

APPENDIX A

ANNUAL ASSESSMENT OF AFFORDABILITY

CALCULATION OF AFFORDABILITY

Section 93(1) of the Planning and Development Act, 2000, defines an eligible person as a *“person who is in need of accommodation and whose income would not be adequate to meet the payments on a mortgage for the purchase of a house to meet his or her accommodation needs because the payments calculated over the course of a year would exceed 35 per cent of that person’s annual income net of income tax and pay related social insurance”*

In order to calculate the price of houses that individuals at different income levels could afford to purchase, the following annuity formula was used :

$$PV = \frac{Pt (1-(1+i)^{-n})}{i}$$

where:

PV	=	total loan size (no greater than 90% of Market Value – Section 93(1))
Pt	=	annual repayment amount (no greater than 35% of income - net of tax)
i	=	annual interest rate (assumed 6%)
n	=	number of years over which the loan is to be paid.

Further details and examples are given in page 23 of the Model Housing Strategy.

Assessment of Affordability Annually

Table 2.7 summarises the breakdown of additional households based on their house affordability threshold and the number of houses available at different price bands. The tables set out in this Appendix indicate the workings involved in calculating the number of households which can be expected to experience affordability problems for each year of the strategy.

2001

Additional households	Approximate Affordable House Prices (IR£)	Number of Additional Units	Upper price band
35	27472	23	57000
35	43015	26	68400
35	58596	29	79800
35	76056	42	91200
35	94199	51	102600
35	115599	45	114000
35	140799	45	125400
35	168298	28	136800
35	205735	16	148200
35	304413	44	148200
349		349	

- 105 households have an upper limit of IR£58,596 - that is the maximum price that they can afford to pay towards the purchase of a house.

- The lowest house price band goes up to IR£57,000. Based on an even distribution of households, a total of 102 newly formed households $((105/58,596) \times 57,000)$ could afford to pay up to £57,000. However, only 23 house units are available at this price, leaving a shortfall of 79 households unable to afford the purchase of a house.
- The second house price range goes up to IR£68,400. Again, based on an even distribution, the total number of household experiencing affordability problems at this price level is 126 $((140/76,056) \times 68,400)$. This means that an additional 24 households $(126-102)$ will be able to afford up IR£68,400. There are 26 houses available up to IR£68,400, indicating a surplus of 2 houses.

The total number of households in Roscommon in 2001 with affordability problems is therefore estimated at 79 units, which represents 22.6% of additional households for that year.

2002

Additional households	Approximate Affordable House Prices (IR£)	Number of Additional Units	Upper price band
35	29615	23	63270
35	46370	26	75924
35	63167	29	88578
35	81988	43	101232
35	101546	52	113886
35	124616	45	126540
35	151781	45	139194
35	181425	28	151848
35	221782	16	164502
35	328157	45	164502
353		353	

- 105 households have an upper limit of IR£63,167 that they can afford to pay towards the purchase of a house. An additional 35 can afford to pay up to IR£81,988.
- The lowest house price band goes up to IR£63,270. Based on an even distribution of households, a total of 108 $((140/81,988) \times 63,270)$. However, only 23 house units are available at this price, leaving a shortfall of 85 households unable to afford IR£63,270.
- The second house price range goes up to IR£75,924. Again, based on an even distribution, the total number of household with affordability problems at this price range is 130 $((140/81,988) \times 75,924)$. This means that an additional 22 households $(130-108)$ will be able to afford up IR£75,924. There are 26 houses available up to IR£68,400, indicating a surplus of 4 houses.

The total number of households in Roscommon in 2002 with affordability problems is 85, which represents 24.1% of additional households for that year.

2003

Additional households	Approximate Affordable House Prices (IR£)	Number of Additional Units	Upper price band
36	31925	24	68648
36	49987	27	82378
36	68094	30	96107
36	88384	43	109837
36	109467	52	123566
36	134336	45	137296
36	163620	46	151025
36	195576	29	164755
36	239081	16	178485
36	353753	45	178485
356		356	

- 108 households have an upper limit of IR£68,094 that they can afford to pay towards the purchase of a house. An additional 36 can afford to pay up to IR£88,384.
- The lowest house price band goes up to IR£68,648. Based on an even distribution of households, a total of 112 $((144/88,384) \times 68,648)$. However, only 24 house units are available at this price, leaving a shortfall of 88 households unable to afford IR£68,648.
- The second house price range goes up to IR£82,378. Again, based on an even distribution, the total number of household with affordability problems at this price range is 134 $((144/88,384) \times 82,378)$. This means that an additional 22 households (134-112) will be able to afford up IR£82,378. There are 27 houses available up to IR£82,378, indicating a surplus of 5 houses.

The total number of households in Roscommon in 2003 with affordability problems is 88, which represents 24.7% of additional households for that year.

2004

Additional households	Approximate Affordable House Prices (IR£)	Number of Additional Units	Upper price band
36	34384	24	73453
36	53836	27	88144
36	73337	30	102835
36	95189	43	117525
36	117896	53	132216
36	144679	46	146907
36	176219	46	161597
36	210636	29	176288
36	257490	16	190979
36	380992	46	190979
360		360	

- 108 households have an upper limit of IR£73,337 that they can afford to pay towards the purchase of a house. An additional 36 can afford to pay up to IR£95,189.
- The lowest house price band goes up to IR£73,453. Based on an even distribution of households, a total of 111 $((144/95,189) \times 73,453)$. However, only 24 house units are available at this price, leaving a shortfall of 87 households unable to afford IR£73,453.
- The second house price range goes up to IR£88,144. Again, based on an even distribution, the total number of household with affordability problems at this price range is 133 $((144/95,189) \times 88,144)$. This means that an additional 22 households (133-111) will be able to afford up IR£88,144. There are 27 houses available up to IR£88,144, indicating a surplus of 5 houses.

The total number of households in Roscommon in 2004 with affordability problems is 87, which represents 24.2% of additional households for that year.

2005

Additional households	Approximate Affordable House Prices (IR£)	Number of Additional Units	Upper price band
36	37134	24	78228
36	58142	27	93873
36	79204	30	109519
36	102804	44	125164
36	127328	53	140810
36	156254	46	156456
36	190317	47	172101
36	227487	29	187747
36	278090	17	203392
36	411471	46	203392
363		363	

- 108 households have an upper limit of IR£79,204 that they can afford to pay towards the purchase of a house. An additional 36 can afford to pay up to IR£102,804.
- The lowest house price band goes up to IR£78,228. Based on an even distribution of households, a total of 107 $((108/79,204) \times 78,228)$. However, only 24 house units are available at this price, leaving a shortfall of 83 households unable to afford IR£78,228.
- The second house price range goes up to IR£93,873. Again, based on an even distribution, the total number of household with affordability problems at this price range is 131 $((144/102,804) \times 93,873)$. This means that an additional 24 households (131-107) will be able to afford up IR£93,873. There are 27 houses available up to IR£93,873, indicating a surplus of 3 houses.

The total number of households in Roscommon in 2005 with affordability problems is 83, which represents 22.8% of additional households for that year.

2006

Additional households	Approximate Affordable House Prices (IR£)	Number of Additional Units	Upper price band
37	39808	24	83313
37	62329	27	99975
37	84907	31	116638
37	110206	44	133300
37	136495	54	149963
37	167504	47	166625
37	204020	47	183288
37	243866	29	199950
37	298112	17	216613
37	441097	46	216613
367		367	

- 111 households have an upper limit of IR£84,907 that they can afford to pay towards the purchase of a house. An additional 37 can afford to pay up to IR£110,206.

- The lowest house price band goes up to IR£83,313. Based on an even distribution of households, a total of 109 $((111/84,907) \times 83,313)$. However, only 24 house units are available at this price, leaving a shortfall of 85 households unable to afford IR£83,313.
- The second house price range goes up to IR£99,975. Again, based on an even distribution, the total number of household with affordability problems at this price range is 134 $((148/110,206) \times 99,975)$. This means that an additional 25 households (134-109) will be able to afford up IR£99,975. There are 27 houses available up to IR£99,975, indicating a surplus of 2 houses.

The total number of households in Roscommon in 2006 with affordability problems is 85, which represents 23.2% of additional households for that year.

APPENDIX B

SUMMARY OF KEY PROVISIONS OF THE PLANNING AND DEVELOPMENT ACT

The Act contains detailed provisions outlining how Part V will be operated by planning authorities. The main, central provisions of the Act with new policy implications for planning authorities can be summarised as follows:

- ❑ Planning authorities are required to include in their development plan a housing strategy for the existing and future population of the area (s.94(1)(a)). Housing strategies should relate to the period of the development plan or, in relation to the first series of housing strategies, to the remaining period of the development plan
- ❑ A housing strategy must take account of the following: (s.94(3))
- ❑ The existing and future need for housing
- ❑ That housing is available for persons with different levels of income
- ❑ That a mixture of house types and sizes is available to meet needs of different categories of households, including the elderly and people with disabilities
- ❑ The need to counteract undue segregation of those with different social backgrounds
- ❑ The Housing Strategy must include an estimate of affordable housing (s.94(4)(a))
- ❑ Up to 20% of land zoned for residential development (or a mixture of residential and other uses) shall be reserved for social and affordable housing (s.94(4)(c)). This provision will not act to prevent a person or a local authority from using more than 20% of land zoned for residential use (or mixed development) for social and affordable housing. (s.94(4)(d))
- ❑ When estimating the demand for affordable housing, planning authorities should take account of: supply and demand for houses, house prices, personal income, mortgage interest rates and the relationship between house prices, incomes and interest rates to establish affordability of houses (94(5)(a))
- ❑ Planning authorities must ensure that sufficient land is zoned for residential use (or mixture of residential and other uses) for the duration of the housing strategy (s.95(1)(a))
- ❑ Where a need for social and affordable housing has been identified in the housing strategy, a planning authority may make the granting of planning permission conditional on an agreement with the applicant to transfer land, sites or houses for social and affordable housing. (s.96)
- ❑ Schemes involving less than four houses or development on a site of 0.2 hectares or less are exempt from the provisions of Part V (s.97)
- ❑ Each planning authority has to establish a scheme of priorities for allocating affordable houses to eligible people and this is a reserved function. (s.98)
- ❑ Section 93(1) of the Planning and Development Act, 2000, defines an eligible person as a *“person who is in need of accommodation and whose income would not be adequate to meet the payments on a mortgage for the purchase of a house to meet his or her accommodation needs because the payments calculated over the course of a year would exceed 35 per cent of that person’s annual income net of income tax and pay related social insurance”*
- ❑ To assess eligibility under Section 93(1), the following annuity formula was used to compare monthly after-tax income with the monthly mortgage servicing costs associated with a particular house.

APPENDIX C

SUMMARY OF DEVELOPMENT PLANS WITHIN COUNTY ROSCOMMON

Draft Roscommon County Development Plan 2000

The overall strategy of the Draft County Development Plan is aimed at building up the urban structure throughout the County which will help to retain population within Roscommon. This will bring better employment and service provision both to those living in the expanded towns and villages as well as rural hinterlands. The plan envisages that the four scheduled towns of Roscommon, Castlerea, Ballaghaderreen and Boyle together with Strokestown, Elphin, Monksland, Cortober and Creagh are the areas where most development in terms of housing, industry and services will be channeled. This will be complemented by new development and environmental improvements in the smaller towns and villages of the county. Appropriate rural development initiatives will add to social and economic improvements.

The existing settlement structure of County Roscommon is characterized by a strong rural population supported by a number of large towns. The towns and villages are well distributed throughout the County but are characterized by low population levels. This structure is reflected in the low population density of the county which in 1996 was 20 persons per square kilometer compared to 25 in Connaught and 53 in the State as a whole.

There is a strong demand in the County for urban generated housing around the main towns and also along the Shannon. Holiday homes are popular developments around Boyle and Strokestown.

The areas of Monksland, Creagh and Cortober are situated within the environs of the towns of Athlone, Ballinasloe and Carrick-on-Shannon respectively all of which are located outside County Roscommon. The plan identifies individual development objectives for these areas due to the fact that they are important urban growth areas. The policies for Athlone Environs are covered later in this section.

The Creagh area is located to the east of Ballinasloe UDC either side of the N6. Creagh is identified as a Special Policy Area in the Draft County Development Plan within which sporadic urban generated housing and ribbon development will be regulated. The development of new homes will only be permitted when they are related to the farming activity of local people or to the replacement of existing houses. 54ha is zoned for residential development in Creagh.

Cortober is located to the south-west of Carrick-on-Shannon and within the area housing development tends to be concentrated in ribbon style development along the R368 and R370 Regional Roads. In depth housing development in this area can be established, as the lands are serviced and suitable for residential development.

Lough Key is located on the Boyle River and forms part of the Shannon waterway system, it is coming under increased pressure for housing, both residential and holiday homes, and further recreation and town facilities.

Draft Athlone Environs Development Plan 2000

Athlone Environs is located on the western edge of Athlone town and is adjacent to the N61 route. The area has experienced significant urban related growth over the last five years due to increased accessibility since the opening of the Athlone relief road.

The two main residential areas within the Athlone Environs Plan are the Roscommon Road/Hodson's Bay area and the Monksland area. The Roscommon Road / Hodson's Bay area is characterised by detached housing and ribbon development along the N61. In the Monksland

area, there is more urban generated housing, ribbon-type development with some local authority housing.

The Development Strategy contained in the Draft Athlone Environs Development Plan is aimed at reducing ribbon development and focusing new housing development by guiding urban generated housing into more clearly defined areas. It is the Councils intention to expand the main housing area of Monksland and to provide for appropriate residential development in the other areas zoned for residential purposes.

Outside of the Roscommon Road/ Hodson's Bay area and the Monksland area housing development has been restricted due to the limited availability of land in the northern region and serviced land in the southern region of the Plan.

The majority of existing residential development in the north of the plan area is served by septic tanks. In the south, there is a need for expansion of the mains drainage system if further housing development is to be completed.

The Draft Development Plan favours increased residential density and recommends a maximum residential density of 25 houses to the hectare.

Draft Ballaghaderreen Town Development Plan, 2000

Ballaghaderreen is located in the north-west of County Roscommon and is situated at the junction of the N5 National Primary Route and the R293 Regional Road.

The development strategy of the Draft Ballaghaderreen Town Plan is aimed at facilitating the sustainable development of housing, industry and services in Ballaghaderreen with the aim of consolidating it as an urban centre of economic and population growth. The draft plan also contains policies to consolidate the town through infill development, replacement dwelling and restoration of the existing building stock.

The report of survey indicates that the majority of new housing development has taken place at edge of the town locations, leading to an increase in one-off housing in the form of ribbon development along the approach roads into the town. It is Council policy to ensure that future development is located away from the principal routes and within the serviceable area of the town.

It is considered that the main water source from Lough Gara and the supplement of a spring/well source at Cloonmaguanae, are sufficient to meet the water demands during the plan period.

Ballaghaderreen is due to be by passed by 2006 and it is envisaged that this will reduce the level of congestion in the town centre making the area a more attractive place to reside. The town has also become home to the Border, Midland and Western Regional Commission and it is envisaged that this will positively impact on the town.

Draft Boyle Town Development Plan, 2000

Boyle is located in the north of County Roscommon and is served by the N4 National Primary Route and the N61 National Secondary Route and by the Dublin-Sligo Railline.

The development strategy of the Draft Boyle Town Plan is aimed at facilitating the sustainable development of housing, industry and services in Boyle with the aim of consolidating it as an urban centre of economic and population growth. The draft plan also contains policies to consolidate the town through infill development, replacement dwelling and restoration of the existing building stock.

The majority of new housing development has taken place at the edge of town in recent years and has led to the growth of ribbon development along the approach roads. It is Council policy to ensure that future development is located away from the principal routes and within the serviceable area of the town.

The opening of the N4 Curlews bypass has significantly altered the level of through traffic in the town. The decrease in traffic combined with improvements in the sewerage system and water storage capacity in the town, has opened up lands to the east of Boyle town centre for residential development.

Draft Castlerea Town Development Plan, 2000

Castlerea is located in the west of County Roscommon at the junction of the N60 National Secondary Route and the R361 Regional Road and is also served by the Dublin-Westport Railway line.

The development strategy of the Draft Castlerea Town Plan is aimed at facilitating the sustainable development of housing, industry and services in Castlerea with the aim of consolidating it as an urban centre of economic and population growth. The draft plan also contains policies to consolidate the town through infill development, replacement dwelling and restoration of the existing building stock.

The main water supply is available from the Silver Island Spring. It is considered that this source will provide an adequate water supply for domestic needs during the Plan period.

A new sewage treatment plant and pumping station is due to be completed by the end of 2000. Refurbishment of the existing sewerage collection system and expansion of the system in incorporate areas that were previously not serviced is due to be completed by 2002.

Draft Roscommon Town Development Plan, 2000

Roscommon Town is situated at the intersection of the National Primary Routes the N60, N61 and N63 and the Regional Road R366 and is served by the Dublin-Westport railway line.

The development strategy of the Draft Roscommon Town Plan is aimed at facilitating the sustainable development of housing, industry and services in Roscommon with the aim of consolidating it as an urban centre of economic and population growth. The draft plan also contains policies to consolidate the town through infill development, replacement dwelling and restoration of the existing building stock.

The majority of residential development has taken place on the edges of the town. In order to counteract this the Council will encourage the consolidation of the town through infill development, replacement and restoration of existing building stock. Within the town centre the Council will encourage Living Above the Shop. This encourages greater activity in the town centre and facilitates the re-use of building stock.

The main water supply for the town is drawn from the Roscommon Central Regional Water Supply scheme (sources at Ballinagard and Rockfield) which is sufficient to meet residential needs.

There has also been a recent upgrade of the sewerage network and treatment plant servicing the town to cater for the existing population.

APPENDIX D

INFRASTRUCTURE

The provision and location of a wide range of infrastructure is important in undertaking a spatial analysis of both current development pressure and future development projections. The following is an analysis of the current and planned infrastructure provision within the county.

Transportation

County Roscommon is well served by the national road network, which forms part of the integrated national system and is essential for the economic development of the county. County Roscommon contains three National Primary Routes, the N4 Dublin to Sligo route which runs through the North of the county, the N6 which links Galway and Kilbeggan runs through the south part of County, and the N5 from Westport to Longford traverses the middle of the county. The County also has a number of National Secondary Routes including the N60 and N61.

The county has benefited from increased accessibility from other areas of the country and more specifically, the surrounding counties. The upgrading of the N6 to a dual carriageway standard and the widening of the N4 during the period of this Housing Strategy are likely to result in increased development pressure in the towns served by these roads in the south of the county.

A by-pass for Ballaghaderreen on the N5 is currently at planning stage. It is envisaged that this will increase the attractiveness of Ballaghaderreen and will prove to be an impetus for residential development in the town and the surrounding area.

The N61 Secondary route links the N4 and N5 and the Athlone section of this route has been improved recently. The section of the route, which links Roscommon Town to Boyle, is presently in poor condition and the route has been targeted for upgrading to a primary route. The N63, which links Roscommon Town with Longford, is in poor standard and no funding has been allocated for improving this stretch of road.

The county is served by a limited rail service that provides only four daily services between Dublin, Athlone and Roscommon Town and a more regular service on the Galway to Dublin route passing through Athlone. The bus service provides only three daily services to Athlone and Roscommon. The improvement of the rail and bus services and the accessibility of other areas of the County should be recognised as an important requirement for the future sustainable development of the county.

Sanitary Services

The development of sanitary service facilities is fundamental to the creation of larger settlements as well as being essential for sustaining employment opportunities, such as tourism, commercial and industrial activities. The provision of public drainage and water supply facilities in and adjacent to settlements and especially smaller settlements, allows the provision of a more consolidated and planned approach to development. The provision of this infrastructure also relieves pressure for rural housing, which can make inefficient use and a disproportionate demand on costly public services such as the extension of services and facilities.

The Draft County Development Plan addresses, in detail, development opportunities and constraints in the county, and notes the lack of adequate sewerage infrastructure and treatment as a major constraint on development.

To date the County has had to rely too much on private treatment plants and private wells, creating a disorder of treatment schemes. A number of villages have serious environmental problems as a result of poor septic tank construction, poor soakage, and a proliferation of septic tanks in close proximity. The County has added these villages on an assessment of needs list and a Rural Town and Village Initiative Scheme has been established to design and implement proposals to improve the current situation.

There are studies currently underway on the quality, supply, treatment and distribution of water in the County. There are a number of water supply schemes proposed to upgrade the water supply of the county and they are as follows:

- North Roscommon -serving Ballaghaderreen, Frenchpark and Ballinagare.
- North East Roscommon - serving Elphin, Strokestown and Rooskey
- Ballinlough/Loughglynn – serving Cloonfad to Castlereagh
- Arigna - serving Keadue and Ballyfarnon
- Boyle/Ardcane – serving Boyle town and surrounding areas
- South Roscommon – serving Ballinasloe to Athlone
- Roscommon Central- serving Roscommon Town and surrounding Area

Social and Economic

The Draft County Development Plan's overall strategy of building up the urban structure throughout the County will help to retain population within Roscommon and attract better employment and service provision for those living in the expanded towns and villages as well as the rural hinterlands. Rural development initiatives will add to social and economic improvements.

The county has a good employment base and in recent years has increased the level of manufacturing and service sector jobs. There has however been a continuing decline in the level of employment in the agricultural sector, which has put an increasing pressure on the sustaining of rural communities and services. In this regard the County Development Plan supports the need to sustain rural employment through rural diversification and other appropriate developments.

The County can make greater use of its assets for quality recreational pursuits such as fishing, cruising and exploring the past. The strengthening of the urban structure will add to these assets by making the towns and villages more attractive places in which to visit and stay. By means such as these the County will continue to progress as a tourism centre.

Tourism can have a significant impact on the socio-economic well-being of rural areas. The increasing accessibility and increase in population mean that there is an increasing demand for tourism facilities much of which is based on natural resources and in the rural areas. In this regard there is a recognition that there is a need to control development, including tourism related development in such a manner as to conserve and enhance the natural environment and therefore serve the future of the tourist industry in the county.

The Institute of Technology in Athlone is the only third level institute in the county. There are 10 schools, primary and secondary in the county. In terms of health care, the county is part of the Western Health Board and there is currently one hospital in the county located in Roscommon town.

The retail, commercial and community facilities in County Roscommon are dominated by the urban nodes of Roscommon Town and Athlone. The Ballinasloe area also provides an important retail function beyond its size as a population centre. Other towns provide local retail facilities for both their local population and the surrounding rural population. The retail

position of the north part of the county, including Roscommon Town, is weakened by the close proximity of larger retail facilities such as Sligo, Athlone and Galway.

Amenity, Heritage and Recreation

The draft County Development Plan recognises the importance of preserving and enhancing the natural and built environment for the social, economic and recreational benefit of the county. Development of any sort can have a significant impact on the landscape and thus needs to be carefully managed to ensure it is appropriate in the context of its surroundings. Duchas have proposed the designation of a number of Natural Heritage Areas and have designated Strokestown as a Heritage Town. In addition to these a number of Special Areas of Conservation and Special Protection Areas have been designated under the EU Habitats Directive.

The Development Plan has indicated certain areas of high amenity importance such as the Lough Key Area. The Lough Key Area and its surrounding landscape form part of an area of outstanding natural beauty, which is also of considerable recreational importance.

The pressure for rural housing around the small villages and in the open countryside is increasing due to the attractiveness of living in such areas and improvements in their accessibility. Where development is allowed to take place in the countryside there is a need to ensure that it is not unsympathetic to its setting and does not have a visual impact on the amenity within which it is set.

Recreation and amenity facilities play an important role in creating and sustaining the quality of life and environment of areas. There is a need to ensure the provision of adequate level of such facilities in the expansion of urban areas.

A major part of the development strategy contained in the Draft County Development Plan is to encourage sustainable and environmentally friendly development while conserving and protecting the natural and built environment. Thus the Plan positively encourages new development whilst ensuring the natural and built assets of town and country in the form of historic houses, scenic landscapes, rivers, etc. and their settings, are not damaged by unsympathetic developments or pollution. The Plan has set out policies for the County's natural and built heritage along with appropriate design standards to ensure new development is attractive and appropriate in the context of its surrounds.

The tourism industry of County Roscommon continues to improve and expand due to the area's location and ever improving links with the rest of the country. Recent tourism developments have included the Famine Museum at Strokestown, King House at Boyle, Walled Gardens at Strokestown House, and the extension of the Shannon Waterway to Boyle and the Hudson Bay Hotel Complex near Athlone. However, the County still has a significant number of under utilised tourism assets such as the Lough Key Forest Park, the Shannon waterway system, Slievebaun Mountain, Rathcroghan and other prehistoric and historic remains. The County also has good transport connections to the rest of the country and is convenient to the international airport at Knock as well as the regional airports at Galway and Sligo.

APPENDIX E

Summary of submissions

A feature of the Roscommon Housing Strategy was the involvement, through direct consultations and submissions, of a wide range of organisations and individuals with an interest in future housing provision in Roscommon. Public submissions were invited in the spring of 2001, through advertisements in local newspapers in the Roscommon area. The submissions and consultations provided an awareness of the broad scope of issues involved in implementing a housing strategy for Roscommon. There were five submissions received and the following is a summary of these.

The Cheshire Foundation in Ireland

The Foundation is interested in working in partnership with Roscommon County Council in developing social and affordable housing which meets the needs of people with physical disabilities.

Foscadh Housing Association

Foscadh Housing Association wish to participate in the planning and implementation of the Roscommon Housing Strategy and will aim to provide innovative and integrated solutions to housing needs in County Roscommon.

RehabCare: Newgrove Housing Association

Newgrove Housing Association recommends that Roscommon County Council engage a specific strategy to:

- assess the needs of people with disabilities in their area, with a view to forming a more accurate picture of the situation;
- address the information deficit among people with disabilities in relation to housing options; and
- build relationships with voluntary agencies providing services to people with disabilities, to promote information sharing.

Irish Wheelchair Association

The Irish Wheelchair Association recommend the following be considered in the implementation of the Roscommon Housing Strategy

- when a local housing project is planned that an agreed percentage of these units be wheelchair accessible;
- the local authority provide lifetime adaptable housing, with a mix of one and two bedroom units;
- the local authority housing department will liaise with disability groups in the area;
- the local authority keep a database of clients with disability;

- an audit of existing local housing and support services be carried out; and
- local authority to be pro-active in targeting people with disabilities as prospective tenants and their specific requirements be addressed at the early planning stage.

Threshold

Threshold suggests the inclusion of housing advice services in the Roscommon Housing Strategy.

Roscommon County Development Board

The Development Board raised a number of policy issues relating to the housing strategy and the planning of the housing environment in Roscommon. The submission requested that every person should have access to accommodation. The submission also requests that sufficient land be zoned, the needs of the elderly and disabled are taken into account and that one off housing / ribbon development be discouraged. The introduction of a levy to provide community / recreational facilities was also proposed.

Cluid Housing Association

Cluid state that they are able to assist the local authority in meeting its social housing targets. The Housing Association already has a good track record of working in partnership with the council and wish to continue this and widen it where possible.