



**Comhairle Chontae na Gaillimhe**  
**Galway County Council**

# **Housing Delivery Action Plan (HDAP) 2022-2026**

**Galway County Council's Housing, Economic, Rural & Community  
Development Directorate**

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## Abbreviations/ Definitions

HDAP: Housing Delivery Action Plan

AHB: Approved Housing Body

CDP: County Development Plan

HNDA: Housing Needs Demand Assessment

SSHA: Summary of Social Housing Assessment

DoHLGH: Department of Housing, Local Government and Heritage

LA-Build: Local Authority own build construction

## 1.0 Introduction

The new **Housing For All** plan recognises that local authorities have a key role in the delivery of homes and provides for the preparation by local authorities of **Housing Delivery Action Plans (HDAPs)**. HDAPs are intended to underpin housing delivery by setting out delivery targets for **new construction** and indicating the pathways by which those construction targets will be met.

Galway County Council's HDAP focuses on the delivery pathways and outlines actions required to achieve the ambitious construction targets for 2022-2026 as set down by the Minister, while reflecting on the challenges to be overcome. The Minister's targets for social housing delivery require a dramatic upscaling of construction delivery over the coming years.

This plan includes the following:

- Alignment with the National Planning Framework, in particular compact growth objectives
- An outline of locations where housing will be delivered
- The planned numbers of homes to be delivered
- Alignment to the Minister's targets for each year
- Details of the existing landbank and an indication of the level of land acquisition required
- An outline of planned delivery streams
- Assessment of housing types and needs
- Provision for people with a disability and Age-Friendly housing
- Provision for Travellers
- Targets for the use of Buy & Renew

The primary pathways through which social and affordable housing will be provided in Galway County 2022-2026 are:

- Local Authority direct build (LA Build)
- Turnkey developments from private developers
- Buy & Renew houses
- Part V requirements for social and affordable housing
- Approved Housing Body (AHB) delivery
- Affordable Housing construction by Local Authority (LA Purchase)
- Affordable Housing Advance Purchase by the Council of Turnkey units from developers
- Cost Rental
- First Homes Scheme
- Home Loans Scheme (formerly 'Rebuilding Ireland Home Loans')

As the housing capital delivery programme is dynamic in nature the HDAP will remain a live document over this period.

**Local authority staffing, Brexit and the Coronavirus pandemic** are major challenges for implementation of this action plan and the challenges are likely to continue for some time, creating a high level of uncertainty and risk for housing delivery.

The proposed actions (general and specific) in this plan will direct and inform local authority planning and project progression over the next five years, and indeed into the longer-term.

## 2.0 Housing Strategy and Housing Need & Demand Assessment

The Action Plan refers to the draft County Development Plan (CDP) 2022-2028, in particular; Chapter 2 'Core Strategy, Settlement Strategy and Housing Strategy, and the draft 'Galway County Settlement Strategy and Housing Needs Demand Assessment'. These documents are expected to be finalised in 2022.

Key policy objective (draft CDP 2022-2028)

**HS 1                      Housing Requirements**

*It is the Council's policy objective to facilitate the housing needs of the existing and future population of County Galway through the management of housing development in the county in accordance with the Housing Need Demand Assessment, Core Strategy and Settlement Hierarchy.*

Objective 37 of the National Planning Framework requires each Local Authority to complete a Housing Need Demand Assessment (HNDA) to ensure long-term strategic housing needs are met. A draft HNDA was completed on behalf of Galway County Council and is incorporated into the draft CDP as the 'Galway County Housing Strategy and Housing Needs Demand Assessment' (also in draft format).

Key policy objective (draft CDP 2022-2028)

**HS 4                      Monitor Housing Need Demand Assessment**

*It is a policy objective of the Council to support the ongoing monitoring and review of the Housing Need Demand Assessment (HNDA) in accordance with a forthcoming HNDA methodology to be issued by Central*

The Minister's targets for social housing for local authorities were informed by both the Summary of Social Housing Assessments (SSHA) and the HNDA standardized methodology tool.

### 3.0 Pathways to Delivery – Overview

Pathways of delivery of social and affordable housing for the period 2022-2026 are outlined below and supported by the Appendices.

Appendix 1 contains the Housing Delivery Action Plan

Appendix 2 contains supporting tables for the Housing Delivery Action Plan outlining how social and affordable housing is expected to be delivered:

Tables 1 to 3 focus on **Social Housing Delivery**

Tables 4 to 5 focus on **Affordable Housing Delivery**.

Appendix 3 outlines the Delivery Priorities and Challenges on a Municipal District basis.

Appendix 4 contains the Vacant Homes Action Plan.

#### 3.1 Social Housing Delivery Overview

The pathways through which **social housing construction** will be provided are:

- Local Authority direct build (LA Build)
- Buy & Renew scheme
- Turnkey developments from private developers
- Part V requirements for social and affordable housing
- Approved Housing Body (AHB) delivery

The social housing construction targets for social housing in Galway County for the next 5 no. years are outlined below. The target is the minimum level of delivery expected. The Minister has indicated that 60% of delivery should be provided by local authorities, with the remainder by AHBs, although local authorities will retain ultimate responsibility for meeting the targets.

Year	Social housing build target	Expected Council Delivery (60%)	Expected AHB Delivery (40%)
2022	230	<b>1030</b>	<b>687</b>
2023	351		
2024	358		
2025	385		
2026	393		
<b>TOTAL</b>	<b>1717</b>		

#### 3.2 Affordable Housing Delivery Overview

Targets for affordability housing delivery have been set at a national level. Galway County Council was advised by the Department on 30<sup>th</sup> March 2022 of its affordable targets. The total is 226 for 2022 – 2026, but Galway County Council hopes to exceed this with expected significant delivery due under the Advance Purchase Scheme in particular.

The primary pathways through which affordable housing will be provided are:

- Affordable Housing construction by Local Authority
- Part V affordable housing units
- Affordable Housing Advance Purchase by the Council (turnkey units from developers)
- Cost Rental
- First Homes Scheme (facilitates acquisition by applicants of housing in private developments)

- Home Loans Scheme (formerly 'Rebuilding Ireland Home Loans')

The **First Homes** scheme may facilitate significant delivery for households, particularly if it encourages developers to increase delivery of private housing. However, the Council retains a key role in affordable housing delivery and is pursuing LA build projects and Advance Purchase (Turnkey) affordable schemes.

## 4.0 Pathways to delivery – Local Authority Delivery

Galway County Council will be the primary provider of new social housing for the period 2022-2026. It will deliver build units through new construction on its own lands, through joint developments with AHBs, Part Vs, regeneration projects and Buy & Renew housing. The Council is expected to deliver 1030 social housing units through its own build programme for the period 2022-2026 (excluding AHB delivery and affordable housing).

The Council will align its delivery with the planning policy objectives in the new CDP, when adopted. It will take settlement designations into account when proposing new projects and acquiring lands. Larger proposals will be brought forward for the MASP areas, focusing on Briarhill, Garraun, Oranmore and Bearnna in particular, through a combination of delivery streams including land acquisition. The MASP settlements have been allocated strong population figures and higher density levels. For Baile Chláir (also in the MASP) the focus will stay on developing a mixed tenure scheme on the Council's newly acquired lands.

### 4.1 Local Authority Build Delivery and Land Bank

In 2018 Galway County Councillors gave approval to the Executive to borrow up to €10M to acquire lands for housing. To date, just over €5.8M has been expended. The acquisition of land will continue for the foreseeable future. The emphasis in **Housing For All** is on the construction of new housing. Large-scale leasing is being phased out; acquisitions of second-hand houses will be limited.

The draft CDP 2022-2028 recognises the need to increase social housing stock in the objective below.

**HS 5 Social Housing Stock**

*It is a policy objective of the Council to increase and effectively manage the stock of social housing within the county in order to meet the long-term housing needs of those households on the local authority housing list.*

Since 2018 Galway County Council has acquired the following lands

- R1 zoned lands in Cosmona, Loughrea
- R1 zoned lands in Droim na Gaoithe, Claregalway
- Row of derelict townhouses and Dooleys public house in Ballinasloe
- Ballymoe – small plot of land with previous planning permission granted
- Small plot of land adjacent to Roundstone Garda Station
- Small plot of land on Barrack Street, Gort, for longer-term regeneration
- R1 zoned lands in Bermingham Road, Tuam – intention to work with Irish Wheelchair Association
- House at St Brigid's Road, Portumna – progress a wider regeneration project

The land acquisition process has several steps: identification, engineering assessment (esp. wastewater infrastructure), feasibility of obtaining planning permission (e.g., permitted uses under zoning), valuation, offer, agreement, conveyancing. Infrastructural capacity is a critical consideration when acquiring lands otherwise site development and recoupment of land acquisition monies from the DoHLGH will be delayed. Another key consideration is that of demand; locations remote from services and infrastructure are unlikely to proceed forward to project-stage.

The Council continues to seek to acquire suitable lands with infrastructural capacity to facilitate capital projects and has a particular interest in acquiring infill and brownfield sites and groups of derelict buildings.

### Recoupment of land costs

In May 2021, the DoHLGH implemented a revised arrangement applicable to acquisitions taking place between May 2021 to December 2021. This provides funding support for land acquisition at an earlier stage, against set criteria. This process applies to land that is development-ready, appropriately zoned and which faces no other known obstacles to its development. Payment in respect of any sites acquired within the above criteria, will be made following the approval of the Stage 1 proposal.

### Existing Landbank

Galway County Council owns lands suitable for housing delivery across the county. The landbank comprises (i) land under development or expected to be developed in the short to medium term, (ii) land with constraints. A summary is outlined in the tables below.

The constraints generally break down into two categories: infrastructure and housing need. In most cases lack of infrastructural capacity relates to lack of wastewater capacity. In cases where 'Housing need' is mentioned as a constraint: the demand in this area from social housing applicants may be insufficient to justify a new estate/expanding an estate.

#### (i) Land for delivery of housing 2022-2026

Site / Location	Current Status	Expected Housing 2022-2026	Social Units
Clifden	Under construction	26	
Tír an Bhuí, Tuam	Under construction	33	
Cartron, Kinvara	Under construction	10	
Bridge Court, Ahascragh	Tendering for construction	18	
Weir Road, Tuam	Tendering for construction	30	
Single Rurals (multiple locations)	Tendering for construction	7	
Gort Ui Lochlainn, Moycullen	Part 8 Planning refused	31	
Caisleán Raithlín, Ardahan	Part 8 to be lodged imminently	10	
Baile Chláir	Design	45	
Killoran, Ballygar	Design	10	
Woodford	Design	2	
Ballymoe	Design	8	
Dunlo St. Ballinasloe	Design	11	
Cosmona, Loughrea	Design	60	
Dunkellin Park, Craughwell	Capital appraisal	4	
Claremount, Oughterard	Design	4	
Birmingham Rd, Tuam	Capital appraisal	80	
Tuam Fire Station	Capital appraisal	12	
St. Bridget's, Portumma	Capital appraisal	6	
Pollboy, Ballinasloe	Capital appraisal	30	
Roundstone, adjacent to Gardai*	Capital appraisal	6	
Station Road, Oughterard	Capital appraisal	30	
Gort Mhaoilir Athenry**	Capital appraisal	27	
Barrack St. Gort	Capital appraisal	4	
<b>Total</b>		<b>504</b>	

\*Municipal Plant required

\*\*this site is proposed to deliver 27 no. units in 2026 subject to planning so Irish Water sewer upgrade is now critical.



## (ii) Land with constraints

Site / Location	Total Site Area (ha.)	Constraints
Raheen, Athenry*	1.06	Wastewater - Sewer upgrade awaited
Courtney's Lane, Gort	1.43	Zoning & Access Issue
Abbey Village, Loughrea, adjacent to Pairc Cineal Fheicin**	2.03	Housing Need & Wastewater
Pollroebuck, Loughrea	0.50	Zoning
Former Gaelscoil, Loughrea	0.83	Zoning
Cill Rónáin, Inis Mór (Aran Islands)	0.82	Housing Need & Wastewater
Forest View, Mountbellew	0.46	Wastewater – new TP at planning stage
Creggs, Caltra	1.69	Housing Need & Wastewater
Leitir Mealláin, adjacent to Garrai an Choirce**	2.17	Housing Need & Wastewater
Carna, adjacent to Garrai an Chlochair**	0.57	Wastewater
Leitir Moir	2.14	Housing Need & Wastewater
Killimor, Maheramore	0.83	Housing Need & Wastewater
Rossaveal, Ballinahown	2.66	Housing Need & Wastewater
An Spideal Bohoona West	1.07	Housing Need & Wastewater
Tynagh, adjacent to cemetery	0.69	Housing Need & Wastewater

\*this site is proposed to deliver 30 no. affordable houses in 2026 so Irish Water sewer upgrade is now critical.

\*\*these locations have wastewater treatment plants under the control of Galway County Council which need investment. If the plants can be upgraded and taken in charge by Irish Water additional housing delivery on these sites should be feasible subject to demand.

### Wastewater Infrastructure

Supporting infrastructure is an essential element for every housing project, the most critical of which tends to be wastewater treatment. There are several settlements in Galway County with wastewater treatment capacity issues. The following settlements are indicated in Appendix 3 in as being priority settlements for housing delivery but require supporting wastewater infrastructure:

- Priority 1 settlements: Athenry
- Priority 2 settlements: Clarinbridge, Roundstone, Ardrahan, Mountbellew, Abbeyknockmoy, Carna, Aughrim, Ballinderren, Corrandulla, Lackagh, Corofin, An Cheathrú Rua.

This is not an exhaustive list of settlements in Galway requiring wastewater infrastructure. The provision of wastewater infrastructure is a critical requirement for delivery of compact growth. Lack of capacity is a constraint on all housing delivery; private and public. It is also a key consideration in the acquisition of land for housing delivery, as land costs cannot be recouped from the DoHLGH until the capital project proposed for those lands has progressed. If infrastructure can be brought to challenged locations, then broader delivery can take place. Galway County Council is working with the HDCO and the DoHLGH to highlight these issues.

## 4.2 Buy & Renew Housing, Vacant Homes

The Housing For All plan introduces incentives and measures to bring vacant and derelict properties back into residential use. This policy has the potential to regenerate urban areas. Galway County Council is working to identify opportunities for regeneration.

Key policy in the draft CDP:

**HS 2**                      **Social and Affordable Housing**  
*It is a policy objective of the Council to procure vacant homes to ensure their continued use for residential purposes into the future and develop housing in infill and brownfield sites within town and village centres for social and affordable housing provision.*

This is an area that the Council will pay increased attention over the next 5 years.

Galway County Council are currently assessing useable vacant homes in accordance with the strategic settlements hierarchy outlined in the County Development Plan where there is a high social housing demand.

Identifying suitable properties is subject to the suitability of the property for social housing, the condition of the property and the cost of remediation to qualify for schemes such as the Buy and Renew scheme. These projects tend to be more difficult to progress, absorbing greater technical resources, but the outcome has the potential to be transformative, particularly for smaller towns and villages. Galway Co Co will continue to work with AHBs (the latter using the 'Capital Assistance Scheme for priority housing categories) to purchase and renew housing units in need of remediation and make them available for social housing use.

A Vacant Homes Action Plan is included in Appendix 4 where the manner of delivery is outlined.

In early 2021 the Council acquired a row of buildings at Dunlo St. in Ballinasloe. This has the potential to be transformative for the area, as well as providing much needed social homes in the heart of the town within walking distance of all amenities. The Council also recently acquired a derelict cottage on St. Bridget's Road in Portumna, to add to its existing stock in the immediate area. This will help facilitate the wider capital regeneration scheme here.

## 4.3 Turnkey Developments

Turnkey developments played an important role in social housing delivery during the Rebuilding Ireland Action Plan. The primary advantages of turnkeys include the acquisition of housing in areas where the Council does not have a landbank, and the utilization of private sector resources. The schemes can run alongside local authority own-build delivery and can bring un-activated planning permissions back to life in cases where the developer cannot deliver for the private market. Turnkeys will continue to play a role in housing delivery in Galway but to a lessening extent over time as the Council's own build delivery increases.

## 4.4 Part V Requirements

Recent changes have taken place to Part V legislation. These changes primarily apply to land purchased on or after 1 August 2021. Any new planning permissions for housing development on that land will have a 20% Part V requirement. Where the 10% rule applies – all the benefit must be used for social housing.

When the 20% rule applies – a minimum of half of the benefit must be used for social housing but the remaining half can be used for social or affordable or both.

There will now be a Part V requirement on any land granted planning permission for the development of housing (irrespective of zoning) and the Part V requirement now applies to developments greater than 4 houses. These important changes will deliver a much greater quantum of public housing nationally. The affordability constraint rule and discount on Open Market Value rule must still be met.

#### 4.5 Affordable Housing

The Housing For All plan expands direct local authority construction of affordable homes. For the period 2022-2028; 54,000 affordable homes are promised. Legislative provision for various affordable housing mechanisms is contained with the Affordable Housing Act 2021.

Several mechanisms are proposed to assist with the supply of affordable housing:

- A new Local Authority-led affordable purchase scheme (LA Build + Turnkeys)
- A new First Home shared equity scheme for private developments
- Expanded numbers of Part V units to include provision for affordable housing where viable
- Provision of Cost Rental homes for renters

Key policy in the draft CDP:

*Policy Objective SH 1                      Affordable Housing*  
*Promote the delivery of affordable housing primarily in sustainable locations in towns and villages across County Galway in the first instance in accordance with proper planning and sustainable development.*

Galway County Council was advised by the Department on 30<sup>th</sup> March 2022 of its affordable housing targets. The total target is 226 houses for 2022-2026, but Galway County Council hopes to exceed this, with significant delivery expected to take place under the Advance Purchase Scheme in particular.

<u>Year</u>	<u>Affordable Housing Target Assigned by the Department</u>
<b><u>2022</u></b>	<b><u>15</u></b>
<b><u>2023</u></b>	<b><u>42</u></b>
<b><u>2024</u></b>	<b><u>59</u></b>
<b><u>2025</u></b>	<b><u>55</u></b>
<b><u>2026</u></b>	<b><u>55</u></b>
<b><u>Total</u></b>	<b><u>226</u></b>

#### Local Authority-Led Provision

Affordable houses constructed directly by the local authorities will be delivered through the **Affordable Housing Fund** scheme. The fund provides a subvention to local authorities on a per-house basis against the cost of construction. Galway County Council is likely to receive a subvention of €50,000 per house, although higher sums are available for higher density levels and delivery in cities.

An **Advance Purchase** scheme is also in place to deliver affordable housing through turnkey housing (provided by developers). This scheme has a limited timeframe and is restricted to developments or phases of developments with un-activated planning permission.

Galway County Council has 3 no. identified potential locations for LA-Build Affordable Housing

Location	No. of units	Delivery Year
Droim na Gaoithe, Baile Chláir	40 (design dependent)	2024
Cosmona, Loughrea	40 (design dependent)	2025
Raheen, Athenry*	30 (design dependent)	2026

*\*Wastewater issue; delivery of sewer upgrade by IW is critical*

### Cost Rental Model

The **Cost Rental** model can be used to provide affordable rental housing. This model of delivery is restricted to AHBs. It may be viable in some locations in the county (e.g. MASP) and Galway County Council will explore this with AHBs.

### First Homes Scheme

The government intends to launch the new **First Homes** scheme in 2022. The ‘First Home’ Scheme will be available to first-time buyers seeking to purchase a newly-built home in a private development anywhere in the country. This scheme, jointly supported by the State and participating retail banks, aims to bridge the gap for eligible purchasers between their deposit and mortgage, and the price of the new home within price ceilings established across the country.

Through the scheme, the support provided will take the form of a percentage equity stake (share of the ownership) in the home equal to the difference between the open market value of the property and the price paid by the purchaser. Work on the final design of the scheme is ongoing, including engagement with key stakeholders. Full scheme details, including terms and conditions, will be announced ahead of its commencement in early 2022.

## 5.0 Pathways to Delivery - AHB Delivery

The **Housing For All** Plan provides for a central role for AHBs in delivering housing. Increased funding will be made available to AHBs via increased funding of the **Capital Advance Leasing Facility (CALF)**.

The primary mechanisms through which AHBs deliver social housing units are **CALF (Capital Advance Leasing Facility) and CAS (Capital Assistance Scheme)**. A significant funding package has been put in place to support the delivery of social housing under Housing For All. The funding is aligned to provide that approximately 40% of housing delivery will be met by AHBs.

The CALF model is under review at present; to assess whether structural changes are required to enhance delivery under this model. In some cases, it is proving difficult for AHBs to access CALF funding for schemes in smaller towns and villages. Changes to the scheme to help address this specific issue will be welcomed by Galway County Council.

Provision of social housing (construction)

Delivery Stream	Percentage	Target No
Local Authorities	60%	1030 units
AHBs	40%	687 units

The Minister has set a Housing For All target of **1717 social houses** to be delivered in Galway county for the period 2022-2026. Therefore, following the 40% proposed target for AHBs, approximately 687 housing units should be supplied by AHBs. This will require a very significant upscaling of delivery by AHBs in Galway county. Presently, AHB delivery in Galway county is at a relatively low level; to date there are 73 CALF housing units and 56 CAS construction housing units approved for 2022-2026 delivery. Another 558 no. social housing units will be required to be delivered by AHBs over the 5-year period.

The lower level of AHB delivery in Galway county has been the subject of discussion at the Galway Housing Taskforce<sup>1</sup>. Proposals are being considered for strengthening of AHB delivery and how best Galway County Council can support this. One opportunity that AHBs will be encouraged to avail of is the renewal/reconstruction of derelict property – proposals to regenerate pockets of dereliction in towns and villages would be very welcome, or the construction of small developments in the smaller Galway settlements. Galway County Council will work proactively with AHBs over the next 5 years to support and assist them in delivering in the county, including in the identification of opportunities.

A series of actions designed to support AHB delivery in Galway county is included in the Action Plan in Appendix 1.

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<sup>1</sup> Galway Housing Taskforce chaired by Ms. G. Tallon was established by the Minister over Housing to coordinate a response to social housing need in Galway City and County local authority areas.

## 6.0 Unit Typologies, Design, Provision for Specific Needs

Consideration of unit typologies (size, layout, specification) is a critical aspect of designing to meet the requirements of our social housing applicants. The greatest flexibility in delivering the required typologies tends to be provided via the build programme.

The social housing waiting list per unit types breaks down as follows:

Bed Size	Percentage of Demand
1-bed	48%
2-bed	28%
3-bed	18%
4-bed	5%
5-bed	0.8%
6-bed	0.2%

Almost 80% of social housing demand is for 1 and 2-bed properties. The DoHLGH has been working with local authorities to increase the delivery of smaller units, particularly of 1-beds. This type of unit is not commonly available in the private market and historically it would not have featured strongly in Irish housing except for 'bedsit' type arrangements.

At the initial stage in project consideration ('Capital Appraisal') the Council examines the housing waiting list with the Allocations and Assessment Teams, Housing Liaison Officers and Social Work team, to determine the type of housing required. This assessment is carried out in accordance with local need, including the adequate proportion of 1-, 2-, 3-, and 4+ - bedroom homes aligned with those needs, the provision of housing for those with a disability and the provision of Age Friendly Housing.

### 6.1 Housing for Disability

Galway County Council recently adopted its Strategic Plan for Housing People with a Disability 2021-2026. *'The purpose of the Strategic Plan for Housing People with Disability 2021-2026 is to facilitate access for people with disabilities to the appropriate range of housing supports, delivered in an integrated and sustainable manner, which promotes equality of opportunity, individual choice and independent living'*.

Provision for those with a disability is also supported in the draft County Development Plan 2022-2028 under the policy objective below:

**Policy SH 4                      Adaptable Housing**  
*Promote and support the development of sustainable housing for older people and those with disabilities or learning disabilities, the concept of independent living will also be promoted.*

According to the national census in 2016, there are 22,523 people in County Galway living with one or more disability, representing 13% of the overall population of the County. The nature of the disability can vary, as per categories above. Many disabilities are not connected with mobility issues.

Galway County Council, in line with its Allocation Policy, is working towards a equal rights based approach to housing, universal access and community inclusion for people with disabilities living in County Galway. It gives priority status based on certain criteria as outlined in the Galway County Council Strategic Plan for Housing People with Disability 2021 – 2026.

Over the period of Rebuilding Ireland Galway County Council delivered a relatively high proportion of units to cater for those in the Disability-Physical category. The table below gives a profile of the delivery of Disability-Physical units during that period.

Project	Total social units	Details of Disability-Physical Provision	Quantity	%
Gilmartin Road (NEW), Tuam	40 units	8 bungalows suitable for elderly/disability + 2 additional 2-storey for disability only	10	25%
Gilmartin Road (REFURBISHED), Tuam	21 units	None for physical, working with existing structures, some families remaining in same homes	0	0%
Rural Houses 2016-2018	6 units	6 bungalows suitable for elderly/disability	6	100%
Esker Fields + Garbally Drive, Ballinasloe	12 units	2 units in Esker Fields are two-story units for disability	2	16%
An Cheathru Rua	4 units	4 bungalows for elderly, 1 of which now being fitted with Part M bathroom for disability (all units adaptable)	4	25%
Roundstone	14 units	4 bungalows for elderly/disability	4	28%
Loughrea (Barrack St)	5 units	None, but all units are wheelchair-visitible	0	0%
Clifden (St. Joseph's)	26 units	7 bungalows, 4 ground floor apartments, 4 first floor apartments (no elevator); 6 units in total disability	6	23%
Bridge Ct, Ahascragh	18 units	4 bungalows include 3 specifically for disability but fourth unit convertible	3	22%
Fana Bhui, Tuam	49 units	17 bungalows of which 5 specifically for disability but 12 convertible	5	10%
Weir Road, Tuam	30 units	14 bungalows suitable for disability	14	46%
Rural Renovations	7 units	7 bungalows, all convertible for disability	7	100%
Kinvara	10 units	2 bungalows convertible for disability	2	20%

In relation to future projects, and in compliance with the Galway County Council Strategic Plan for Housing People with Disability 2021 – 2026, it is the intention of Galway County Council that the percentage of applicants with a disability on the social housing list will be reflected in new build design. In accordance with the HSE Design for Mental Health, Housing Design Guidelines December 2016, the design considerations to accommodate those with certain disabilities can be incorporated without significant structural alterations.

Based on the table below, there are currently 587 applicants with a disability on the current social housing list in Galway. This includes applicants listed with all forms of disability. This reflects 17% of the total housing demand list in Galway. Galway County Council will work towards this percentage of all new builds being suitable to accommodate those with disabilities having regard for the location of each new build and the particular disability requirement in that area.

**The table below is taken from <http://www.galway.ie/ie/services/housing/demand/>**

## APPROVED HOUSEHOLDS BY BASIS OF NEED & PROPERTY SIZE

BASIS_OF_NEED	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	Total
Disability - unspecified	9	1	1	0	0	0	11
Disability requirement - intel	44	35	10	7	2	0	98
Disability requirement - menta	189	52	16	5	2	0	264
Disability requirement - physi	99	57	27	15	2	0	200
Disability requirement - senso	5	5	3	1	0	0	14
<b>Total</b>	<b>346</b>	<b>150</b>	<b>57</b>	<b>28</b>	<b>6</b>	<b>0</b>	<b>587</b>

## APPROVED HOUSEHOLDS BY AREA OF CHOICE & PROPERTY SIZE

AREA OF CHOICE	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	Total
Athenry-Oranmore	95	26	9	7	1	0	138
Ballinasloe North	18	12	2	3	0	0	35
Ballinasloe South	38	37	5	4	1	0	85
Connemara Central	27	17	8	2	0	0	54
Connemara Islands	1	0	0	0	0	0	1
Connemara North-West	12	3	4	0	1	0	20
Connemara South-East	11	5	3	1	0	0	20
Connemara South-West	12	8	1	1	0	0	22
Galway North	3	0	1	0	0	0	4
Galway North-East	4	2	2	1	0	0	9
Gort and Environs	25	5	4	0	1	0	35
Headford	8	2	3	5	0	0	18
Loughrea and Environs	29	16	4	1	1	0	51
Portumna and Environs	8	2	2	2	0	0	14
Tuam	55	15	9	1	1	0	81
<b>Total</b>	<b>346</b>	<b>150</b>	<b>57</b>	<b>28</b>	<b>6</b>	<b>0</b>	<b>587</b>

Galway County Council is engaging with the Irish Wheelchair Association (IWA) in respect of recently acquired lands in Tuam. The Council intends to work closely with the IWA to provide a number of units that meet two design levels: (1) Lifetime Adaptable Housing and (2) Fully Wheelchair Accessible Housing. The development if approved will see a purpose-built approach for fully wheelchair accessible housing that will accommodate the person's needs, equipment, and additional supports such as a personal assistant or a carers bedroom.

The following is an abstract from the recently adopted Strategic Plan for Housing People with a Disability:



*‘Galway County Council acknowledges that the adoption of the principle of Universal Design provides for greater sustainability of our housing stock, especially in the current circumstances of dramatically rising construction costs. It should be noted however, that the Department of Housing, Local Government and Heritage, remains as the sanctioning authority in respect of the adopted design standards, funding and project approvals. Higher levels of design for disability (including higher levels of universal design) can be sanctioned but such applications must be accompanied by supporting evidence and information in the form of clinical assessment/recommendation (for e.g. Occupational Therapy, Physiotherapy and related clinical fields) in respect of the particular circumstances of an identified prospective tenant.’*

## 6.2 Age-Friendly Housing

The principal design guidance for social housing is the Department’s ‘Quality Housing for Sustainable Communities’. The guidelines are intended to assist in promoting design that provides better homes, better neighborhoods, and better urban spaces. Designs must consider accessibility, security, safety, privacy, community interaction, availability of appropriate services and the provision of adequate space. The guidance references particular requirements for older people; accessibility, avoidance of noise nuisance, options to remain independent in their own home without the need for costly and disruptive remodeling, importance of accessibility and circulation within the house without undue difficulty.

Analysis of +65 years category (main applicant greater than 65 years) of the Galway housing waiting list shows:

- 79% of this group require 1-bed units
- 15% require 2-bed units
- Very few people require larger units (generally single-digits)

This indicates that older people on the Galway housing waiting list have a greater requirement for smaller units – see comparison below.

Bed Size	Percentage of Overall Demand	Percentage Demand in '+65' years category
1-bed	48%	79%
2-bed	28%	15%
3-bed	18%	3%
4-bed	5%	2%

Galway County Council has been designing for older persons for some time, incorporating suitable units and design features within its housing developments. This facilitates inclusion within an estate, rather than distinct separation. Good housing design considers the life stages of its occupants and facilitates adaptation and universality of use. This doesn’t mean all units must be bungalows, but rather that design considerations to assist older persons must be factored in from the start. Energy efficiency is also a key element that facilitates quality of life for older persons, as heating costs are reduced and particulate matter from solid fuels is eliminated.

**Design measures implemented by Galway County Council to improve quality of life and adaptability:**



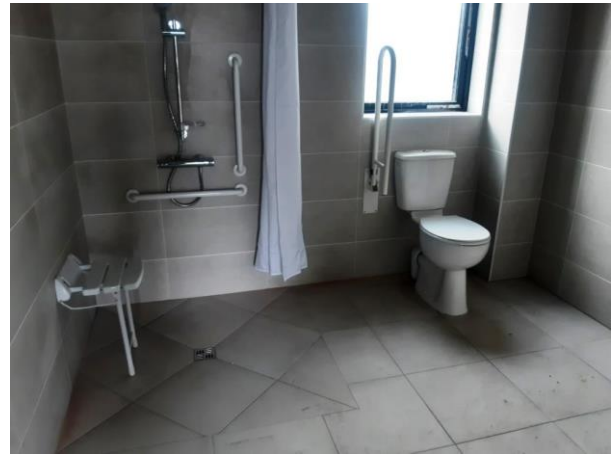
*Level access in Fana Bhui in Tuam*



*Mixed Typologies*



*Dark-colored switches to help those with visual impairment*



*Fully wheelchair accessible bathroom*



*Level Access Footpaths in Craughwell*



*Larger windows = high light levels, Tubber Rd, Gort*



Multiple Aspect Units - Gort



Multiple Aspect Units – An Cheathru Rua

Over the period of this HDAP Galway County Council will include provision of housing suitable for older people. The Council will work towards provision where higher levels of care are required to include mobility considerations, caring support arrangements, relocation to a more suitable home. Provision for the elderly will generally be incorporated into all new LA-build estates. The current social housing list for Galway, as outlined in the table below, has 360 applicants over the age of 65. This represents 10.5% of the total housing demand for Galway County. Galway County Council will work towards this percentage of all new builds being age-friendly having regard for the location of each new build and the particular disability requirement in that area.

The table below is taken from <http://www.galway.ie/ie/services/housing/demand/>

APPROVED HOUSEHOLDS BY AGE RANGE & PROPERTY SIZE							
Age Range	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	Total
18 ~ 27	182	132	50	3	0	0	367
28 ~ 37	244	269	215	48	5	0	781
38 ~ 47	272	270	235	63	16	0	856
48 ~ 57	340	179	110	40	2	2	673
58 ~ 65	265	81	31	6	0	0	383
65+	282	59	8	7	2	2	360
<b>Total</b>	<b>1585</b>	<b>990</b>	<b>649</b>	<b>167</b>	<b>25</b>	<b>4</b>	<b>3420</b>

Finally, the Housing For All Plan provides significant funding under the CAS scheme for AHBs to support priority areas such as age-friendly housing. Galway County Council will seek to work with AHBs to identify opportunities in this area also.

### 6.3 Traveller Accommodation

Galway County Council's **Traveller Accommodation Programme (TAP) 2019-2024** was adopted in September 2019. This is the primary document covering Traveller Accommodation and measures to assist and improve Traveller Accommodation are dealt with in that report.

The preparation of the Traveller Accommodation Programme is required by the Housing (Traveller Accommodation) Act 1998 and includes a consultative process. A Local Traveller Accommodation Consultative Committee (LTACC) is also in place in Galway County Council.

A key relevant policy in the draft CDP 2022-2028 is below.

<b>Policy Objective SH 3</b>	<b>Traveller Accommodation</b>
<i>Support and implement the Traveller Accommodation Programme 2019 – 2024 for County Galway (or any updated/superseding document).</i>	

The Traveller Accommodation Programme notes *inter alia* the following:

- There are approximately 2,600 resident Travellers in Galway County
- Travellers (nationally) are noted as being more urbanized than the general population with 78% living in towns and cities compared with 62% of the general population
- Traveller households (nationally) are more likely to be multiple-family, and less likely to be one-person households
- The homeownership rate is much lower than in the general population (20% vs 67%)
- The majority of Travellers who are renting do so from a local authority (65%)
- The number of Traveller households living in mobile or temporary structures (inc. caravans) increased by 10% between 2011-2016.
- Nearly 40% of Traveller households had more persons than rooms (vs 6% in the general population)
- The number of Travellers recorded as homeless in 2016 was 517 vs 163 in 2011 – an increase of 217% vs 81% in the general population

The Traveller Accommodation Programme covers this area in detail and is available from Galway County Council's website.

#### Funding for Traveller Accommodation

Funding for Traveller accommodation is obtained from the DoHLGH via a separate stream to SHIP delivery (local authority build funding). At Galway County Council's request, a change was made by the DoHLGH to the method of allocations for the 2020/2021 period- allowing the Council to draw down funding over a 2-year period – which better accommodates the flexibility naturally required for construction projects. The level of funding drawn down from the DoHLGH for Traveller Accommodation has increased very significantly from €1,000,071 in 2018 to €3,202,306 in 2020/2021.

In 2020 Galway County Council delivered a new Traveller Group Housing scheme in Craughwell of 6 no. bungalows and 2 no. halting bays. The existing families were accommodated on-site in temporary homes during the construction works and relocated to the new development upon completion. The scheme represents a welcome improvement in accommodation standards for the families.



*New Traveller Group Housing Scheme in Craughwell*

## 7.0 Resourcing

Over the course of the HDAP additional funded staff positions are required for the capital delivery team in Galway County Council to deliver the social and affordable build programme, to ensure a quality product is constructed, and to ensure a smooth transition to the Allocations and Maintenance teams. Discussions with the HDCO and the DoHLGH will support Housing For All resourcing for this plan.

Additional to this, the delivery of 1717 additional social houses will significantly increase the need for staff at:

1. Allocation Stage: staff required to allocate housing at increased level (to Council and AHB social housing units)
2. Rents: staff required to manage the significant no. of rent accounts and assessments etc.
3. Estate Management and Maintenance: an increase of 1030 social housing units (Council only) represents an approx. 33% increase on the existing stock. Long term resources will be needed to ensure estate management, housing liaison, tenancy sustainment, anti-social behavior measures and maintenance of new houses.

The increase in rents to the Council will contribute to the financing of the above, with the support of the DoHLGH for sanctioned posts and co-funding.

## 8.0 Summary

The delivery of 1717 social housing units over the next 5 years will be challenging for Galway County Council. In this context, the government's announcement on 4<sup>th</sup> December 2021 of 13 no. additional staff members for Galway county is very welcome.

The main risks to meeting the 1717 target by end 2026 are:

- Land acquisition will be required across all Municipal Districts but particularly within the MASP settlements (except for Baile Chláir). R1-zoned land is critical for providing certainty. The value of R1-zoned lands is naturally higher, and is likely to be higher again in the MASP area
- Substantial AHB delivery is required in Galway County, but it may take the AHBs time to scale up to the required level
- The review of the CALF scheme is critical for AHBs to deliver in more rural areas in Galway County – this goes to the heart of scheme viability for AHBs
- The construction sector will be required to deliver strongly to facilitate the numbers of houses needed. The pricing and materials-sourcing elements remain challenging.
- Wastewater infrastructure is currently limiting housing delivery in certain areas. A wider provision of infrastructure is needed to broaden social housing delivery across the county, to ensure provision is made for smaller settlements and to avoid over-concentration of social housing.
- Galway County Council maintains many wastewater treatment plants in existing housing estates. Some estates have capacity to expand but this is difficult to deliver in the absence of these treatment plants being taken in charge by Irish Water and adequate resources being allocated for maintenance and upgrade works.
- The acquisition of derelict property could potentially take longer to progress than say greenfield sites; there may be title issues, uncertainty re ownership, it may take time to find owners.
- Recruitment of the additional staff approved by the DoHLGH, especially the technical team members, will take time.

A realistic view of the annual targets for the next 5 years is that the earlier years present the greatest challenge – with the greatest increase between 2022 and 2023. In this report we have graduated the delivery differently, but every effort will be made to increase numbers where feasible.

The acquisition of land will continue, with particular emphasis on priority settlements. This must include delivery in the MASP settlements, where land will be more expensive to purchase.

Increased AHB activity is essential to the achievement of targets, and it is critical that the review of the CALF scheme be accelerated to facilitate delivery in Galway county.

The additional staff approved by the DoHLGH will facilitate the continuing growth of capital delivery in Galway County. The Housing For All targets are ambitious, but every effort will be made by all involved to deliver for the county.

# Appendix 1: Action Plan Social & Affordable Housing

## Action Plan: Social and Affordable Housing

	Challenge	Comment & Proposed Actions
1	Compact Growth & other Planning Policies	<p><b>This is a key national planning objective, required to deliver sustainable growth and environmental gains.</b></p> <ul style="list-style-type: none"> <li>➤ Galway Co Co will follow the planning policy objectives of the new County Development Plan</li> <li>➤ Galway Co Co will take settlement designations in the Core Strategy into account when proposing new projects and acquiring lands; <i>MASP, Key Towns, Towns with Strategic Potential, Self-Sustaining Towns, Small Growth Towns, Small Growth Villages</i></li> <li>➤ Larger proposals will be brought forward for the MASP areas, focusing on Briarhill, Garraun, Oranmore and Bearna, through a combination of delivery streams including land acquisition. The MASP settlements have been allocated strong population figures and higher density levels</li> <li>➤ Galway Co Co will seek to acquire derelict houses, infill and brownfield sites</li> <li>➤ Galway Co Co will seek to deliver mixed tenure housing or joint delivery with AHBs on larger sites</li> </ul>
2	Wastewater infrastructure	<p><b>This is a critical delivery factor for housing construction and must be demonstrated at planning stage. Engagement takes place with Irish Water and the Galway Co Co water services section on access to wastewater treatment plants (WWTPs). There are several settlements in Galway County without municipal plants, or without adequate capacity in the network.</b></p> <ul style="list-style-type: none"> <li>➤ Galway Co Co's larger housing developments will be proposed for urban areas where capacity exists and in line with the Core Strategy</li> <li>➤ Where capacity is an issue Galway Co Co will seek to progress delivery through alternative pathways (Buy &amp; Renew, the acquisition of derelict housing, expansion of existing estates with WWTP capacity) or alternative funding mechanisms</li> <li>➤ Wastewater deficiencies will continue to be communicated to the DoHLGH and HDCO</li> <li>➤ Small clusters of houses will be considered for smaller settlements subject to CDP policy</li> </ul>
3	Staff Resources	<p><b>Additional funded staff positions are required to deliver the social and affordable build programme, to ensure a quality product is constructed, to allocate houses and provide adequate tenancy and estate management.</b></p> <ul style="list-style-type: none"> <li>➤ Recruitment is ongoing of the additional capital team staff approved by the Minister</li> </ul>



4	<b>Construction Industry Capacity</b>	<p><b>The construction industry has been severely impacted by Brexit and the Coronavirus pandemic. Both materials and labour are affected. Cost increases and scarcity of resources presents a significant risk to housing delivery.</b></p> <ul style="list-style-type: none"> <li>➤ Work with HDCO to consider alternative construction methodologies</li> <li>➤ Communicate specific and general issues experienced by the Council/contractors to DoHLGH and HDCO</li> <li>➤ Work with HDCO to consider ways to increase attractiveness of projects for designers and contractors</li> </ul>
5	<b>Statutory Process: Planning</b>	<p><b>Planning permission is required to facilitate housing delivery. Applications may be considered via the Part 8 process or by An Bord Pleanála.</b></p> <ul style="list-style-type: none"> <li>➤ Continue to implement best design practice (quality of design, location of project, access to services, tenancy and estate management, provision for older persons, those with a disability, cyclists, and pedestrians, impacts on ecology)</li> <li>➤ Work with the Planning section to ensure compliance with national planning policies, the County Development Plan, and the Core Strategy</li> <li>➤ Seek opportunities to work more closely with specialist organisations providing supports (e.g. Irish Wheelchair Association)</li> <li>➤ Provide regular briefings on housing delivery to the Housing SPC</li> </ul>
6	<b>Derelict/ Vacant Houses</b>	<p><b>The Housing For All plan introduces incentives and measures to bring vacant and derelict properties back into residential use. This policy has the potential to regenerate urban areas, but these projects tend to be more difficult to progress, absorbing greater technical and admin resources. Due to the additional time involved in work with pre-existing and protected structures, demolition, it will be challenging to deliver within the HDAP timeframe.</b></p> <ul style="list-style-type: none"> <li>➤ Progress regeneration of derelict houses at Dunlo Hill in Ballinasloe</li> <li>➤ Progress regeneration of derelict houses at St. Bridget's Road in Portumna</li> <li>➤ Seek to deliver regeneration projects across the county, in particular areas most affected by vacancy, areas with population decline and decreasing school numbers - balancing this with demand and infrastructure analysis</li> <li>➤ The expanded technical team will progress a larger no. of regeneration and vacant homes projects</li> </ul>

7	Land Acquisition	<p><b>The Housing For All plan emphasizes the importance of new housing construction. Land is required to facilitate the Council’s direct build programme. Acquisition is contingent on willing vendors.</b></p> <p><b>In 2018 Galway County Councillors gave approval to the Executive to borrow up to €10M to provide lands for housing. To date, over €5.8M has been expended on lands for housing.</b></p> <ul style="list-style-type: none"> <li>➤ Progress land acquisitions to the value of the remaining approved funding, seek approval for additional borrowing</li> <li>➤ Prioritise the acquisition of R1 zoned lands in larger towns and MASP settlements of Briarhill, Oranmore, Bearna, Garraun</li> <li>➤ Prioritise the acquisition of infill and brownfield sites in urban centres</li> <li>➤ Vacant Homes Officer to assist in identifying and progressing acquisition of derelict sites</li> </ul>
8	Carbon emissions/ Climate Change	<p><b>Climate change is a global concern and Ireland has set targets for reducing carbon emissions.</b></p> <ul style="list-style-type: none"> <li>➤ In line with the global climate change emergency – the design of build units will meet the latest applicable building regulations and consider sustainability in line with best practice</li> <li>➤ The Council will increase the resilience of new housing stock by following the actions in the Galway County Council <b>Climate Adaptation Strategy</b></li> <li>➤ Site locations and layouts will provide compact growth, will promote pedestrian and cyclist activity, will provide for electric-vehicle charging infrastructure per DoHLGH guidelines</li> <li>➤ The Housing section will work with the Procurement Officer on green procurement proposals</li> </ul>
9	Approved Housing Body Delivery	<p><b>Strong partnership between the AHBs and Galway County Council will affect a positive change in the numbers of output in the county over period 2022-2026.</b></p> <p><b>A suite of approaches and delivery mechanisms is the key to increasing output of social housing stock. Communication and movement between the Council and the AHBs will be the main way that delivery and output is increased.</b></p> <ul style="list-style-type: none"> <li>➤ The Council will encourage AHBs to use the online/Power Bi demand assessment system (on Council website ‘Social Housing Demand’) to progress examination of areas of demand</li> <li>➤ Galway Co Co will develop one email contact/one point of contact for AHBs to ensure prompt progress on response times</li> <li>➤ The Vacant Homes Officer will work with the AHBs to regenerate derelict housing</li> <li>➤ Galway County Council will approach AHBs with proposals for their consideration, and engage with AHBs on land acquisition in cases of opportunities for joint-delivery</li> <li>➤ Galway CoCo will streamline a process of identifying sites and requesting interest from AHBs</li> </ul>

		<ul style="list-style-type: none"> <li>➤ Galway Co Co will agree to clearly demonstrate support on project proposals in a timely manner and encourages AHBs to continue to work with developers to align proposals with supply</li> <li>➤ <b>Project Advice:</b> The Council will provide advice in their responses to project proposals from AHBs. This includes advice as to why a project may be rejected as unviable. The AHBs could consider this advice in future proposals thereby improving the quality of proposals received by the LA and acting to speed up the process</li> <li>➤ <b>Part V:</b> Where Galway Co Co agrees to transfer Part Vs to AHBs – this will be done at an early stage in order to make a scheme more viable for the developer and to address the shortage of 1 &amp; 2-bed units</li> </ul>
10	Traveller Accommodation	<p><b>Accommodation for Travellers is covered specifically in the Traveller Accommodation Programme 2019-2024 and provision of housing over the period 2022-2026 should align with this and subsequent programmes. Delivery of specific measures under the TAP programme will largely be facilitated through separate funding but standard housing will be delivered via the SHIP programme.</b></p> <p>For the period of this HDAP Galway County Council will work to provide accommodation for Travellers in accordance with the recommendations of the <b>TAP 2019-2024</b> and as outlined below:</p> <ul style="list-style-type: none"> <li>➤ Continue to provide accommodation for Travellers in standard Council rental accommodation and in a way that supports inclusion, encourages participation, supports dignity, reduces discrimination</li> <li>➤ Apply for funding to implement improvements when required to existing Group Schemes and Halting Sites and to continue the provision of appropriate fire safety measures</li> <li>➤ Deliver energy retrofit schemes to Traveller group housing</li> </ul> <p><b>Specific proposals to be further progressed during the HDAP period include:</b></p> <ul style="list-style-type: none"> <li>➤ Renovation of Group Housing Scheme at Ballygar to include wastewater network upgrade</li> <li>➤ Refurbishment of housing at Ballydavid Cottages</li> <li>➤ Progress refurbishment works at Clontuskert</li> <li>➤ Refurbishment works at Tuam Halting Site</li> <li>➤ Energy Retrofit works to Traveller-occupied houses and Group Schemes as funding permits</li> <li>➤ Additional houses as appropriate in Group Housing Schemes</li> </ul>

11	Unit Typologies and provision for older persons, persons with a disability	<p><b>Sustainable, progressive housing demands high quality design, compliance with building regulations, practical and optimized site layouts, adaptable housing, mixed unit types, provision for the elderly, those with a disability, Travellers. Developments should be located close to services, in areas where demand is present. Design should respect the environment and be practical and cost-efficient to maintain and heat.</b></p> <ul style="list-style-type: none"> <li>➤ Increase the provision of smaller units to align with smaller households</li> <li>➤ Provide for varied unit sizes and designs</li> <li>➤ Implement best practice in housing design and site layouts including DMURS</li> <li>➤ Complete a detailed analysis of housing waiting list for each new development to ensure that adequate provision is made for disability (all categories)</li> <li>➤ Galway Co Co will coordinate internal teams to ensure that specific needs are being catered for and wraparound services are provided where required</li> <li>➤ The design of social and affordable housing units will facilitate social inclusion and take account of the principles of Universal Design and Age-Friendly Housing</li> <li>➤ The Council will continue to advocate for higher levels of futureproofing for disability on a proportional basis</li> <li>➤ Work with IWA to provide fully wheelchair accessible units for social housing applicants on lands in Tuam</li> </ul>
12	Tenancy & Estate Management	<p><b>By 2026 the Council will be expected to construct nearly 400 social houses per annum. Additional measures will be needed to support tenancy and estate management.</b></p> <ul style="list-style-type: none"> <li>➤ The sustainability of all housing proposals will be assessed in the context of tenancy and estate management</li> <li>➤ The Council will utilise best practice in designing site layouts to promote good estate management</li> <li>➤ Additional tenancy enforcement/estate management staff are required to ensure sustainable housing developments</li> <li>➤ CCTV measures will be considered to promote good estate management</li> </ul>

13	Affordable Housing	<p><b>Progression of affordable housing is required in cases where affordability is constrained and where discounts on Open Market Value can be achieved.</b></p> <ul style="list-style-type: none"> <li>➤ Galway Co Co will progress construction of affordable housing at Cosmona (Loughrea), Raheen (Athenry) and Droim Na Gaoithe (Baile Chláir), subject to DoHLGH approval and planning permission</li> <li>➤ Galway Co Co will seek to progress affordable housing through the Advance Purchase scheme</li> <li>➤ Land will be sought for the construction of affordable housing in mixed and single tenure sites</li> <li>➤ Existing Council lands will be assessed for viability of affordable housing construction</li> <li>➤ Galway Co Co will seek opportunities to assist AHBs with Cost Rental proposals</li> <li>➤ Galway Co Co will seek opportunities to work with the LDA on housing delivery</li> </ul>
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# Appendix 2: Tables on Social & Affordable Housing Delivery

Table 1 'Geographical distribution of Social Housing demand and Current Approved Delivery' shows the following

- Municipal Districts
- Settlements with draft CDP designations
- Settlement Populations per Census 2016 (draft CDP Table 2.2)
- Core Strategy 2022-2028 Population Allocation (draft CDP Table 2.9)
- Housing Units (Total) per Settlement (draft CDP Table 2.9)
- Summary of 2020 published Social Housing Assessment figures per County (Households)
- No. of households on Housing Waiting List (includes those on schemes e.g. HAP, RAS)
- Percentage Demand (No. of households) per MD
- Build target distributed by MD per demand basis
- Approved delivery (houses with stage approval from the DoHLGH) but excluding proposals (pre-approval projects)
- Outstanding delivery required.

#### Key Notes on Table 1

- The data is analysed using the Municipal Districts.
- Analysis is based on achieving the delivery target, but **challenges must be overcome**.
- Of the 1717 social housing target; 466 units have passed the DoHLGH's approval stage, leaving **1251 units outstanding**.
- Of the 1251 units outstanding there are 'proposals' for 393 units ('proposals' are pre-approval projects). If those proposals ultimately progress further, then the outstanding requirement drops to 858 units.
- The social housing demand is published on Galway County Council's website under 'Social Housing Demand'.
- The social housing target is set at county-level, so there is **flexibility to adjust** within the county, within Municipal Districts etc.
- The HDAP must consider **demand, settlement designations, household allocations** in the Core Strategy

Table 1 - Geographical distribution of Social Housing demand and Current Approved Delivery

Municipal District	Settlements (listed in Table 2.9: Settlement Hierarchy of draft CDP)	Pop. Census 2016	Core Strategy 2022-2028 Pop. Allocation (draft CDP) Table 2.9	Housing Units (TOTAL - private + public) (draft CDP) Table 2.9	Total SSHA Households (ex. Schemes) 2020 Published	No. of Households on Waiting List inc. those on Schemes (HAP, RAS)	No. of Households on Social Housing Waiting List inc. those on Schemes per MD	% Demand per MD	Minister's Build Target	2022-2026 Build Target Distributed by Demand per MD	Approved Delivery	Outstanding Delivery per MD	Proposed Delivery by MD	Outstanding Delivery if Proposals are realised			
Athenry-Oranmore	Athenry (Strategic Potential)	4445	1350	540	1556	3559	940	26	1717	453	143	310	34	276			
	Oranmore MASP	4990	1540	616													
	Baile Chláir MASP	1248	975	390													
	Briarhill MASP		977	391													
	Garraun MASP		1258	503													
	<i>Other Settlements</i>																
Tuam	<i>Other Settlements</i>									698	20		337	63	274	97	177
	Tuam (Key Town)	8767	2630	1052													
	Headford (Small Growth Town)	973	290	116													
	Dunmore (Small Growth Village)	600	120	48													
Loughrea	Loughrea (Self-Sustaining Town)	5556	1400	560						637	18		307	97	210	77	133
	Gort (Self-Sustaining Town)	2994	800	320													
	Kinvara (Small Growth Village)	730	200	80													
	Portumna (Small Growth Town)	1450	300	120													
		<i>Other Settlements</i>															
Ballinasloe	Ballinasloe (Key Town)	6662	1999	799			667	19		322	90	232	114	118			
	Moylough (Small Growth Village)	518	125	50													
	Ballygar (Small Growth Village)	687	175	70													
	Glenamaddy (Small Growth Village)	480	130	52													
	Moylough (Small Growth Village)	518	125	50													
	Ballygar (Small Growth Village)	687	175	70													
		<i>Other Settlements</i>	480	130	52												
Connemara	Clifden (Small Growth Town)	1597	470	195			617	17		298	73	225	71	154			
	Maigh Cuilinn (Small Growth Town)	1704	350	140													
	Oughterard (Small Growth Town)	1318	350	140													
		<i>Other Settlements</i>															
	An Cheathrú Rua (Small Growth Village)	786	150	60													
	An Spidéal (Small Growth Village)	237	55	22													
	Bearna MASP	1998	750	300													
	<i>Oileáin Árainn</i>																
<b>TOTAL</b>							<b>3559</b>	<b>100</b>		<b>1,717</b>	<b>466</b>	<b>1,251</b>	<b>393</b>	<b>858</b>			



## Table 2 Social Housing 'TOTAL Programme Master Summary (Social Housing) 2022-2026 - Includes Proposals'

Table 2 shows delivery streams and how the build delivery will align to those streams. It differs from Table 1 as it includes projects in the 'Proposals' category – those that have not yet reached approval stage. They are included to give a broader indication of planned delivery.

### Table 2 shows the following

- Build target per Municipal District
- Build target subdivided into LA Build delivery, AHB delivery
- Estimated units from Part V
- The number of units approved and proposed for the existing landbank
- An indication of where future land purchases might take place
- How the AHB delivery stream breaks down

### Key Notes on Table 2

- The figures under 'Buy & Renew' are estimates as this relates to as-yet unidentified units
- Future LA-build projects can be provided through land acquisition of greenfield/brownfield/infill sites or Buy & Renew (regeneration) projects. Table 2 shows indicative figures only
- AHB delivery – it has been confirmed by the DoHLGH that the funding package for social housing envisages that approximately 40% of the build delivery should be provided by AHBs. Based on the Minister's social housing target of 1717; AHBs in Galway should provide approx. 687 no. houses over the period 2022-2026. 73 no. units are already approved under the CALF scheme, 56 no. units already approved under the CAS Construction scheme and the remaining 558 remain to be accounted for, i.e. projects will be required. AHB delivery is discussed in more detail below.

Table 2 - TOTAL Programme Master Summary (Social Housing) 2022-2026 - Includes Proposals

Municipal Districts	2022-2026 Build Target Distributed by Demand per Municipal District	Build Target delivery expected from Local Authority (60%)	Build Target delivery expected from AHBs (40%)	Estimated Part V (Private & LDA)*	Existing LA Landbank (inc via mixed tenure)	Future Land Purchases (unit nos) - lands not yet identified)	LA Turnkey (inc. via mixed tenure)	LA Buy & Renew (Estimate)**	AHB CALF	AHB CAS	Required Additional AHB Delivery	Total Social Homes to be delivered - Target 1717
Athenry-Oranmore	453	272	181	15	72	100	65	2	22	0	177	453
Tuam	336	202	135	15	156	30	10	4	5	0	104	324
Loughrea	308	184	123	25	99	20	57	5	8	15	79	308
Ballinasloe	321	193	129	15	80	15	73	5	38	9	89	324
Conamara	299	179	119	30	97	35	0	5	0	32	109	308
		<b>1030</b>	<b>687</b>	<b>100</b>	<b>504</b>	<b>200</b>	<b>205</b>	<b>21</b>	<b>73</b>	<b>56</b>	<b>558</b>	<b>1717</b>

\*Note: there are no LDA proposals for Galway County but the Council will engage with the LDA re opportunities

\*\*Note: Removal of dereliction and new regeneration schemes will not be limited to the 'Buy & Renew' scheme, but will also include AHB delivery and land acquisition projects

### Table 3 'Future Programme by Year (Social Housing) Includes 'Proposals' (not approved)'

Table 3 breaks the targets and delivery streams quantities down by year. This is a best estimate based on current information and with the aim of meeting the build targets for each specific year.

#### Key Notes on Table 3

- The build targets dramatically increase from 2023 onwards
- The level of AHB delivery required is significant and there are relatively few approved projects, with no approved projects after 2023
- There is a greater level of uncertainty re Buy & Renew units, but an estimate is included

Table 3 - Future Programme by Year (Social Housing) Includes 'Proposals' (not yet approved)

Year	Estimated Part V (Private & LDA)	Existing LA Landbank	Future land Purchases	LA Turnkey Development	LA Buy & Renew	AHB CALF	AHB CAS	AHB required	Total Homes to be delivered (Estimate)	Minister's Target
2022	20	75		103	0	0	43		241	230
2023	20	77	40	51	2	73	13	31	307	351
2024	20	184	40	36	6	0	0	90	376	358
2025	20	100	60	5	6	0	0	200	391	385
2026	20	68	60	10	7	0	0	237	402	393
<b>TOTAL</b>	<b>100</b>	<b>504</b>	<b>200</b>	<b>205</b>	<b>21</b>	<b>73</b>	<b>56</b>	<b>558</b>	<b>1717</b>	<b>1717</b>

General Note: the increase in targets from 2022 to 2023 is steep. A more graduated approach as estimate will be more realistic

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

Affordable housing targets were advised by the Department to Galway County Council on 30<sup>th</sup> March 2022.

#### Key Notes on Table 4

- The figures include a proposed affordable housing scheme of 30 units in Raheen, Athenry for 2026 but this is **fully contingent** on a wastewater network upgrade by Irish Water.

#### Table 5 Future Programme by Year (Affordable Housing)

Table 5 looks at the delivery streams for affordable housing. There are no proposals for Galway County from the Land Development Agency (LDA) at present, but Galway County Council will engage with the LDA to determine if projects can be brought forward. Further engagement will take place with AHBs to determine if cost rent is viable for the county.

#### Key Notes on Table 5

- Only LA-build proposals are shown. This includes an estimate of affordable units to be acquired under Part V.

Year	Affordable Housing Target Assigned by the Department
2022	15
2023	42
2024	59
2025	55
2026	55
<b>Total</b>	<b>226</b>

Table 5 – Future Programme by Year (Affordable Housing)

Year	LA Build Affordable Purchase	Part V Affordable Units	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 Minimum target
2022	0		15					15
2023	0		42					42
2024	40	10	9					59
2025	40	10	5					55
2026	30	10	15					55
Total	110	30	86					226

General Note: The Council will seek to develop affordable housing under all applicable schemes. It is hoped that delivery of affordable housing will exceed the target, and that the advance purchase stream will produce considerable additional delivery.

# Appendix 3: Delivery Priorities and Challenges per MD

## Delivery Priorities and Key Challenges for each Municipal District

MD (Best fit alignment with Areas of Choice)	Core Strategy Settlement Designations	Priorities	Key challenges
<p><b>Athenry-Oranmore</b> <b>Outstanding delivery of 276 units</b></p> <p>Athenry-Oranmore has the greatest social housing demand. In September 2021 the Housing SPC agreed that the Athenry-Oranmore Area of Choice should be subdivided. Further subdivision will facilitate a more targeted approach to delivery of housing. Significant delivery has taken place/ is under design for Baile Chláir (MASP).</p>	<p>Athenry (Strategic Potential) Oranmore MASP Baile Chláir MASP Briarhill MASP Garraun MASP</p>	<ul style="list-style-type: none"> <li>➤ Revised Area of Choice boundaries will come into effect in January 2022. Tables in this report will be amended.</li> <li>➤ A combination approach of all delivery pathways is required to deliver for the high demand level</li> <li>➤ Priority 1 areas for delivery: Briarhill, Garraun, Oranmore, Baile Chláir (MASP settlements), Athenry</li> <li>➤ Priority 2 areas for delivery: Corrandulla, Lackagh, Monivea. Wastewater capacity needed at all locations. There are no Council land banks here.</li> <li>➤ Priority 3 areas for delivery: Remaining settlements.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Complete development on existing landbank in Baile Chláir</li> <li>➤ Lands needed in Briarhill, Garraun Oranmore, Athenry</li> <li>➤ Wastewater infrastructure needed in Athenry, Corrandulla, Monivea and Lackagh</li> <li>➤ AHB delivery required to support Council</li> </ul>
<p><b>Tuam</b> <b>Outstanding delivery of 177 units</b></p> <p>This MD comprises a large rural hinterland with primary settlement being Tuam town.</p>	<p>Tuam (Key Town) Headford (Small Growth Town) Dunmore (Small Growth Village)</p>	<ul style="list-style-type: none"> <li>➤ Priority 1 areas for delivery: Tuam, Headford, Dunmore</li> <li>➤ Priority 2 areas for delivery: Milltown, Abbeyknockmoy, Corofin</li> <li>➤ Priority 3 areas for delivery: Remaining settlements.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Lands needed in Headford.</li> <li>➤ Wastewater infrastructure needed at Abbeyknockmoy, Corofin</li> <li>➤ AHB delivery required to support Council</li> </ul>



<p><b>Loughrea</b> <b>Outstanding delivery of 133 units</b></p> <p>Large MD with combination of rural areas and multiple larger settlements. Significant housing delivery has already taken place in Loughrea and Gort.</p>	<p>Loughrea (Self-Sustaining Town) Gort (Self-Sustaining Town) Portumna (Small Growth Town) Kinvara (Small Growth Village)</p>	<ul style="list-style-type: none"> <li>➤ Priority 1 areas for delivery: Loughrea, Gort, Portumna</li> <li>➤ Priority 2 areas for delivery; Clarinbridge, Ardahan, Ballindereen, Tynagh, Kinvara.</li> <li>➤ Priority 3 areas for delivery: Remaining settlements.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Wastewater infrastructure needed in Clarinbridge, Ballindereen, Tynagh, Ardahan</li> <li>➤ AHB delivery required to support Council</li> </ul>
<p><b>Ballinasloe</b> <b>Outstanding delivery of 118 units</b></p> <p>Large MD with combination of rural areas and multiple smaller-sized settlements. Primary settlement is Ballinasloe town.</p>	<p>Ballinasloe (Key Town) Moylough (Small Growth Village) Ballygar (Small Growth Village) Glenamaddy (Small Growth Village)</p>	<ul style="list-style-type: none"> <li>➤ Priority 1 areas for delivery: Ballinasloe</li> <li>➤ Priority 2 areas for delivery: Mountbellew Ballygar, Ballymoe, Eyrecourt, Aughrim, Ahascragh, Williamstown.</li> <li>➤ Priority 3 areas for delivery: Remaining settlements</li> </ul>	<ul style="list-style-type: none"> <li>➤ Wastewater capacity needed in Mountbellew</li> <li>➤ AHB delivery required to support Council</li> </ul>
<p><b>Conamara</b> <b>Outstanding delivery of 154 units</b></p> <p>Large MD with combination of rural areas and mid-sized settlements. Includes largest proportion of Gaeltacht.</p>	<p>Clifden (Small Growth Town) Bearna MASP Maigh Cuilinn (Small Growth Town) Oughterard (Small Growth Town) An Cheathru Rua (Small Growth Village) An Spideal (Small Growth Village)</p>	<ul style="list-style-type: none"> <li>➤ Priority 1 areas for delivery: Bearna (MASP), Maigh Cuilinn, Oughterard, Clifden</li> <li>➤ Priority 2 areas for delivery: An Cheathru Rua, An Spideal, Letterfrack, Roundstone, Carna</li> <li>➤ Priority 3 areas for delivery: Remaining settlements</li> </ul>	<ul style="list-style-type: none"> <li>➤ Lands needed in Bearna, Clifden</li> <li>➤ Wastewater infrastructure needed in Roundstone, Carna</li> <li>➤ AHB delivery required to support Council</li> </ul>

# Appendix 4: Vacant Homes Action Plan

## Vacant Homes Action Plan

	Objective	Key Action	Other Actions	Timescale
1	Establishment of the current level of vacancy in Co Galway and develop a coordinated approach to help identify and tackle vacant homes to maximise the reuse of vacant homes for social housing	To maintain a mapped survey of vacant and derelict units in Galway County using Census Data and GeoDirectory.	<p>Liaison with local communities, representatives &amp; work with Council staff on the ground identifying vacant properties.</p> <p>Follow up vacant units reported through <a href="http://www.vacanthomes.ie">www.vacanthomes.ie</a></p> <p>By way of site visits, eliminate cases where there is clearly no vacancy</p> <p>Continue to work with local estate agents regarding vacant unit's overhead commercial premises being offered for sale or letting</p> <p>Formulate a register of long-term vacant homes</p>	<p>Survey Q1/Q2 2022</p> <p>Other Actions ongoing</p>
2	<p>To ensure that awareness of the issue of vacant homes is raised regularly in all forms of media amongst the public.</p> <p>Promotion of funding schemes available through targeted information sharing and publicity</p>	<p>Encourage owners of vacant homes return properties to use by advertising and promoting via Galway Co. Co. website, social media, newspapers, and local radio, <a href="http://www.vacanthomes.ie">www.vacanthomes.ie</a></p> <p>Organise and host information seminars for owners of vacant homes with guest speakers of interest</p> <p>Review current publicity arrangements and update relevant information &amp; literature owners</p>	<p>Inform vacant property owners of the various supports and schemes available to assist them</p> <p>Volume of queries and potential offers to increase. Contact is maintained through follow up emails, on-site meetings, and phone calls. Log details of contacts and meetings to record progress</p> <p>Increase in the number of vacant homes returned to use without need for enforcement action</p> <p>Completion of a targeted leaflet drop with assistance of local representatives &amp; personnel</p>	<p>Ongoing</p> <p>Q 1 &amp; 2 2022</p>

		Publicise ongoing successes	Interaction with Residents Associations, Tidy Town Committees, community groups. Advertising in local communities, notice boards and mass leaflets  Fresh participation is encouraged by sharing examples of success locally	
3	Working with property owners to bring vacant properties back into use	Identifying the registered owners of vacant properties	Contacting owners of vacant homes	Ongoing
4	To improve the existing streetscape of our towns and villages  To reduce pressure on greenfield sites and protect the environment	By encouraging owners of vacant properties to utilise the funding schemes available to return properties for use in social housing  By renovating existing units ,this reduces our carbon emissions compared to the construction of new dwellings.	Where agreement cannot be reached to acquire houses in certain locations that contribute to urban decay or affect the sustainability of communities the Council will consider use of Compulsory Purchase powers in line with available legislation	Ongoing

<b>Benefits of returning vacant homes to use</b>	
The Homeowner	
Increased Income	
Increased Capital Value	
Reduced costs e.g., Vacant home insurance / repair / maintenance / security concerns	
The Community	
Provision of additional housing	
Reduced negative impact on local amenity value and property valuations	
Reduces likelihood of anti-social activity	
The Council	
Increased Housing Supply	
Reduction in complaints and issues regarding vacant homes	
Reduction in costs of associated investigation & remedial actions	