



# CORK CITY COUNCIL HOUSING DELIVERY ACTION PLAN

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# **CORK CITY COUNCIL HOUSING DELIVERY ACTION PLAN**

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## 1.0 INTRODUCTION

*Housing for All is the Government’s housing strategy to 2030. It is a multi-annual, multibillion-euro plan seeking to increase the supply of housing to an average of 33,000 per year over the next decade.*

*The policy has four pathways to achieving housing for all:*

- *supporting home ownership and increasing affordability*
- *eradicating homelessness, increasing social housing delivery and supporting social inclusion*
- *increasing new housing supply*
- *addressing vacancy and efficient use of existing stock*

*The delivery of new social and affordable homes is a key priority of the plan and will form an important element of the overall delivery of new housing. Housing for All includes a commitment to deliver 90,000 social homes by 2030 and a very significant increase in the delivery of affordable homes (for purchase and rent), by local authorities, the Land Development Agency and Approved Housing Bodies. 10,000 social houses are to be provided per annum over the next five years, with an average of 9,500 of those being new-build social homes, as well as an average of 6,000 affordable interventions per year.*

*Circular: Housing 32/2021 Housing for All Housing Delivery Action Plans, dated 01 October 2021 was issued to all Local Authority Chief Executives, including the Chief Executive of Cork City Council (CCC). The circular was issued as a key action of Housing for All that requires local authorities to develop and submit Housing Delivery Action Plans (HDAP), which is to include details of the delivery of both social and affordable housing. The Action Plans are requested to be consistent with the relevant adopted Development Plan. The Plans are required to set out details of the delivery of both social and affordable housing delivery covering the period 2022-2026, which is to be in line with targets set under Housing for All.*

The HDAP is aligned with the Cork Joint Housing Strategy (JHS) and Housing Need Demand Assessment (HNDA), which have been critical to the preparation of the new City Development Plan (CDP).

The templates provided by the Department of Housing, Local Government & Heritage (DHLGH) for the preparation of the HDAP have been completed and are included in the **Appendix A** of this document. A plan showing the settlement areas used to complete the templates can be found in **Appendix B**.

## 2.0 SOCIAL HOUSING DELIVERY

The Social Housing Delivery Targets, agreed with and set by the DHLGH are summarized in Table 2.1 below.

**Table 2.1** Social Housing Delivery Targets set by the DHLGH

YEAR	2022	2023	2024	2025	2026	Total
<b>Build</b>	515	821	1121	646	629	<b>3,732</b>
<b>Long-Term Leasing</b>	122	80	0	0	0	<b>202</b>
<b>Total</b>	<b>637</b>	<b>901</b>	<b>1121</b>	<b>646</b>	<b>629</b>	<b>3,934</b>

The completed HDAP TABLES 1, 2 & 3 templates, covering the delivery of social housing, can be found in **Appendix A**. It can be seen from the tables, and in particular Table 1, that the DHLGH targets (above) set for CCC by the DHLGH are planned to be met under this HDAP and in most cases exceeded.

The details provided by the various Approved Housing Bodies (AHB’s) only covered the period 2022-2024 (refer to **Appendix A** Table 3). Notwithstanding this, it is expected that the AHBs will deliver more

new homes within the period 2025-2026 that are currently not included for in this HDAP, although CCC has no control in any respect over the actual delivery.

Details were not provided by the Land Development Agency (LDA) but through discussion with the DHLGH and the LDA they have confirmed their intention to deliver their target number of new homes within the CCC area. Reference should be made to the *Housing for All* where it states that lands will be made available to the LDA for the delivery of housing. The City Council also notes the LDA's call to the market for turnkey housing schemes of 150 units or more through Project Tosaigh.

### Demand

The housing demand is demonstrated by reference to the current Cork City Council housing list (Summary of Social Housing Assessments – SSHA) and the JHS/HNDA. The JHS covers the local authority areas of both CCC and Cork County Council. The HDAP is based on the need detailed in these sources, with the JHS taking into consideration the wider available data sources and policy documents, including the City Development Plan 2022-2028.

The current City Council housing list shows the needs in relation to accommodation type with 1 bedroom accommodation being the most prominent at nearly 50%. The list also shows the need in relation to specially adapted accommodation, which would cover the areas of both age friendly and persons with disabilities. Throughout the delivery of housing under this HDAP, the City Council will be mindful of the need in relation to the type of accommodation required and the changes that may arise during the delivery period to meet changing needs. Delivery will therefore be aligned with demand, and in particular, with regard to adequate provision of 1/2/3/4 bedroom homes.

In relation to age friendly accommodation and accommodation for people with disabilities, Cork City Council will endeavour to provide 20% of suitable accommodation in future housing developments to address this need. Successful delivery of this percentage will require the support and funding of the DHLGH, as the current funding application system requires that any special type of accommodation generally requires submission of an Occupational Therapist report for each potential tenant. For the proposed 20% of accommodation to be realised for this purpose Cork City Council should be given responsibility to ensure that they are satisfied that suitable tenants are available and can be secured for these types of units.

The City Council's Traveller Action Plan and CDP reinforces the need for traveller specific accommodation to be provided across the city and the required number of units/Group Housing Schemes have been included for in the HDAP.

### Delivery

The Guidance on Development of Housing Delivery Action Plans states for Cork City that housing delivery will be as per the details shown in Table 2.2 below.

**Table 2.2** Delivery of Social Housing Targets

<b>Local authorities</b>	<b>Local authority delivery (including part V)</b>	<b>AHB delivery (including part V)</b>
Cork City	50%	50%

It can be seen from the Tables in **Appendix A** that the DHLGH targets are planned to be achieved, which equates to 50% each of the total target of 3,732 (for build), i.e. a target of 1,866 each. Both Cork City Council and the AHB's will work to ensure we meet (and exceed) the 1,866 units target.

Cork City Council intend on, and are, using a number of delivery channels for the delivery of social housing, including, Social Housing Investment Programme (SHIP) Construction, Local Authority Part V, SHIP Competitive Dialogue, SHIP Construction Turnkey, Buy & Renew and AHB delivery.

The delivery of the social housing programme is based on the assumptions that the requisite funding remains available and that Government restrictions in terms of Covid and the wider economic climate does not adversely impact delivery.

#### Part V

Several units have been included for in the delivery targets via the Part V process. The actual delivery of these units relies upon the private sector and as such Cork City Council does not have control over the timing of delivery. Notwithstanding this, it is expected given growth targets provided for in *Housing for All* and in the CDP that actual delivery is likely to exceed that included for in this HDAP. It is expected that Part V units will be delivered by Cork City Council (LA delivery) and also via AHB CALF (Capital Advance Leasing Facility).

#### Resources

The provision of additional City Council staffing resources to deliver the HDAP programme needs to be supported by the DHLGH given the scale of ambition involved particularly in the area of Affordable Housing delivery. To ensure success it is critical that sufficient additional resources are approved and allocated at the appropriate professional, technical and administrative grades in the build programme, housing allocations, housing loans and housing maintenance sections of the Council.

### **3.0 AFFORDABLE HOUSING DELIVERY**

#### Delivery

To determine the number of affordable housing units to be delivered in Cork City for the period 2022 to 2026, the outputs from the HNDA included in the Joint Housing Strategy have been used. The number of social housing units required equates to 20.4% and for affordable housing it is 12.7%. Using these percentages and the DHLGH Social Housing Delivery (Build) Targets for Cork City (see SECTION 2.0 above), where the social housing target equals 20.4% then the resulting affordable housing target is 1,737 units.

Affordable housing is proposed to be delivered via three streams, i.e., Local Authorities (LA), AHBs and the LDA. The Affordable Housing Delivery Targets are set by DHLGH for Cork City Council (LA delivery) and it is noted that these targets are deemed minimum affordable delivery targets. The targets for LA delivery by Cork City Council are summarized in Table 3.1 below.

**Table 3.1** Affordable Housing Delivery Targets set by the DHLGH (for LA Delivery by CCC)

<b>YEAR</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>Total</b>
<b>Local Authority Affordable Purchase and Cost Rental delivery target</b>	<b>70</b>	<b>70</b>	<b>86</b>	<b>76</b>	<b>76</b>	<b>378</b>

Further details of this are contained in Table 5 of **Appendix A**.

The balance of the 1,737 units overall target, 1,359 units, are to be delivered by AHB's and the LDA as part of the overall national target for delivery. While Cork City Council is not responsible for the targets set by the Department for AHB and LDA delivery it will provide assistance and support where possible to ensure Cork City achieves its overall housing targets.

Notwithstanding the above, in relation to the minimum annual targets set, Cork City Council will look to increase the number of affordable housing units delivered over the period of the HDAP.

The delivery of the social housing programme is based on the assumptions that the requisite funding remains available and that Government restrictions in terms of Covid and the wider economic climate does not affect adversely impact delivery.

#### Resources

The provision of additional City Council staffing resources to deliver the HDAP programme needs to be supported by the DHLGH given the scale of ambition involved particularly in the area of Affordable Housing delivery. To ensure success it is critical that sufficient additional resources are approved and allocated at the appropriate professional, technical and administrative grades in the build programme, housing allocations, housing loans and housing maintenance sections of the Council.

## **4.0 FUNDING**

It is noted that the HDAP was not required to include for details of the estimated funding required for the social and affordable housing delivery. There is a local and national concern in relation to the increasing costs associated with the delivery of new housing and how these are to be dealt with and covered by both the DHLGH Unit Ceiling Costs and the amounts available under the Affordable Housing Fund. The housing delivery programme included for in the HDAP will also be reliant on sufficient funding being made available for the delivery of same.

## **5.0 CONCLUSION**

Cork City Council is confident, in partnership with both AHB's and the LDA, that the proposed housing delivery detailed within this HDAP can be delivered during the period 2022-2026. Cork City Council, given its excellent track record in the area of social housing delivery over the last 5 years in particular, aligned to its current pipeline of new affordable housing units shows our willingness to meet the challenges head on and with the support of the DHLGH in the areas of funding and resourcing can meet the ambitions delivery targets set out in this action plan.

APPENDIX A  
**COMPLETED DHLGH HDAP TEMPLATES**

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Table 1 - Geographical distribution of Social Housing demand and current approved delivery

Area / Municipal District/ Division	Settlement	No. of Households on SSHA	No. of Households on HNDA	% of Demand by Settlement	Approved Delivery Target 2022-2026 by MD/Division/Settlement	Projects Approved in Pipeline	Outstanding Delivery per MD
City Centre	City Centre	1263	1057	10%	318	96	222
<b>City Centre 1 Total</b>		<b>1263</b>	<b>1057</b>	<b>10%</b>	<b>318</b>	<b>96</b>	<b>222</b>
Docklands	City Docks	0	2274	10%	302	0	302
	Tivoli Docks	0	151	1%	23	0	23
<b>Docklands Total</b>		<b>0</b>	<b>2425</b>	<b>11%</b>	<b>325</b>	<b>0</b>	<b>325</b>
City Suburbs	North East Suburb	893	2592	15%	467	134	333
	North West Suburb	2320	183	11%	846	751	95
	South East Suburb	1977	2077	18%	630	272	358
	South West Suburb	1056	699	8%	442	388	54
<b>City Suburbs Total</b>		<b>6246</b>	<b>5551</b>	<b>52%</b>	<b>2385</b>	<b>1545</b>	<b>840</b>
Urban Town	Ballincollig	494	2830	15%	443	147	296
	Blarney	115	484	3%	80	0	80
	Glanmire	138	1645	8%	237	20	217
	Tower	4	143	1%	19	16	3
<b>Urban Town Total</b>		<b>751</b>	<b>5101</b>	<b>26%</b>	<b>779</b>	<b>183</b>	<b>596</b>
Hinterland	Hinterland	27	132	1%	127	12	115
<b>Hinterland Total</b>		<b>27</b>	<b>132</b>	<b>1%</b>	<b>127</b>	<b>12</b>	<b>115</b>
<b>TOTAL</b>		<b>8287</b>	<b>14266</b>	<b>100%</b>	<b>3934</b>	<b>1836</b>	<b>2098</b>



Table 2 - Future Programme Master Summary (Social Housing)

Settlement	Estimated Part V (Private & LDA)	Existing LA Landbank	Future land Purchases	LA Turnkey	LA Buy & Renew	AHB CALF	AHB CAS	Social Homes via Mixed Tenure	Total Social Homes to be delivered	Comments
City Centre	0	74	40	19	21	136	8	0	298	EXCLUDES LONG TERM LEASING (LTL) - 20
City Docks	0	0	0	0	0	302	0	0	302	
Tivoli Docks	23	0	0	0	0	0	0	0	23	
North East Suburb	1	93	72	37	1	251	12	0	467	
North West Suburb	5	387	81	0	4	324	45	0	846	
South East Suburb	0	135	119	0	2	251	12	0	519	EXCLUDES LTL - 111
South West Suburb	5	133	0	0	2	167	135	0	442	
Ballincollig	16	73	101	0	0	253	0	0	443	
Blarney	0	0	30	0	0	18	32	0	80	
Glanmire	17	0	110	0	0	110	0	0	237	
Tower	7	0	0	0	0	12	0	0	19	
Hinterland	0	0	44	0	0	12	0	0	56	EXCLUDES LTL - 71
<b>Total</b>	<b>74</b>	<b>895</b>	<b>597</b>	<b>56</b>	<b>30</b>	<b>1836</b>	<b>244</b>	<b>0</b>	<b>3732</b>	<b>EXCLUDES LTL - 202</b>

Table 3 - Future Programme by Year (Social Housing)

Year	Estimated Part V (Private & LDA)	Existing LA Landbank	Future land Purchases	LA Turnkey Development	LA Buy & Renew	AHB CALF	AHB CAS	Other*	Total Homes to be delivered
<b>2022</b>	29	146	15	23	8	292	2	122	637
<b>2023</b>	2	236	99	14	1	354	115	80	901
<b>2024</b>	39	374	309	19	6	329	45	0	1121
<b>2025</b>	4	76	109	0	5	389	63	0	646
<b>2026</b>	0	63	65	0	10	472	19	0	629
<b>TOTAL</b>	<b>74</b>	<b>895</b>	<b>597</b>	<b>56</b>	<b>30</b>	<b>1836</b>	<b>244</b>	<b>202</b>	<b>3934</b>
* LONG TERM LEASING									

**Table 4 – Projected HNDA Need and Proposed Delivery (Affordable Housing)**

Year	Projected HNDA Need with Affordability Constraint (Number of Households)	Proposed Total Affordable Delivery (Number of Units)*
2022	321	156
2023	334	123
2024	341	99
2025	367	0
2026	374	0
<b>Total</b>	<b>1737</b>	<b>378</b>

\* TARGETS SET FOR CORK CITY COUNCIL BY THE DHLGH (30/03/2022). BALANCE OF 1359 UNITS ARE TO BE DELIVERED BY AHB'S/LDA.

**Table 5 – Future Programme by Year (Affordable Housing)**

Year	LA Build Affordable Purchase	LA Turnkey Affordable Purchase	LA Cost Rental Build (Affordable Housing Fund)	AHB Cost Rental (Cost Rental Equity Loan)	LDA Affordable Purchase	LDA Cost Rental	Total Dwellings to be Delivered
2022	120	36	0	DELIVERY TARGETS FORM PART OF THE NATIONAL DELIVERY			156
2023	123	0	0				123
2024	99	0	0				99
2025	0	0	0				0
2026	0	0	0				0
<b>Total</b>	<b>342</b>	<b>36</b>	<b>0</b>	<b>N/A</b>		<b>378</b>	

APPENDIX B  
**SETTLEMENT AREAS PLAN**



