private rented accommodation,
- achieve better value for money in provision of accommodation for persons in need of long-term social housing,
- co-ordinate and integrate the efforts of local authorities, voluntary and cooperative housing bodies and the private sector in the provision of long-term housing supports,
- improve tenant choice through the creation of a graduated system of housing supports.

Local authorities will enter into contractual arrangements with accommodation providers to secure the medium to long-term availability of private rented accommodation for the RAS. It is expected that over time housing authorities will build up a register of private-rented accommodation to which they will nominate RAS recipients.

Sustainable Urban Housing: Design Standards for New Apartments:

These guidelines were issued by the DoEHLG in September 2007 and are intended to replace the 'Guidelines on Residential Developments in Urban Renewal Designated Tax incentive Areas'. They provide minimum standards for :

- Floor areas for different types of apartments,
- Storage spaces,
- Sizes for apartment balconies / patios, and
- Room dimensions for certain rooms.

Residential Density Guidelines

The Residential Density Guidelines were published in September 1999 and promote higher residential densities in city/town centres, brownfield sites, inner suburban/ infill sites, other suburban/ Greenfield sites, institutional lands and towns and villages. The guidelines promote the most effective use of zoned land by avoiding low density sprawl and promotion of efficiency in the use of energy, transport and natural resources. Both the City and County Councils have adopted policies in their development plans to reflect the objectives of the Guidelines. Much of the substantive policy content of the guidelines has been carried forward into Sustainable Residential Development in Urban Areas Consultation Draft Guidelines for Planning Authorities published in February 2008.

APPENDIX 2: MARKET AREA PROFILES:

As part of the 2001 Joint Housing Strategy Housing Market Areas¹⁴ were established to facilitate analysis at sub county level based on the following criteria:

- Strategic Plans – Both the Cork Area Strategic Plan and, North and West Strategic Plan demarcate a number of areas within their respective studies. To optimise the work and information contained within these studies, the market areas share boundaries at all feasible locations with the Strategic Plans.
- House Price Survey – The Housing Market Survey results were used to identify sub-areas and consolidate market areas already defined.
- Demographic & Socio-economic Analysis - Demographic and socio-economic data was used to establish the profile of each area and further consolidate area differences. Important factors include population and household change/densities and employment statistics.
- Other Factors – Regard was also had to other relevant factors such as distribution of social housing, significant infrastructure and development plans.

Metropolitan Area:

The Metropolitan Area includes Cork City, suburbs, and the Metropolitan Towns of Ballincollig, Blarney, Carrigaline, Carrigtwohill, Cobh, Glanmire/Riverstown, Midleton, Passage West and Tower. The area is co-terminus with Metropolitan Cork as defined in CASP and is further divided into North, South and East Metropolitan Areas.

In 2006 the population of Metropolitan Cork was 272,541 representing an increase of almost 6% over 2002 population of 257,355. East Metropolitan experienced 19.7% population growth; south metropolitan 4.9% and north metropolitan experienced the least growth at just 0.47% above 2002 levels. Expected annual population growth rates between 2006 and 2020 for Metropolitan East, South and North are 4.31%, 1.18% and 2.47% respectively.

The Metropolitan area is expected to absorb a significant population and jobs growth over the next 20 years. This requires very deliberate measures to encourage a significant shift towards development locations that can be made accessible by good public transport facilities particularly rail.

The Area is an important employment hub, and generates significant inward commuting. Significant employment areas include the City Centre, which has high concentrations of office and retail employment. Cork Airport and Harbour, including Ringaskiddy and Cobh, is a major employer in port related and pharmaceutical industries, with Ringaskiddy in particular containing a number of chemical industries. Cork Airport and associated business park is a substantial employer.

Little Island, located in the East Metropolitan Area, is a significant employment centre including manufacturing, warehousing, engineering and office related activities.

Significant employment sectors in the North Metropolitan Area include light industry, and business and technology.

¹⁴ A comprehensive list of the DEDs/Wards in each housing market area is contained in Appendix 6

Average new house prices in 2006 vary from €383,616 in the South Metropolitan Area to €356,215 and €342,514 in the North and East Metropolitan Areas respectively. Significant concentrations of social housing are prevalent in the North Metropolitan Area, particularly within the Cork City Council area.

Ring Area:

The Ring Area skirts the Metropolitan Area – it includes the ring towns of Bandon, Macroom, Mallow, Fermoy and Youghal. The Metropolitan Area exerts a strong influence on this Area particularly with regard to employment. Youghal and hinterland is sub-divided based mainly on a weaker housing market.

In 2006 the area had a population of 92,017 representing an increase of 14% over the 2002 figure of 80,648. Between 2006 and 2020 the area is expected to experience a population growth rate of approximately 1.18% per annum.

A considerable amount of commuting takes place to the Metropolitan area, however there are a number of important employment areas within the Ring area also. It includes the hub town of Mallow which has strong agricultural and freight related industries. Bandon and hinterland has a number of retail and agriculturally based industries. Fermoy accommodates significant employment in high tech and office based industry.

The average price for a new house in the Youghal and hinterland area in 2006 was €287,712 and in the remainder of the Ring area was €331,487.

South Coast:

The South Coast covers the entire coastline west of Cork Harbour. It includes the ring town of Kinsale.

In 2006 the area had a population of 58,125 representing an increase of 8% over 2002 figure of 53,810. Between 2006 and 2020 the area is expected to experience a population growth rate of approximately 0.64% per annum.

Population densities are low in the more peripheral area, such as Beara and Sheeps Head peninsulas.

Traditionally tourism has been a major employer in the area but in recent years there has been growth in alternative industries such as high-tech industries in Clonakilty.

The average price for a new house in the Kinsale area in 2006 was €388,962, in the Clonakilty/Skibbereen area it was €342,514 and in the Bantry/Castletownbere area it was €315,113

North and West Rural:

The North and West Rural area extends westerly from Macroom, and stretches Northwards from Dunmanway to the County Boundary.

In 2006 the area had a population of 36,061 representing an increase of 4% over 2002 figure of 34,658. Between 2006 and 2020 the area is expected to experience a population growth rate of approximately 0.96% per annum.

The Rockchapel (Northwest corner) area has experienced population loss in the last two censuses. The area has a low population density and lacks major settlements. There is a

high proportion of elderly and large outmigration of young adults, particularly females, giving the area an unbalanced demographic structure.

There is a significant manufacturing industry located within the Ballydesmond/Knocknagree area. Elsewhere farming and agriculturally related industries are the main sources of employment. There are few significant growth industries in the area however there is potential to diversify and develop a mix of manufacturing and service industry. Much of Kanturk is within the journey to work catchment of Tralee/Killarney as well as Cork.

The average price for a new house in the area in 2006 was €274,011.

Charleville / Mitchelstown:

This area includes the towns of Mitchelstown and Charleville and their respective hinterlands. The area is differentiated from the North and West Rural area by the existence of two main arterial routes, higher population densities and stronger housing and employment markets.

In 2006 the area had a population of 22,551 representing an increase of 5.6% over 2002 figure of 21,358. Between 2006 and 2020 the area is expected to experience a population growth rate of approximately 1.07% per annum.

Farming and in particular agriculturally related industries such as dairy products are the main source of employment. This area falls within the Atlantic Gateways Corridor.

The average price for a new house in the area in 2006 was €306,759

APPENDIX 3: CONSULTATION PROCESS:

Relevant consultation material for the Housing Strategy has been drawn from four main sources:

- Submission and observations received during the Draft Joint Housing Strategy public consultation period of 14th December 2007 to 22nd February 2008. Twelve such submissions were received.
- Response to a press advertisement placed on behalf of all the planning authorities involved in the Joint Housing Strategy Review. Three submissions were received at this stage.
- Relevant responses to invitations for submissions made by the County Council with regard to the review of its development plan.
- Relevant issues raised during a stakeholders workshop organised by the County Council with regard to the review of its' development plan; and
- The County Council's Housing Land Availability Study that was prepared in September 2006 in consultation with the Construction Industry Federation.

APPENDIX 4: 2006 HOUSING LAND AVAILABILITY STUDY DEFINITIONS

The following definitions were used in the compilation of the County Council's Housing Land Availability Study tables:

- **Gross Area:** The total area of the parcel of zoned land in hectares;
- **Net Housing Area:** The area (in hectares) within the zoned land parcel that is suitable for housing development.
- **Number of units completed Summer 2006:** The number of housing units within the zoned land parcel that were completed (ready for occupation) at the baseline date of the study.
- **Number of units under construction Summer 2006:** The number of housing units within the zoned land parcel that were under construction at the baseline date of the study. For the purposes of the study units were considered to be under construction where site works had commenced.
- **Number of units not started but with permission at Summer 2006:** The number of housing units for which planning permission had been granted but where construction had not started at the baseline date of the study. Both full and outline planning permissions are included in this category.
- **Estimated number of units on remainder of zoned land:** This figure has been calculated on a site-by-site basis using the portion of the net housing area where permission has yet to be granted and an estimate of the density that is likely to be achieved in a future planning permission. Account has been taken of factors such as the character of neighbouring development and the topography of the area.
- **Number of units which can commence immediately:** Sites or the phases of sites where development has not started but can commence immediately. Sites included in this category are the subject of a full planning permission.
- **Number of units which can commence in less than two years:** Sites or the phases of sites where development cannot commence immediately, but where any constraint to development is likely to be overcome in time for dwellings to commence within 2 years.
- **Number of units which can commence in more than two years but less than five years:** Sites or the phases of sites where development cannot commence immediately, but where the constraint to development is likely to be overcome in time for dwellings to commence in more than 2 but less than 5 years;
- **Number of units which are unlikely to commence within five years:** Sites or the phases of sites where development is unlikely to commence within 5 years by virtue of major physical constraints or other constraints.

Appendix 5: Estimated social and affordable housing need

Calculation of the percentage of households which are eligible for either social or affordable housing:

1: The difference between the average disposable income in 2001 and in 2004 was calculated:

$$18,869 - 15,629 = 3,240 \text{ (this equates to a 20.730692\% difference)}$$

2: Using Bacon's 'Income Bands' provided in Table 5 of Vol 2 of the 2001 Housing Strategy an Income Band figure was calculated for 2004 by increasing each income band provided by Bacon by 20.730692%. Each individual income band was then split into each of the Housing Market Areas.

3: The number of new households within the relevant income band could be identified by Housing Market Area by using the same proportions used in the 2001 analysis for the 2004 analysis. This identifies the number of new households required for each Housing Market Area for 2004.

4: The Monthly disposable income was identified by dividing each income band by 12. Based on the annuity formula, the percentage of households which are eligible for either social or affordable housing is established. This calculation is executed by establishing the monthly repayment rate on an 'entry level' new home in each housing market area and establishing the number of households for whom 35% of net disposable income would allow them to meet this repayment.

In estimating the social and affordable housing need from 2006 to 2020 the following steps have been taken:

1. The total number of households likely to need social or affordable housing between 2006 and 2020 is estimated as 38,900, this figure being 45.3% of overall housing need. It is assumed that this percentage, suggested by the demographic and income distribution assessment of affordability, will remain constant over 20 years.
2. Added to this figure is an estimation of the current net social and affordable housing need. Affordable housing need is difficult to quantify as it only becomes apparent when a scheme is advertised. The best available information on which to base an estimation of social housing need is the social housing waiting lists. Available sources of data are the housing needs assessment (HNA) returns made to the DoEHLG triannually and the local authority waiting lists. As stated in section 5, it is supposed here that 65% of the current housing waiting list is a reasonable reflection of current net social housing need i.e. current net social housing need is estimated at 7636 households.
3. The total projected social and affordable housing need is 46,536
4. Based on an assumption that an affordable house costs 30% less than the entry level price in the Metropolitan Housing Market areas and the Ring and Kinsale areas, and 15% less than the entry level price in the North West Rural and Charleville Housing Market areas and the remainder of the South Coast Housing Market Area, the social and affordable proportions of overall social and affordable demand is estimated as 51% social and 49% affordable.

5. In this Strategy it has been assumed that the Cork Local Authorities will continue to provide a building and acquisitions programme of their own to meet the need for social and affordable housing.
6. Casual vacancies: As set out in paragraph 5.19, with the exception of a fall of 0.3% between 2005 and 2006, the vacancy rate has been on the rise since 2001, increasing by an average of approximately 0.42% per year. While specific measures are being taken to address the vacancy rate by the various authorities any decrease is likely to be counterbalanced by an overall increase in social housing stock. It is estimated that the rate could be 450 per annum.
7. To estimate the social housing output of the voluntary housing sector data was collected regarding projected output between 2006 and 2012. From this a yearly average was calculated and projected forward to 2020 giving a total social unit output of 3628. While the provision of affordable housing by the voluntary housing sector is not currently facilitated by legislation it is expected that this issue could be resolved within the lifetime of the strategy. The estimated output of voluntary housing from the voluntary sector is 1000 units.
8. Sale of Local Authority Housing Stock: The DoEHLG published statistics on the sale of local authority housing stock were used to establish a yearly average between 2001 and 2006 of 133 units. This amounts to an estimated sale of 1862 units over the strategy period. This total has been deducted from the overall social housing supply.
9. The estimated new housing units that will be developed between 2006 and 2020 in the County and City are 87,844 and 23,793 respectively¹⁵. It is assumed that Part V will not apply to approximately 15% of these figures. When 20% is applied to the remainder it is estimated that in the County and City 19,933 and 4,045 units respectively will accrue. This translates to a Part V social housing supply of 8,478 units and a Part V affordable housing supply of 10,500 units.

¹⁵ These figures differ from those indicated in Section 3 as they are derived from strategic area analysis rather than housing market area analysis.

Table 20: Household Income by Market Area 2004

2004 Income (€)	South Metropolitan		North Metropolitan		East Metropolitan		Ring		South Coast		North West Rural		Charleville/Mitchelstown	
	H'holds	%	H'holds	%	H'holds	%	H'holds	%	H'holds	%	H'holds	%	H'holds	%
10902	1	0.1	2	0.4	5	0.6	23	1.8	14	2.4	6	2.4	5	2.3
13761	21	1.8	12	2.6	20	2.3	22	1.7	8	1.4	5	2	5	2.3
14134	12	1	8	1.7	11	1.3	9	0.7	6	1	1	0.4	1	0.7
16582	6	0.5	4	0.8	5	0.6	5	0.4	3	0.5	1	0.5	0	0
17301	7	0.6	5	1.1	5	0.6	9	0.7	2	0.4	1	0.5	2	0.8
18693	25	2.1	12	2.6	14	1.6	19	1.5	9	1.5	3	1	3	1.5
19386	7	0.6	4	0.8	11	1.3	6	0.5	3	0.5	1	0.5	0	0
19955	5	0.4	3	0.7	11	1.3	53	4.2	42	7.1	17	6.7	11	5.3
24353	50	4.2	21	4.7	35	4.1	47	3.7	20	3.4	13	5.3	12	6
24951	26	2.2	14	3.2	20	2.3	23	1.8	14	2.4	4	1.5	3	1.6
28222	14	1.2	6	1.4	8	0.9	1	0.9	5	0.9	2	0.9	1	0.7
28545	26	2.2	10	2.2	14	1.6	19	1.5	9	1.5	3	1	3	1.5
29056	14	1.2	8	1.7	9	1	18	1.4	11	1.9	5	1.9	3	1.5
30670	59	4.9	20	4.5	27	3.2	44	3.5	25	4.3	7	2.9	9	4.6
30857	8	0.7	5	1.2	25	2.9	114	9	59	10	29	12	17	8.3
31475	19	1.6	7	1.5	16	1.9	14	1.1	6	1	1	0.5	2	0.8
38114	98	8.2	41	9.2	90	10.5	107	8.4	28	4.8	23	9.2	20	9.8
39043	53	4.4	28	6.2	50	5.8	48	3.8	20	3.3	6	2.4	6	3.1
39909	6	0.5	4	0.8	16	1.9	72	5.7	57	9.6	22	8.7	12	6
43876	60	5	16	3.7	25	2.9	42	3.3	22	3.8	7	2.9	6	3.1
44488	27	2.3	12	2.7	21	2.5	25	2	6	1	4	1.5	3	1.5
45886	30	2.5	15	3.4	25	2.9	37	2.9	17	2.9	7	2.9	4	2.2
48593	113	9.5	39	8.8	68	8	100	7.9	34	5.7	13	5.3	16	7.6
48705	73	6.1	24	5.3	57	6.7	67	5.3	28	4.8	18	7.2	16	7.6
49901	39	3.3	16	3.6	30	3.5	32	2.5	17	2.9	5	1.9	5	2.3
49942	36	3	13	3	41	4.8	30	2.4	5	0.9	4	1.5	3	1.5
56444	21	1.8	8	1.7	14	1.6	17	1.3	6	1	3	1	1	0.7
58112	21	1.8	10	2.2	14	1.6	23	1.8	14	2.4	6	2.4	3	1.6
61340	85	7.1	23	5.1	44	5.1	65	5.1	34	5.7	10	3.8	11	5.3
62950	27	2.3	8	1.7	27	3.2	19	1.5	6	1	3	1	1	0.7
67363	116	9.7	32	7.2	60	7	90	7.1	31	5.2	12	4.8	11	5.3
87753	86	7.2	19	4.3	38	4.5	58	4.6	28	4.8	10	3.9	8	3.8
New Hlds (2004)	1191		449		856		1268		589		252		203	
% with Social/affordable housing need	44.5		49.4		44.9		38.6		59.8		43.8		42.9	

The teal shading on the above table represents the cut off point below which there is a social housing requirement. This is calculated for each housing market area using the income band below the monthly repayment on an affordable 'entry level' home and adding to this half of the households that fall into the next income band.

The blue shading on the above table represents the cut off point below which there is social/affordable housing requirement. This is calculated for each housing market area using the income band below the monthly repayment on an 'entry level' home and adding to this half of the households that fall into the next income band.

APPENDIX 6: DEDS / WARDS BY HOUSING MARKET AREAS

Market Areas are an amalgamation of individual District Electoral Divisions (DED's). Appendix 8 lists DED's by market areas, and thus enables the identification of specific locations by the relevant market area. This is particularly relevant where reserved land policy varies between market areas (i.e. between Metropolitan and other market areas), or within the Metropolitan Area where the reservation of land for social housing varies (Refer to Policies 2.1 a), b), c) and d)).

South Metropolitan			North Metropolitan		East Metropolitan
<i>Ballinlough A</i>	<i>Glasheen A</i>	<i>Tramore C</i>	<i>Blackpool A</i>	<i>St Patrick'S B</i>	CORKBEG DED
<i>Ballinlough B</i>	<i>Glasheen B</i>	<i>Turner'S Cross A</i>	<i>Blackpool B</i>	<i>St Patrick'S C</i>	ROSTELLAN DED
<i>Ballinlough C</i>	<i>Glasheen C</i>	<i>Turner'S Cross B</i>	<i>Churchfield</i>	<i>Shanakiel</i>	COBH URBAN DED
<i>Ballyphehane A</i>	<i>Greenmount</i>	<i>Turner'S Cross C</i>	<i>Commons</i>	<i>Shandon A</i>	KNOCKRAHA DED
<i>Ballyphehane B</i>	<i>Knockrea A</i>	<i>Turner'S Cross D</i>	<i>Fair Hill A</i>	<i>Shandon B</i>	CAHERLAG DED
<i>Bishopstown A</i>	<i>Knockrea B</i>	BALLINCOLLIG DED	<i>Fair Hill B</i>	<i>Sunday's Well A</i>	CARRIGTOHILL DED
<i>Bishopstown B</i>	<i>Mahon A</i>	BALLYGARVAN DED	<i>Fair Hill C</i>	<i>Sunday's Well B</i>	LISGOOLD DED
<i>Bishopstown C</i>	<i>Mahon B</i>	BISHOPSTOWN DED	<i>Farranferris A</i>	<i>The Glen A</i>	RIVERSTOWN DED
<i>Bishopstown D</i>	<i>Mahon C</i>	CARRIGALINE DED	<i>Farranferris B</i>	<i>The Glen B</i>	TEMPLINACARRIGA DED
<i>Bishopstown E</i>	<i>Mardyke</i>	DOUGLAS DED	<i>Farranferris C</i>	<i>Tivoli A</i>	BALLYSPILLANE DED
<i>Browningtown</i>	<i>Pouladuff A</i>	DUNDERROW DED	<i>Gurranebraher A</i>	<i>Tivoli B</i>	MIDLETON RURAL DED
<i>Centre A</i>	<i>Pouladuff B</i>	INISHKENNY DED	<i>Gurranebraher B</i>	BLARNEY DED	MIDLETON URBAN DED
<i>Centre B</i>	<i>South Gate A</i>	LEHENAGH DED	<i>Gurranebraher C</i>	CARRIGROHANE BEG DED	CLOYNE DED
<i>City Hall A</i>	<i>South Gate B</i>	MONKSTOWN RURAL DED	<i>Gurranebraher D</i>	DRIPSEY DED	COBH RURAL DED
<i>City Hall B</i>	<i>The Lough</i>	MONKSTOWN URBAN DED	<i>Gurranebraher E</i>	GREENFORT DED	
<i>Evergreen</i>	<i>Togher A</i>	CARRIGALINE DED	<i>Knocknaheeny</i>	MATEHY DED	
<i>Gillabbey A</i>	<i>Togher B</i>	KILPATRICK DED	<i>Mayfield</i>	OVENS DED	
<i>Gillabbey B</i>	<i>Tramore A</i>	LISCLEARY DED	<i>Montenotte A</i>	RATHCOONEY DED	
<i>Gillabbey C</i>	<i>Tramore B</i>	TEMPLEBREEDY DED	<i>Montenotte B</i>	ST. MARY'S DED	
			<i>St Patrick'S A</i>	WHITECHURCH DED	

City Council Wards in Italics, COUNCIL DEDS IN BLOCK CAPITALS

Ring Area		
KNOCKMOURNE DED	KILSHANNIG DED	BALLYCOTTON DED
LEITRIM DED	MALLOW NORTH URBAN DED	YOUGHAL RURAL DED
COOLE DED	GLENVILLE DED	ARDAGH DED
CURRAGLASS DED	KNOCKANTOTA DED	YOUGHAL URBAN DED
CARRIGNAVAR DED	BLACKPOOL DED	GARRYVOE DED
CASTLELYONS DED	MOUNTRIVERS DED	BALLINTEMPLE DED
CASTLEHYDE DED	KILCULLEN DED	INCH DED
MACLONEIGH DED	CLONMOYLE DED	KILLEAGH DED
AGHINAGH DED	AGLISH DED	DUNGOURNEY DED
KILBERRIHERT DED	MASHANAGLASS DED	TEMPLEBODAN DED
MACROOM URBAN DED	BALLYGORMAN DED	CLONMULT DED
LEIGHMONEY DED	WARRENSCOURT DED	DANGAN DED
KNOCKROE DED	MOVIDDY DED	MOGEEELY DED
BRINNY DED	BALLYMURPHY DED	CASTLEMARTYR DED
KILBONANE DED	MURRAGH DED	IGHTERMURRAGH DED
TEMPLEMARTIN DED	GREENVILLE DED	KILCRONAT DED
KNOCKAVILLY DED	TEMPLEMICHAEL DED	CLONPRIEST DED
MALLOW RURAL DED	INISHANNON DED	KILMACDONAGH DED
CAHERDUGGAN DED	BENGOUR DED	
KILMACLENINE DED	KILBROGAN DED	
DROMORE DED	BALLYMARTLE DED	
MALLOW SOUTH URBAN DED	TEADIES DED	
FIRMOUNT DED	BANDON DED	
BALLYNAMONA DED	BALLYMODAN DED	
KILLATHY DED	BOULTEEN DED	
KILDINAN DED	CASHEL DED	
WATERGRASSHILL DED	BAURLEIGH DED	
GORTROE DED	KILWORTH DED	
RATHCORMACK DED	GLANWORTH EAST DED	
AGHERN DED	FERMOY URBAN DED	
FERMOY RURAL DED	CARRIG DED	
CANNAWAY DED	KILCOR DED	
MAGOURNEY DED	BALLYNOE DED	
GOWLANE DED	BALLYNAGLOGH DED	
RAHAN DED	KILLEAGH DED	
BALLYCLOGH DED		

South Coast			
BALLINSPIITTE DED	CROOKHAVEN DED	KNOCKS DED	GLANLOUGH DED
KILMONOGE DED	CLONAKILTY URBAN DED	ROSSMORE DED	DURRUS EAST DED
KINURE DED	MYROSS DED	DRINAGH DED	DURRUS WEST DED
FARRANBRIEN DED	TULLAGH DED	GARRANES DED	GLENGARRIFF DED
RATHCLARIN DED	ABBEYMAHON DED	ARGIDEEN DED	CURRYGLASS DED
BALLYFOYLE DED	LOWERTOWN DED	CASTLEVENTRY DED	SEEFIN DED
KINSALE URBAN DED	TOORMORE DED	CAHERMORE DED	BEAR DED
NOHAVAL DED	ROSSCARBERY DED	BREDAGH DED	AHIL DED
KILBRITTAIN DED	DUNMANUS DED	CAHERAGH DED	BANTRY URBAN DED
COOLMAIN DED	BUTLERSTOWN DED	TIMOLEAGUE DED	SHEEPSHEAD DED
LAHERNE DED	GOLEEN DED	CLOONKEEN DED	DOUCE DED
BALLYMACKEAN DED	CLONAKILTY RURAL DED	CARRIGBAUN DED	KEALKILL DED
BALLINADEE DED	KILKERRANMORE DED	COOLCRAHEEN DED	MEALAGH DED
CULLEN DED	DUNBEACON DED	CLOGHDONNELL DED	SCART DED
BALLYFEARD DED	COURTMACSHERRY DED	WOODFORT DED	BANTRY RURAL DED
KINSALE RURAL DED	KNOCKSKAGH DED	SHREELANE DED	KILCATHERINE DED
KILMOYLERANE DED	CASTLEHAVEN NORTH DED	COOLAGH DED	KILNAMANAGH DED
KILNAGROSS DED	ARDFIELD DED	AGHADOWN NORTH DED	KILLACONENAGH DED
DROMDALEAGUE NORTH DED	KILFAUGHNABEG DED	SKIBBEREEN RURAL DED	ADRIGOLE DED
DROMDALAEGUE SOUTH DED	RATHBARRY DED	SKIBBEREEN URBAN DED	KILCASKAN DED
KILMALODA WEST DED	KILLEENLEAGH DED	TEMPLEOMALUS DED	COULAGH
KILMALODA EAST DED	GORTNASCREENY DED	CASTLEHAVEN SOUTH DED	AGHADOWN SOUTH DED
BALLYDEHOB DED	BALLYBANE DED	DERRY DED	CAPE CLEAR DED
SKULL DED	KILCOE DED		

North West Rural			
BARLEYHILL DED	COOLCLOGH DED	MANCH DED	COOLMOUNTAIN DED
BEALANAGEARY DED	NAD DED	KILBRIN DED	DRINAGH DED
BEALANAGEARY DED	KILCORNEY DED	BARNACURRA DED	DUNMANWAY SOUTH DED
CAHERBARNAGH DED	BANTEER DED	DROMINA DED	KINNEIGH DED
CLONDROHID DED	DERRYFINEEN DED	KILMEEN DED	KEALE DED
CLONFERT WEST DED	DOONASLEEN DED	BALLINGURTEEN DED	CASTLETOWN DED
COOMLOGANE DED	CULLEN DED	ALLOW DED	AULTAGH DED
GORTNATUBBRID DED	CRINNALOO DED	GLENLARA DED	MILANE DED
KNOCKATOOAN DED	ROSKEEN DED	DERRAGH DED	TEERELTON DED
KNOCKNAGREE DED	MEENS DED	CLONMEEN DED	CANDROMA DED
MILFORD DED	BOHERBOY DED	CASTLEMAGNER DED	INCHIGEELAGH DED
NEWTOWN DED	NEWMARKET DED	GORTMORE DED	CLEANRATH DED
RAHALISK DED	KILNAMARTERY DED	CASTLECOR DED	TINCOORA DED
ROWLS DED	BALLYHOOLOHAN DED	GREENANE DED	BEALOCK DED
SLIEVEREAGH DED	DRISHANE DED	KNOCKTEMPLE DED	BALLYMONEY DED
TULLYLEASE DED	KANTURK DED	BAWNCROSS DED	CARRIGBOY DED
ULLANES DED	RATHCOOL DED	CLONFERT EAST DED	DUNMANWAY NORTH DED
WILLIAMSTOWN DED	SKAGH DED	ROSNALÉE DED	GARROWN DED

Charleville/Mitchelstown	
BALLYARTHUR DED	LISCARROLL DED
BUTTEVANT DED	BALLYHOOPLY DED
CHARLEVILLE DED	WALLSTOWN DED
CLENOR DED	SHANBALLYMORE DED
FARAHY DED	TEMPLEMARY DED
IMPHRICK DED	CHURCHTOWN DED
KILDORRERY DED	GLANWORTH WEST DED
KILGULLANE DED	CASTLETOWNROCHE DED
MARSHALSTOWN DED	MITCHELSTOWN DED
MILLTOWN DED	KILCUMMER DED
MONANIMY DED	KILPHELAN DED
SKAHANAGH DED	ARDSKEAGH DED
SPRINGFORT DED	DERRYVILLANE DED
STREAMHILL DED	DONERAILE DED
TEMPLEMOLAGA DED	