Comhairle Contae
Átha Cliath Theas
South Dublin County Council

SOUTH DUBLIN COUNTY COUNCIL

Housing Delivery Action Plan

2022-2026

Contents

1. Overview

The national housing plan, Housing for All, includes a commitment for each local authority to produce a Housing Delivery Action Plan, setting out details of social and affordable housing delivery in the County for the period 2022-2026.

This Plan is required to show “how, where and when” social and affordable housing projects will be delivered to meet this Council’s target for social housing delivery and to contribute to overall housing delivery in Housing for All.

Our commitment to housing delivery in this Plan builds on our output in recent years, outlined in Section 2, providing context for the uplift in ambition, and associated challenges, for the coming five years.

Prior to this Plan, local Elected Members have been regularly updated on our proposals to provide new homes, particularly through mixed tenure developments, with the support of the Department of Housing, Local Government and Heritage through the recently initiated Affordable Housing Fund (AHF) and the various social housing delivery mechanisms.

Working in partnership with Approved Housing Bodies, the private sector and, potentially, the Land Development Agency will be key to this Plan’s success, particularly with the guidance that AHBs should provide up to 50% of delivery in Dublin. We have engaged with AHBs to explore their proposed delivery pipelines and capacity to contribute to the required delivery. This is reflected in the Plan which includes approved and other most viable AHB projects.

Larger projects will be supplemented by a range of smaller, infill, age friendly, Traveller accommodation and other developments providing bespoke solutions to meet priority housing needs across various locations.

We will continue to explore options for vacant properties, although the recent work of our Vacant Homes Officer has found there to be limited long-term vacant homes in recent years.

Our plans to meet the social housing delivery targets and affordable housing demand are provided in an informed and rounded response, outlining in what areas and when we propose to deliver social, affordable purchase and cost rental homes, subject to planning and other requirements. This is based on ongoing social housing need assessments, the interim housing need demand assessment conducted for the new County Development Plan process and the local areas of preference for housing applicants. It also recognises the challenges and potential risks to delivery, outlining contingencies to ensure that delivery is maximised throughout.

As we progress this Plan’s objectives, we will regularly update Elected Members and the Housing Strategic Policy Committee on progress on all aspects of delivery including geographical distribution, tenure mix, typology and, most crucially, impact on housing demand and meeting priority needs.

2. Recent Social Housing Delivery

In recent years, this Council increased our housing stock by 2,629 social homes through build, acquisition and leasing delivery streams as follows:

Overview of Housing Delivery 2016-2021				
Year	**Build**	**Acquisition**	**Leasing**	**Total Delivery**
2016	125	92	20	237
2017	212	68	30	310
2018	495	63	35	593
2019	449	98	49	596
2020	373	33	119	525
2021	245	3	120	368
Total	**1,899**	**357**	**373**	**2,629**

This was supplemented by circa 5,300 additional households receiving social housing supports through Housing Assistance Payment (HAP) and Rental Accommodation Scheme (RAS) supports in line with prevailing national housing policy.

3. Capacity for Future Delivery

Analysis for the draft South Dublin County Development Plan 2022- 2028 indicates immediate zoned and serviced lands with capacity for 11,597 homes together with future phased zoned and serviceable lands that can support 12,133 homes, demonstrating sufficient capacity to meet the overall housing requirements in the County.

Future housing delivery will largely be in the areas identified for residential development, namely in the approved SDZs in Adamstown and Clonburris, within existing Local Area Plans and on specific, large Council owned sites. The current County Development Plan (2016-2022) provided for additional residential development capacity through sustainable intensification in established urban and suburban areas through infill development and regeneration of appropriate brownfield sites. The spatial approach to development is reflected in our social housing delivery plans.

An examination of the 10% minimum Part V yield from permitted developments has been conservatively factored into the Plan based on likelihood of delivery. This may be used to support increased AHB supply (noting the requirement for up to 50% delivery by AHBs). There is also potential for permitted but not yet commenced developments to yield additional social and/or affordable purchase and/or cost rental accommodation. While it was envisaged that the market would provide some additional affordable units in particular in 2022 and 2023, initial calls for turnkey proposals have yielded minimal potential opportunities for same.

The available Council landbank for housing is fully committed in this Plan and while it will be sufficient for our delivery requirements in that period, we urgently need to identify opportunities for land acquisition for post-2026 housing delivery. This will be undertaken with the DHLGH and will be informed by active land management and associated planning policy. We will also liaise with agencies on appropriate state lands that may become available for housing development.

4. Council Owned Large Sites

We have been strategically preparing for enhanced housing delivery through the development of various mixed tenure housing developments on larger Council owned sites which aligns with the enhanced focus on new build delivery under Housing for All. As regularly publicly reported to our Elected Members, masterplans are in various stages of preparation, development and refinement for these sites. These sites, while still contingent upon various planning, funding and other approvals, now form the core pillar of delivery under this Plan, as follows:

- Kilcarbery: 310 social homes plus additional affordable homes for purchase/rent
- Killinarden: 125 social homes and 372 affordable purchase homes
- Clonburris SDZ: capacity for over 2,500 homes on Council owned lands (approximately 40% social, 30% affordable purchase and 30% cost rental homes)
- Belgard Square North: 133 cost rental apartments
- Rathcoole: revised masterplan to be developed following County Development Plan process.

5. Delivery Context

The primary objectives of social housing delivery, having regard to development planning, creating sustainable communities and meeting priority housing needs, include:

- Providing high-quality, mixed typology social housing through various delivery mechanisms
- Increasing social housing to meet long-term needs of households on the housing list including providing appropriate accommodation for those with specific housing needs, such as older persons, persons with disabilities, homeless persons and Travellers
- Achieving increased social integration and tenure mix across all areas of the County
- Maximising the efficient use of appropriate infill sites and existing housing stock
- Utilising opportunities from existing zoned lands and encouraging social housing as part of mixed tenure developments
- Promoting high-quality living environments and lifetime housing standards through optimum design, environmental performance and layout in new residential developments.

All projects will be planned in accordance with the County Development Plan and the National Planning Framework as well as key relevant policies including “Quality Housing for Sustainable Communities” and the design standards for quality social & affordable housing.

The ongoing need for strategic support and formal approval for projects by local Elected Members is acknowledged and recognised. Formal and informal consultation is essential to the success of this Plan, and we will engage with the Housing Strategic Policy Committee, local Area Committees and full Council throughout.

South Dublin County has over 98,000 households, of which 18,600 are in social housing supported accommodation through Council owned, AHB owned, leased, RAS and HAP properties. These properties are distributed throughout the County, with historical geographical concentrations counterbalanced through Part V, leasing, HAP and RAS provision in recent years. We will continue to create a broader geographical spread of social housing as well as enhanced integration across all areas through the planned social housing delivery over the next five years.

6. Challenges to Delivery

The scale of the proposed housing delivery will face a number of challenges and risks that will be assessed, managed, avoided or mitigated across the delivery programme and within individual projects as they arise. These include:

- Planning approval – several projects do not yet have planning permission and could even face legal challenges that may delay or prevent delivery.
- Capacity – the scale of housing delivery envisaged across the public and private sectors will see competition for the required technical capacity, labour resources and utilities
- Supply chain – project costs and funding will be influenced by economic uncertainty and increasingly significant cost challenges due to the Ukraine war, Brexit, Covid, inflation, and other market conditions potentially affecting project viability and contractor stability.
- Approval – timelines for approvals for social housing and mixed tenure developments, funding and associated infrastructure within the context of Public Spending Code requirements will be critical to meeting delivery targets.
- Clonburris SDZ - given the scale of potential housing delivery in Clonburris SDZ, a critical success factor will be the Council and DHLGH working collaboratively to ensure timely approvals and synchronised URDF support and funding for social and affordable housing.
- Third-party delivery is significantly dependent on key stakeholders including the private sector and AHBs, although we acknowledge their proven record of delivery in South Dublin.
- Project specific challenges – various unforeseen issues may impact on individual projects.

Risk management will be key to the overall success of programme delivery and is embedded into operational planning, while contingency considerations for the wider programme is also outlined later.

7. Social Housing Delivery Targets

The social housing delivery targets for the period 2022-2026 allocated to this Council by the Minister for Housing require a total of 3,671 new social homes comprising3,341 new build homes and 290 leased homes as follows:

Housing for All Delivery Social Housing Delivery Targets for South Dublin						
Year	**2022**	**2023**	**2024**	**2025**	**2026**	**Total**
Build	400	703	718	772	788	**3,381**
Long-Term Leasing	40	90	120	40	0	**290**
Total	**440**	**793**	**838**	**812**	**788**	**3,671**

These targets were developed based on the most recent social housing waiting list and data obtained from the Housing Needs Demand Assessment, profiling future demand for social housing and also reflect the government emphasis on the delivery of new build social homes.

8. Social Housing Need

The annual Social Housing Assessment provides a summary of the net housing demand with the most recent national Summary of Social Housing Assessments (SSHA) in March 2021, reporting a net social housing need in South Dublin of 4,764 households in December 2020.

The SSHA excludes households in receipt of social housing support through HAP & RAS who are considered to have their housing need met, although in many cases they retain the option of pursuing a social housing tenancy. Given the continued commitment to HAP in particular as a medium-term social housing support while supply of social and affordable housing increases, significant numbers of homes are expected to remain available for that use.

The interim Housing Need Demand Assessment (HNDA) for the South Dublin County Development Plan 2022-28 summarises the anticipated social housing need for the period of the HDAP as follows:

Identified Housing Shortfall (from Interim HNDA)	2022	2023	2024	2025	2026	Total
No. of additional households	1,977	1,977	1,977	1,977	1,977	9,985
Social housing requirement as % of additional households	20%	20%	20%	31%	31%	24.14%
Projected additional social housing demand 2022-2026	395	395	395	613	613	2,411

Therefore, the SSHA together with the interim HNDA identifies potential housing need for 2022-2026 as: follows:

SSHA 2020*	4,764
Interim HNDA	2,411
Sub-Total	7,220

(*Gross housing demand in South Dublin, based on households on the social housing list, decreased by 9% between November 2020 and November 2021. However, for the purposes of this Plan no consequent reduction is applied to update the 2020 SSHA figure, noting that the 2021 SSHA is currently being conducted.)

9. Household Size

The average household size (2.99 persons per household at the last census, CSO, 2016) is reflected in current social housing need with 82.7% of households requiring one- or two-bedroom homes:

Housing Need	%
1-bed	**49.5%**
2-bed	**33.2%**
3-bed	**15.2%**
4-bed	**2.1%**
Total	**100%**

Over 60% of existing social homes are three-bedroom homes so we need to rebalance delivery to align better with demand typology. This will partially be achieved through increased density of development within Adamstown SDZ, local area plans and brownfield regeneration sites. While it is not practicable at this early stage to project specifically how many new one-, two-, three- and four-bedroom homes will be delivered, the numbers will increasingly match demand in a sustainable and balanced manner.

Single People and Smaller Households: Over 50% of allocations made in 2021 were to households requiring one- and two-bedroom homes, reflecting our emphasis on meeting the increasing housing need of single people and couples. We will continue this emphasis throughout this Plan across all delivery mechanisms, in a sustainable and appropriate manner, particularly where increased density is merited and achievable.

Larger Households: Households requiring four-bedroom or larger accommodation are a small percentage of overall housing need (2.1%), but these households currently wait longest for accommodation due to a shortage of such homes and proportionately of these households are in homeless accommodation. It is a priority to provide enough four-bedroom or larger homes through all available delivery mechanisms to meet this existing need as quickly as possible. Some of these households' accommodation history and associated challenges mean they often have additional multiple support needs. We will work with support agencies to ensure such services are provided when meeting their housing needs.

10. Priority Needs

Priority housing needs currently represent 27.8% (as highlighted in the table below) of overall housing needs:

Categories	Medical	Homeless	Older Persons	General Needs	Totals
1-bed	2.1%	4.5%	13.0%	30%	**49.5%**
2-bed	1.8%	1.2%	0.2%	30%	**33.2%**
3-bed	2.1%	1.0%	0%	12.1%	**15.2%**
4-bed	1.0%	0.4%	0%	0.7%	**2.1%**
Total	**7.0%**	**7.1%**	**13.7%**	**72.2%**	**100%**

In 2021, 43% of social housing allocations were made to priority categories of housing need (older persons, homeless households and medical needs), reflecting our commitment to specific needs. Ongoing analysis of these priority needs will facilitate strategic decision making on delivery and alignment of individual projects to consolidate this approach.

Medical Need:

Our Strategic Plan for Housing People with a Disability 2021-2026 commits to providing quality and appropriate community-based homes for disabled people aligned to their support needs. This Plan will support integrated and sustainable delivery of accommodation for four specific categories of disability, namely sensory disability, mental health disability, intellectual disability and physical disability, particularly the households requiring wheelchair liveable accommodation.

We will work with the Housing Disability Steering Group, AHB partners and support agencies, to increase and improve housing responses, including shared tenancies where appropriate, for independent living by people with a disability in a community of choice. We will maximise delivery of wheelchair liveable homes to meet the existing need and use our own construction projects, Part V and the Capital Assistance Scheme in particular, to meet medical need with bespoke and adapted homes.

Homelessness:

The Dublin Regional Homeless Action Plan 2022-2024 will build on current themes of prevention, protection and progression as Dublin Local Authorities work towards the national objective of ending homelessness by 2030.

While homeless numbers have reduced by over 25% over the past two years, we will continue the regional and local focus on prevention and progression. Priority for homeless households including circa 30% of allocations to such households or to prevent homelessness should achieve a significant reduction in current homeless numbers during this Plan. We will provide Housing First tenancies in line with Housing for All requirements while also supporting the progression of longer-term homeless and larger households to sustainable and secure tenancies.

Older Persons:

Our Age Friendly County Strategy 2020-2024 highlights the need to provide appropriate age friendly housing options for our ageing population, which is projected to increase by 51% from 2016 to 2031.

Our Allocations Scheme, and recently adopted policy on rightsizing, commits to priority for persons aged 55 years old and older.

Households solely with persons aged 55 or over represent 13.7% of overall housing need and our local research has found that over 12% of existing Council tenancies are held by households of one or two persons only, all aged 55 or over, living in three- or four-bedroom homes.

The Council and AHBs will deliver over 600 age friendly homes to both meet current housing need and facilitate supported rightsizing transfers by choice for existing Council tenants and private householders, freeing up larger, underoccupied homes for more efficient use.

We will continue to examine additional opportunities in conjunction with AHBs and local communities in areas with less existing or planned age friendly homes.

Traveller Accommodation:

Our Traveller Accommodation Programme 2019-2024 commits to meeting the preferred accommodation needs of Traveller households through the provision of Traveller specific accommodation or standard social housing, with projected demand for 108 homes to be provided during the programme. Twenty Traveller households have been accommodated in Traveller specific accommodation with an estimate of in excess of thirty further Traveller households accommodated in standard social housing so far under the programme.

Our plans for Traveller accommodation developments include:

- 13 new group homes provided through Part V in two locations (Fonthill Road & Adamstown SDZ) under construction in 2022
- Refurbishment of existing Traveller specific accommodation commencing in 2022 for approximately 30 families in Ballyboden and Clondalkin
- 10 new group homes as part of a proposed development on Council-owned land in Rathcoole
- 18 additional group homes within phased developments in Adamstown SDZ.

11. Areas of Preference

Based on the limited geographical area of the County and the operation of Choice Based Letting (CBL) since 2011 for the allocation of social housing, two areas of preference are available for housing applicants:

- North of the Naas Road (NNR): comprising all of the Lucan and Palmerstown-Fonthill electoral areas and the majority of the Clondalkin electoral area.
- South of the Naas Road (SNR): comprising all of the Tallaght South, Tallaght Central, Rathfarnham-Templeogue and Firhouse-Bohernabreena electoral areas and some of the Clondalkin electoral area.

Housing applicants can declare a preference for accommodation in either or both areas of preference and then submit expressions of interest through CBL for available homes they are eligible for. Areas of preference are not further recorded by estate, townland, electoral division or area.

The breakdown of housing areas of preference on the current housing list (November 2021) is shown below. Distributing preference for “Category 3: Both Areas” into the specific areas of preference creates a range of potential demand for each. The estimated 1,000 casual vacancies arising (see section 15) will provide 21.41% of the overall required housing response (distributed 60:40 between SNR and NNR areas based on the location of existing stock). The range of the housing response required in each area from target delivery of 3,671 new social homes (as per section 7 above) is shown below:

Minimum & Maximum Range of New Delivery By Area					
Area	**% Breakdown of Areas of Preference**	**Scenario 1: All Category 3 accommodated NNR**	**Scenario 2: All Category 3 accommodated SNR**	**Casual Vacancies**	**New Delivery Min.–Max. No. of Homes Required**
Category 1: NNR	28%	(28%+33%) = 61%	28%	400	908-2449 (24.7%-66.7%)
Category 2: SNR	39%	39%	(39%+33%) = 72%	600	1,222-2,763 (33.3%-75.3%)
Category 3: Both	33%	-	-	n/a	n/a
Total	**100%**	**100%**	**100%**	**1,000 (21.41%)**	**3,671 (78.59%)**

12. Delivery Streams and Delivery Partners

A significant funding package has been put in place to support the delivery of social housing under Housing for All. Accordingly, our proposed social housing delivery programme has been upscaled to meet the targets of 3,671 new homes set out in Section 7 above.
Housing delivery will be through a broad range of delivery channels as follows:

- Council-led mixed tenure developments
- Council SHIP Construction (Single stage, four-stage or turnkey)
- Part V (LA & AHB)
- AHB Delivery (CALF /CAS)
- Long-term Leasing

The increased funding package includes additional capital funding for AHBs who are required to meet up to 50% of social housing delivery in Dublin where possible. All AHBs operating locally have been consulted about their capacity to support planned delivery outlined in section 14. Given the volume of Council-led housing delivery in this Plan, we will particularly look to increase AHB delivery through Part V and shared opportunities within large Council owned sites. We have examined and proposed a site with capacity of up to 120 homes for inclusion in a shared regional Public Private Partnership bundle for accelerated social housing delivery.

We have consulted with the Land Development Agency in preparing this Plan but they have no current sites in their portfolio within South Dublin County. However, their call under the Project Tosaigh initiative sought potential development agreements for currently undeveloped sites of circa 150 homes or more where delivery of homes could be accelerated through forward purchase transactions with the LDA. While homes through this route will primarily be targeted at middle-income households that do not qualify for social housing, but struggle to afford open market housing, it can also potentially yield some social housing over the course of the Plan in appropriate mixed tenure developments.

13. Targets & Approved/Proposed Delivery

Comparing our social housing delivery targets with current approved and proposed developments identifies the number of additional homes to be delivered under this Plan. 705 new build homes by the Council and AHBs are approved by DHLGH. In addition, the large mixed tenure sites at

Kilcarbery and Killinarden that have been the subject of competitive dialogue processes and section 183 approvals by the Council will provide 435 social homes.

Further proposed Council and AHB projects totalling some 1,175 homes, including social housing in Clonburris SDZ, have also been signalled to DHLGH and the Housing Delivery Co-ordination Office (HDCO). Therefore, a minimum of 1,066 additional new build homes are required to meet our targets:

Total Required New Build Social Housing	No. of Homes
DHLGH Approved SDCC & AHB Social Housing Construction Projects	705
Council Approved Social Homes on Large Mixed Tenure Sites	435
Additional Proposed SDCC & AHB Social Housing signalled to DHLGH/HDCO	1,175
Sub-Total	2,315
Additional Homes Required for HDAP 2022-26	**1,066**
Total Cumulative New Build Target	3,381

14. Total Planned Delivery

A detailed delivery plan has been developed, building on already approved and signalled developments incorporating the parameters and constraints outlined in this Plan. The process of consultation and evaluation of all potential projects involved:

- Examination of potential housing capacity within the Council's remaining landbank
- Consultation with AHBs and LDA on potential and prospective projects
- Assessment of likely Part V yield from private sector activity, and
- Analysis and rationalisation of proposed long-term leasing projects
- Exploring further opportunities from zoned and serviced/serviceable lands.

This process was also informed by current and projected housing demand, priority housing needs; future population projections; number, size and age of households; project viability; and risk assessment to support an evidence-based delivery programme that can be further shaped to match the housing demand profile throughout its delivery.

While many of the proposed projects are subject to planning and other funding approvals and in certain cases are dependent on Approved Housing Body and other third-party ability and capacity to deliver, our new build projections exceed the target set for the Council by 28 homes.

Total Projected New Build Social Housing	No. of Homes
DHLGH Approved SDCC & AHB Social Housing Construction Projects	705
Council Approved Social Homes on Large Mixed Tenure Sites	435
SDCC & AHB Social Housing Proposals previously signalled to DHLGH/HDCO	1,175
Actual Additional Homes Proposed 2022-26	**1,094**
Total New Build Delivery 2022-26	3,409

Ongoing assessment of projected and estimated completion dates for our pipeline of all social housing projects in the County against our targets for social housing

Given the limited long-term leasing targets for South Dublin, our potential leasing pipeline has been critically examined to ensure overall leasing delivery does not exceed the target ceiling of 290 homes. However, uncertainty around the Department's position on leasing delivery under Part V has created significant challenges in this regard. Our leasing pipeline is tailored particularly to meet the priority housing needs outlined earlier, primarily seeking one- and two-bedroom homes. Projected leasing delivery by year is as follows:

Total Projected Leasing					
Year	2022	2023	2024	2025	Total
Leasing Delivery	54	133	76	27	290

Therefore, the combined new build and leasing projected delivery in this Plan is 3,671 new homes, exceeding our overall target by 28 homes, as follows:

Total Projected Delivery	**No.**
Total New Build Delivery	3,409
Total Leasing Delivery	290
Total Social Housing Delivery 2022-2026	3,699

Planned Delivery by Delivery Channel and by Year:
The breakdown of total projected newbuild homes by delivery channel and by year is:

Planned Delivery by Delivery Channel and by Year						
Delivery Channel	**2022**	**2023**	**2024**	**2025**	**2026**	**Total**
Social Homes via SDCC Mixed Tenure	73	160	244	284	430	1,191
AHB (incl. Part V)	243	258	354	271	194	1,320
Existing SDCC Land Bank (incl. PPP)	75	219	76	229	20	619
Additional Estimated Part V (LA)	10	71	65	0	133	279
Leasing	54	133	76	27		290
Grand Total	**455**	**841**	**815**	**811**	**777**	**3,699**

Projected AHB delivery is still currently less than the desired level of up to 50% but has been increased markedly since the original consultations for this Plan and is now approaching 40% of delivery. Recognising AHBs as very significant partners in delivery, we will engage on an ongoing basis to increase their relative contribution further.

Planned Delivery by Area and by Year:
South Dublin County has a relatively small geographic area, shaped by local planning and development policy, that limits the range of possible locations for housing development. Local policy has signalled particular locations (e.g., Adamstown and Clonburris SDZ, the various Local Area Plans, large Council owned sites) for housing development which, together with currently approved Council, AHB and Part V projects, shape the geographical delivery areas for this Plan.

The planned annual delivery by area and by year is shown in the following table:

Planned Delivery by Area and by Year							
Row Labels	**2022**	**2023**	**2024**	**2025**	**2026**	**Total**	
NNR	**316**	**524**	**525**	**522**	**423**	**2,310**	
Clondalkin	240	364	279	131	56	1,070	**62.45%**
Lucan	38	66	187	185	221	697	
Palmerstown- Fonthill	38	94	59	206	146	543	
SNR	**139**	**317**	**290**	**289**	**354**	**1,389**	
Clondalkin	7	0	69	27	88	191	
Firhouse- Bohernabreena	29	38	30	92	13	202	
Rathfarnham- Templeogue	0	70	44	0	66	180	**37.55%**
Tallaght Central	47	138	12	58	50	305	
Tallaght South	56	71	135	112	137	511	
Total	**455**	**841**	**815**	**811**	**777**	**3,699**	

The geographical distribution of delivery, with 2,300 homes (62.45%) in the area North of the Naas Road and 1,389 homes (37.55%) in the area South of the Naas Road, is within the range of required distribution based on areas of preference, as outlined in section 11 above. This is satisfactory considering the various factors constraining distribution.

Distribution of New Delivery by Area of Preference			
Area of Preference	**Required Range**		**Projected Delivery**
	Min.	**Max.**	
NNR	908	2,449	2,310
SNR	1,222	2,763	1,389
Total	**3,671**		**3,699**

Planned Delivery by Area and by Delivery Channel:

The geographical distribution of planned delivery across the electoral areas shown below again particularly reflects the distribution of the existing Council landbank:

Planned Delivery by Area and by Delivery Channel						
Areas	**Social Homes via Mixed Tenure**	**AHB**	**Existing LA Land Bank (Incl. PPP)**	**Estimated Part V**	**Leasing**	**Grand Total**
North of Naas Road	**1,006**	**577**	**499**	**163**	**65**	**2,3,10**
South of Naas Road	**185**	**743**	**120**	**116**	**225**	**1,389**
Total	**1,191**	**1,320**	**619**	**279**	**290**	**3,699**

Year-on-Year Comparison with Targets:

Comparing our projected delivery with our social housing delivery targets shows that the proposed delivery pipeline will stay cumulatively ahead of the targets, ultimately culminating in an excess delivery over target of 28 homes as follows:

Year-on-Year Comparison with Targets						
Year	**2022**	**2023**	**2024**	**2025**	**2026**	**Total**
Build Targets	400	703	718	772	788	3,381
Projected Build Delivery	***401***	***708***	***739***	***784***	***777***	***3,409***
Long-Term Leasing Targets	40	90	120	40	0	290
Projected Long-Term Leasing Delivery	***54***	***133***	***76***	***27***	***0***	***290***
Total Targets	440	793	838	812	788	3,671
Total Projected Delivery	***455***	***841***	***815***	***811***	***777***	***3,699***
Annual Total Variance	**15**	**48**	**-23**	**-1**	**-11**	**-**
Cumulative Total Variance	**15**	**63**	**40**	**39**	**28**	**28**

Housing Typologies:

Conscious of the acute need for suitable homes to meet the housing needs of the smaller household sizes on the current housing list, and single homeless applicants in particular, we have analysed the projected delivery to project the breakdown of home types by bedroom size over the course of this Plan. While there are obvious caveats associated with such projections at this stage, the projected percentage breakdown of delivery by home size is as follows:

Home Size	**1-bed**	**2-bed**	**3-bed**	**4-bed+**	**Total**
Projected Delivery (% of Total Delivery)	33.2%	37.0%	25.7%	4.1%	**100%**
Projected Delivery (Numbers of Homes	1,229	1,369	950	151	**3,699**

Meeting Priority Medical Need:

As outlined above in section 10, the medical priority need on the housing list is 7% of applicants. We will work to meet this need through our own construction programme (with more homes designed ot meet universal needs and more bespoke homes to meet specific households' needs) as well as engagement with specialist AHBs (using the Capital Assistance Scheme) and private developers on Part V delivery (with requirements for medically adapted units to be factored in to planning documents and designs prior to submission of planning applications). It is our intention that a minimum of 7% of new housing delivery will be suitable to meet medical need, including for persons with a disability, with the following minimum numbers of such homes to be delivered over the course of this plan:

Year	2022	2023	2024	2025	2026	Total
Minimum No. of Homes for Medical Need	32	59	57	57	54	259

15. Additionality & Contingency: Social Housing

Estimated Casual Vacancies:

Existing Council and AHB social housing stock of over 12,000 homes will increase further in the coming years. Based on an annual average of just over 200 social homes re-let in recent years, casual vacancies will provide 1,000 homes to meet social housing need over the course of this Plan, split 40:60 between the areas North and South of Naas Road as outlined earlier.

Further potential for small numbers of additional homes for allocation are outlined through the mechanisms below but given the numbers involved they are not factored into the Plan's social housing impact assessment at Section 16.

Acquisitions & RAS-type Availability Agreements:

Opportunities for approximately 10-20 additional social homes annually for priority needs will arise through purchases of second-hand homes and shorter-term RAS-type Availability Agreements.

Addressing Vacant Properties:

The work of our Vacant Homes Officer in recent years has seen very limited genuine long-term vacant properties with potential for use as social housing. We continue to fully investigate any potentially vacant properties, but we expected very limited numbers of homes to add to social housing stock through vesting of derelict properties or use of the Buy & Renew/Repair & Leasing initiatives.

Contingencies:

The risks and challenges outlined in this Plan are mitigated by the following contingencies:

- A generally pragmatic approach to project inclusion and timelines.
- Several potential and tentative AHB projects, particularly for later years of the Plan, could provide more homes but were excluded with reasonable caution based on a deliverability assessment and to allow more viable projects to be included.
- The anticipated delivery from 10% minimum Part V social housing in permitted developments has been conservatively factored into the Plan, prioritised by a deliverability assessment. There is considerable additional potential Part V yield, including through approved Strategic Housing Developments, that will be regularly evaluated.
- Un-commenced planning permissions may provide turnkey opportunities for further social housing within mixed tenure developments, although initial calls for such proposals have yielded minimal prospects for same.
- We will examine opportunities for sites to complement our age friendly housing programme, particularly in the Templeogue-Rathfarnham area and parts of the Lucan and Firhouse-Bohernabreena areas, over the course of this Plan.

These opportunities provide sufficient additional scope to minimise the impact of project delays or other shortfalls that may arise for whatever reason during the Plan.

16. Overall Social Housing Delivery Impact 2022-2026

The impact of the social housing delivery under this Plan is outlined in the table below, demonstrating our planned social housing delivery of 3,699 homes, which represents over 77% of estimated current net housing need, providing the opportunity to contribute significantly to ending homelessness, meeting other priority needs and substantially addressing social housing need.

Overall Social Housing Delivery Impact 2022-2026						
Year	**2022**	**2023**	**2024**	**2025**	**2026**	**Total**
Projected Net Housing Need at 1st Jan	4,764	4,504	3,858	3,238	2,840	
Additional Need from interim HDNA	395	395	395	613	613	
Housing Need Sub-Total	**5,159**	**4,899**	**4,253**	**3,851**	**3,453**	
Casual Vacancies	200	200	200	200	200	1,000
Planned Social Housing Delivery	**455**	**841**	**815**	**811**	**777**	**3,699**
Projected Net Housing Need at 31st Dec	**4,504**	**3,858**	**3,238**	**2,840**	**2,476**	

17. Affordable Housing Delivery & Targets

To support the overall affordable housing targets set out in Housing for All, as part of this Plan the Council was required to propose multi-annual delivery programmes, in conjunction with Approved Housing Bodies and the Land Development Agency where appropriate, to establish a County wide plan for the delivery of affordable homes under the following delivery pathways:

- Council-led affordable purchase and cost rental (including partnership arrangements with AHBs, the LDA and through Part V);
- AHB delivery of Cost Rental and,
- LDA Affordable Purchase/Cost Rental delivery on non-Council lands.

However, specific affordable housing delivery targets for the period 2022-2026 allocated to this Council by the Minister for Housing in March 2022 are for affordable homes delivered directly by the Council on our own lands or via advance purchase/direct sales arrangements with developers only. These targets require a total of 1,133 new affordable purchase and cost rental homes to be delivered as follows:

Housing for All Delivery Affordable Housing Delivery Targets for South Dublin						
Year	**2022**	**2023**	**2024**	**2025**	**2026**	**Total**
Target Local Authority Affordable Purchase & Cost Rental Delivery	60	210	307	278	278	**1,133**

Therefore, the targets exclude Cost Rental delivery by Approved Housing Bodies under the Cost Rental Equity Loan, Land Development Agency delivery on non-local authority lands, First Home Scheme activity etc. with these delivery streams subject to overall national targets rather than at a local level.

While we have various projects that will deliver significant affordable housing over the duration of this Plan, the initial years' targets are very challenging given the prevailing housing market conditions which has undoubtedly impacted on originally projected opportunities for affordable purchase turnkey proposals and have also impacted on projects due variously to procurement, costs/inflation, contractor availability, etc.

18. Affordable Housing Demand Assessment

As outlined earlier, the interim housing need demand assessment conducted for the draft South Dublin County Development Plan 2022-26 reflects assessments for both mortgage qualification and private rental affordability. Using an affordability measure of 35%, the draft housing strategy demonstrates the affordability gap over the course of the development plan period, noting projected increasing challenges especially towards the later years of the Plan. On that basis, for this Housing Delivery Action plan, it is estimated that 2,429 additional anticipated households will not qualify for a mortgage during the plan period and do not meet the affordability criteria for private rental.

Identified Housing Shortfall (Interim HNDA)	**2022**	**2023**	**2024**	**2025**	**2026**	**Total**
No. of additional anticipated households	1,977	1,977	1,977	1,977	1,977	9,985
No. of households with affordability constraints	403	403	403	610	610	**2,429**

While the HNDA, methodology indicates the scale of affordability need as a percentage of total new housing demand for the County there is also an assumed current built-up demand from existing households who are facing affordability constraints and challenges. Guidance proposed that annual outputs for delivery of new affordable housing during the course of the Plan should, at a minimum, correspond to the level of assessed affordable need in the interim HNDA. However, we are very conscious that there is likely to be significant pent-up demand and will look to explore options to exceed our initial output projections as demand is gauged during the period of the Plan

19. Delivery Pathways to Meet Affordable Housing Demand

In projecting anticipated output to meet the identified need for affordable housing, matching provision should be identified under each delivery channel by each delivery partner at a scale necessary to address the affordable housing demand arising along with some addition for pent up demand. The local combination of units expected from each of these delivery channels should form the basis of the Affordable housing element of this Plan.

Council-led Projects

The Council's plans to deliver affordable homes are progressing on the large sites outlined earlier. We anticipate this will include:

- 110 affordable purchase homes on a phased basis throughout this Plan across two sites at Kilcarbery
- 133 cost rental homes in belgard Square North by 2024
- 372 affordable purchase homes between 2024 and 2026 at Killinarden
- Over 600 affordable purchase and cost rental homes in Clonburris SDZ by 2026

These projects require significant support from the DHLGH Affordable Housing Fund to maximise affordability in the current economic context as well as timely planning and funding approvals as part of mixed tenure developments.

While initial projections suggested the potential to deliver an initial 75 affordable purchase homes across 2022 and 2023 from calls for turnkey proposals relating to un-commenced developments, the changing housing market conditions have impacted this anticipated avenue of delivery significantly. With no additional delivery now likely in 2022 and limited numbers possible in 2023.

However, as part of a successful URDF application to support the development of Clonburris SDZ, private landowners are committed to delivering 10% of homes developed on their lands as affordably priced homes. This is projected to deliver approximately 225 affordable purchase homes between 2023 and 2026.

Consequently, the current Council-led affordable housing delivery pipeline, which we will endeavour to supplement with additional delivery, particularly in the initial years of the Plan, is anticipated to comfortably exceed the cumulative affordable housing targets for the Council as follows:

Projected SDCC-Led Affordable Housing Delivery 2022-2026				
Year	**AffordablePurchase (Council Land)**	**Affordable Purchase (Turnkey /Part V/URDF)**	**Cost Rental (Council Land)**	**Totals**
2022	16	0	0	**16**
2023	29	50	0	**79**
2024	272	80	133	**485**
2025	175	88	83	**346**
2026	475	75	90	**640**
Total	**967**	**293**	**351**	**1,566**

Other Projects
Engagement with the sector confirms that certain AHBs are well positioned to deliver cost rental homes. Calls for AHB cost rental development proposals under the Cost Rental Equity Loan scheme should deliver approximately 200 cost rental homes in the first two years of this Plan. Increasing numbers of AHB cost rental homes were projected in subsequent years to complement the Council's intended affordable housing plans but housing market conditions may impact on this. However, further potential mixed tenure opportunities are also being explored by AHBs to provide additional affordable homes and, subject to suitable mechanisms, supports and financial conditions, should deliver at least 500 cost rental homes in the County over the duration of this Plan.

The aforementioned LDA call for home building partnerships under Project Tosaigh may also provide additional affordable purchase and cost rental homes in the County during the latter part of this Plan but it is not yet clear what volume of units this will deliver.

20. Additionality: Affordable Housing

Supports and potential additional responses for households in the County with affordability constraints include:

- The revised provisions under Part V of the Planning & Development Act as amended, providing for up to an additional 10% for affordable housing
- Further potential affordable homes through development of Clonburris SDZ
- Potential delivery of affordable homes by the LDA as referenced earlier
- The national Home Affordable Purchase Shared Equity Scheme where the State takes an equity stake in eligible new First-Time Buyer homes which should be available later in 2022.
- The Local Authority Home Loan; and,
- The Help to Buy scheme