

| Waterford City & County Council

Housing Delivery Action plan

Housing for All

A new Housing Plan for Ireland



Comhairle Cathrach
& Contae Phort Láirge
Waterford City
& County Council



Rialtas na hÉireann
Government of Ireland

Waterford City and County Council's Housing Delivery Action Plan 2022 – 2026 provides a comprehensive overview of social and affordable housing delivery over the next five years. The Plan will support a more strategic approach to housing delivery in Waterford under Housing for All. This Plan provides information on the location of housing, the delivery streams and land available to meet the ambitious targets set by the Housing Department at Waterford City and County Council. The Plan also places emphasis on Approved Housing Bodies to deliver 40% of the targets during the Plan period.

Social Housing Delivery targets

The targets for delivery of social housing contained in this Plan were derived from the demand for social housing in each of the Electoral Districts as recorded in the annual Summary of Social Housing Assessments (SSHA) published by the Housing Agency.

Waterford Metropolitan District

SSHA

81%
of demand



Target

1,041

Units to be delivered



Dungarvan – Lismore Municipal District

SSHA

15%
of demand



Target

140

Units to be delivered



Comeragh Municipal District

SSHA

5%
of demand



Target

57

Units to be delivered



Affordable Housing Delivery

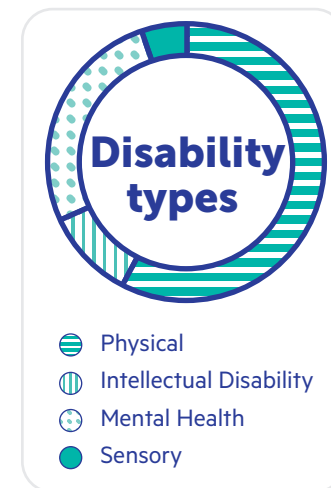
Waterford City and County Council have undertaken an assessment of demand for affordable housing and identified opportunity to realise an ambitious target to deliver 366 Local Authority Affordable Purchase homes in Waterford over the next five years.

While the target of 76 homes set by the Department of Housing, Local Government and Heritage was always intended to be a baseline target, the target of 366 as set by the Housing Department at Waterford City and County Council is considerably more ambitious and in line with the extent of demand evidenced in the Housing Strategy and Housing Need Demand Assessment undertaken as part of the WCCC Development Plan 2022 – 2028.



Disability

The *Summary of Social Housing Assessments 2021* reports that 107 of the 1,229 (or 11%) people qualifying for social housing support are classified as having an enduring physical, sensory, mental health or intellectual disability.



In 2021, 7% of all allocations made by Waterford City and County Council were to people with a disability, of which 60% were to people with a physical disability. The greatest demand for properties would be in the large urban areas where applicants have access to transport and health services. The delivery of housing options for people with a disability is reported to the Housing and Disability Steering Group and the Housing SPC of WCCC.

Age Friendly

The *Summary of Social Housing Assessments 2021* reports that 123 of the 1,229 (or 10%) people qualifying for social housing support are classified as being over 60 years of age with a further 153 in the 50-59 years bracket.

The Waterford Age Friendly Strategy identifies a number of actions to deliver both age friendly accommodation and options for rightsizing. The delivery of 71 units of age friendly housing is planned for 2022 delivery in Waterford City at St Joseph's under the Repair and Lease Scheme (RLS) and there are a number of AHB age-friendly schemes proposed over the timeline of this Plan.



Housing typology

The *Summary of Social Housing Assessments 2021* reports 743 of the 1,229 (or 60%) people qualifying for social housing support are a 1 person household.

The targets outlined in this Housing Delivery Action Plan aim to deliver up to 50% 1 bed units to address the deficit between current demand and available housing stock. This delivery plan is informed by the National Housing for All delivery plans and cognisant of the need for 1 bed units to support the increased focus on a Housing First approach to address homelessness.

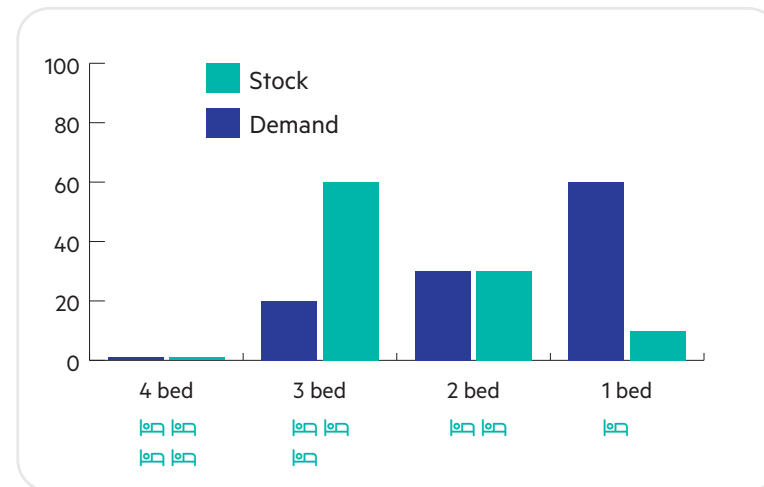


Table 1 - Geographical distribution of Social Housing demand and current approved delivery

Area / Municipal District/ Division	Settlement	No. of Households on SSHA	% of Demand by Settlement	2022-2026 Target Distributed by Demand	Proposed Delivery by MD/ Division/Settlement
Waterford- Metropolitan	Waterford City	899	71%	783	888
	Tramore	89	7%	77	108
	Dunmore East	25	2%	22	9
	Crooke - Passage East	13	1%	11	14
MD 1 Waterford Metropolitan District Total		1,026	81%	893	1,041
Waterford - Dungarvan/Lismore	Dungarvan	140	11%	121	100
	Lismore	13	1%	11	10
	Cappoquin	13	1%	11	10
	Ardmore	5	1%	11	10
	Tallow	6	1%	11	5
	Others/Rural	13	1%		5
MD 2- Waterford Dungarvan- Lismore Total		190	15%	176	140
Waterford-Comeragh	Portlaw	14	1%	11	14
	Kilmacthomas	15	1%	11	12
	Kilmeaden	22	2%	12	31
MD 3- Waterford /Comeragh District Total		51	4%	44	57
Total		1,267	100%	1,103	1,216

Table 2 - Future Programme Master Summary (Social Housing)

Settlement	Estimated Part V (Private & LDA)	Existing LA Landbank	Future land Purchases	LA Turnkey	LA Buy & Renew	AHB CALF	AHB CS	RLS	Leasing	Total Social Homes to be delivered
Waterford City	125	90		22	65	256	156	128	46	888
Tramore	10	50				24	18	6		108
Dunmore East	7						2			
Crooke - Passage East	5							9		14
MD 1 - Waterford Metropolitan District	147	162	0	22	65	280	176	143	46	1041
Dungarvan	25	10		19		21	5	20		100
Lismore					5			5		10
Cappoquin					5			5		10
Ardmore	5							5		10
Tallow								5		5
Others/Rural								5		5
MD 2 - Waterford Dungarvan - Lismore	30	10	0	19	10	21	5	45	0	140
Portlaoise	3									14
Kilmacthomas		12								12
Kilmeaden				31						31
MD3 - Waterford Comeragh	3	12	0	31	0	9	0	2	0	57
Total	180	162	0	72	75	310	181	190	46	1216

Table 3 - Future Programme by Year (Social Housing)

Year	Estimated Part V (Private & LDA)	Existing LA Landbank	Future land Purchases	LA Turnkey Development	LA Buy & Renew	AHB CALF/ CAS	RLS	Leasing	Total Social Homes to be delivered	Comments
2022	35	30		22	15	93	70	0	265	
2023	55	50		50	15	129	30	46	375	
2024	30	82			15	151	30	0	308	
2025	30	0			15	83	30	0	158	
2026	30				15	35	30	0	110	
Total	180	162	0	72	75	491	190	46	1216	

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		30
2023		208
2024		50
2025		50
2026		50
Total	300	388

Table 5 - Future Programme by Year (Affordable Housing)

Year	LA Build Affordable Purchase	LA Turnkey Affordable Purchase	LDA Affordable Purchase	LDA Cost Rental	Total Dwellings to be Delivered
2022		30			30
2023	48	160			208
2024		50			50
2025		50			50
2026		50			50
Total	48	340			388

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