



# **“Housing For All”**

## **Housing Delivery**

### **Action Plan**

4 May 2022

## 1.0 INTRODUCTION

“Housing for All” is the Government’s plan to increase the supply of housing to an average of 33,000 per year over the next decade. The delivery of new social and affordable homes is a key priority of the plan and will form an important element of the overall new housing delivery. Housing for All includes a commitment to deliver 90,000 social homes by 2030. This includes over 10,000 social housing homes each year over the next five years, with an average of 9,500 of those being new-build social homes. Housing for All also commits to a very significant increase in the delivery of affordable homes (for purchase and rent), by local authorities, the Land Development Agency, and Approved Housing Bodies. In all, an average of 6,000 affordable interventions per year are targeted under the Plan. This will see the delivery of 54,000 new social homes, with approximately 36,000 homes for purchase and 18,000 cost rental homes. Of this total, some 9,000 affordable homes are targeted for delivery by the relevant local authorities.

A key action of Housing for All is that local authorities will develop and submit Housing Delivery Action Plans to include details of social and affordable housing delivery. These Action Plans will be consistent with the relevant adopted Development Plan for that area and any associated environmental assessments. The Plans will set 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.

The Plans should also set out:

- The alignment of the Housing Delivery Action Plan with the National Planning Framework, in particular compact growth objectives;
- An outline of locations where housing will be delivered (e.g., towns, villages, urban areas, rural areas, etc.) and the planned numbers of homes to be delivered in each area and by year;
- Details of existing land holdings and land acquisition required to deliver the targets in the Plan;
- An outline of planned delivery streams used to meet the targets, including the role of the Approved Housing Bodies /LDA or other partners with a focus on delivery through new build;
- An assessment of housing types and sizes, 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 people with a disability and the provision of Age Friendly Housing, and;
- Targets for the use of vacant properties as social housing through Buy and Renew Construction and Repair and Leasing schemes.

## **2.0 SOCIAL HOUSING DELIVERY**

Housing for All includes a commitment to deliver 47,600 new build social homes in the period 2022-2026. The Minister issued individual targets for social housing to each local authority chief executive on 19 September 2021. These targets were developed based on the most recent social housing waiting list for each local authority and data obtained from the Housing Needs Demand Assessment, which profiles future demand for social housing. A significant funding package has been agreed by the Government to support the level of social housing to be delivered under Housing for All. This funding is based on a mix of housing delivery by local authorities and Approved Housing Bodies (including LA and AHB Part V). Accordingly, the social housing delivery for each local authority should reflect the appropriate level of local authority and AHB housing delivery.

### **2.1 Methodology for Social Housing Delivery**

While the overall numbers of new Social Housing homes to be delivered by a local authority are designated within the multi-annual plan, the details of where and what type of individual housing schemes or projects are constructed is a matter for the authority itself to propose. Housing must be designed and delivered in accordance with the County/City Development Plan, the National Planning Framework, and other relevant policy documents such as “Quality Housing for Sustainable Communities”. Social Housing must therefore be delivered to align in as far as practicable with social housing demand, both in terms of location, distribution amongst settlements and housing type.

Therefore, Housing Delivery Action Plans utilises the following Information:

- County development plan housing strategies;
- Geographical analysis of social housing demand;
- Geographical analysis of all existing housing stock including existing mix of privately owned, private rental, social, leased and HAP properties;
- General availability of zoned/serviced lands;
- Private sector development activity and projected / potential yield both in terms of potential turnkey development and part V yield; and
- Availability of local authority owned suitable and serviced lands.

## **2.2 Available Data Sources**

- The annual Social Housing Needs Assessment will provide data on geographical distribution of demand and housing typology.
- The County Development Plan will contain vital data and objectives for the projected appropriate population growth of towns and settlements.
- The CSO Database will contain information on current housing and tenure mixes, both in terms of private owner-occupied houses and private rented homes, and migration patterns.
- The Local Authorities Summary of Social housing needs assessment will contain valuable information on demand, both in terms of geographical distribution, household composition, age profile, specific requirements, and scale of need of people with disabilities and hence housing type requirements.
- A demographical analysis of the existing social housing tenure profile, in particular falling household size and ageing profile, will assist with identifying specific cohorts of households requiring adequate provision of suitable accommodation.
- The Department of Health publication “Disability Capacity Review to 2032 - A Review of Social Care Demand and Capacity Requirements to 2032” forecasts the increase in numbers of disabled people across the various categories of disability.

## **2.3 Key measures to be addressed in Housing Delivery Action Plan**

The Housing Delivery Action Plan should address the issues set out below.

- Enable strategic decision making on delivery and alignment of individual project programmes with an overarching programme.
- Demonstrate that delivery will be aligned with demand, in particular with regard to adequate provision of 1/2/3/4 bed homes.
- Have regard to NPF objectives in the context of brownfield and infill development in urban areas and towns.
- Have specific delivery streams and associated targets involving regeneration of vacant and derelict property.
- Incorporate existing traveller accommodation plans and programmes.
- Incorporate an action plan for provision of housing required to meet the specific needs of disabled people including any existing Local Authority Housing Action Plans for Persons with a Disability.
- Incorporate an action plan for provision of a suitable level of Age Friendly housing.
- Ensure that the buy and renew process is sufficiently utilised in each local authority to be commensurate with the level of derelict and vacant properties.

- Demonstrate an adequate balance between local authority build and other forms of delivery.
- Achieve early buy-in at a strategic level from Elected Members. The form of consultation in this regard shall be a matter for each local authority.
- Identify the local authority's lands requirements and thereby assist in developing business cases for land acquisition, either by agreement or by CPO where necessary.
- Identify any and all off-site infrastructure necessary to deliver housing under the programme.
- Identify any relevant local trends in the housing system at local authority level to support future delivery requirements arising from these trends.
- Demonstrate that Risk Management processes are embedded into operational planning and delivery. Local authorities should ensure that sufficient additional scope is included in their Housing Delivery Action Plans to minimise the impact of projects that might not achieve delivery within the lifetime of the plan for whatever reason.

## **2.4 Identify 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. The funding involves a significant increase in the capital envelopes to support local authority housing programmes combined with increased funding for CALF capital funding to support Approved Housing Body housing delivery.

The funding is aligned to provide that in rural counties approximately 60% of housing delivery will be met by local authorities with 40% met by Approved Housing Bodies.

### 3.0 SOCIAL HOUSING DELIVERY

#### 3.1 Delivery Target versus Projected Delivery of Approved Projects

Cavan County Council has been set a target of 490 new build units over for next five years.

This breaks down as below:

<b>Year</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>TOTAL</b>
<b>Build Total</b>	<b>150</b>	<b>80</b>	<b>82</b>	<b>88</b>	<b>90</b>	<b>490</b>

This can further be broken down as follows based on 60% of housing delivery will be met by local authorities with 40% met by Approved Housing Bodies.

<b>Year</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>TOTAL</b>
<b>Build CCC</b>	<b>90</b>	<b>48</b>	<b>49</b>	<b>53</b>	<b>54</b>	<b>294</b>
<b>Build AHB</b>	<b>60</b>	<b>32</b>	<b>33</b>	<b>35</b>	<b>36</b>	<b>196</b>

It is worth noting that in the five years 2017 to 2021, Local Authorities and Approved Housing Bodies delivered 159 new build units.

Therefore, the new five year “Housing for All” target of 490 is more than triple the actual delivery of the previous five years. This represents a monumental challenge.

It is a requirement of this Plan to provide a comparison of the annual social housing delivery targets under Housing for All and the current projected delivery of approved projects.

This will serve to identify the annual requirement for additional homes to be delivered using the various delivery options available to local authorities in the period to 2026.

In summary, for the five years 2022 to 2026:

- “Housing For All” Delivery Target for Cavan County Council = 294
- Current projected delivery of approved CCC projects = 204 (69% of target)
  
- “Housing For All” Delivery Target for Approved Housing Bodies = 196
- Current projected delivery of approved AHB projects = 51 (26% of target)

Following extensive consultation with local authorities, the need for additional local authority staff required to deliver the “Housing for All” was identified. On the 2 December 2021, the Housing Minister announced that approval has been granted for an additional 211 new technical and administration posts.

Cavan County Council has subsequently received approval for 6 additional posts, as follows:

- 1 Senior Executive Engineer
- 2 Executive Engineers
- 1 Assistant Engineer
- 1 Staff Officer
- 1 Assistant Staff Officer

This news is very welcome indeed and will have a significant, positive impact on the delivery of units. On the assumption that the Council will be able to recruit these additional staff in a timely manner, then with these additional staff in place there is now a reasonable expectation that Cavan County Council will meet its target to deliver 294 new build houses 2022 to 2026.

However, there are concerns regarding the ability of the Approved Housing Body sector to deliver their target of 196 units in “Housing for All” 2022 to 2026.

AHBs currently have only a small number of approved schemes in the County. In addition, the current Capital Advance and Capital Advance Leasing Loan Facility (CALF) is limited to 92% of market value rent. AHBs are now advising that they cannot commence projects in many parts of the County due to the low market rents. However, many AHBs are awaiting the announcement of the proposed new CALF scheme which it is hoped will address this issue.

### **3.2 GEOGRAPHICAL ANALYSIS OF CURRENT PROJECTED DELIVERY AND CURRENT APPROVED PROJECTS**

The Housing Delivery Action plan will be used to analyse and demonstrate an appropriate geographical distribution of social housing in relation to current and predicted future social housing demand. Local authorities can distribute proposed housing developments by Municipal Districts, area divisions, settlements, etc. as they deem appropriate for their authority. This is to ensure, in so far as is reasonable and practicable, that social housing is provided in areas in accordance with demand and sustainable community requirements.

A template has been provided by the Department to facilitate a geographical analysis of current project delivery and current approved projects.

This template has been completed and is included as “Table 1- Geographical distribution of Social Housing demand and current approved delivery” in the Appendix.

Table 1 indicates the following for all the main towns and villages in each municipal district.

- No. of households on the Social Housing Needs Assessment
- % Demand in each settlement as a proportion of the overall need of 1061 households
- Required number of units in each town and village 2022 to 2026
- Approved Delivery in each town and village
- Proposed Delivery in each town to meet target set.

Going forward, Table 1 will be used to identify where future schemes are needed and the number of units required, so that the targets set out by the Department from 2022 to 2026 can be met.

However, while it is envisaged that Table 1 will be used to guide and focus the future delivery programme, it is understood that delivery will not be limited to the proposed delivery set out in Table 1. For example, it may not be possible to secure land in certain locations, or to secure a site of the correct size for the proposed need. In addition, opportunities may arise which exceed the “proposed delivery” but are below the overall need in that location. Schemes may also be identified that represent good value for money and consequently these will be assessed and submitted as a proposal if there is a need in that location.

### **3.3 FUTURE PROGRAMME REQUIREMENTS**

The above assessment in Section 3.2 as set out in Table 1, i.e., the amount of housing to be delivered to meet Housing for All requirements over and above those schemes approved and, in the planning,/construction process, and the geographical distribution of proposed future housing provision, will enable the local authority housing team to develop a delivery plan for these additional units.

The information from Section 3.2 and Table 1 has subsequently been used to develop “Table 2 - Future Programme Master Summary (Social Housing)” in the Appendix.

Table 2 gives an indication shall be given of the number of homes to be delivered by the local authority using the following eight delivery channels: -

- LA Part V
- Existing Local Authority Landbanks - Single Stage, 4 Stage, Competitive Dialogue



- Future Local Authority Land Purchases – - Single Stage, 4 Stage, Competitive Dialogue
- Local Authority SHIP Construction Turnkey
- Buy & Renew (new build)
- AHB Delivery CALF
- AHB Delivery CAS
- Mixed tenure Social & affordable

The following assumptions have been made in the collation of Table 2:

- 60% of the 490 units (294 units) will be delivered by Cavan County Council.
- 40% of the 490 units (196 units) will be delivered by Approved Housing Bodies.

However, as highlighted earlier, there are concerns regarding the ability of the Approved Housing Body sector to deliver their target of 196 units in “Housing for All” 2022 to 2026. AHBs currently have only a small number of approved schemes in the County.

In addition, the current Capital Advance and Capital Advance Leasing Loan Facility (CALF) is limited to 92% of market value rent. AHBs are now advising that they cannot commence projects in in many parts of the County due to the low market rents. However, many AHBs are awaiting the announcement of the proposed new CALF scheme which it is hoped will address this issue. This situation will be monitored closely. If the Council has to step in to provide for any shortfall, this will necessitate the acquisition of additional land by the Council over and above that indicated in Table 2.

In addition, it should be acknowledged that delivery in each of the eight delivery channels is not fixed and the numbers are interchangeable as opportunities arise i.e., there may be more units delivered in one delivery channel and less in another.

The output from Table 2 is then presented in “Table 3 - Future Programme by Year (Social Housing)” which is also contained in the Appendix.

The following key points are noted from Table 3:

- The total homes to be delivered in 2022 is 107 which is below the Target of 150.
- The total homes to be delivered in 2023 is 69 which is below the Target of 80.

The current predicted shortfalls in 2022 and 2023 are primarily due to COVID 19 related issues over the last two years. The Council is proactively working with the Department to try to address these shortfalls.

It is expected that the additional staff that have been sanctioned by the Minister, and who are currently being recruited, will positively impact delivery in 2024, 2025 and 2026.

Consequently,

- The total homes to be delivered in 2024 is 100 which is above the Target of 82.
- The total homes to be delivered in 2025 is 93 which is above the Target of 88.
- The total homes to be delivered in 2026 is 121 which is above the Target of 90.

### 3.4 HOUSE TYPES

All Housing delivery action plans shall include the local authorities assessment of the appropriate housing typology required to meet existing and predicted future demands. This includes, but is not limited to, adequate provision of one bed homes, age-friendly homes, and homes delivered in town centres etc.

Therefore, for the remaining units to be provided (i.e., not already approved and in the planning/design/tendering process) the local authority should provide details of: -

- Housing typologies, i.e., quantum of 1/2/3/4 bed homes etc.
- Amount of housing to be provided on brownfield/greenfield sites and infill development within existing urban footprint.

#### **Housing typologies, i.e., quantum of 1/2/3/4 bed homes etc.**

While need varies slightly from town to town, following an analysis of the past and current Social Housing Needs Assessments, the needs in each of the housing typologies can be summarised as follows:

- 1 bed                      30%
- 2 bed                      35%
- 3 bed                      30%
- 4 bed and over        5%

The Council has traditionally found that 2 bed dwellings are much more versatile than 1 bed dwellings. However, the need to increase the number of 1 bed units in our housing stock is acknowledged. It is proposed to provide the following mix in the 2022 to 2026 Housing for All programme:

- 1 bed                      5%    =        25 Units
- 2 bed                      55%   =        270 Units
- 3 bed                      35%   =        170 Units
- 4 bed and over        5%    =        25 Units

**Amount of housing to be provided on brownfield/greenfield sites and infill development within existing urban footprint.**

The Council have been and are proactively sourcing brownfield sites, derelict sites, infill sites and unfinished developments within the existing urban footprint.

Most of the existing schemes currently in progress at this time can be categorised in one or more of these types of development.

**Existing traveller accommodation plans and programmes.**

Traveller accommodation plans and programmes are dealt with separately in accordance with the Council's "Traveller Accommodation Programme 2019 – 2024" which has been approved by the Local Traveller Accommodation Consultative Committee.

**Provision of housing required to meet the specific needs of disabled people including any existing Local Authority Housing Action Plans for Persons with a Disability.**

The Council will proactively support and advocate for the provision of housing to meet the specific needs of disabled people on all new housing schemes.

In this regard, the Council has developed a Strategic Plan for Housing People with a Disability 2022 -2027 and there is currently an active Disability Steering Group which meets regularly.

It is also noted that a National Strategy will be published shortly and the recommendations of same will be reviewed and implemented in consultation with the Department.

The Irish Wheelchair Association recommends that all social housing developments include 7% of wheelchair accessible units creating mixed tenure sustainable communities. The Council will endeavour to achieve this in all "new build" schemes. Where possible, the Council will promote innovative housing design models and in so far as possible, the Council will adhere to the IWA Best Practice Access Guidelines (4th Edition) as a standard of choice in all new building designs.

It is proposed to provide the following in the 2022 to 2026 Housing for All programme:

- A target of 3.5% to IWA Best Practice Guidelines i.e. 17 out of the total of 490 units.
- A target of 3.5% to Part M of Building Regulations i.e. 17 out of the total of 490 units.

### **Provision of a suitable level of Age Friendly housing.**

The Council will proactively support and advocate for the provision of housing of Age Friendly Housing on all new housing schemes.

In this regard, the Council is currently updating its “Age Friendly Strategy” and there is currently an active Age Friendly Alliance which meets regularly.

The recommendations of the updated Strategy will be reviewed and implemented in consultation with the Department.

Two of the actions in the draft Strategy relating to Age Friendly social housing units are to:

- (a) Provide new single storey units.
- (b) Incorporate a universal design approach in design and construction of social housing units, to ensure the needs of older people now and in the future are being met - future proofing social housing developments to ensure we build lifetime homes and environments in County Cavan.

In addition to units for Persons with a Disability, it is proposed to provide the following in the 2022 to 2026 Housing for All programme:

- A target of 5% single storey, Age Friendly units i.e. 25 out of the total of 490 units.

### **3.5 OUTPUTS FROM THE HOUSING DELIVERY ACTION PLAN**

The key outputs of the Action Plan will be used to identify and highlight the necessary steps to be taken by the local authority to ensure delivery can be maintained in accordance delivery targets.

These steps will include: -

- Acquisition of additional suitable lands where existing landbanks are insufficient;
- Acquisition of existing derelict / vacant properties to provide a supply of homes under the buy and renew process;
- Liaison and agreement with AHB’s regarding their delivery programmes;
- An Assessment of likely Part V delivery by private development sector and LDA projects where applicable; and
- Infrastructure requirements to service lands to be developed for social and/or affordable housing, e.g., water & wastewater network and treatment infrastructure, access roads, pedestrian connectivity etc.

A summary of the Output from “Table 1- Geographical distribution of Social Housing demand and current approved delivery” is shown below:

Settlement	No. of Households on SSHA	TOTAL PROPOSED DELIVERY
Ballyconnell	55	43
Belturbet	73	15
Butlersbridge	10	6
Cavan Town	368	170
Killeshandra	10	5
Other	7	3
<b>Total CN/BT MD</b>	<b>523</b>	<b>242</b>
Bailieborough	111	51
Ballyhaise	45	21
Cootehill	59	27
Kingscourt	42	19
Shercock	8	4
Other	6	3
<b>Total BB/CH MD</b>	<b>271</b>	<b>125</b>
Arva	18	8
Ballinagh	66	30
Ballyjamesduff	65	40
Kilnaleck	13	13
Mullagh	22	23
Virginia	80	8 (note 1)
Other	3	1
<b>Total BJD MD</b>	<b>267</b>	<b>123</b>
<b>TOTALS</b>	<b>1061</b>	<b>490</b>

Note 1: It is anticipated that it will not be possible to meet demand in Virginia over the next five years due to an issue with the capacity of the Wastewater Treatment Works. It is proposed to increase delivery in neighbouring towns to compensate.

#### 4.0 AFFORDABLE HOUSING DELIVERY

The initial basis for identifying which authorities will have an affordable housing target and the number of new affordable homes required in each area is the Housing Need and Demand Assessment (HNDA). The HNDA incorporates ESRI research on structural housing demand at a county level and informs the Government’s target of 33,000 new homes per year. The HNDA allows local authorities to identify the demand with affordability constraint at authority wide and local level. Each local authority was circulated with the HNDA Tool and Guidance in April 2021 (Circular 14/21).

Local authorities in carrying out their assessment may consider that the HNDA with default inputs produces a result that is not appropriate because of some factor that arises in their area. In such cases, the relevant default value may be amended, and a different result may emerge. Within a HNDA, all deviations from defaults must be documented and justified.

All local authorities with an affordability constrained demand in excess of 5% of total assessed housing demand in the 5-year period of assessment are now requested to set an annual target for delivery of new affordable housing which, at a minimum, corresponds to the level of assessed affordable need and may also allow for currently pent-up demand.

A Housing Strategy and HNDA has been prepared by KPMG Future Analytics on the behalf of Cavan County Council to meet the statutory requirements set out under Section 94 of Planning and Development Act, 2000 (as amended) and Department Circular 14/2021 “Housing Need Demand Assessment HNDA”.

The following Table A.1 is taken from the Housing Need Demand Assessment.

**Table A.1: Estimated affordable housing need, 2020-2028 (% of total)**

Year	Affordability Constraint
2020	0%
2021	0%
2022	0%
2023	1%
2024	3.2%
2025	4%
2026	6%
2027	5.9%
2028	7.1%
<b>2022-2028</b>	<b>2.9%</b>

Over the County Development Plan period of 2022-2028, a total of 2.9% of households are classed as having an 'affordability constraint' and in need of affordable housing.

As stated earlier, all local authorities with an affordability constrained demand in excess of 5% of total assessed housing demand in this 5-year Action Plan period of assessment are requested to set an annual target for delivery of new affordable housing.

Since the HDNA estimate of 2.9% in County Cavan is less than the 5% threshold, it could be concluded that there is no affordability issue in the County at this time.

Further information is provided in the following Tables 4 & 5 in the Appendix:

- Table 4 – Projected HNDA Need and Proposed Delivery (Affordable Housing)
- Table 5 – Future Programme by Year (Affordable Housing)

The HNDA assessment is based on current trends and national guidelines and Cavan County Council will update the assessment as trends and national guidelines require. However, there is strong local evidence that there are affordability issues in the County and the Council is aware of localised affordability issues in some of the major towns in the County, particularly in East Cavan and Cavan Town.

The Council will continue to update the HNDA assessment, and this situation will be closely monitored.

## 5.0 RISK ASSESSMENT

There are a number of risks that may adversely affect the delivery of this Action Plan and the delivery of units over the next five years:

- Construction Price Inflation, in particular the impact on fixed price contracts and especially those contracts awarded Q4'2020 to Q2'2021. The cost of construction materials and labour has risen sharply over the past 18 months and is still unstable. In addition, increased fuel and transportation costs and disruption to supply chains, as a result of the War in Ukraine, is further negatively impacting costs.
- COVID-19
- BREXIT
- Climate Change e.g., material choices, cost of materials and more onerous building regulations.
- Health and Safety – Increased construction activity so greater likelihood of accidents.
- Capacity of Design Teams – already very busy.
- Capacity of Contractors – limited pool of resources – certain trades.
- Capacity of supply chains.
- Capacity of timber frame/modular home manufacturers.
- Other government building construction programmes are “ramping up” at the same time e.g., energy retrofit, planned maintenance. In addition, ordinary reactive maintenance is increasing year on year as there are more houses to maintain and stock is getting older.

The same contractors, consultants, trades, and suppliers are involved in these programmes and the “Housing for All” programme.

- Need for more land/sites – existing Council land banks are almost exhausted and when the private market starts off again then there will be competition for lands.
- There is less zoned land available in the new development plan.
- “Brown field” sites are more complex to develop, more costly and require more resources.
- Rising land costs due to lack of availability.
- Part 8 Planning
- Turnkey developments – there is very limited potential for turnkey developments in Cavan, except on a small scale. This is primarily because there is a limited number of developers in the County and hinterland who can access the required private finance for such developments.
- Risk for Local Authorities associated with the single stage process.



- Risk for Local Authorities in relation to the cost of feasibility work.
- AHBs - Need for adequate cost-based funding model.  
The current CALF (P&A) is limited to 92% of market value. AHBs are now advising that they cannot commence projects in this region.
- Irish Water Capacity Issues – Virginia, Ballyjamesduff, Kingscourt, Bailieborough, Cootehill Wastewater Treatment Works,  
Irish Water are now starting to request On-site Wastewater Treatment Plants & On-site water storage tanks for firefighting.
- Compulsory Purchase Orders – may be necessary. This may delay projects.
- Need for more Council technical and administrative staff – it is noted that this is in the process of being addressed.

## **6.0 RECOMMENDATIONS FOR IMPROVEMENT TO DELIVERY OUTPUT & RISK MITIGATION**

There are a number of interventions and actions that would have a positive impact on delivery output by the Council and Approved Housing Bodies in Cavan and nationally.

These are outlined below:

1. Provision of more Council technical and administrative staff:  
Local Authorities will play a key role in the delivery of social houses under “Housing for All”. The announcement by the Housing Minister on the 2 Dec 2021 of additional 6 staff for the Council is very welcome indeed and will have a significant, positive impact on the delivery of units. However, it will take time for these staff to be recruited and to settle into their new roles. Additionally, it will take time for these new staff to plan, develop and deliver new schemes. Therefore, it is expected that these new staff will have a significant positive impact on the number of units delivered in 2025, 2026 and beyond.
2. Development of Best Practice Project Management Guidelines to ensure consistency and quality in project delivery and to reduce risk.
3. Project management training programmes for local authority staff.
4. On-line Project Reporting System, similar to that used by Transport Infrastructure Ireland, to streamline the recoupment of expenditure.
5. Formal risk review processes on larger schemes.
6. Establish Local Authority Technical Forums to share learnings and best practice.
7. Establish a Framework for Specialist Claims Advisors to assist in Dispute Resolution.
8. Development of a Compulsory Purchase Order guidance document and template documentation for use by any local authority.
9. Review the way Turnkey Developments are financed to make them more attractive to potential developers.
10. Construction Health and Safety Education and Awareness Programme.

11. Build minimum “lump sum” amounts into all contracts for Health and Safety.  
Guidance should be issued to ensure consistency nationally. The amount will be determined by the Employer in advance of tender and will vary depending on the size and complexity of the scheme. Tenderers can add to but not subtract from this amount in their tender.
12. Review public works contract to increase the period between contract award and contract start date to facilitate more time for planning and organising construction work and preparation of health and safety documentation.
13. Review the contract inflation provisions in the public works contract which currently are particularly onerous for contractors.
14. Comprehensive recruitment programme for apprentice trade workers such as electricians, plumbers, joiners, bricklayers, and machine operators.
15. Comprehensive recruitment programme for key construction professionals such as architects, civil engineers, structural engineers, building service engineers, health and safety advisors and quantity surveyors. This should extend overseas to target professionals that left Ireland during the recession but who may now be in a position to return.
16. Provide a budget to local authorities for feasibility work e.g., assessment of the viability of potential sites.
17. Provide an advance multi-annual rolling budget for local authorities to allow forward planning.
18. Amend the CALF (P&A) Scheme for rural counties such as Cavan to ensure viability of this scheme for AHBs.
19. Continue to organise an AHB Forum in the County led by the Council to discuss delivery, issues, proposals, problems etc...

## **7.0 CONCLUSIONS**

“Housing for All” is the Government’s plan to increase the supply of housing to an average of 33,000 per year over the next decade. The delivery of new social and affordable homes is a key priority of the plan and will form an important element of the overall new housing delivery. Housing for All includes a commitment to deliver 90,000 social homes by 2030. This includes over 10,000 social housing homes each year over the next five years, with an average of 9,500 of those being new-build social homes. Housing for All also commits to a very significant increase in the delivery of affordable homes (for purchase and rent), by local authorities, the Land Development Agency, and Approved Housing Bodies.

Cavan County Council, in association with Approved Housing Bodies, have been set a target to deliver 490 units in the County over the five years 2022 to 2026.

294 units are to be delivered by the Council and 196 units by Approved Housing Bodies.

The new five year “Housing for All” target of 490 is more than triple the actual delivery of 159 units in the previous five years. This represents a monumental challenge.

The Council is fully committed to delivering as many houses as possible over the next five years. The recent announcement by the Housing Minister of 6 additional staff for the Council is very welcome indeed and will have a significant, positive impact on the delivery of units. On the assumption that the Council will be able to recruit these additional staff in a timely manner, then with these additional staff in place there is now a reasonable expectation that Cavan County Council will meet its target to deliver 294 new build houses 2022 to 2026.

However, there are concerns regarding the ability of the Approved Housing Body sector to deliver their target of 196 units in “Housing for All” 2022 to 2026.

AHBs currently have only a small number of approved schemes in the County. In addition, the current Capital Advance and Capital Advance Leasing Loan Facility (CALF) is limited to 92% of market value rent. AHBs are now advising that they cannot commence projects in many parts of the County due to the low market rents. However, many AHBs are awaiting the announcement of the proposed new CALF scheme which it is hoped will address this issue.

The “Approved” and “Proposed” Delivery for each town and village and each Municipal District is contained in Table 1 in the Appendix and is summarised earlier in Section 3.5. However, while it is envisaged that Table 1 will be used to guide and focus the future delivery programme, it is understood that delivery will not be limited to the proposed delivery set out in Table 1. For example, it may not be possible to secure land in certain locations, or to secure a site of the correct size for the proposed need. In addition, opportunities may arise which exceed the “proposed delivery” but are below the overall need in that location. Schemes may also be identified that represent good value for money and consequently these will be assessed and submitted as a proposal if there is a need in that location.

There are a number of interventions outlined in Section 6.0 that would have a positive impact on delivery output by the Council and Approved Housing Bodies in Cavan and nationally, not least the provision of more Council technical and administrative staff which is being addressed.

With regard to affordable housing, since the Housing Need Demand Assessment (HNDA) by KPMG Future Analytics estimate of 2.9% in County Cavan is less than the 5% threshold for affordability constrained demand, it could be concluded that there is no affordability issue in the County at this time.

The HNDA assessment is based on current trends and national guidelines and Cavan County Council will update the assessment as trends and national guidelines require. However, there is strong local evidence that there are affordability issues in the County and the Council is aware of localised affordability issues in some of the major towns in the County, particularly in East Cavan and Cavan Town.

The Council will continue to update the HNDA assessment, and this situation will be closely monitored.

Finally, this Plan is a “live” document that provides a framework for the delivery of the “Housing for All” programme in County Cavan. As such, the Plan will need to be reviewed and updated on a regular basis, most likely annually, to take account of actual delivery and projected delivery as new schemes are developed and progressed. This will enable the Council and the Department to monitor progress, identify issues and challenges and proactively deal with them to ensure that the 2022-2026 Target of 490 units is met.

# APPENDICES