

Kilkenny County Council

Housing Delivery Action Plan 2022-2026



Submitted to the Department of Housing 17th December 2021

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1. Introduction

Housing For All is the Government’s plan to increase the supply of housing to an average of 33,000 units per year over the next decade. The delivery of new social and affordable housing is a key priority of the plan and will form an important element of the overall delivery of new housing units. Housing For All includes a commitment to deliver 90,000 social homes by 2030. This includes over 10,000 social homes each year over the next five years. In addition Housing For All commits to a very significant increase in the delivery of affordable homes (for purchase and rent), by local authorities and Approved Housing Bodies.

A key part of Housing for All is that Local Authorities develop and submit Housing Delivery Action Plans to include details of social and affordable housing delivery.

This Kilkenny Housing Delivery Action Plan sets out details of both social and affordable housing delivery over the period 2022 to 2026, in line with targets set for Kilkenny under Housing For All.

Consultation

As part of the preparation process for this plan, the Housing Delivery Team have consulted with other service areas within the local authority including Roads, Planning and Water Services Sections to ensure strategic alignment in service delivery. A process of engagement was also carried out with Approved Housing Bodies operating in the County and with private developers with current/active planning consents in place for residential development. Consultation with our elected representatives included engagement and discussion at SPC, Municipal District and Plenary Council level.

National Policy Objectives

While the content of this plan forms the basis for the implementation of the national housing strategy Housing For All, all aspects of this Housing Delivery Action Plan are also aligned closely to “Our Rural Future” and “The National Planning Framework”.

Our Rural Future

National policy in relation to rural development is determined by the provisions of “Our Rural Future 2021-2025”. This Action Plan contains actions to support a number of policy areas within Our Rural Future as follows;

- Supporting Town Centre Living
- Enhancing Social Cohesion
- Enhancing public services in rural areas
- Provision of infrastructure to support regional employment

National Planning Framework (NPF)

The NPF was adopted in 2018 as a statutory framework for the preparation of County Development Plans, Regional Spatial and Economic Strategies and all associated strategic plans. We are, as a local authority, required to co-ordinate the delivery of national, regional and local actions to achieve sustainable development and compact growth into the future.

Tables 6 and 7 of the Kilkenny County Development Plan outlines the Core Strategy Population targets for the County. Projected social and affordable housing delivery included in this plan have been checked against the Core Strategy Population targets and are aligned with the vision outlined in the County Development Plan. We are targeting the city and the scheduled towns for most of our development, in line with compact growth objectives and intend to deliver a limited number of rural one off houses and smaller developments in rural areas.

The Kilkenny City delivery will assist with the requirement for 30% delivery within the CSO boundary (per NPF), particularly the intention to develop backyard and brownfield sites. We intend to develop in city centre locations which will be the most sustainable approach in line with the vision of the County Development Plan.

2. Targets

The targets set for Kilkenny County Council under the Housing For All plan require the provision of 803 new build social homes during the period of the plan as follows:

Year	2022	2023	2024	2025	2026	Total
Social Build Units	170	149	153	164	167	803

Co Kilkenny Dept of Housing Social Housing Targets under Housing for All

These targets have been set based on social housing waiting list information alongside Housing Needs Demand Assessment data profiling future housing demand for the county.

It is an objective of Kilkenny County Councils Housing Department to secure the delivery of affordable housing in line with Pathway 01 of the Housing For All plan and in accordance with Affordable Housing Targets set by the Department of Housing in March 2022. These targets are set out below and based on achievable delivery within the housing market. Where opportunities arise to provide additional units of affordable housing every effort will be made to exceed the targets outlined.

Year	2022	2023	2024	2025	2026	Total
Affordable Housing Units	5	14	21	18	18	76

Co Kilkenny – Kilkenny Co Co proposed affordable housing targets under Housing for All – see Table 5

3. Assessed Housing Need

The Summary of Social Housing Assessment (SSHA) is carried out annually on a national basis and assesses the net assessed social housing need for each county. This data is included in the annual national housing need assessment. This data includes persons and households included on the Kilkenny social housing support waiting list who are not currently in receipt of any housing supports such as Housing Assistance Payment (HAP) or the Rent Assistance Scheme (RAS).

Details of the **gross housing need** for Kilkenny is included in Table 1 of this plan. This 'gross need' data includes all applicants assessed as eligible applicants for social housing supports. As well as persons or households who are not currently in receipt of any housing supports, the analysis of gross housing need includes applicants who are in HAP or RAS supported properties requiring permanent housing solutions and applicants approved for transfer due to overcrowding, disability or downsizing requirements.

Dept. Social Housing Targets are aligned with net need (target = 803, net need (Oct 2021) = 822, ref Table 1). We consider the need to be greater than this as current net need + Housing Needs and Demand Assessment (HNDA) calculated social housing need arising for the period of the plan = 1792. Kilkenny County Council's aim would be to exceed the 803 target.

The gross housing need assessment has been included in our analysis to ensure that required provision of housing to meet age friendly and disability need is fully captured in Kilkenny's Housing Delivery Action Plan. It is important that this plan be aligned closely to the Kilkenny Housing Disability Strategy 2021- 2025 which prioritises the proactive delivery of housing solutions to meet disabilities.

Housing Need and Demand Assessment (HNDA)

National Policy Objective 37 of the National Planning Framework provides for a HNDA to be undertaken in each local authority area. The objective is to ensure that long-term strategic housing needs are met across all tenures.

The Department of Housing, in 2021 provided a HNDA Tool, designed specifically to provide a robust evidence base to support decisions about new housing supply, in particular to identify the proportion of social and affordable housing required. The data analysis within the HNDA Tool takes into account population projections, housing market analysis, household income

information and social housing need to establish whether there is an affordability constraint in the county.

An initial HNDA was completed by the Dept of Housing using 2019 data (market rent and house prices) which concluded that there was an affordability constraint less than 5% in County Kilkenny. Kilkenny was therefore not included in the list of counties experiencing an affordability constraint as identified by the Department of Housing. As a result, no affordable housing delivery target had been provided for Kilkenny County Council.

Local Factors – Housing Market

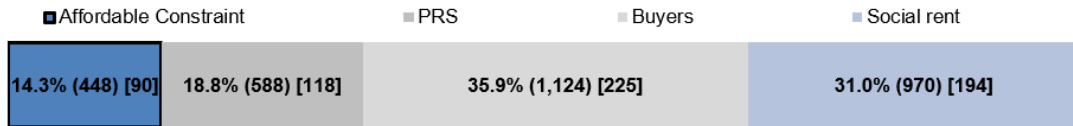
- There has been very limited private sector new build housing in County Kilkenny in recent years, therefore any market price data from 2019 does not represent the true picture. In 2019 houses sales in Kilkenny City were primarily second hand homes. Any new builds were large executive type detached houses, of a type unobtainable for many people.
- There have been some changes in the housing market in recent months, with some private construction activity starting to happen in the lower end of the market, with two new schemes being launched with a mix of unit sizes.
- A new 3 bedroom A rated house is now at a price point of €310,000 - €350,000 in Kilkenny City this year. Similarly, rent prices have increased to the point where the rent for a 2 bed apartment in Kilkenny is in the region of €1,100 per month. **This represents a very real affordability issue for people.** It is also the case that families cannot necessarily choose to purchase or rent smaller properties at cheaper rates in county towns as (1) the stock is not available to purchase and (2) this may encourage commuting which goes against the principles of the NPF.

As part of the preparation of this Action Plan, more recent data sets relating to social housing unmet need, house prices and rental rates have been inputted into the HNDA Tool. The outputs of the HNDA assessment is included at Appendix 1 of this Action Plan. **An affordability constraint of 14.3% has been demonstrated for Kilkenny.**

Results of Kilkenny County Councils HNDA analysis, full details in Appendix 1

Projected Households (3,130) by Tenure Type; 2022-2026

Note: Households in (); Average yearly households in []



By adjusting the HNDA Tool to more accurately take account of current housing need and market conditions a requirement for affordable housing delivery has been established. In line with Housing Policy Objective 1 of the Housing For All plan to “Enable Home ownership and Increase Affordability” affordable housing delivery is included within the projected housing delivery numbers at Tables 4 & 5 of this plan.

4. Locations for Delivery of Social Housing

County Kilkenny’s settlement pattern is made up of :

- a) Key Town - Kilkenny City,
- b) Four district towns – Callan, Castlecomer, Thomastown and Graiguenamanagh
- c) Ferrybank – Belview area (within Waterford MASP area)
- d) Other smaller towns / villages (most within areas of urban influence)

See – Map 1 – Kilkenny County Settlement Pattern

Social housing delivery over the period of the plan will be provided in areas proportionate to declared location preferences in the assessed housing need.

See Table 1 – Geographical Distribution of Social Housing Demand.

Of note in Table 1:-

- Kilkenny City = 53.47% of demand
- Castlecomer MD = 14.6% of demand
- Callan-Thomastown MD = 22.1% of demand
- Piltown MD = 9.4%

Demand is based on gross need and first preferences

Table 2 gives the proposed Future Housing delivery in County Kilkenny, by area. The proposed breakdown is based on:

- an analysis of existing planning permissions where developers are likely to deliver Part V and turnkey houses to Kilkenny County Council
- an estimation of unit numbers achievable on existing landbank
- an identification of areas for possible buy and renew projects (i.e. towns / villages with dereliction issues)
- discussions with AHB's operating in County Kilkenny regarding their intended delivery
- where above delivery streams may not achieve the targets – we have included 'future land purchases' as the delivery stream.

Of note in Table 2 :-

- The majority of Part V delivery is expected in Kilkenny City
- Existing landbank will provide limited opportunities
- Land needs to be purchased in Kilkenny City, Castlecomer, Freshford, Callan, Bennettsbridge, Mooncoin, Piltown and Graiguenamagh . We will continue to explore opportunities for land purchases throughout the county where there is an identified housing need and insufficient solutions in the pipeline.
- Turnkey's will be an important delivery stream for social housing in Kilkenny City.
- Buy and Renew proposals will continue to be explored in areas of social housing need. The locations identified in Table 2 are areas where a dereliction problem exists.
- We will continue engagement with AHB's to increase their share of future housing delivery – currently at 26% (Table 2).

Future delivery will continue to be focused on settlement areas and prioritised in locations where town or village centre regeneration projects can be achieved to revitalise our rural settlement areas as defined in the County Development Plan.

5. Unit Types Required - Social Housing

An analysis of the current housing list indicates the following need in terms of unit size:-

City	1 bed	2 bed	3 bed	4 bed	Total
Kilkenny City	407	353	171	31	962
	42%	37%	18%	3%	

Scheduled Towns	1 bed	2 bed	3 bed	4 bed	Total
Callan	56	60	19	4	139
Thomastown	34	23	10	2	69
Ferrybank	31	25	9	2	67
Castlecomer	28	20	7	1	56
Graiguenamanagh	26	16	3	2	47
	175	144	48	11	378
	46%	38%	13%	3%	

Remainder	1 bed	2 bed	3 bed	4 bed	Total
Rest of County	169	165	103	22	459
	37%	36%	22%	5%	

Overall Demand by Size	1 bed	2 bed	3 bed	4 bed
	42%	37%	18%	4%

79%

What is of significance with the above table is that 79% of need is for 1 and 2 bed homes.

By comparison, the current housing stock is broken down as follows:

Nr Bedrooms	Callan-Thomastown MD	Castlecomer MD	Kilkenny MD	Piltown MD	Grand Total	
1 bed	35	45	78	14	172	7%
2 bed	122	128	305	87	642	25%
3 bed	312	374	681	179	1546	60%
4 bed	39	33	66	32	170	7%
5 bed	5	1	5		11	0.4%
Not selected	10	6	3	4	23	1%
Grand Total	523	587	1138	316	2564	

Kilkenny County Council existing stock as at December 2021

Existing stock is mostly 3 beds units as this was the unit size provided historically. In addition, private developers tend to concentrate on 3 bed units so that Part V and Turnkey units tend to be 3 bed houses.

Kilkenny County Council will focus on the delivery of units sized in proportion to those needed in the local area. This will mean that a lot of our delivery will be 1 and 2 bed units.

There are challenges with the delivery of smaller units in rural towns and villages, as higher density apartments are favoured by Planning and Dept Policy – but this type of unit can sometimes be challenging to allocate. Kilkenny County Council has successfully delivered one and two bed single storey houses in rural towns and would request that the Dept of Housing support this type of delivery where appropriate.

Addressing Vacancy and Efficient Use of Existing Housing Stock

Kilkenny County will actively source and develop projects to make more efficient use of housing stock, including the adaptive reuse of heritage building and brownfield sites in town centre locations. The Vacant Homes Officer as part of the Housing Capital Delivery Team will continue to identify and assess suitable properties for purchase / CPO and redevelopment to revitalise areas experiencing dereliction and ownership issues. Targets for future Buy and Renew projects are given in Table 2.

It is also our intention to make the best use of existing Kilkenny County Council housing stock, by refurbishing voids to the best possible standard in the shortest timeframe, in the same manner as units purchased under Buy and Renew. Department of Housing support will be required in this regard, particularly for those voids requiring significant investment.

Challenges will be:

- Complex title issues for some units, meaning it could take years to gain ownership
- Addressing vacancy in areas where there is sufficient social housing.
- Limited funding options available to Local Authorities to refurbish and deliver housing stock to the private/affordable market.
- Complexity of refurbishing older houses on restricted sites

6. Social Inclusion

Traveller Accommodation Plan (TAP)

Housing Policy Objective 8 of The Housing For All plan is to “Increase and Improve accommodation for the Traveller Community”. The adopted requirements of the Kilkenny TAP 2020 to 2024 are included in the approved and projected social housing delivery figures demonstrated in this plan by Municipal District.

Significant challenges are expected in the successful delivery of units under TAP – particularly the availability of land for traveller specific group housing schemes and residential caravan sites.

Refugee Resettlement

Housing Policy Objective 9 of the Housing for All plan to “Provide housing and supports to facilitate community integration for Refugees” is supported in this Action Plan. Kilkenny County Councils intention is to provide designated units for the resettlement of Refugee families in areas where appropriate support services are available. These units would include larger units to cater for the re-unification of families with complex needs.

Challenges in the provision of refugee accommodation are expected to be:-

- Timescales – short notice and limited information on house types required for sometimes complex needs. Larger accessible houses are not always available.
- Need to co-ordinate with Department of Social Protection re fitting out of houses.
- Limitation of suitable areas to those with family resource centres / school places and other suitable supports.

Housing First

Pathway 02 of the Housing For All plan prioritises the eradication of homelessness and includes the extension of the Housing First programme. The Housing First Programme provides wrap around services for persons who have experienced repeated or long term homelessness with complex needs. This plan makes provision for the delivery of Housing First specific units (usually 1 bed units) in larger urban settlements to actively progress the extension of the Housing First Programme in Kilkenny.

Summary of Targets under TAP, Refugees and Housing First are as follows:-

	2022	2023	2024	2025	2026	Total
TAP Delivery	10	15	15	15	11	66
Refugee Resettlement	5	5	5	5	5	25
Housing First	12	4	4	3	3	26

Broken down by Municipal District:-

MD	Kilkenny	Callan/Thomastown	Castlecomer	Piltown
TAP Delivery	30	11	8	17
Refugee Resettlement	10	5	5	5
Housing First	14	6	3	3

Right Sizing

An analysis of the existing tenancies in the county indicates that there are a significant number of 'right sizing' opportunities – total of 1443 possible tenancies. This is a challenging area as it can be difficult to persuade people to move from their long term home, even if it is no longer suitable for their needs. Our intention would be to deliver age friendly housing within local communities – on disused or backyard sites where necessary – in order to provide solutions within existing communities so that a successful right sizing programme might be achievable.

Right Sizing Opportunities – County Kilkenny

Type and occupancy	No. of Tenancies
2 bed with 1 occupant	252
3 bed with 1 occupant	288
3 bed with 2 occupants	826
4 bed with 1 occupant	9
4 bed with 2 occupants	20
4 bed with 3 occupants	48
	1443

A further analysis of the existing tenancies indicates that 248 tenants are aged over 65 and living on their own. See table below. These tenants may benefit from a transfer to a more accessible home and Kilkenny County Council will work on achieving potential transfers in the coming years, thus freeing up 3 bed houses as family homes. Support would be required for the upgrading of these family homes and their return to stock in a suitable condition to align with current standards.

Age Friendly Housing Need

Living on own over 65	
No of Beds	No. of Tenancies
1 bed	54
2 bed	91
3 bed	102
4 bed	1
	248

A point to note here is that a two bedroom single level home is generally more acceptable to older people as there is room required for a potential carer or family member to stay. It would be our intention to make the minimum “right sizing unit” a 2 bed 3 person ground floor unit, as close to universal design standards as possible.

It is an objective of this plan to increase the delivery of homes in these categories to improve Kilkenny County Councils capacity to meet disability and age friendly requirements in a more effective way. It would be our intention to include accessible units as a standard element of all future projects, where appropriate. The inclusion of suitable units across multiple projects will facilitate a more proactive approach to downsizing, increase the Councils ability to meet emergent medical needs in a timely and cost-effective manner and deliver more socially inclusive communities going forward.

It should be noted that inclusion of these unit types of accommodation as standard elements of all projects will result in a timelier response to disability needs arising. Details of the

assessed need of the allocated tenants can be provided at Post Project Approval Stage if required to justify the additional investment in the homes.

Appendix 2 includes an overview of the approach Kilkenny County Council will take regarding the provision of disability and age appropriate housing units within the lifetime of this plan.

7. Affordable Housing

As outlined earlier in this report, Kilkenny County Council believes that there is an affordable housing need in County Kilkenny.

Tables 4 and 5 summarise our view of this need and how we see the need being met.

Note that the projected HNDA need is 448 homes but we consider it a challenge to meet that need based on current projects under construction or at planning stage. For this reason the Department of Housing have set a target of 76 homes during the lifetime of this plan but we would remain hopeful that this could be exceeded, with the support of the Department of Housing.

Of note in Table 5:-

- It is intended to provide as many affordable purchase units as possible on LA land, mostly in areas where the tenure mix needs to be improved on or where there are sites with limited social housing need. Some of these units may be in the smaller towns in villages.
- Affordable turnkey purchases are expected to be an important delivery mechanism in Kilkenny City, where builders will engage. A concern here is that as prices increase in the private market, builders will be less willing to engage with us.
- Cost rental delivery, if proven feasible, will be delivered by AHB's.
- It is not expected that the Land Development Agency (LDA) will provide homes in County Kilkenny as they are focussing at present on the bigger cities, however we would be happy to engage with the LDA if this situation changes.

8. Development Constraints

There are a number of locations within the county where significant housing need has been assessed but a number of constraints create potential barriers to the delivery of required housing included in this Action Plan. These constraints include the following;

- a) Limited **water treatment** or source capacity without a planned resolution in the next 5 years. The National Water Resources Plan being compiled by Irish Water is not expected to deliver additional capacity for County Kilkenny within the lifetime of Housing for All
- b) Limited **waste water treatment headroom** without a planned resolution in the next 5 years.
- c) Limited availability of affordable development sites and difficulty in sourcing suitable sites.
- d) A requirement for mixed tenure housing delivery to support socially sustainable delivery– meaning a more complex delivery process and funding mechanisms are required. For example, where the different tenures are funded by different sources the administrative difficulties of such a project can be discouraging and will lead to less mixed tenure proposals. Better synergies between the various funding mechanisms would be beneficial.
- e) Constraints on cash flow and borrowing capacity within Kilkenny County Council mean that cost rental schemes are not an option for us to deliver, land purchase costs cannot be carried for long periods, affordable housing delivery may be constrained on LA sites and stage payments cannot be made to turnkey developers.
- f) Difficulty in developing **backyard / brownfield sites**, as required by the NPF in Kilkenny City. Local resistance, concern about overlooking, lack of acceptance of apartments as a housing solution, - are issues expected at Planning Stage.
- g) Availability of **builders / subcontractors** in the region with capacity to develop the units at the pace required. Nervousness among builders re fixed price Public Works Contracts. These constraints could lead to lack of competitive tenders.
- h) Need for LA's and industry to upskill to modern methods of construction and a life cycle low carbon approach to building will be a challenge.
- i) Increased **cost of building**, Unit Cost Ceilings not reflecting current situation, difficulty with data on apartment construction for Kilkenny as there are very few tender comparables.

- j) Increased **site development costs**, due to Irish Water, ESB and other utility provider requirements. Note that Dept of Housing guidelines are solely focused on unit sizes and designs. Site development costs are possibly a more significant cost element and need management.
- k) Focus on the bigger urban areas for Affordable Housing and CREL funding (i.e. greater marks given at assessment stage) is proving to be a deterrent for AHB's to develop proposals.

Landbank

Kilkenny County Council has a limited land bank currently. See Table 6 attached. This land bank has been examined and where land is available and has the capacity to provide social housing solutions, serviced sites or affordable housing these have been included under 'future provision'. Where concerns are raised about the excessive provision of social housing as a percentage of the overall settlement or area the Housing Capital Delivery Team will consider either phased or mixed tenure development.

Where sites are not successfully secured in areas identified in this Action Plan for proposed social housing delivery, use of compulsory purchase order powers will be considered to provide development sites for social housing delivery to meet assessed housing need on suitably serviced, accessible lands in settlement areas.

Mains Water and Wastewater Provision

There are a number of settlement areas within the county where water and waste water constraints present a real challenge to the delivery of social housing – see table below. 18% of the first preference gross housing list is located in an area without adequate water and / or wastewater capacity. Failure to deliver housing in these existing settlement areas will result in unmet housing need and the reduction of vibrancy and service sustainability in the affected settlements.

Municipal District	AREA_OF_CHOICE	Total Approved Applicants	Water	Wastewater
Callan / Thomastown	Ballyhale	19	No	Yes
Callan / Thomastown	Bennettsbridge	61	No	No
Callan / Thomastown	Callan	139	Yes	Yes
Callan / Thomastown	Graiguenamanagh	47	No	Yes
Callan / Thomastown	Inistiogue	19	Yes	No
Callan / Thomastown	Kells	12	No	Yes
Callan / Thomastown	New Ross Environs	9	Yes	Yes
Callan / Thomastown	Stoneyford	8	No	Yes
Callan / Thomastown	Thomastown	69	Yes	Yes
Castlecomer	Ballyragget	46	Yes	Yes
Castlecomer	Castlecomer	56	No	Yes
Castlecomer	Clogh	6	No	Yes
Castlecomer	Freshford	38	Yes	Yes
Castlecomer	Goresbridge	12	No	Yes
Castlecomer	Gowran	21	No	Yes
Castlecomer	Johnstown	20	Yes	Yes
Castlecomer	Moneenroe	15	No	Yes
Castlecomer	Paulstown	11	No	No
Castlecomer	Urlingford	29	Yes	Yes
Kilkenny	Kilkenny City	962	Yes	Yes
Piltown	Ferrybank	67	Yes	Yes
Piltown	Fiddown	8	Yes	No
Piltown	Glenmore	9	Yes	No
Piltown	Kilmacow	17	Yes	Yes
Piltown	Mooncoin	38	Yes	Yes
Piltown	Piltown	22	Yes	Yes

Availability of mains water and wastewater in County Kilkenny by area – Dec 2021

- Kilkenny County Council will continue to engage with Irish Water, the Department of Housing and the Housing Capital Delivery Office to identify methods to remove development constraints resulting from water or waste water infrastructural deficits in areas of high social housing need.
- It would be Kilkenny County Councils preference to develop housing and connect same to mains water and wastewater infrastructure.
- Where site specific infrastructure (i.e. an on site well or on site wastewater treatment plan) is required to develop a housing scheme, it must be accepted that increased project costs

will arise. We would also require assurances that the Dept of Housing would cover the cost of exploratory well drilling, regardless of whether a water source is found and cover the future cost of connection to the Irish Water infrastructure if the mains is upgraded in the future. The costs of the ongoing management and maintenance of on site water or wastewater infrastructure and the expectation that Housing Authorities should undertake the role of utility provider is of huge concern.

- Our view is that Irish Water is the statutory body for the provision of water and wastewater infrastructure and is far better placed to design, provide and maintain these services into the future and should be funded accordingly
- The issue of lack of mains water and wastewater services throughout the county was the main topic of discussion with our Elected Representatives at our consultation meetings.

9. Conclusion

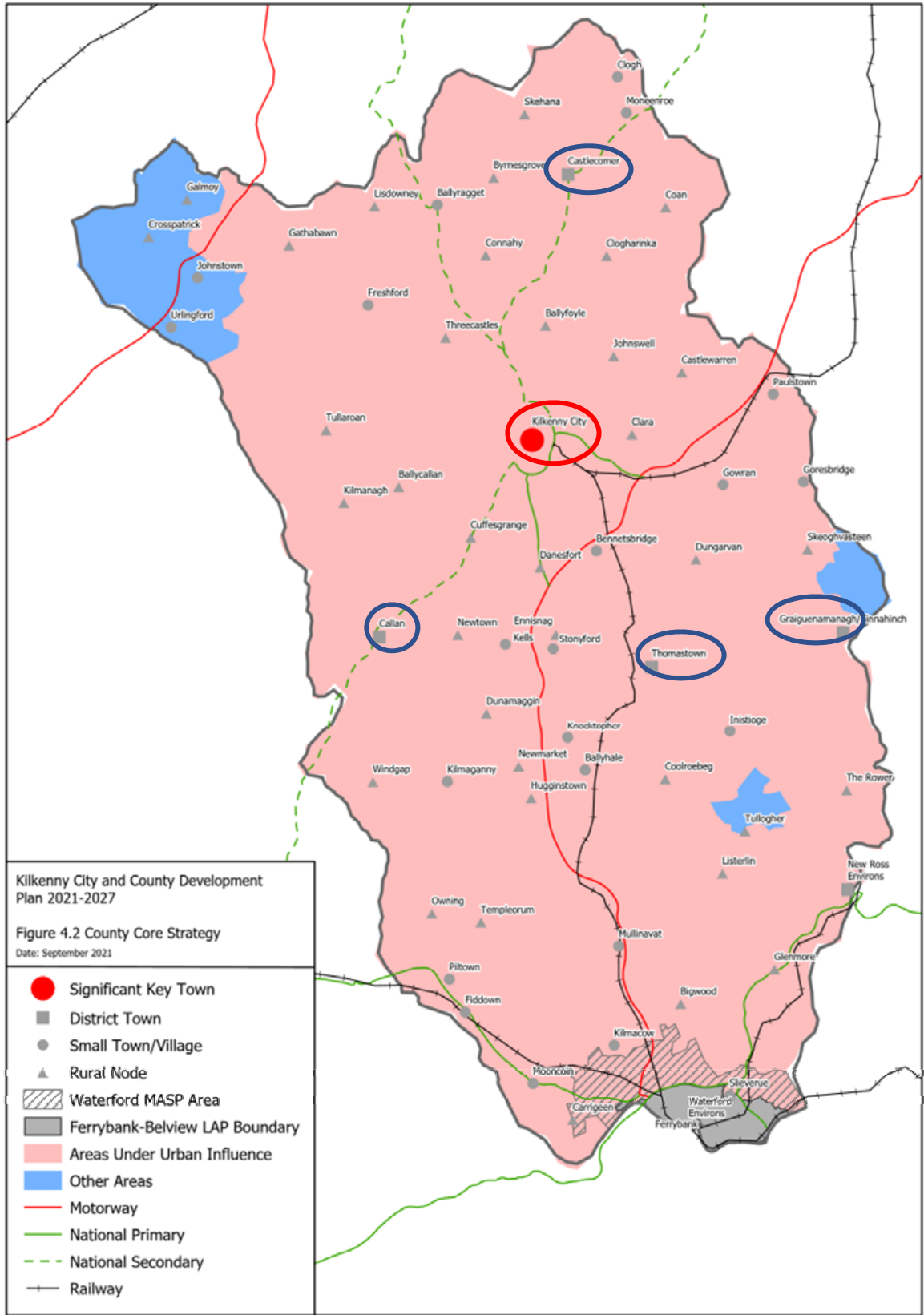
This action plan outlines where and how homes will be provided to meet the wide variety of needs of citizens in Kilkenny and will be reviewed annually to establish where additional needs or changing needs occur so that delivery pipelines can be altered and prioritised to reflect the need for social and affordable housing supports.

Kilkenny County Council is ambitious and innovative in the delivery of housing units under the Rebuilding Ireland programme and will utilise all available measures within the Housing For All plan to meet and exceed the targets set for the county to 2026.

Our intention is to ensure that environmentally sustainable homes using renewable and low carbon technologies are provided under this action plan. Kilkenny County Council will work towards achieving HPI (Home Performance Index) accreditation on new schemes, to build on the successes already achieved in delivering A2 and NZEB schemes. Modern methods of construction including timber frame, other modular build solutions and other relevant innovations in the construction industry will be utilised where these are cost effective and deliverable in a timely manner.

As Kilkenny has not been listed for engagement with the Land Development Agency (LDA) to-date in calls for expressions of interest, delivery in the period of this action plan in conjunction with the LDA has not been referenced. Likewise calls for PPP projects have required the provision of in excess of 100 units per project. Kilkenny is not in a position to propose developments of that scale and delivery of units under PPP has not been included in the projected outcomes of this plan. Should any opportunities arise to secure delivery through either LDA or PPP projects will be fully supported by Kilkenny County Council.

Challenges in the construction industry at present include restricted access to finance, shortage of skilled labour and supply chain difficulties in accessing of materials. By developing project designs to facilitate a number of delivery methods it is hoped to attract a greater number of builders/providers into the delivery process.



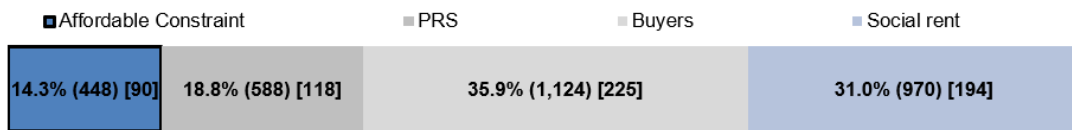
Map 1 - Kilkenny County Settlement Pattern

Appendix 1 – HDNA for Housing Delivery Action Plan

This top-level summary document provides the projected number of new builds required in County Kilkenny over the 5-year period as set out in the Housing Delivery Action Plan (2022-2026), and what proportion of these are required to be social and affordable housing. This information is reflected in the chart below.

Projected Households (3,130) by Tenure Type; 2022-2026

Note: Households in (); Average yearly households in []



The figures above are based on the output of the HDNA Tool with a number of changes to the model using local data intelligence; external data sources; or scenarios provided as detailed in the change log below.

HDNA Tool – Change Log

Stage 2- Existing Need: More recent data sourced from our own local intelligence database (iHouse) used in the model over the default data from the Census 2016. Change of 86 (default) to 312 (own data).

Homeless, Institution, Emergency Accommodation or Hostel	78
Involuntary Sharing	52
Overcrowded	139
Unfit	43

Stage 4 – Prices & Affordability:

- House Price Scenario:** inclusion of User Scenario to update the year-on-year change in the 25th Percentile for 2020 & 2021 (see below) and thereafter continue with ESRI Modest Growth (4%); per subsequent year.

25th Percentile Figures		
	2020	2021
Tool	153,375	156,826
Updated Data	155,000	170,000

- Rent growth:** Modest Growth (4%) selected, based on the premise that with the current house price surge, rental growth is also impacted in a similar manner. Consulting Daft.ie, this statement is supported. Currently awaiting updated rental data from the RTB (source data used in the HDNA Tool) that we can examine and update the model with for 2020 & 2021 (based on months-to-date) accordingly.

Appendix 2 - Disability & Right Sizing Requirements

A proportion of housing applicants in the county have a physical disability or exceptional medical needs and require accessible accommodation suitable to those needs. Kilkenny County Council, in accordance with its **Housing Disability Strategy**, is required to develop a proactive approach to the provision of accessible housing units as opposed to a reactive approach where adaptations result in high costs to meet the emergent needs of housing applicants and tenants. Other applicants are aged over 55, many of whom will require suitable accessible accommodation to ensure their quality of life into the future. Kilkenny County Council is also seeking to actively support downsizing or right sizing for older tenants from three and four bed properties to smaller units. The design and layout of the housing units going forward will include high energy ratings with a proportion of all multi-unit developments being universally accessible to provide desirable rightsizing and disability-options.

As part of the Kilkenny County Council Strategic Plan for Housing Persons with Disability we are required to provide flexible housing solutions to existing and emergent need under the headings of Physical, Sensory, Mental health and Intellectual disabilities. This Strategy was reviewed in 2020 with an assessment of need being part of the review process. In the Strategy period 2017 to 2020 the assessed need under all four categories of disability on the Kilkenny housing waiting list was 189 broken down as follows;

Current Housing Waiting List – no of applicants with confirmed disability by type	
Physical	43
Sensory	5
Mental Health	21
Intellectual	120
Total	189

Also included in the Strategic Plan for Housing Persons with Disability is a stated need for housing transfers and persons in homeless services as follows;

Current Housing Transfer Lists no of applicants with confirmed disability by type	
Physical	38
Sensory	1
Mental Health	-
Intellectual	4
Total	43

Homeless Services – number with confirmed disability by type	
Physical	1
Sensory	1
Mental Health	29
Intellectual	2
Total	33

Also calculated as part of the Strategic Plan is emergent need including the categories of people in care, emergency physical presentations, mental health residential waiting lists and escalating care needs identified by the HSE. These categories were assessed in the number of 187 persons. In addition need for disability and accessible housing is demonstrated in the number of adaptation grants received annually. A summary of applications for housing adaptation grants over the past few years, from our existing tenants is listed below.

Applications for Housing Adaptation Grant for People with a Disability – Kilkenny Co Co Tenants - 2018 to date		
2018	Level Access Shower and Stair Lift	1
	Bathroom & Bedroom Extension + Ramp	1
	Level Access Bathroom	8
	Level Access Shower and Stair Lift	3
	Stair Lift & Ramp	1
	Total	14
2019	Level Access Shower / Bathroom	20
	Level Access Bathroom & Stair Rail	5
	Level Access Shower and Ramp	2
	Ramp + door Widening	1
	Remote control door and windows	1
	Stairlift & Grab Rails	2
Total	31	
2020	Level Access Shower / Bathroom	15
	Level Access Shower and Stair Lift	9
	Stair Lift	4
	Bedroom and Bathroom Extension	2
	Level Access shower and ramp	2
	Ramp & Access door	1
	Level Access Shower and Ramps	1
	Ramps, automatic gate, door and kitchen alterations	1
	Steps and Surface improvement to Access	1
Total	36	
2021	Level Access Shower / Bathroom Adaptation	16
	Level Access Shower and Stair Lift	4
	Bedroom and Bathroom Extension	3
	Ramp and Handrails	1
	Ramp	1
	Stairlift	1
	Level Access Bathroom Extension	1
Total	27	

Kilkenny has also been committed to a large scale de-congregation programme over the past 4 years with a requirement to de-congregate 127 people from 4 settings. This process has been very challenging with further solutions required to cater for 20 persons.

While the figures listed are county wide, the current percentage breakdown within the Kilkenny housing list of demand between city and county is 53% city 47% county. In the categories of disability that breakdown is higher with roughly 65% of demand in the city area.

It is a stated objective of Kilkenny County Council to support down sizing or right sizing amongst existing council tenants where houses are no longer meeting the needs of those occupying. The downsizing or right sizing option represents value for money where adaptations are avoided to allow people to continue to live in their homes. Where older tenants can be provided with accessible units it provides a longer term sustainable housing solution to meet their needs in the longer term and returns larger housing units to the housing stock for allocation to larger families.

Currently on the Kilkenny housing list there are 219 applicants aged over 55, including new and transfer applicants. At a minimum 62% of these applicants have a stated need in the city area. Of these applicants 25 or 12% are aged over 70 years and 22 of those live in Kilkenny City.

A repeated pattern has emerged in the past number of years where applicants and tenants encounter situations where a disability requirement present unexpectedly. These cases are normally urgent and complex.

In all such cases a housing acquisition and/or adaptation has been required to meet the immediate and emotive need. Such cases include accident and brain injury patients, stroke victims and onset progressive illnesses such as Parkinsons disease. In such circumstances the solutions have been costly and the delivery time slow causing distress to service users. In all such cases support services are provided in Kilkenny City requiring the housing solutions to be close by. In increasing the number of accessible units in all projects developed in Kilkenny City we can proactively provide solutions for all the categories of need that we encounter year on year in the housing office. This can allow us to provide more cost effective and timely solutions for persons with genuine and often acute need. The requirement to provide accessible units only where OT reports already exist is short sighted, results in costly outcomes in delivery and is contrary to national policy on the provision of both age friendly and disability housing.

The approach outlined is evidence based, represents value for money and provides better quality outcomes for those in need of housing supports.

Universally accessible housing units are larger in floor area and more costly in specification than standard design guidance. We would point out that lack of ability to develop contingencies to meet the

right sizing and disability needs of the local authority in housing provision is contrary to many national policy documents and does not represent value for money. It is possible to list housing adaptation projects over the past 5 years to illustrate that such works do not represent value for money or efficient delivery. In some cases adaptations are not possible leading to transfer requests for accessible housing. At present we have 7 tenants who require significant housing adaptations to their properties but where those properties are not suitable for adaptation. Each of these cases requires a new housing solution which, based on the process followed by your department in this project, will require a separate bespoke solution based on individual OT reports. Such solutions involve new build or acquisition with adaptation taking time and resources which could be avoided by incorporating universal access into all schemes in the housing pipeline.

Cost is not the only criteria to be considered in this matter the local authority must consider the provision of sustainable, cost effective housing solutions based on assessed housing need.

Based on all of the above it is essential that universal access designed units are included in all projects to be delivered in Kilkenny City and in the larger scheduled towns to effectively provide solutions for assessed and emergent need in disability and right sizing housing requirements.

Table 1 - Geographical distribution of Social Housing demand

Area / Municipal District/ Division	Settlement	No. of Households on List [Current Gross Need]	% of Demand by Settlement [based on current gross need]	No. of Households on SSHA [Current Net Need]	No. of Households on HNDA [social housing - future need]	Total Number of Units required [net need + HNDA output]	2022-2026 Social Housing Target Distributed by Demand	Approved Delivery [min Stage 1 approved] as at 19th Nov 2021	Outstanding Delivery per MD [Target less Current Approved]
Kilkenny MD	Kilkenny City	962	53.47%	430	519	949	429	256	173
Castlecomer MD	Ballyragget	46	2.56%	25	25	50	21	17	4
Castlecomer MD	Castlecomer	56	3.11%	35	30	65	25	3	22
Castlecomer MD	Clogh/Coon/Moneenroe	26	1.45%	14	14	28	12	0	12
Castlecomer MD	Goresbridge/Gowran/Paulstown/Clara	47	2.61%	22	25	47	21	0	21
Castlecomer MD	Freshford/Kilmanagh/Tullaroan	42	2.33%	18	23	41	19	8	11
Castlecomer MD	Galmoy/Johnstown/Urlingford	51	2.83%	18	27	45	23	11	12
Castlecomer MD Total		268	14.90%	132	145	277	120	39	81

Table 1 continued - Geographical distribution of Social Housing

Area / Municipal District/ Division	Settlement	No. of Households on List [Current Gross Need]	% of Demand by Settlement [based on current gross need]	No. of Households on SSHA [Current Net Need]	No. of Households on HNDA [social housing - future need]	Total Number of Units required [net need + HNDA output]	2022-2026 Social Housing Target Distributed by Demand	Approved Delivery [min Stage 1 approved] as at 19th Nov 2021	Outstanding Delivery per MD [Target less Current Approved]
Callan – Thomastown MD	Callan	139	7.73%	60	75	135	62	13	49
Callan – Thomastown MD	Thomastown	69	3.84%	34	37	71	31	84	-53
Callan – Thomastown MD	Bennettsbridge	61	3.39%	29	33	62	27	0	27
Callan – Thomastown MD	Windgap/ Kilmoganny / Kells / Hugginstown / Stoneyford	31	1.72%	15	17	32	14	2	12
Callan – Thomastown MD	Inistioge /Rower/New Ross Environs	29	1.61%	11	16	27	13	0	13
Callan – Thomastown MD	Graiguenamanagh / Skeoghvosteen	49	2.72%	29	26	55	22	2	20
Callan – Thomastown MD	Ballyhale / Knocktopher	21	1.17%	11	11	22	9	0	9
Callan – Thomastown MD Total		399	22.18%	189	215	404	178	101	77
Piltown MD	Ferrybank / Slieverue	73	4.06%	29	39	68	33	17	16
Piltown MD	Fiddown / Piltown	30	1.67%	15	16	31	13	0	13
Piltown MD	Mooncoin	38	2.11%	13	20	33	17	6	11
Piltown MD	Kilmacow / Mullinavat	20	1.11%	8	11	19	9	2	7
Piltown MD	Glenmore	9	0.50%	6	5	11	4	0	4
Piltown MD Total		170	9.45%	71	92	163	76	25	51
Total		1799	100.00%	822	970	1792	803	421	382

Table 2 - Future Programme Master Summary (Social Housing) [Approved Delivery [min Stage 1 approved] as of 19th Nov 2021, plus future proposed projects

Area / Municipal District/ Division	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 Potential Social Homes to be delivered
Kilkenny MD	Kilkenny City	70	140	60	70	15	50	30	10	445
Castlecomer MD	Ballyragget	5	2			2		5		14
Castlecomer MD	Castlecomer	0	1				0	5	25	6
Castlecomer MD	Clogh/Coon/Moneenroe		8							8
Castlecomer MD	Goresbridge/Gowran/Paulstown/ Clara					3	0			3
Castlecomer MD	Freshford/Kilmanagh/Tullaroan		2	18				5		25
Castlecomer MD	Galmoy/Johnstown/Urlingford		11		0			0		11
Castlecomer MD Total		5	24	18	0	5	0	15	25	92
Callan – Thomastown MD	Callan	10	1	15	10			5		41
Callan – Thomastown MD	Thomastown	4	56					6		66
Callan – Thomastown MD	Bennettsbridge			20						20
Callan – Thomastown MD	Windgap/ Kilmoganny / Kells / Hugginstown / Stoneyford		6	2		5		5		18
Callan – Thomastown MD	Inistioge /Rower/New Ross Environs		3	5						8
Callan – Thomastown MD	Graiguenamanagh / Skeoghvosteen		6	8	10	2				26
Callan – Thomastown MD	Ballyhale / Knocktopher					4				4
Callan – Ttown MD Total		14	72	50	20	11	0	16	0	183
Piltown MD	Ferrybank / Slieverue	9			15		0	5		29
Piltown MD	Fiddown / Piltown			10	4					14
Piltown MD	Mooncoin		4	10	6					20
Piltown MD	Kilmacow / Mullinavat	2	2		14	2	0			20
Piltown MD	Glenmore									0
Piltown MD Total		11	6	20	39	2	0	5	0	83
Total		100	242	148	129	33	50	66	35	803

Table 3 - Future Potential 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	Social Via Mixed Tenure	Total Homes to be delivered
2022	5	5	0	15	0	20	9		803
2023	20	10	30	30	7	30	9		
2024	25	25	52	30	7	40	7		
2025	25	25	52	30	7	44	7		
2026	25	26	52	30	7	44	7		
TOTAL	100	242	148	129	33	50	66	35	

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)	
		Cost Rental	Affordable
2022	90	0	5
2023	90	0	14
2024	90	0	21
2025	90	0	18
2026	90	0	18
Total	450	0	76

Table 5 – Future Programme by Year (Affordable Housing)

Year	LA Build Affordable Purchase	LA Turnkey Affordable Purchase [incl Part V]	LA Cost Rental Build (Affordable Housing Fund)	AHB Cost Rental (Cost Rental Equity Loan)	LDA Affordable Purchase	LDA Cost Rental	Total Affordable Dwellings to be Delivered
2022	5	0	0	0	0	0	0
2023	7	7	0	0	0	0	14
2024	10	11	0	0	0	0	21
2025	8	10	0	0	0	0	18
2026	8	10	0	0	0	0	18
Total	38	38	0	60	0	0	76

Table 6 – Kilkenny County Council Current Landbank

Municipal District	Location	Serviced	Size of Site (Ha)	Size of Site (Acres)	Potential_Units
Callan Thomastown	Coolhill Windgap	No	2.03	5.01	10
Callan Thomastown	Dungarvan	No	1.19	2.93	2
Callan Thomastown	Hill Rd Kilmoganny	No [services in area but water at capacity]	0.92	2.27	10
Callan Thomastown	Ladywell Thomastown OPW Site	Yes	0.79	1.94	33
Callan Thomastown	Woodlawn Bennettasbridge	No [services in area but at capacity]	0.45	1.11	10
Callan Thomastown	Stoneyford Village	No [services in area but water at capacity]	0.45	1.10	5
Callan Thomastown	Rosbercon	Yes	0.40	1.00	5
Callan Thomastown	Chapel St Gowran	No [services in area but at capacity]	0.22	0.55	2
Castlecomer	Chatsworth Clogh	Yes	1.50	3.70	10
Castlecomer	Callan Rd Kilmanagh	No	0.78	1.93	2
Castlecomer	Canal Road Johnstown Site 1	Yes	0.66	1.63	5
Castlecomer	Goresbridge Rd Gowran	No [services in area but at capacity]	0.11	0.28	3
Kilkenny	Bishops Demense (rear Connolly St)	Yes	1.41	3.49	10
Kilkenny	Sweeneys Orchard Site, Vicar Street	Yes	0.76	1.89	50
Kilkenny	St Josephs Road, Kilkenny City	Yes	0.32	0.80	15
Kilkenny	Lord Edward Street	Yes	0.21	0.51	6
Kilkenny	Dunningstown Road, Kilkenny City	Yes	0.11	0.27	6
Piltown MD	Ballygriffen Kilmacow	No	2.37	5.86	5
Piltown MD	Tybroughney Rd Piltown	Yes	0.26	0.65	3
			14.95	36.93	

 included in current or future envisaged programme