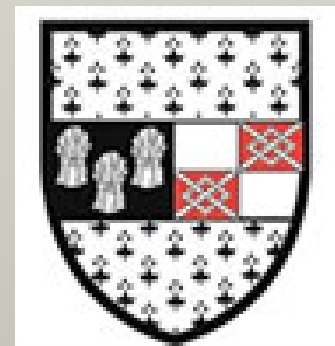


**Kilkenny County Council**  
**Housing Report**  
**Presentation to Members**  
**July 25, 2016**



- **Construction 2020 – A Strategy for a Renewed Construction Sector (2014)**
- **Social Housing Strategy 2020 (2014)**
- **Rebuilding Ireland – An Action Plan for Housing and Homelessness (2016)**

# Rebuilding Ireland – An Action Plan for Housing and Homelessness 2017 – 2021

Minister announced Action Plan with main focus on Accelerating Delivery in the Private, Social and Rental sectors

Total Investment of **€5.5bn** to deliver 47,000 units

- a. Social housing €5.35bn and
- b. Infrastructure €200ml along with
- c. reform measures of the housing sector

## 5 Key Pillars of Action to address these Challenges;

1. Address Homelessness
2. Accelerate Social Housing
3. Build More Homes
4. Improve the Rental Sector
5. Utilise Existing Housing



## **Pillar 1.**

### **Address Homelessness**

- By mid 2017, emergency hotels/B&B type accommodation for families will only be used in limited circumstances**
- Roll out of Housing First Initiative**
- Additional Supports to tackle complex needs**
- Early Intervention Measures for Young People Leaving State Care & Prison Service**
- Increased Rent Supplement and HAP limits**
- Facilitate more households with Mortgage to Rent**
- Support mortgagees in arrears**



## **Pillar 2.**

### **Accelerate Social Housing**

- Deliver 47,000 social housing units by 2021**
- Accelerated HAP delivery**
- NTMA/Private sector Housing Fund**
- The Housing Agency to acquire 1,600 vacant units**
- State Lands to be make available for Housing**
- Establish Housing Delivery Office and Procurement Unit**
- Streamlining approval processes**
- Housing for Specific Groups e.g. People with Disabilities –**

#### **Special Call for Proposals 2016;**

**€10ml fund in place under the Capital Assistance Scheme to help the transitioning of people from congregated settings to community based living.**



## **PILLAR 3:** **Build More Homes**

- 1. Double the Output to 25,000 units per year by:-**
  - Open up land supply and low cost state lands**
  - Local Infrastructure Housing Activation Fund of €200ml**
  - NTMA Investment Fund for large Infrastructure**
  - Provision of third level student accommodation**
  - Starter Homes – NAMA 20,000 unit Programme**
- 2. Planning Reforms**
  - ePlanning, Review CDP,**
  - P.A.'s (100+ units) go to An Bord Pleanala**
  - PART 8 Process**
  - Vacant Site Levy**
  - Review Exemptions (Living over the Shop)**
- 3. National Planning Framework**
- 4. Efficient design and delivery methods to lower cost**



## **Pillar 4:** **Improve the Rental Sector**

- **20% now live in the Rental Sector**
- **Develop Strategy for the Rental Sector**
- **Target the delivery of 2,000 rental properties by 2018**
- **Introduction of an Affordable Rental Scheme**
- **Encourage *'Build to Rent'***
- **Review the standards of Private Rented accommodation**
- **Provision of third level student accommodation**
- **Enhanced Role for Residential Tenancy Board**



## **Pillar 5**

### **Utilise Existing Housing**

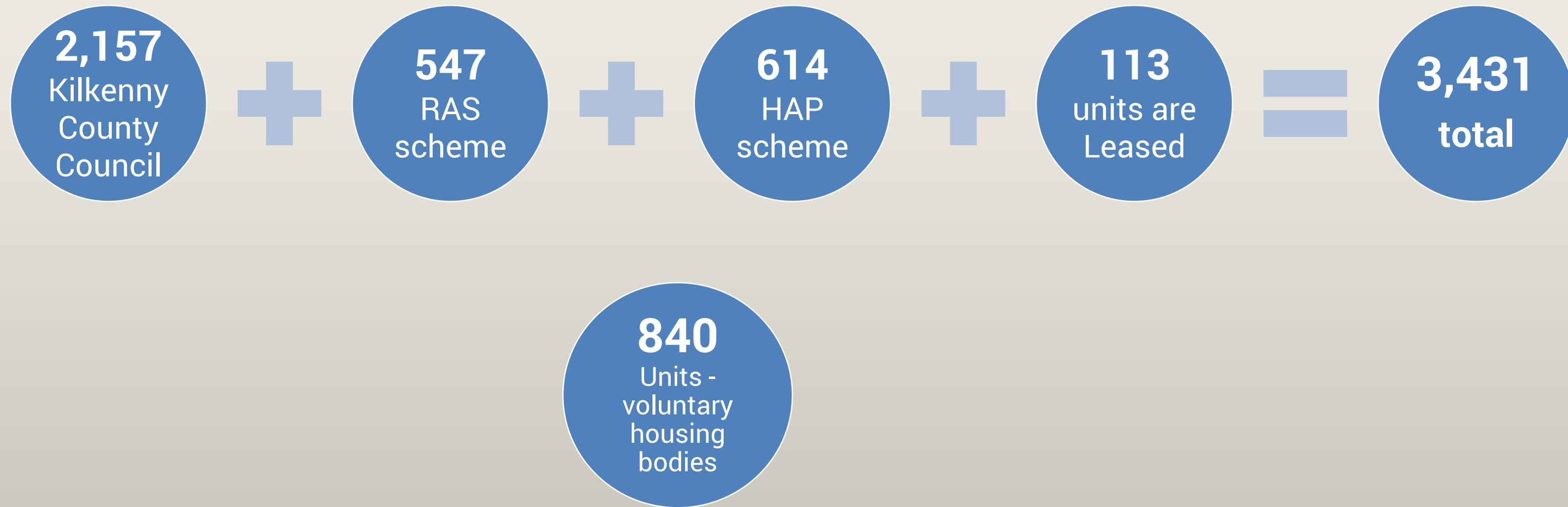
- **Better management of Voids**
- **Introduction of Choice Based Letting**
- **Review Tenant (Incremental) Purchase & DRS Scheme**
- **The Housing Agency will acquire up to 1,600 vacant units**
- **Urban and Rural Renewal– €30ml for Town and Village Renewal initiatives**
- **Urban Regeneration including Living City Initiative**
- **Repair and Leasing Initiative (RLI)**
- **Continue programme to address unfinished estates**





# Kilkenny County Council @ 30<sup>th</sup> June 2016

## Total Number of Social Housing Dwellings



# Housing Demand

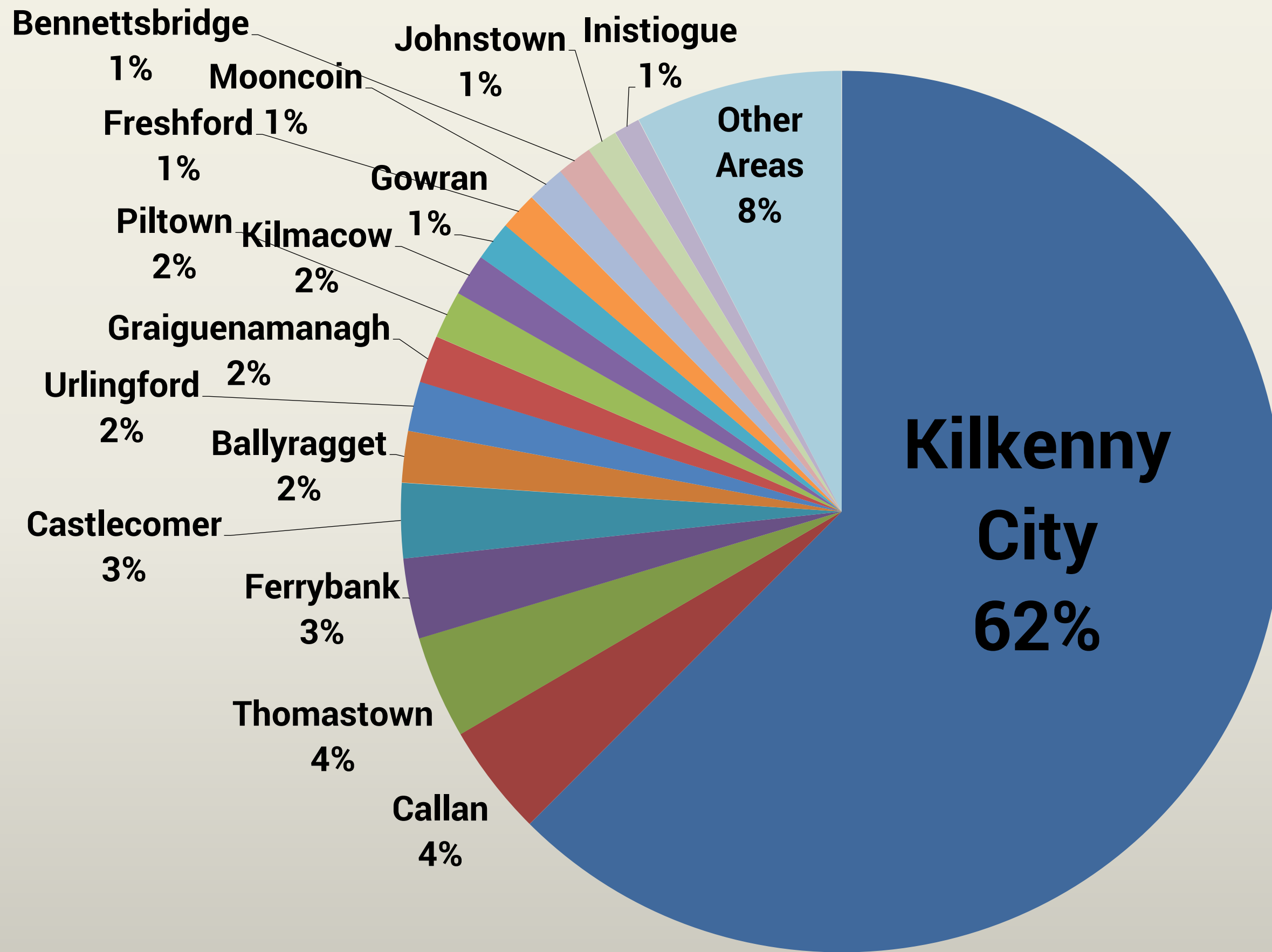
## Current [@30<sup>th</sup> June 2016]

- **2,794** approved applicants on the housing list.

One bed	Two Bed	Three Bed	Four Bed
1,258	880	550	86
45%	32%	20%	3%

- **1,740** (62%) of these want to live in Kilkenny City
- Statutory 3 year Assessment – commencing **21<sup>st</sup> September 2016**
- Complete Assessment by **12<sup>th</sup> October 2016**





**% OF APPLICANTS  
by  
PREFERRED AREA**



# Department Capital Allocations: Social Housing Strategy 2015 – 2017

## 3 yr Multi-Annual Programme 2015-2017

**€39.8 M** to provide **215 Units**  
[plus extra allocation 30 units / €5M]

Construction:-134 Units (7 Schemes)	€19.4 M
Acquisitions:- 47 Units	€ 7 M
Turnkey Developments:-	€1.6M
Voids:- 34 Units	€ 862,862
CAS:- 99 Units	€12.3M



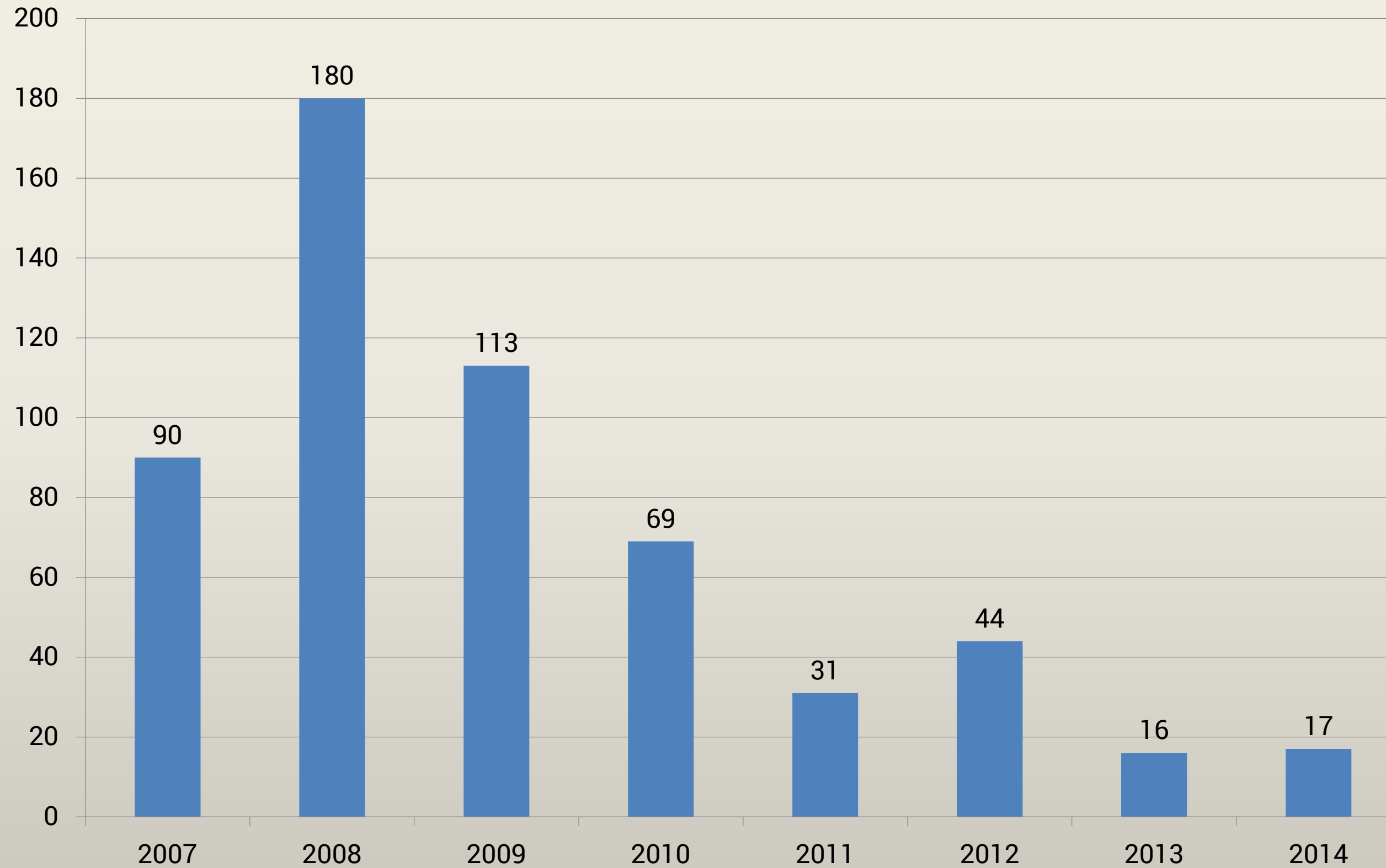
# Department Capital Allocations [KCC] :

Allocation



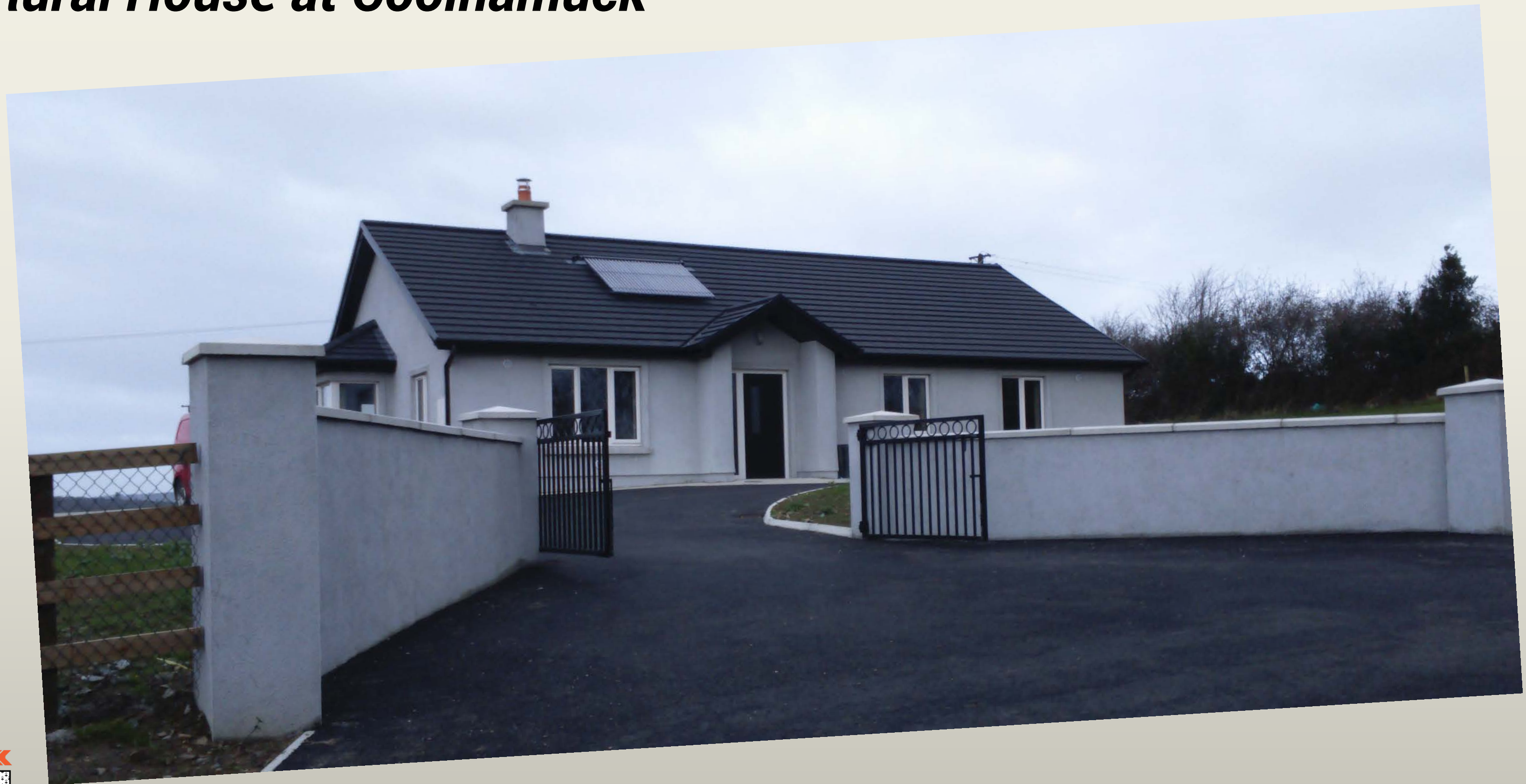
# Department Capital Allocations

Units Delivered by KCC



# Housing Construction Programme

## *Rural House at Coolnamuck*



# Traveller Accommodation

- St Catherine's Group Housing Scheme – Phase 1





# Housing Construction Programme

## *Gaol Road Crescent – 10 Units*



# Housing Construction Programme

## *Gaol Road Crescent – 10 Units*



# Housing Construction Programme

## *Rosehill – 6 Units*



# Housing Programme - Turnkeys

## *Newpark Drive – 7 Units*





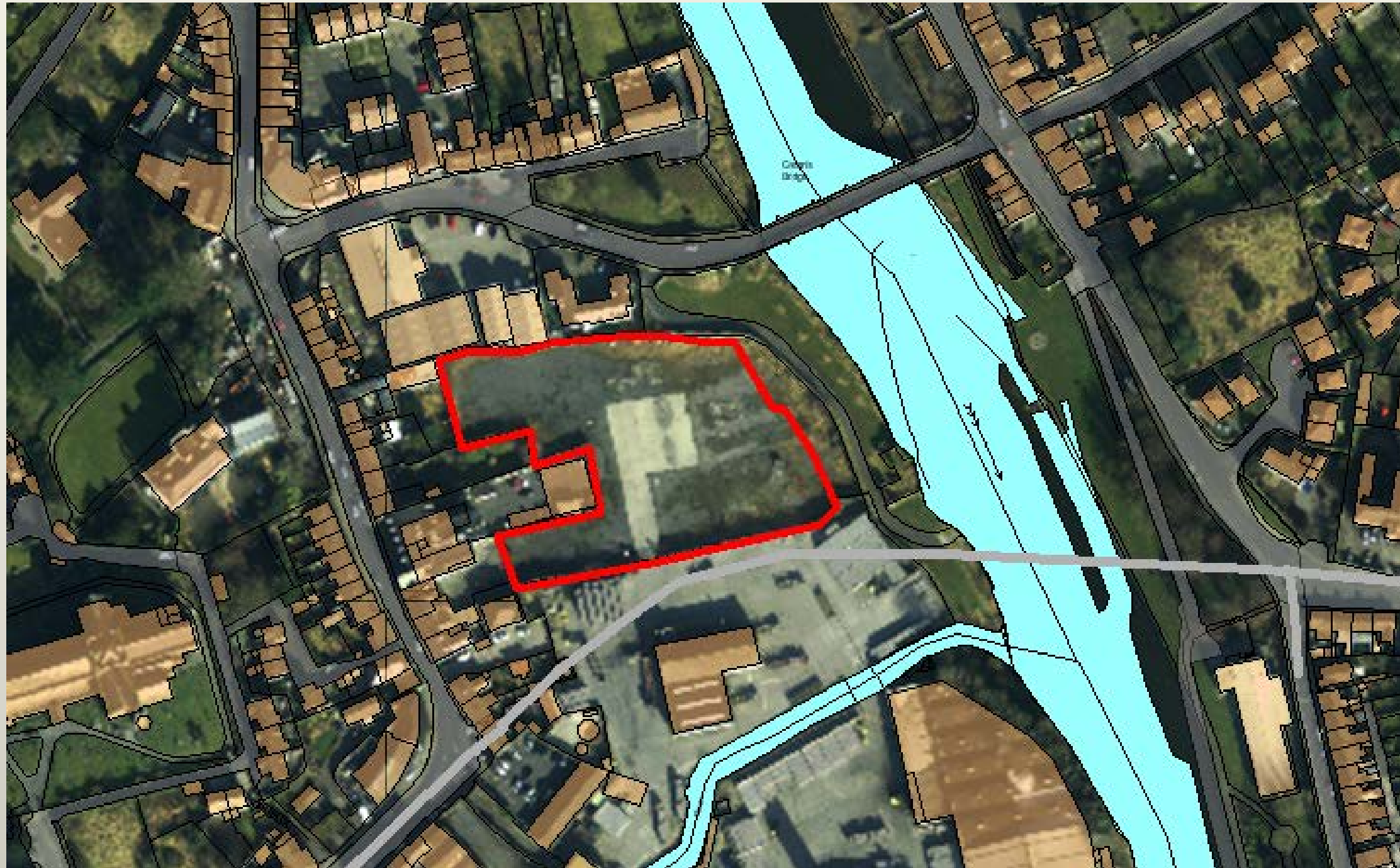
# Housing Construction Programme

## *The Butts*



# Housing Construction Programme

## *Abbeyquarter*



# Housing Programme

## *Bolton, Callan*





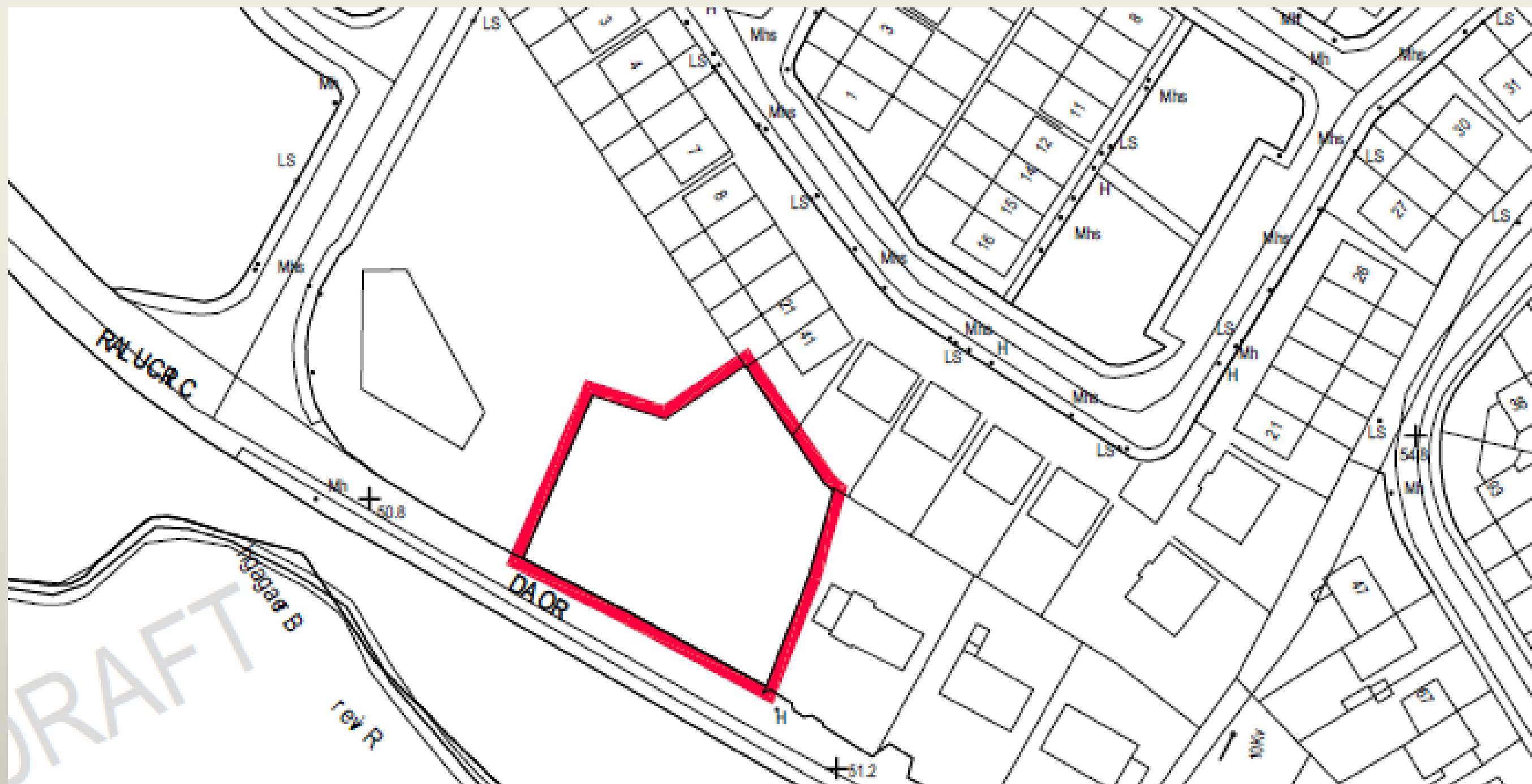
# Housing Programme

## *Donaguile, Castlecomer*



# Housing Programme

## Robertshill



# Action Plan for Housing Pillar 2

**Locations are under investigation for further schemes:-**

1. Freshford
2. Urlingford
3. Bennettsbridge
4. Kilkenny City and Environs
5. Piltown
6. Mooncoin
7. Kilmacow/ Thomastown / Graignamanagh etc...



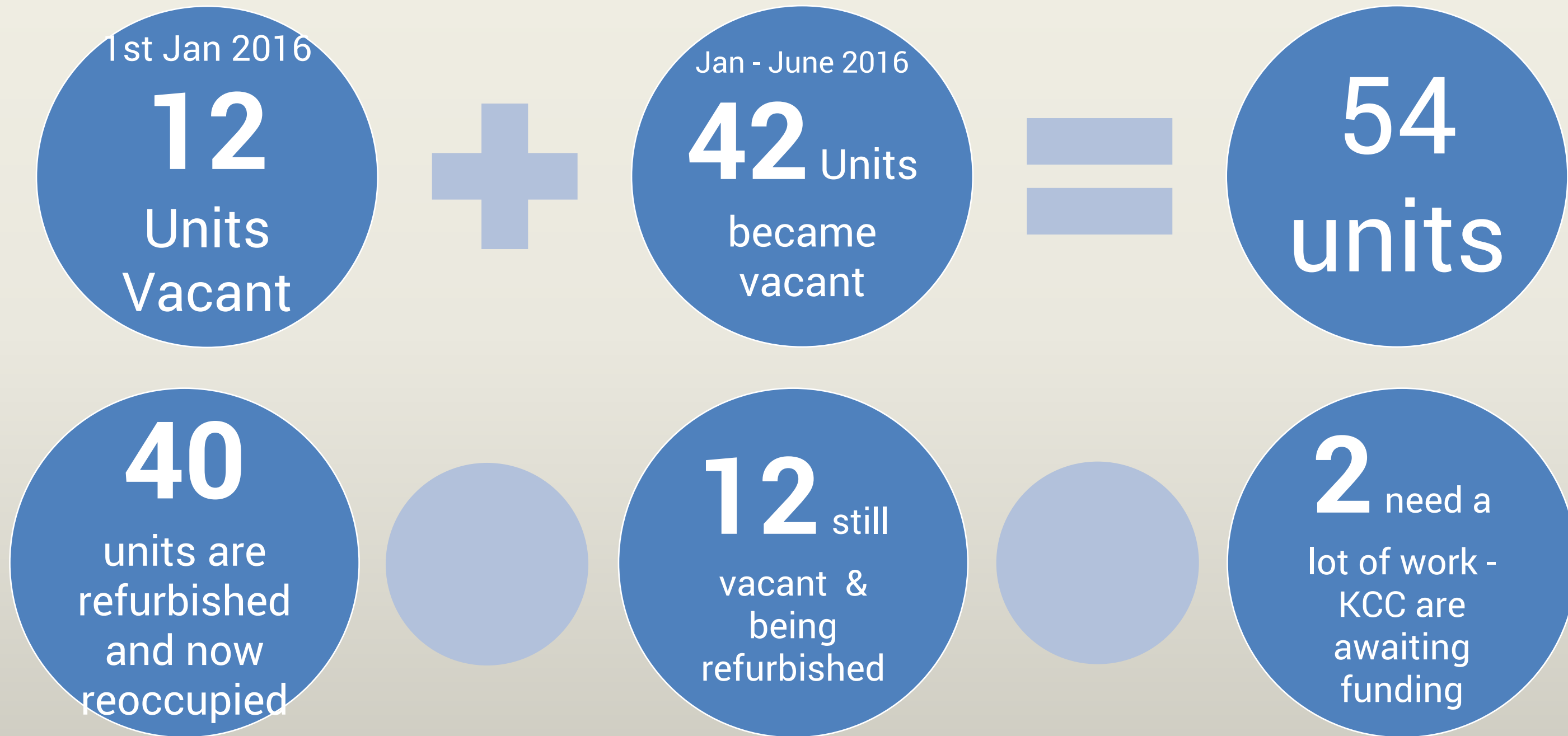
# Action Plan for Housing

## Pillar 2

- **High standards to be achieved:**
  - **Urban Design / Architectural Design**
  - **House Construction**
- **A lot of work at planning and design stage**
- **Brownfield sites are difficult**
- **Community consultation / planning process can be challenging**



# Housing Programme Voids



## Approved Housing Bodies LEASING (SHCEP)

- 113 Units provided to date e.g. Clover Meadows, Weir View, Aylesbury, Togher Way, College Park
- 14 -16 Active Proposals under consideration
- Potential for 362 Units
- **Locations:** - Kilkenny(189 units), Thomastown(27units), Castlecomer(46), Callan(16), Ferrybank(23), Mooncoin(11), Goresbridge(9), Urlingford(16), Acquisitions County wide (25)



# Capital Assistance Scheme

## *Meeting the Needs of the Vulnerable*

### CAS Call 2015 –

- Total of 82 units (€9.8ml) to address Vulnerable Needs
  - 62 units approved in 2015 - €7ml
  - 20 units approved in March 2016 €2.8ml

### 'Calls for Proposals' 2016

- Scheme open to AHB's to meet special Category of Need (Elderly, Disability, Homeless)
- €10M earmarked for people moving from a Congregated Setting into community based living



# Private Grants

## HOP, HGD, MAG

- Department Allocation 2016 = €1,736,266
- 252 Applications Approved €1,518,217
- Balance Remaining €218,049
- Applications on hand (70) €608,616
- HOP Scheme is closed





# Housing Assistance Payment HAP

- Scheme commenced Oct 2014
- 614 HAP Tenancies to date with a target of 8 per week
- Minister revised rates

FAMILY SIZE							
	Single Shared Accom	Couple Shared Accom	Single	Couple with no children	Couple/Lone Parent with 1 child	Couple/Lone Parent with 2 children	Couple/Lone Parent with three or more children
New Rate	€230	€270	€480	€530	€630	€660	€690
Old Rate	€200	€230	€390	€430	€540	€565	€590



# Housing Policy

## Tenant Purchases

- New Scheme in operation since **5<sup>th</sup> April 2016**
- 25 Applications received to date
  - 17 Applications Eligible
  - 7 Applications Not Eligible
  - 1 Application on Hand to be processed
  - 2 Progressed to Valuation Stage
  - 15 Require Proof of Payment for Water Charges
- New Action Plan Objective to review TP Scheme



# Housing Rents

- Full Rent Review carried out in February 2016 - 3,200 a/c's
- LA, RAS & HAP houses
- 73 Appeals (3.5%)
  - ❖ 32 cases *saw reduction in their rents*
  - ❖ 7 *no change in rent*
  - ❖ 14 cases *further information sought*
  - ❖ 20 cases *being processed*
- 200 requests for recalculations
- Increase in rental Income in 2016 - put towards shortfall in Voids and re-letting of stock & Estate Management
- Anomalies still in Rent Scheme – National Rent Framework & Rent Harmonisation



# Traveller Accommodation

- Traveller Accommodation Programme 2014 - 2018
- Target - 13 units per year to deliver
- 8 offers of accommodation made in 2016
- Statutory Review of TAP - 31<sup>st</sup> Dec 2016
- St Catherines Housing Scheme



# Homelessness

- 176 Homeless/ Potential Homeless Presentations [1<sup>st</sup> Jan to 30<sup>th</sup> June 2016]
- 242 Presentations for same period in 2015
- 52 people in Emergency Accommodation currently
  - 45 Adults, 7 Children
- Action Plan for Housing – Pillar 1
- Housing First Initiative



「thank you.」