Housing For All

Housing Delivery Action Plan

Longford County Council

29th April 2022

Version 2



**1.0 Introduction**

Housing For All requires each Local Authority to prepare a plan on how it will deliver on its social housing targets for the period 2022 to 2026. The individual plans reflect the uniqueness within each Local Authority.

County Longford occupies an area of 1,091km2 and is therefore the fourth smallest county in area in the State. In 2016, the county had a population density of 37.4 persons per sq km, compared to the state at 70 persons per sq km.

Longford County Council has over the past number of years exceeded its delivery targets. However, the delivery of the social housing targets is dependent on a stable environment, given the effects of the pandemic and the Ukraine war raises uncertainty regarding delivery.

**2.0 Population**

Ireland’s population stood at 4,761,865 in April 2016. There were 200 urban settlements across the country, which accommodated 63% of Ireland’s population.

County Longford is located within the Midlands region within the Eastern and Midland Regional Assembly area which is the most populous region with over 2.3 million people, of which 40,873 lived in County Longford.

The total population of Longford County is 40,873. This figure represents an increase of 1,873 (4.8%) since the 2011 census and an 18.8% increase on the 2006 census. Longford’s increase in population of 4.8% is 1% higher than the state increase of 3.8% making Longford the 10th fastest growing county.

|  |  |  |  |
| --- | --- | --- | --- |
| **Settlement** | **2011** | **2016** | **% change** |
| Longford Town | 9,601 | 10,008 | 4% |
| Edgeworthstown | 1744 | 2072 | 19% |
| Ballymahon | 1563 | 1877 | 20% |
| Lanesborough-Ballyleague | 1377 | 1454 | 6% |
| Granard | 1021 | 816 | -20% |
| Newownforbes | 759 | 778 | 3% |
| Drumlish | 835 | 931 | 11% |
| Ballinalee | 308 | 347 | 13% |

Longford County has 23,831 people in the 18-64 age group. A total of 47% of the population are under 35 years old. The county has an average age in the 36.6 – 37.6 bracket making Longford County a young and growing population.

**3.0 Delivery Targets**

The social housing targets for Longford County Council are set out in the table below

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Year | 2022 | 2023 | 2024 | 2025 | 2026 | Total |
| Build | 75 | 74 | 76 | 82 | 83 | 391 |

It is suggested that 60% of delivery will be by the Local Authorities and 40% by Approved Housing Bodies. As the level of activity by Approved Housing Bodies is relatively low, Longford County Council may well exceed the 60% delivery target. Notwithstanding the issues relating to market rents in Longford and their associated challenges, Longford County Council will engage with Approved Housing Bodies with a view to increasing their level of activity in the County and achieving the 40% target.

The geographical distribution of social housing and current approved delivery is contained in table 1 of the appendices.

Table 3 contains the data of the future programme by year.

The house types will be a mix of 1,2,3,4, bed houses. The current level of demand is as follows.

|  |  |
| --- | --- |
| **House Type** | **Current % demand** |
| 1 bed | 13% |
| 2 bed | 45% |
| 3 bed | 38% |
| 4 bed | 4% |

Longford County Council uses a combination of brown and green field space to deliver its social housing programme. Currently of the 95 units approved 28% of these will be delivered on brown field sites that also promote Town Centre First policies.

Wastewater capacity in Ballymahon and Edgeworthstown will limit the amount of development in these areas.

**4.0 Disability**

Longford County Council’s Housing Disability Strategy core goal is to meet the identified housing needs of people with disabilities locally. It addresses the needs of those with a disability through direct provision of Local Authority Housing, works in collaboration with Approved Housing Bodies and the provision of adaptation grants. The vision of the Strategy is to facilitate access, for people with disabilities, to the appropriate range of housing and related support services, delivered in an integrated and sustainable manner, which promotes equality of opportunity, individual choice, and independent living.

Universal Design is a fundamental aspect of any new build projects undertaken by Longford County Council.

The current level of demand is for 74 units for people with a disability

It is predicted to deliver the following number of new units per year

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Year | 2022 | 2023 | 2024 | 2025 | 2026 | Total |
| Delivery | 2 | 6 | 12 | 8 | 8 | 36 |

Additional allocations will be made using the current housing stock.

**5.0 Age Friendly Housing**

Longford County Council is engaged with Meath County Council as the lead Authority in the “Healthy Age Active Homes Programme”. It is one of 9 Counties selected to participate in the initiative. This is a relatively a new innovative Age Friendly Ireland / Sláintecare programme. The aim is to coordinate all the current service providers in Co. Longford to ensure that older persons can remain in their own homes for as long as possible with the correct supports in place.

**6.0 Vacancy**

An objective of the recently adopted County Development Plan 2022 to 2027 is to *“Reinforce the centres of settlements through the increased focus on the development of infill sites, brownfield lands, under-utilised land/buildings, vacant sites, and derelict sites within the existing built-up footprint of the settlements and develop outwards from the centre in a sequential manner”*

The 2016 census identified that approximately 16% of houses in County Longford were vacant. The Council has formed a cross functional team to address vacancy and is using its powers under derelict sites and Compulsory Purchase orders to address the issue.

**7.0 Affordable Housing Delivery**

The Longford County Council Development Plan 2021 – 2027 aims to “*Develop connected, sustainable and prosperous communities with access to* ***housing****, education, work, healthcare and leisure*;”

Longford has a Housing Needs Demand Assessment (HNDA) of less than 5% based on the assumptions of the current model. Over the period 2020 to 2021 a total of 178 applications for social housing support were refused based on income grounds (91 in 2020 and 87 in2021). In total over that period 806 families were refused support for a variety of reasons. This demonstrates that a cohort of families need housing support.

In 2021 €1,609,668 of loans were made to 19 families under the Local Authority Home Loan scheme, with €862,240 drawn down to-date. In 2020 loans totalling €2,429,260 were refused.

According to the Pobal HP Deprivation Index, County Longford is the most deprived local authority area within the Midlands Region. In the absolute HP Deprivation scores only 4 Electoral District’s (ED’s) categorised as marginally above average. The more affluent areas are situated in the wider environs of Longford Town and in the northwest of the County, while the east of the County in general is below the national average. The disposable income of County Longford residents estimated in 2018 from the CSO was €17,410 per capita, the fourth lowest in the State and compared to the State average of €21,270 and the Dublin figure of €24,969 per capita. Longford possesses the third lowest disposable income level of all Leinster Counties.

Anecdotally there appears to be a strong demand for affordable housing in Longford. Longford County Council has commissioned a report regarding affordability in the County and when completed will form an addendum to the Housing Delivery Action Plan.

**Appendices**

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| **Table 1 - Geographical distribution of Social Housing demand and current approved delivery** |
| **Area / Municipal District/ Division** | **Settlement** | **No. of Households on SSHA** | **No. of Households on HNDA** | **% of Demand by Settlement** | **2022-2026 Target Distributed by Demand** | **Approved Delivery** | **Outstanding Delivery per MD** | **Proposed Delivery by MD/Division/Settlement** |
| Granard MD | Settlement A *Drumlish* | 25 | 10 | 8.3 | 17 | 1 | 16 | 17 |
|   | Settlement B Granard | 21 | 8 | 7 | 63 | 6 | 57 | 63 |
|   | Settlement C Ballinalee | 16 | 6 | 5.3 | 18 | 0 | 18 | 18 |
|   | Other | 6 | 2 | 2 | 46 | 11 | 35 | 46 |
| **MD 1 Total** |  | **68** | **26** | **22.6** | **144** | **18** | **126** | **144** |
| Longford MD | Settlement D Longford | 126 | 48 | 42 | 144 | 34 | 110 | 144 |
|   | Settlement E Newtownforbes | 10 | 4 | 3.3 | 11 | 0 | 11 | 11 |
|   | Other |   |   |   | 0 | 0 | 0 | 0 |
| **MD 2 Total** |  | **136** | **52** | **45.3** | **155** | **34** | **121** | **155** |
| Ballymahon | Settlement F Ballymahon  | 33 | 13 | 11 | 34 | 13 | 21 | 34 |
|   | Settlement G Edgeworthstown | 18 | 7 | 6 | 26 | 0 | 26 | 26 |
|   | Settlement H Lanesboro | 15 | 6 | 5 | 22 | 22 | 0 | 22 |
|   | Other | 30 | 11 | 10 | 10 | 8 | 2 | 10 |
| **MD 3 Total** |  | **96** | **37** | **32** | **92** | **43** | **49** | **92** |
| **TOTAL** |  | **300** | **115** | **99.9** | **391** | **95** | **296** | **391** |

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| **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 CAS** | **Social Homes via Mixed Tenure**  | **Total Social Homes to be delivered** | **Comments** |
| Settlement A *Drumlish* |   |   | 6 |   | 9 |   | 2 |   |   |   |
| Settlement B Granard |   | 15 | 4 | 24 |   | 20 |   |   |   |   |
| Settlement C Ballinalee |   |   | 13 | 5 |   |   |   |   |   |   |
| MD 1 Other |   | 3 | 25 | 18 |   |   |   |   |   |   |
| Settlement D Longford |   | 48 | 24 | 59 | 5 |   | 8 |   |   |   |
| Settlement E Newtownforbes |   | 2 | 3 | 6 |   |   |   |   |   |   |
| MD 2 Other |   |   |   |   |   |   |   |   |   |   |
| Settlement F Ballymahon  |   | 13 |   | 16 | 5 |   |   |   |   |   |
| Settlement G Edgeworthstown | 10 | 4 |   | 12 |   |   |   |   |   |   |
| Settlement H Lanesboro |   | 22 |   |   |   |   |   |   |   |   |
| MD 3 Other |   | 8 |   |   | 2 |   |   |   |   |   |
| Total | 10 | 115 | 75 | 140 | 21 | 20 | 10 | 0 | 0 | 0 |

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| **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** | **AHB CAS** | **Other** | **Total Homes to be delivered** | **Comments** |
| **2022** |   |  |  | 41 | 4 |  | 2 |  | 47 |   |
| **2023** |   | 16 | 6 | 56 | 5 | 8 | 2 |  | 93 |   |
| **2024** |  | 24 | 10 | 12 | 10 | 18 | 12 |  | 86 |   |
| **2025** | 10 | 14 | 20 | 14 | 10 | 6 | 8 |  | 82 |   |
| **2026** | 10 | 13 | 36 |  | 10 | 6 | 8 |  | 83 |   |
| **TOTAL** | 20 | 67 | 72 | 123 | 39 | 38 | 32 | 0 | 391 |   |