



Fingal County Council  
**Housing Delivery Action Plan**  
**2022 – 2026**



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## Introduction

‘Housing for All - a New Housing Plan for Ireland’ is the government’s housing plan until 2030. It is a multi-annual, multi-billion euro plan which will improve Ireland’s housing system and deliver more homes of all types for people with different housing needs. The government’s overall objective is that every citizen in the State should have access to good quality homes to purchase or rent at an affordable price, built to a high standard and in the right place offering a high quality of life. The delivery of new social and affordable houses is a key priority of the plan and will form an important element of the overall housing delivery.

As part of the Housing for All plan, Fingal County Council has developed this Housing Action Plan 2022 - 2026 setting out details of social and affordable housing delivery for the timeframe. The Housing Action Plan details the delivery of social and affordable houses over the next 5 years. The plan summarises the current and projected housing delivery, which will be delivered to meet the target set by Department Housing, Local Government and Heritage (DHLGH) for the delivery of new-build social housing in Fingal.

Year	2022	2023	2024	2025	2026	Total
Build	360	690	705	758	773	3286

Figure 1. Target for social housing for Fingal County Council (2022-2026)

The templates provided by the DHLGH have been utilised in devising this Housing Delivery Action Plan and provide details of the overall current and projected social and affordable housing delivery by Fingal County Council in partnership with Approved Housing Bodies, the Land Development Agency, private developers and other partners. The available funding mechanisms to be utilised are also detailed in the plan.

The proposed future social housing provision under the categories of Part V and AHB Turnkey as set out in tables 2 and 3 are completely dependent on delivery from the private construction sector. The projections are only indicative of the number of homes that could be delivered via developments that have not yet commenced or have not yet been granted planning permission.

As of April 2022, there were 15,613 units with planning permission on 123 sites in Fingal County Council. A total of 68 of these sites are active with a total of 2,900 units under construction.

It should be noted that the Housing Assistance Payment Scheme (HAP) will continue to play an important role in meeting housing supply challenges to ensure that those who are most vulnerable in society can access support immediately.

## Background

Fingal County Council has a good track record in the delivery of social homes across the county and has met all new-build delivery targets set by DHLGH since 2015. In order to meet the significant challenges of delivery set out in the Housing for All Plan, an ambitious construction programme has

been put in place which should see the construction of 1,338 social homes on State-owned lands over the period 2022 – 2026. This delivery involves utilising all residentially zoned lands currently in the ownership of the Council.

It is important to note that a future construction programme will be dependent on the Council acquiring significant additional landbanks over the next number of years to ensure delivery post-2026. The Council is currently active in the market and has managed to secure the purchase of a number of small sites which will support the current construction programme and ensure delivery up to 2026.

This plan provides for the delivery of affordable homes under mixed-tenure schemes and includes schemes supported by funding under the Affordable Housing Funding (AHF). Funding has been approved and is being drawn down for the Affordable Housing Scheme at Dun Emer in Lusk and funding has been approved for Hayestown in Rush. Approval in principle has also been obtained for the following schemes: Ballymastone in Donabate, Church Fields in Dublin 15 and Hackettstown in Skerries. Fingal intends to apply for funding under AHF for the delivery of further affordable housing on other schemes across the county. Some of these schemes will be delivered in collaboration with Approved Housing Bodies and the Land Development Agency.

## 1. Existing Demographic Profile of Fingal

### 1.1 Population

According to the most recent Census conducted in 2016, Ireland’s population is 4,761,865 which is an increase of 173,613 (3.8%) since 2011. The population of Fingal was 296,020 in 2016, denoting an increase of 8% from 2011 and higher than the national average growth.

Year	Population	Increase (No.)	Increase (%)
1991	152,766	–	–
1996	167,683	14,917	9.76%
2002	196,413	28,730	17.13%
2006	239,992	43,579	22.19%
2011	273,991	33,999	14.17%
2016	296,020	22,029	8.04%

Figure 2. Population Growth for Fingal (1991 – 2016)  
Source: CSO Census of Population (1991-2016)

The CSO reports for 1986 to 2016 show the sustained high population growth rate in Fingal. In the last Census, the growth rate for Fingal was significantly higher when compared to the rates in the Dublin region and State generally, reflecting the natural increase and household development that was possible at the time (Figure 3).

Area	1986	1991	1996	2002	2006	2011	2016
State	3,540,643	3,525,719	3,626,087	3,917,203	4,239,848	4,588,252	4,761,865
EMRA	1,635,923	1,644,303	1,703,379	1,862,630	2,025,467	2,209,463	2,328,517
Dublin	1,021,449	1,025,304	1,058,264	1,122,821	1,187,176	1,273,069	1,347,359
Fingal	138,479	152,766	167,683	196,413	239,992	273,991	296,020

Figure 3. Population Growth in Fingal, Dublin, EMRA, State (1986 - 2016)

Source: CSO Census of Population of State, EMRA (Eastern & Midlands Region), Dublin County and Fingal (1986-2016)

## 1.2 Age Profile

Figure 4 below reveals that in comparison to the state, Fingal demonstrates a spike in the age cohorts of 30-44 and also between 0-9, indicating that Fingal has a larger share of new households with working adults and young children under 10. The age profile of the Fingal area as compared to the state average is as follows:

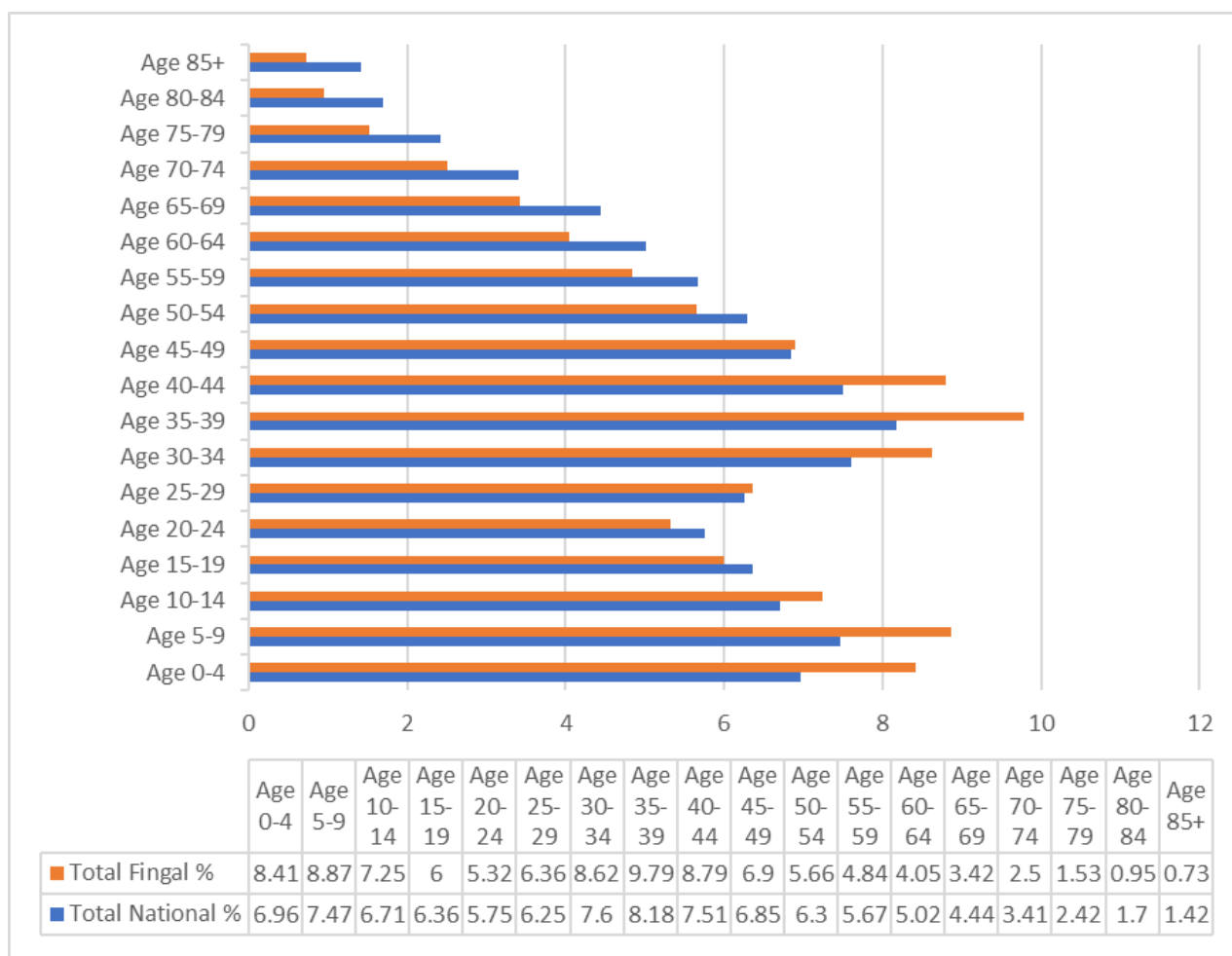


Figure 4. Age profile of State and Fingal County Council

Source: CSO Census Age Profile Results for 2016

### 1.3 Age Dependency

Fingal has an age-related dependency ratio typical of growing urban areas. This is the number of people who are younger or older than the working-age population. At 52.7%, the age-dependency ratio in Fingal is similar to Dún Laoghaire-Rathdown and Southern regions of Dublin, while Dublin City has a lower rate of 39%. The only observable difference is that Fingal’s age-dependency ratio is primarily driven by a large number of younger people between the age of 0 and 14 years (Figure 5).

Age Dependency Ratio 2016	0-14 Years	15-64 Years	Over 65 Years	Young Age Ratio %	Old Age Ratio %	Total Dependency Ratio
<b>Fingal</b>	72,613	196,372	27,035	37%	13.80%	52.70%
<b>Dublin City</b>	72,613	491,383	27035	20.90%	18.10%	39.00%
<b>Dún Laoghaire - Rathdown</b>	40,039	982766	54070	27.90%	24.20%	52.10%
<b>South Dublin</b>	64,088	1672543	108140	34.90%	16.80%	51.70%

Figure 5. Age Dependency Ratio  
Source: Census CSO Results of Age Dependency for 2016

### 1.4 Profile of Social Housing Areas

Fingal County Council comprises four primary housing areas – Blanchardstown, Balbriggan, Malahide/Howth and Swords. According to Census 2016, among the 4 divisions of the Fingal area, Blanchardstown comprised of majority household of 33.5%, followed by the Balbriggan’s household of 29.7%. The figure below shows the division of the households within the Fingal area.

Fingal Area Distribution	Population Distribution based on households	Percentage Distribution
<b>Balbriggan</b>	28858	29.7%
<b>Blanchardstown</b>	32474	33.5%
<b>Malahide/ Howth</b>	18817	19.4%
<b>Swords</b>	16902	17.4%
<b>Total</b>	<b>97051</b>	<b>100%</b>

Figure 6. Total number of Households in Fingal in 2016  
Source: Census CSO Results in 2016

Furthermore, figure 7 below shows that up to 2016 the number of one, two and three-person households were declining, and the number of four-person households and higher were rising. This can only be interpreted as an effect of the shortage of housing options in the county and region.

Persons per Private Household	2006	2011	2016	2006 (%)	2011 (%)	2016 (%)
1 person households	13,417	16,000	15,257	16.75%	17.18%	15.76%
2 person households	22,991	26,674	26,072	28.71%	28.64%	26.93%
3 person households	15,769	18,845	19,104	19.69%	20.23%	19.73%
4 person households	15,574	18,130	20,842	19.45%	19.46%	21.53%
5 person households	8,305	9,206	10,464	10.37%	9.88%	10.81%
6 person households	2,982	3,129	3,692	3.72%	3.36%	3.81%
7 person households	724	779	914	0.90%	0.84%	0.94%
8 or more persons households	323	383	467	0.40%	0.41%	0.48%
Total households	80,085	93,146	96,812	N/A	N/A	N/A

Figure 7 Total number (and percentage) of persons per household  
Source: Census CSO results (2006 – 2016)

## 2. Methodology for Social Housing Delivery

The Housing Delivery Action Plan details the current and the projected social housing projects based on the distribution among the four primary housing areas – Blanchardstown, Balbriggan, Malahide/Howth and Swords, and their types (1 to 4-bedroom homes).

The following information was utilised in the creation of the Housing Delivery Action Plan –

- The current and future Fingal Development Plan Housing Strategy.
- Availability of local authority-owned suitable and serviced lands.
- 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.
- Geographical analysis of social housing demand.
- Geographical analysis of all existing housing stock including an existing mix of privately owned, private rental, social, leased and HAP properties.

## 3. Available Data Sources

The following data sources were referenced where appropriate.

- The Fingal County Council Summary of Social Housing Needs Assessment contains 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, assisted 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.
- The CSO Database provides information on current housing and tenure mixes.



#### **4. Key Measures to be addressed in Housing Delivery Action Plan**

The following sections reference the key requirements specified in the Housing Delivery Action Plan circular.

##### **Enable strategic decision making on delivery and alignment of individual project programmes with an overarching programme.**

All new build social housing delivery will be aligned with the current and future Fingal County Council Development Plans and the current and future Fingal County Council Housing Strategies. The Council social and affordable delivery programme will comply with guidelines issued by the Department of Housing, Local Government and Heritage (DHLGH) along with the Council's Strategic policies such as the Corporate Plan, the Three-Year Capital Programme 2022-2024 and the Council's annual Revenue Budget.

All construction projects on Fingal County Council lands will meet the requirements of the Public Spending Code, including the requirement for robust governance structures. The development of large mixed tenure landbanks at Ballymastone, Donabate and Church Fields, Mulhuddart are governed by a Steering Group established and chaired by the Chief Executive with representatives from the National Development Finance Agency and the Department of Housing, Local Government & Heritage. The Governance and Oversight structures are designed to safeguard public monies and achieve value for money for the taxpayer.

All Part VIII housing projects undertaken by Fingal County Council will comply with an internal cross-departmental internal consultation protocol. For a Part VIII project to commence under Part XI of the Planning & Development Act, the Internal Consultation Protocol Agreement must be approved by the Director of the Planning & Strategic Infrastructure Department and the Director of the Housing & Community Department.

The delivery of all social and affordable housing projects is managed by the Senior Executive Officer in the Housing Department. The Senior Executive Officer reports to the DHLGH and the Housing Delivery Coordination Office (HDCO) every month with updates on each project and ensures delivery is aligned with annual targets. In addition, every quarter, the County Architect updates the DHLGH and the HDCO technical teams on the housing delivery construction programme.

Each construction project is managed by a Project Architect and monthly meetings are held between the Housing Delivery team and the Architects housing delivery team to review the construction programme.

Funding for housing delivery comes via the DHLGH capital grants funding envelope. Projects 100% funded by DHLGH follow the Department of Public Expenditure and Reform's Capital Works Management Framework (CWMF) process, which has four formal approval stages:

Stage 1: Approval to commission the design



Stage 2: Approval to submit the design for planning permission

Stage 3: Approval to seek construction tenders

Stage 4: Approval to award the construction contract

Funding for housing delivery is also aligned with the Public Spending Code (PSC) as developed by the Department of Public Expenditure and Reform. The PSC applies to both current and capital expenditure and to all public bodies in receipt of public funds.

Each local authority is responsible for carrying out the quality assurance requirements of the PSC and a Quality Assurance Report from Fingal County Council is submitted each year to National Oversight and Audit Commission for incorporation in a composite report for the local government sector.

**Demonstrate that delivery will be aligned with demand, in particular with regard to adequate provision of 1/2/3/4 bed homes.**

There are 6,332 households on the social housing list for Fingal County Council (as of 14th December 2021). The greatest demand within the county at present is for the Blanchardstown area.

The majority demand is for 1-bedroom (41.71%) and 2-bedroom (34.93%) homes, while 4-bedroom homes represent only 4% of the demand. The table below provides a breakdown of the unit mix requirements of social housing applicants;

	Bedroom requirement				
Fingal area	1-bed	2-beds	3-beds	4-beds	Total
Balbriggan	637	538	308	60	1543
Blanchardstown	1039	939	543	130	2651
Malahide	427	299	122	29	877
Swords	538	436	253	34	1261
<b>Total</b>	<b>2641</b>	<b>2212</b>	<b>1226</b>	<b>253</b>	<b>6332</b>
<b>Percentage</b>	<b>41.71%</b>	<b>34.93%</b>	<b>19.36%</b>	<b>4.00%</b>	

Figure 8. Bedroom requirement of households on the social housing waiting list

The Council will endeavour to provide a sufficient supply for all 1/2/3/4 bed homes aligned with the annual Social Housing Assessment outcome for Fingal County Council. The Council anticipates a supply of 30% of one bed homes, 40% of two beds and 25% three beds and 5% four beds.

The current pipeline of approved projects has a total of –

- 16% 1 bed units.
- 47% 2 bed units.
- 30% 3 bed units.
- 7% 4 bed units.

The tables below outline the minimum standards which Fingal County Council will endeavour to deliver. The tables are based on the following policies:

- Fingal Development Plan 2017-2023 minimum standard areas
- Sustainable Guidelines Design Standards for New Apartments
- Quality Housing for Sustainable Communities

Houses	Number of Floors	Area/m2
4 Bed/7 Person	3	120
4 Bed/7 Person	2	110
4 Bed/7 Person	1	100
4 Bed/6 Person	3	115
4 Bed/6 Person	2	105
4 Bed/6 Person	1	95
4 Bed/5 Person	3	107
4 Bed/5 Person	2	97
4 Bed/5 Person	1	87
3 Bed/6 Person	3	110
3 Bed/6 Person	2	100
3 Bed/6 Person	1	90
3 Bed/5 Person	3	102
3 Bed/5 Person	2	92
3 Bed/5 Person	1	82
3 Bed/4 Person	3	93
3 Bed/4 Person	2	83
3 Bed/4 Person	1	73
2 Bed/4 Person	2	80
2 Bed/4 Person	1	70
2 Bed/3 Person	2	70
2 Bed/3 Person	1	64
1 Bed/2 Person	1	60

Apartments / Duplexes	Area/m2
3 bed	90
2 bed	63-73
1 bed	45

The majority of all apartments in any proposed scheme of 10 or more apartments will exceed the minimum floor area standard by a minimum of 10%.

**Have regard to NPF objectives in the context of brownfield and infill development in urban areas and towns.**

The NPF is the Government’s high-level strategic plan for shaping the future growth and development of the country to 2040. Compact growth is a key strategic objective of the plan and there is a particular focus on Dublin, with the NPF advocating an approach of consolidation and densification across the City Region. This will require a focus on utilising brownfield sites, particularly those along existing and planned public transport corridors.

This growth strategy will allow better use of underutilised serviced land and buildings, including infill and brownfield land, with more high-quality and high-density mixed-use development accompanied by enhanced amenities, education, health and social services; all supported by sustainable mobility.

Currently, the Council is developing a number of brownfield sites that are either at the planning or tender stage. The Council will give high priority to any suitable zoned brownfield and infill sites with or without planning permission in towns and villages across Fingal. The Council will work collaboratively with AHBs and developers to put into place actions that may help overcome barriers to delivering on the housing potential of brownfield and infill sites.

**Incorporate existing Traveller accommodation plans and programmes.**

Under the provisions of the Housing (Traveller Accommodation) Act 1998, all Local Authorities are required to prepare, adopt and implement a Traveller Accommodation Programme (TAP) to meet the accommodation needs of the Traveller community. The current Fingal Traveller Accommodation Plan covers the period of 2019 – 2024.

The Traveller community accounted for 0.45% of the population in Fingal in the 2016 Census. Under Fingal’s Traveller Accommodation Programme 2019-2024, it is the policy of the Council to provide group and standard housing options as well as Traveller Specific Accommodation for Travellers who are indigenous to the administrative County of Fingal. This accommodation is provided in accordance with the assessment of need carried out under the provisions of the Housing (Traveller

Accommodation) Act 1998 and having regard to the accommodation objectives of The National Traveller and Roma Inclusion Strategy 2017 – 2021.

The current TAP for Fingal sets out the strategy for the provision of Traveller accommodation and support services during the period 2019-2024. Implementation depends on the identification and acquisition, where necessary, of lands required for the construction of new Traveller specific accommodation. The delivery of the proposed programme is dependent on all necessary consents, planning approvals and the availability of services.

**Incorporate an action plan for the 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.**

A new National Housing Strategy for Persons with Disabilities 2022-2027 is under preparation by the Housing Agency. It will facilitate the provision of housing options and related services to disabled persons to allow individual choice and support independent living. Fingal County Council will continue to support the vision and strategic aims of the Strategy and facilitate access for people with disabilities to the appropriate range of housing, promoting equality of opportunity, individual choice and independent living.

In particular, Fingal County Council will take into consideration the needs of persons with disabilities, including sensory disability, physical and intellectual disability, and those with mental health concerns. Housing options will be provided to facilitate an appropriate range of accommodation and related support services.

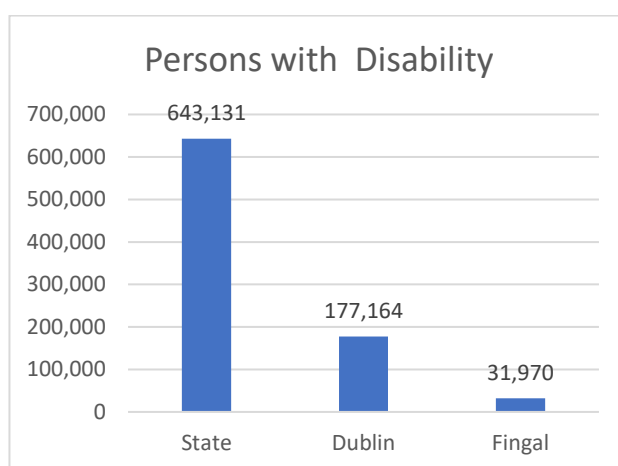


Figure 9. Persons with Disability  
Source: Census CSO Disability Results 2016

According to the latest Census, there were a total of 643,131 people who stated they had a disability, which represents 13.5% of the Irish population. 6.7% of the population aged under 20 had a disability, whilst 49.5% of the population aged 75 had a disability.

One of the lowest rates of disability was reported in Fingal (10.2%). Due to the relation between disability and age, the areas with a higher rate of disability predominantly have older populations, and Fingal has one of the youngest populations with an average age of 34.3 years. However, the need for social housing based on disability and medical grounds is not just related to age, but also to meet the needs of those who have a sensory, intellectual disability, physical or mental health disability, which can affect people of any age group.

Physical	Sensory	Mental Health	Intellectual/ Autism	Unspecified	Total
158	40	63	55	8	324

Figure 10. Disability Housing Assessment  
 Source: Fingal Strategic Plan for Housing People with a Disability 2016-2021

The National Housing Strategy for People with a Disability, 2011 - 2016 and the associated National Implementation Framework are joint publications by the then Department of Environment, Community and Local Government and the Department of Health. In conjunction with “A Vision for Change” (the Government’s mental health policy) and “A Time to Move on from Congregated Settings” (the Report of the Working Group on Congregated Settings), the National Housing Strategy for People with a Disability 2011-2016 was developed as part of a coherent framework to support people with disabilities in community-based living with maximum independence and choice.

According to the 2011 census figures, 10.2% of the population of Fingal has a disability, which is below the national average of 13%. Data from the most recent census will be assessed when it becomes available. The Strategy also recognizes the needs of older people as they develop age-related mobility problems. It aims to promote and support the delivery of accommodation for people with disabilities using all appropriate housing supply mechanisms.

Fingal County Council Strategy for Housing Disabled People 2021-2026 was submitted to the Department of Housing, Local Government and Heritage in September 2021. This new Strategy and Action Plan 2021-2026 builds on the Council’s commitment to respond to the challenges and avail of the opportunities to improve service delivery in helping meet the housing needs of disabled people.

The Council will continue to work with the Fingal Disability Steering Group in implementing the terms of reference for the group.

Approximately 10% of accommodation proposed in all Council led developments will be suitable to accommodate older persons or those with a disability. All new social housing projects designed by Fingal County Council include as many of the Universal Design (UD) recommendations as possible. The minimum floor areas as set out in the Quality Housing for Sustainable Communities (DEHLG, 2007) and Sustainable Urban Housing: Design Standards for New Apartments; Guidelines for Planning Authorities (DHPLG 2018) do not allow for full implementation of all the UD recommendations, particularly relating to circulation space and bathroom sizes. See Appendix A outlining the number of disability friendly homes to be delivered per year.

**Incorporate an action plan for provision of a suitable level of Age Friendly housing.**

Fingal is synonymous with a young and growing population, over consecutive census years, whilst in 2016 just 9.1% of the population or 27,035 persons are over 65. However, it is important to note that the growth in this cohort between 2011 and 2016 was 36.1%, the highest recorded increase in a 65+ year age group anywhere within the state. This age cohort is expected to increase further in the next available Census (Figure 11).

Years	2011-16	2016-22	2022-27
Change (%)	36.12	15.57	16.40

Figure 11. Fingal Elderly People Population Change over the years  
Source: CSO various years

Studying the age cohorts who were recorded to be 40-55 it would be anticipated that this upward trend will continue (see Figure 12 below).

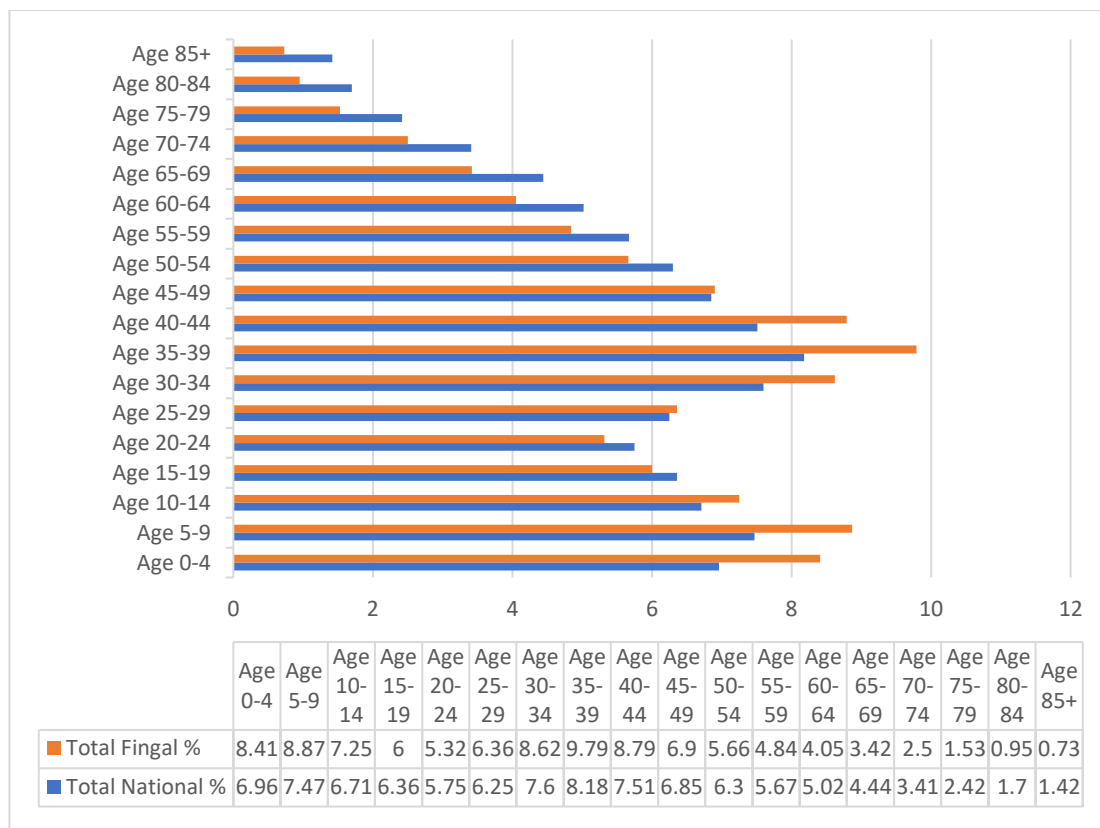


Figure 12. Age profile of State and Fingal County Council  
Source: CSO Census Age Profile Results for 2016

A future ageing population will affect housing requirements into the future and requires a flexible approach to right sized housing options in the centre of towns and villages, close to amenities, public services, and transport options. This will require examination of flexibility in terms of dwelling size, layout and design and building subdivision or the provision of family apartments.

In Ireland, the Housing Options for Our Ageing Population - Policy Statement (2019) emphasises the importance of choice in housing for older people. A key principle underpinning Government housing policy is to support older people to live in their own homes with dignity and independence for as long as possible.

In March 2019, Fingal County Council introduced a guidance document (10 Ways To Construct A More Lifetime Adaptable and Age Friendly Home) that outlined specific ways to construct a more lifetime adaptable and age-friendly home. The guidance document details 10 key features to a Universal Designed home, that if incorporated into the design of a new house or apartment will greatly enhance the product being offered to new and existing residents.

All new Council led social housing projects will be designed utilising the 10 universal design principles and recommendations as far as possible. However, all proposals to include universal design features will be subject to final approval by the DHLGH. The Council also promotes the principles of universal design in all AHB CALF projects and units acquired under Part V.

Currently the Council has several projects at the planning or tender stage that will deliver accommodation specifically for older people. In all other Council-led projects, approximately 10% of accommodation proposed will be suitable to accommodate older persons or those with a disability. See Appendix A outlining the number of elderly persons homes to be delivered per year.

**Have specific delivery streams and associated targets involving the regeneration of vacant and derelict property. 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.**

Housing economists generally agree that a functioning housing market has a small level of vacancies, which will facilitate the improvement of the already built stock, and the transition of people from property to property (which is also referred to as “churn”). It is observed that there is no absolute agreement on how many vacant units are required to facilitate this churn, but it is generally held to be in the order of 2-4%.

Census 2016 indicated that there was a total housing stock of 104,851 in Fingal County Council. Of these total dwellings, 96,899 were occupied on the Census Day, with 2,719 temporarily absent and the remainder were classified as vacant, suggesting a vacancy rate of 5%. However, this data must be regarded as estimated, and relies on a limited number of visits and a cursory inspection of the property.



Area	Total Dwellings	Occupied	Temporarily Absent	Holiday Homes	Other Vacant	Vacancy Rate
Fingal County Council	104,851	96,899	2,719	289	4944	5.0%

Figure 13. Dwellings Status

Source: Census CSO Results on Dwelling Status for 2016  
Source: Census CSO Results on Occupancy Status for 2016, 2011

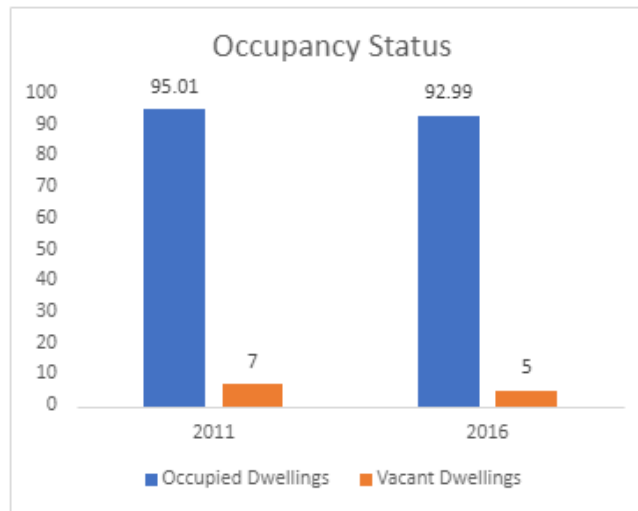


Figure 14. Occupancy Status

Source: Census CSO Results on Occupancy Status for 2016, 2011

There were 4,944 vacant dwellings in 2016 representing 4.7% of the total housing stock. The vacancy rate has declined from 6.7% in 2011 to 5% in 2016 within Fingal. Based on this data and local surveys carried out by Fingal County Council in several locations, it is considered that the low vacancy rate in Fingal County Council’s area will not yield significant numbers of homes back into use. Having said that, the Council and Approved Housing Bodies did successfully purchase 27 vacant properties under the Buy and Renew and Repair to Lease Schemes in the past number of years. The Council has utilised legislative powers to deal with vacant and derelict properties including compulsory purchase and powers under the derelict sites' legislation. Since 2019, a total of seven properties have completed the Compulsory Purchase Order (CPO) process and two further properties are still subject to the process. The Council will also continue to use its statutory powers through the following legislation:

- Urban Regeneration & Housing Act 2015
- Derelict Sites Act 1990
- Compulsory Purchase Order under the Housing Act 1966

The Council will monitor both the Derelict Sites Register and the Vacant Sites Register and endeavour to redevelop sites listed on both registers.

Fingal County Council will continue to engage with the Department of Housing, Local Government and Heritage regarding all actions in the Housing for All Plan including Pathway Four - Addressing Vacancy and Efficient Use of Existing Stock.

In April 2022, a full-time Vacant Homes Officer (VHO) was appointed in Fingal County Council. The Vacant Homes Officer will build on the work completed to date to address derelict and vacant properties in the County. The VHO will lead out on a programme of work for vacant homes in Fingal and integrate this programme with the wider Housing for All set of policy actions. The full-time VHO will have a significant role regarding existing vacancy-related policies such as:

- a. Social Housing Capital Delivery Schemes e.g. Buy and Renew Scheme
- b. Repair and Leasing Scheme
- c. Compulsory Purchase Order (CPO) of vacant properties to secure future residential use

In addition, the VHO will also lead on new initiatives as set out in Housing for All, such as the proposed Croí Conaithe (Towns) initiative focused on towns and villages and will liaise on a cross-departmental basis on other Government policy initiatives to help revitalise towns and villages, such as Town Centres First.

### **Demonstrate an adequate balance between local authority build and other forms of delivery.**

A significant funding package has been put in place to support the delivery of social housing under Housing for All with increased funding for CALF capital funding to support AHB housing delivery. The housing delivery mechanisms projected in this Housing Delivery Action Plan provide for funding to be aligned to provide approximately 46% of housing delivery will be met by funding drawn down by Fingal County Council and 54% will be met by funding through the AHBs.

The Council will deliver housing under a range of supply streams to include;

- SHIP Construction – Single-stage
- SHIP Construction (4 Stage) on LA Land
- AHB Delivery (CALF /CAS / Part V)
- LA Part V
- Mixed tenure social & affordable
- PPP (where applicable)
- SHIP Construction Turnkey
- Buy & Renew

Table 2 attached provides further detail on social housing delivery streams.

**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.**

As stated previously, future construction programmes will be dependent on the Council acquiring significant landbanks over the next number of years to ensure delivery post-2026. The Council is currently active in the market and will continue to review all potential land acquisition opportunities in the County and engage with local estate agents and others to identify appropriately zoned lands coming on to the market. The Council will consult with the DHLGH in relation to all potential land opportunities to determine site suitability and value for money which will support the current construction programme and ensure delivery post 2026.

The option of using CPO powers to acquire land to deliver social and affordable housing will continue to be considered where necessary.

**Identify any and all off-site infrastructure necessary to deliver housing under the programme.**

There are a small number of sites that have Irish Water infrastructure deficits which are constraining the development of the sites for housing purposes. The Council will continue to engage with Irish Water and other utility providers to address any infrastructure deficits.

**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.**

A corporate risk management strategy is in place as part of the Fingal County Council Corporate Plan. Regular internal meetings take place between Housing Department and Architects Department to review each social and affordable housing construction project, to examine programme risks and delays to delivery timelines, along with other programme management issues. Mitigation measures are put in place to reduce the likelihood of the risk occurring. Regular communications also take place between Fingal County Council and the AHB's to monitor programme risks and other programme management issues.

In addition, Fingal County Council provides updates to both the DHLGH and the Housing Delivery Co-Ordination Office on each project. Risks/issues are raised at these meetings and mitigation measures are discussed.

## 5. Identify Delivery Streams and Delivery Partners

Tables 2, 3, 4 and 5 attached provide detail of approved and projected delivery streams and the relevant delivery partners. Fingal County Council delivery of social housing is projected to be met 46% by the Council and 54% by the Approved Housing Bodies.

It should be noted that the projected delivery under Part V and turnkey supply streams is completely dependent on delivery by the private construction sector. The projections are only indicative of the number of homes that could be delivered via developments that have not yet commenced and those that have not yet been granted planning permission.

In relation to the development of larger landbanks, there is a limited number of top tier developers or consortia of medium-sized developers with the capacity to deliver large scale developments at pace to address current housing demand. Such developments form a key part of the proposed construction programme over the next five years and without this supply, the level of housing delivery required will not be met in the timeframe required.

## 6. Key Information

Based on the templates received, the following are the key information that has been summarised in order to develop relevant strategies for implementing the social housing targets of FCC –

### 1. Delivery Targets versus Projected Delivery of Approved Projects (Table 1)

This section compares the annual social housing delivery targets under Housing for All and the current projected delivery of approved projects in the four primary housing areas within Fingal.

#### **Housing Area**

Fingal County Council is divided into four primary housing areas and a household applying for social housing support can specify a maximum of three areas of choice. The total of 6,332 households shown as in need of housing support is a net figure for each of the areas.

#### **No. Households on SSHA**

There are 6,332 households on the social housing list by 14<sup>th</sup> December 2021 distributed across the four housing areas.

#### **Target Distributed by Demand**

The delivery target set for Fingal County Council for 2022 - 2026 under Housing for All is 3,286 new build homes. The target has been distributed based on % of demand by housing area.

#### **Approved Delivery**

There are currently 843 units approved by the DHLGH under the various delivery streams, including construction and AHB turnkey.

### **Proposed Delivery by Area**

The proposed future social housing provision as set out in table 1 is only indicative of the number of homes that could be delivered and is dependent on an active private construction sector. It is expected that 2,443 units could be generated via projects which are subject to planning and funding approvals.

## **2. Geographical Analysis of Current Projected Delivery and Current approved Projects (Table 2)**

The proposed housing delivery as shown in each of the four housing areas is determined based on the actual locations of the proposed developments/construction sites.

The proposed future social housing provision under the categories of Part V and AHB CALF Turnkey are completely dependent on delivery from the private construction sector. This projected delivery of 2,249 units is only indicative of the number of homes that could be delivered via developments that have not yet commenced or have not yet been granted planning permission.

## **3. Future Programme Requirements (Table 3)**

The future programme requirements of the amount of social housing to be delivered to meet Housing for All targets are set out in Table 3.

### **FCC Construction Programme**

In order to meet the significant challenges of delivery set out in the Housing for All Plan, an ambitious construction programme has been put in place which should see the construction of 1,164 social homes on Council-owned lands over the period 2022 – 2026.

Existing LA Landbank;	355 units
Future Land Purchases;	107 units
Other (Mixed Tenure);	702 units

This delivery involves utilising all residentially zoned lands currently in the ownership of the Council.

### **Estimated Part V & AHB Turnkey**

The proposed future social housing provision under the categories of Part V and AHB CALF Turnkey are completely dependent on delivery from the private construction sector. This projected delivery of 2,249 units is only indicative of the number of homes that could be delivered via developments that have not yet commenced or have not yet been granted planning permission.

It is proposed that a total of 3,453 units will be delivered from the following delivery channels:

- SHIP Construction (4 Stage) on LA Land
- AHB Delivery (CALF /CAS / Part V)

- Mixed tenure social & affordable on LA lands & LDA lands, respectively
- SHIP Construction – Single stage
- PPP
- SHIP Construction on LA Land takes on average 34 months to deliver social housing construction projects.
- AHB Delivery (CALF /CAS / Part V)

The effects of Covid-19 pandemic, the long-term effects of Brexit, inflationary pressures, skills shortages and capacity issues in the construction sector may impact the supply of housing.

Compliance with Public Spending Code requirements and procurement processes could potentially delay the appointment of developers/contractors particularly on mixed tenure sites which require a more detailed cost modelling analysis.

## **7. Affordable Housing Delivery**

The Affordable Housing Act 2021, which provides for an expansion of the role of the State in the provision of affordable housing at below open market prices, aims to increase the stock of affordable housing with the introduction of the following initiatives:

- Local authorities to deliver affordable homes for purchase on their lands.
- The introduction of ‘Cost Rental’ as a new form of tenure.
- A new Affordable Purchase Shared Equity Scheme (‘First Home Scheme’) will see the State providing equity support to households purchasing homes in the private market but who are unable to secure the full mortgage to do so.

It is intended that Fingal County Council either acting alone or through collaboration with the Approved Housing Bodies, the Land Development Agency and developers will deliver affordable homes under these new initiatives.

These homes will be available at a reduced price, with the Local Authority taking an equity stake equivalent to the reduction from the prevailing market price for the property. The purchaser can redeem this equity stake at a time of their choosing, to become a freeholder or to simply have an annuity loan. If the purchaser chooses not to redeem the equity stake while living in the home, the Local Authority will await the formal transfer of the asset by sale or inheritance to redeem the equity stake.

Where demand exceeds supply, homes will be made available by Local Authorities using a ‘Scheme of Priority’, which will see applicant prioritisation based on a range of factors, including the size of the household applying. Funding will continue to be made available under the Affordable Housing Fund which will facilitate the delivery of new-build Local Authority affordable housing at a more competitive price.

A new rental model for moderate-income households has been introduced under the Act. Cost Rental is a significant change in the Irish rental system. Homes will be provided at rents that are set to cover only the cost of financing, building, managing, and maintaining the homes, calculated over a minimum

period of 40 years. Tenants will have significantly increased security of tenure, potentially making cost rental a long-term rental option. This measure is being targeted at middle-income households, with incomes above the social housing limits. The aim is to maximise effectiveness for those who do not already receive support from the state. Fingal County Council will work in partnership with AHBs, the Land Development Agency and others to facilitate the delivery of cost rental homes in the county.

## 8. Setting targets for the new provision of Affordable Housing

The targets for Fingal County Council for the delivery of affordable housing from 2022 to 2026 is set out as follows:

<b>Fingal County Council</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>Total</b>
Local Authority Affordable Purchase and Cost Rental delivery target	60	181	266	237	237	<b>981</b>

These targets are for local authority delivered affordable purchase/cost rental homes only. Affordable homes delivered via AHBs and the Land Development Agency, as well as through the First Home Scheme, would be in addition to the Council’s affordable housing target and it’s estimated that around 3,000 affordable purchase/cost rental homes are likely to be provided in Fingal over the 5-year lifetime of the plan.

The Council will continue to work in partnership with AHBs, the Land Development Agency and others to facilitate the delivery of affordable homes in Fingal. Table 5 outlines in more detail the projected delivery of affordable across the various sectors.

## 9. Outputs from the Housing Delivery Action Plan

The outputs of the Action Plan have identified the following key issues:

- The delivery of a significant proportion of both social and affordable housing is dependent on delivery by the private construction sector.
- In relation to the development of larger landbanks, there is a limited number of top tier developers or consortia of medium-sized developers with the capacity to undertake large scale developments at a pace to deliver on an ambitious construction programme.
- There is a lack of suitably zoned lands in Fingal ownership to enable future construction programmes post-2026. There is also a lack of suitably zoned land available for sale in Fingal. Where such sites come on the market the Council will make offers, subject to value for money and community sustainability. Sites with planning permission where construction has not commenced are being examined with a view to realising their potential to deliver social and affordable homes. This will be carried out in collaboration with key delivery partners.
- There are a small number of Council-owned sites that have an Irish Water infrastructure deficit preventing the delivery of social housing.



- There is a significant affordability constraint in the County. The Council will continue to utilise the funding streams available under the Affordable Housing Fund to enable delivery on a number of key strategic sites in Fingal. Affordable delivery will also be progressed in collaboration with key delivery partners.
- Ongoing collaboration will continue with Approved Housing Bodies and the Land Development Agency regarding their delivery programmes.
- Fingal has one of the lowest percentages of vacant properties in the country. It is expected that a very limited supply of homes will come from the buy and renew process.

# Appendix A

The following table outlines the current projected delivery of accommodation for older persons and/or those with a disability.

<b>Year</b>	<b>Total Number of Units in the FCC Construction Programme</b>	<b>Number of units to accommodate older persons or those with a disability.</b>
<b>2022</b>	<b>168</b>	<b>17</b>
<b>2023</b>	<b>180</b>	<b>18</b>
<b>2024</b>	<b>253</b>	<b>25</b>
<b>2025</b>	<b>300</b>	<b>30</b>
<b>2026</b>	<b>263</b>	<b>26</b>
<b>Total</b>	<b>1,164</b>	<b>116</b>

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

Housing Area	No. of Households on SSHA	No. of Households on HNDA	% of Demand by Housing Area	2022-2026 Target Distributed by Demand	Total Approved Delivery	Outstanding Delivery	Proposed Delivery by Area
Blanchardstown Area	2651		41.87%	1376	292	1084	1141
Howth-Malahide Area	877		13.85%	455	116	339	648
Balbriggan Area	1543		24.37%	801	18	783	431
Swords Area	1261		19.91%	654	417	237	1233
<b>TOTAL</b>	<b>6332</b>	<b>3764</b>	<b>100.00%</b>	<b>3286</b>	<b>843</b>	<b>2443</b>	<b>3453</b>

Table 2 - Future Programme Master Summary (Social Housing)

Housing Area	Estimated Part V (Private & LDA)	Existing LA Landbank	Future land Purchases	LA Turnkey	LA Buy & Renew	AHB CALF (Turnkey)	AHB CAS	Social Homes via Mixed Tenure (LA Landbank)	Total Social Homes to be delivered	Comments
Blanchardstown	230	206	0	0	10	210	5	480	1141	
Malahide-Howth	422	8	0	0	10	208	0	0	648	
Balbriggan	390	0	0	0	10	15	6	10	431	
Swords	256	99	107	0	10	518	31	212	1233	
Total	1298	313	107	0	40	951	42	702	3453	Dependent on delivery by the private construction sector

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 (Turnkey)	AHB CAS	Other (Mixed Tenure)	Total Homes to be delivered	Comments
2022	148	156	0	0	6	39	5	7	361	
2023	343	34	29	0	6	162	37	80	691	
2024	447	73	0	0	8	55	0	180	763	
2025	215	25	40	0	10	255	0	235	780	
2026	145	25	38	0	10	440	0	200	858	
<b>TOTAL</b>	1,298	313	107	0	40	951	42	702	3,453	Dependent on delivery by the private construction sector

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

Year	Local Authority Affordable Purchase and Cost Rental delivery target	Proposed Total Affordable Delivery Local Authority
2022	60	61
2023	181	182
2024	266	270
2025	237	240
2026	237	240
Total	981	993

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	39	22	0	7	0	0	68
2023	50	132	0	163	0	0	345
2024	110	70	90	141	0	0	411
2025	115	0	125	439	274	220	1173
2026	115	0	125	350	273	219	1082
<b>Total</b>	<b>429</b>	<b>224</b>	<b>340</b>	<b>1100</b>	<b>547</b>	<b>439</b>	<b>3079</b>

\*Dependent on delivery by the private construction sector