

## **Housing Delivery Action Plan 2022-2026**

A key action under the Government's "Housing for All - a New Housing Plan for Ireland" is that local authorities develop and submit Housing Delivery Action Plans to include details of social and affordable housing delivery.

Roscommon County Councils Plan sets out details of both social and affordable housing delivery as appropriate over the period 2022-2026, in line with targets set under Housing for All, and has been developed having regard to the National Planning Framework (NPF), the Roscommon County Councils (RCC) County Development Plan 2021 – 2027, the RCC Traveller Accommodation Programme (TAP) 2019 – 2024, the RCC Strategic Plan for Housing Disabled People 2021–2025; and the Annual Social Housing Needs Assessment (SHNA).

Under Housing for All, Roscommon County Council has been set a target of providing 250 social houses to be delivered by Build (96%) and Long Term Lease (4%)

### **Disability and Age Friendly Housing**

Roscommon County Council prepared a Housing Local Strategic Plan for People with a Disability 2021-2025. At that time 59 people were identified with a disability in need social housing support, or 17% of applicants excluding transfers. The National Housing Strategy for Disabled People 2022 - 2027 identified a need for 15% of social housing to be made available for people with a disability. RCC's Action Plan will provide 17% Disability and Age Friendly units yielding approximately 42 units.

Roscommon County Council will endeavour to adopt the principles of Universal Design for new builds, subject to funding. RCC has several CAS schemes on hand where age friendly single storey units are being provided through Approved Housing Bodies and will continue to work with the AHB sector in the provision of these units.

### **Vacancy**

Roscommon County Council has a fulltime vacant homes officer who is active throughout the County both in terms of Buy & Renew/Repair & Lease Scheme and is directly engaging with property owners, auctioneers and others assisting and advising of the opportunities that are available. A number of points to note

- RCC will target a delivery of 47 units through this mechanism over the lifetime of the Plan
- Increased output under Buy & Renew where opportunities exist and value for money can be achieved.
- Targeting of brown field sites for acquisition in the context of new build
- Roscommon County Council will commence the CPO of vacant properties in 2022 with assistance from the Housing Agency
- The process of mapping vacant sites in our towns has begun and this will assist with identifying owners and opportunities

### **Housing Typology (1,2,3,4+ Bedroom)**

It is acknowledged that the 1 / 2 bed requirement is very significant and an increased emphasis has been placed on this house size under Housing for All. 1 and 2 beds are identified for a number of the brown field sites purchased to date and this will continue to be the emphasis going forward.

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

Area / Municipal District/ Division	Settlement	No. of Households on SSHA	No. of Households on HNDA	% of Demand by Settlement	% of Demand per RCC Evidence Section 4.3	2022-2026 Target Distributed by Demand	Approved Delivery	Outstanding Delivery per MD	Proposed Delivery by MD/Division/Settlement
<b>MD 1 - Athlone</b>	Monskland/Bealnamulla	136	515				57	51	108
	Athleague	14					0	0	0
	Ballyforan	9					0	0	0
	Other Settlements	8					0	0	0
<b>MD 1 Total</b>		<b>167</b>		<b>22</b>	<b>42</b>	<b>105</b>	<b>57</b>	<b>51</b>	<b>108</b>
<b>MD 2 - Roscommon</b>	Roscommon Town	180	600				27	38	65
	Castlerea	66	132				6	20	26
	Ballyleague	15					0	0	0
	Other Settlements	33							
<b>MD 2 Total</b>		<b>294</b>		<b>38</b>	<b>38</b>	<b>95</b>	<b>33</b>	<b>58</b>	<b>91</b>
<b>MD 3 - Boyle</b>	Boyle	87	190				20	7	27
	Ballaghderreen	82	127				1	6	7
	Strokestown	37	58				0	0	0
	Rooskey	26					0	0	0
	Elphin	19	40				13	0	13
	Cortober	19	64				4	0	4
	Other Settlements	43						0	
<b>MD 3 Total</b>		<b>313</b>		<b>40</b>	<b>20</b>	<b>50</b>	<b>38</b>	<b>13</b>	<b>51</b>
<b>Serviced villages HNDA</b>			<b>90</b>						
<b>Unserviced Villages HNDA</b>			<b>30</b>						
<b>Rural houses</b>			<b>507</b>						
<b>TOTAL</b>		<b>774</b>	<b>2353</b>	<b>100</b>	<b>100</b>	<b>250</b>	<b>128</b>	<b>244</b>	<b>250</b>

**HNDA total**

**2353**

Table 2 - Future Programme Master Summary (Social Housing)

Settlement	Estimated Part V (Private & LDA)	Existing LA Landbank	Future land Purchases	LA Turnkey	Buy & Renew or Vacant/Derelict Site	AHB CALF	AHB CAS	Social Homes via Mixed Tenure	Total Social Homes to be delivered
Monskland/Bealnamulla	6	40		27		35			108
Athleague									0
Ballyforan		0							0
MD 1 Other									0
Roscommon Town	4	13		3	35	10			65
Castlerea					6		20		26
Ballyleague									0
MD 2 Other									0
Boyle		20	6		1				27
Ballaghderreen					1	6			7
Strokestown									0
Rooskey									0
Elphin		10			3				13
Cortober		4							4
MD 3 Other									0
Total	10	87	6	30	46	51	20	0	250

Table 3 - Future Programme by Year (Social Housing)

Year	Estimated Part V (Private & LDA)	Existing LA Landbank	Future land Purchases	LA Turnkey Development	Buy & Renew or Vacant/Derelict Site	AHB CALF	AHB CAS	Other	Proposed to be delivered	Total Homes to be delivered (HFA Target)	Comments
2022	2				13	35			50	50	
2023	2	28		30	1	6			67	47	
2024	2	58			4		10		74	48	
2025	2		16		3				21	52	
2026	2				26		10		38	53	
TOTAL	10	86	16	30	47	41	20	0	250	250	

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

Year	Projected HNDA Need with Affordability Constraint (Number of Households)	Proposed Total Affordable Delivery (Number of Units)
2022		Needs may be established during HFA Programme
2023		Needs may be established during HFA Programme
2024		Needs may be established during HFA Programme
2025		Needs may be established during HFA Programme
2026		Needs may be established during HFA Programme
Total		

Table 5 – Future Programme by Year (Affordable Housing)

Year	LA Build Affordable Purchase	LA Turnkey Affordable Purchase	LA Cost Rental Build (Affordable Housing Fund)	AHB Cost Rental (Cost Rental Equity Loan)	LDA Affordable Purchase	LDA Cost Rental	Total Dwellings to be Delivered
2022							
2023							
2024							
2025							
2026							
Total							