



Housing Delivery Action Plan

Galway City Council 2022 – 2026



Introduction

Housing for All includes a commitment that each local authority will produce a Housing Delivery Action Plan. The Plan sets out details of proposed social and affordable housing delivery for the period 2022-2026. The Plan contains details of “how, where and when” social housing construction projects, and affordable housing, are to be delivered to meet the targets contained in Housing for All, and the individual targets for social housing delivery issued to each local authority.

A standard approach to local authority housing delivery strategies will be developed and implemented across the sector. Affordable homes provided under mixed tenure or mono-tenure affordable schemes are included in the Plan. This includes situations where Serviced Site Funding agreements are in place; the local authority intends to make an application in the future for funding under the Affordable Housing Fund (AHF) and agreements are planned for delivery of affordable housing and cost rental units in association with Approved Housing Bodies and the Land Development Agency.

Details, including the breakdown between social, affordable purchase and cost rental are provided for these schemes along with the intended year of delivery.

The Galway City Housing Delivery Action Plan will be consistent with the adopted City Development Plan and associated environmental assessments. The Plan sets out details of both social and affordable housing delivery over the period 2022-2026, in line with targets set under Housing for All. The Plan will be consistent with the National Planning Framework, and other relevant policy documents such as “Quality Housing for Sustainable Communities”.

The Plan also sets out the alignment of the Housing Delivery Action Plan with the National Planning Framework, in particular compact growth objectives with a broad outline of locations where housing will be delivered (by Area – Galway East and Galway West) and the planned number of homes to be delivered in each area and by year.

The Plan sets out details of existing land holdings and land acquisition required to deliver the targets in the Plan and 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.

The Plan also includes 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.

Key Measures to be addressed in Housing Delivery Action Plan

The Housing Delivery Action Plan seeks to address a number of key issues:

- 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.
- 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 the Galway City Council Housing Action Plan for Persons with a Disability 2021 – 2026.
- Incorporate measures for provision of a suitable level of Age Friendly housing.
- Ensure that the buy and renew process is sufficiently utilised to be commensurate with the level of derelict and vacant properties.
- Demonstrate an adequate balance between local authority build and other forms of delivery.
- 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.

The key outputs of the Action Plan will be used to identify and highlight the necessary steps to be taken by Galway City Council to ensure delivery can be maintained in accordance with delivery targets. These steps will include acquisition of additional suitable lands where existing land banks 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 the private development sector and LDA projects and the 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 key issue impacting delivery will include the ongoing availability of staff resources to initiate, plan, procure and deliver the scale of housing required to meet targets.

Social Housing Delivery

The Department of Housing has issued social housing targets for individual local authorities. These targets have been developed based on the most recent social housing waiting list for Galway city and data obtained from the Housing Needs Demand Assessment, which profiles future demand for social housing. The social housing targets for Galway City Council are set out in the table below. Targets for 2022 are based on the social housing pipeline notified to the Housing Delivery Coordination Office.

Year	2022	2023	2024	2025	2026	Total
Build	305	219	224	241	246	1,235

The overall target for delivery across the 'build' categories of LA build, Part V, AHB – CALF and CAS build is 1,235 homes. The proposals contained in the Action Plan provide for potential delivery of 1,674 homes up to 2026. Based on the projections, the breakdown between direct local authority delivery against AHB delivery is 44% to 56%. The quantity of homes anticipated is subject to all appropriate planning and approvals processes being completed. As noted in Table 1, 68% of proposed delivery is categorised as 'outstanding delivery' at this stage, meaning approvals and / or planning permission remain outstanding.

The anticipated and proposed delivery of 1,674 homes is c.35 % greater than the overall target of 1,235 which allows sufficient scope should some schemes anticipated for delivery fall through or be delayed beyond 2026.

The social housing element of the Housing Delivery Action Plan reflects the objectives of the City Development Plan Housing Strategy; geographical analysis of social housing demand across the city; 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.

The annual Social Housing Needs Assessment provides data on geographical distribution of demand and housing typology and the City Development Plan contains vital data and objectives for projected appropriate population growth. CSO data contains information on current housing and tenure mixes, both in terms of private owner-occupied houses and private rented homes, and migration patterns. Galway City Council's Summary of Social Housing Needs Assessment also 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. The 2021 SSHA outlines a net social housing need of 1,276 households in the city, of which 60% is in the East of the city and 40% in the West.

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
MD 1 Galway City East	Galway City East	763	325	60%	741	325	612	937
MD 1 Total		763	325	60%	741	325	612	937
MD 2 Galway City West	Galway City West	513	226	40%	494	201	536	737
MD 2 Total		513	226	40%	494	201	536	737
TOTAL		1276	551	100%	1235	526	1148	1674

Table 2: Proposed delivery by area / scheme type:

Settlement	Estimated Part V (Private & LDA)	Existing LA Landbank	Future land Purchases	LA Turnkey	LA Buy & Renew	AHB CALF	AHB CAS	Other	Social Homes via Mixed Tenure	Total Social Homes to be delivered
MD 1 Galway City East	50	244	50	110	7	465	11	0	0	937
MD 2 Galway City West	40	124	50	50	8	416	49	0	0	737
Total	90	368	100	160	15	881	60	0	0	1,674

Table 3: Proposed delivery by year / scheme type:

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
2022	5	0	0	53	2	190	6	0	256
2023	10	88	0	0	3	365	43	0	509
2024	10	152	0	57	4	197	0	0	420
2025	35	120	0	0	3	66	11	0	235
2026	30	8	100	50	3	63	0	0	254
Total	90	368	100	160	15	881	60	0	1,674

Proposed Galway City Council Delivery:

Galway City Council propose to deliver 628 units through direct build on existing and future land bank acquisition and through turkey purchase. An additional 90 units are estimated through LA Part V agreements. An estimated 15 units will be acquired under the Buy & Renew Scheme. Overall, c.56% of LA delivery is proposed in the Galway East area with the balance c.44% provided in Galway West. Delivery will be focused on matching the overall need for higher density and infill developments with a focus on the needs of older and disabled applicants. Provision is also made for the delivery of c. 40 Traveller specific homes as proposed in the Galway City Traveller Accommodation Programme 2019 – 2024 and subsequent programmes, and specific accommodation for homeless persons through Housing First and Housing Led programmes. The provision of Age Friendly and Universal Design homes will also form a significant element of planned delivery in line with the Council’s Housing Action Plan for Persons with a Disability 2021 – 2026.

Galway City Council currently own c. 24.2 hectares of zoned residential lands that can accommodate over 900 homes (social and affordable). 8.28 ha of land was acquired or in the process of acquisition in 2021, and this will be sufficient to cater for the majority of homes required for LA delivery for the next 4 years. Future land acquisition will be required for the delivery pipeline for 2025 and 2026. Targeted land acquisition focusing on smaller infill sites will be the priority, in particular brownfield and regeneration sites that can deliver higher density homes with good access to local services (subject to adoption of the City Development Plan 2023 – 2029). Acquisition of lands in Ardaun (Local Area Plan strategic area) will also be required to kick start development in this area, on the eastern outskirts of the city, in line with objectives contained in the Galway City Development Plan.

Proposed Approved Housing Body Delivery:

Approved Housing Bodies have the capacity to deliver up to 941 units through CALF and CAS with the majority, 881 under the CALF scheme which includes CALF Part V units. The overall delivery by AHB's, based on projections, will be c. 56% of the total planned delivery of 1,674 homes.

The pipeline of AHB delivery in Galway City is strong and forms a significant element in the overall delivery planned between 2022 and 2026. A number of large schemes are proposed across the city which will deliver good quality homes for housing applicants. The AHB sector will lead on the development of Cost Rental homes as part of the delivery programme across the city to 2026. A number of schemes proposed for delivery from 2023 onwards will include a higher element of Cost Rental and discussions with AHB's have commenced in this regard. Similar to LA delivery, c.56% of AHB delivery will be in the Galway East area with the balance c.44% provided in Galway West.

With a strong delivery pipeline and projected delivery of significant standard homes under CALF, Galway City Council will work with AHB's on future schemes to focus more on targeted interventions for older person, age friendly, disability and infill schemes. A significant focus from 2023 onwards will be to shift AHB delivery to a greater concentration on the delivery of Cost Rental homes.

Affordable Housing Delivery

The Galway City HNDA has assessed that there will be a significant need for affordable housing over the plan period. The HNDA categorises 20.4% of households as 'affordability constrained' and unable to sustainably afford private market housing but above the eligibility ceiling for social housing. The Affordable Housing Act 2021 places two forms of affordable housing tenures for this cohort on a legislative basis: affordable purchase and cost rental housing. These forms of affordable housing will play an increasingly important role in meeting housing need in Galway City.

For local authorities such as Galway City, with a higher level of affordability constrained housing demand, as confirmed by the HNDA, the immediate priority is to determine and outline the annual requirement for affordable housing and in parallel to accelerate affordable housing delivery with the support of the Affordable Housing Fund, especially through already approved Serviced Site Fund projects.

In addition, Galway City Council has sought to bring forward immediate proposals for Affordable Advance Purchase type projects, especially projects where planning is in place for potential turnkey developments. These two delivery channels will form the basis for the majority of affordable housing delivery by Galway City Council. This delivery will be augmented by Cost Rental homes delivered by Approved Housing Bodies and Affordable Purchase and Cost Rental homes delivered by the Land Development Agency. To deliver the affordable housing targets set out in Housing for All, it will be necessary to set multi-annual targets and plan matching delivery. It is intended that this process will see Galway City Council linking with Approved Housing Bodies and the Land Development Agency to put in place a local authority wide plan for the delivery of affordable homes under the following delivery pathways:

- Local authority arranged via affordable purchase and cost rental (including partnership arrangements with the LDA, AHB's and Part V)
- LDA Affordable Purchase/Cost Rental delivery on LA and non-LA lands
- AHB delivery of Cost Rental.

Given the variance in affordability constraints, house prices and rents nationally, 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 allows the scale of affordability need as a percentage of total new housing demand assessed by the HNDA to be determined in each local authority area.

All local authorities with an affordability constrained demand in excess of 5% of total assessed housing demand in the 5-year period of assessment (as determined by their own HNDA) are required to set annual targets for delivery of new affordable housing. This should, at a minimum, correspond to the level of assessed affordable need. In line with NPF objectives, targets should be set for all five cities, including those where the broader county wide HNDA affordability constraint demand is less than 5%.

The Action Plan sets out alongside annual targets (which are commensurate with the level of demand forecast), matching provision to be met under each delivery channel by each delivery partner. At a local level, the combination of units expected from each of these delivery channels, at a scale necessary to address the additional affordable demand arising along with some addition for pent up demand, forms the basis of the Housing Delivery Action Plan.

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	-	0
2023	119	85
2024	135	430
2025	140	390
2026	157	100
Total	551	1,005

The HNDA for the Galway City Development Plan 2023-2029 forecasts that housing need in the Galway City administrative area will comprise 4,433 households over the plan period. This includes 1,575 social rented households (of which 188 comprises of unmet need), 906 households in the owner-occupied sector,

1,047 in the private rented sector, and 903 'affordability constrained' households who are ineligible for social housing but face affordability challenges in the private market. This represents a relatively high need for social and affordable housing over the plan period. This is driven by several factors; it in part reflects high existing property prices and rents in Galway City, as measured by 2019 baseline data. Although household incomes in Galway City are relatively high by national standards, high housing costs result in relatively high numbers of households facing affordability challenges. As forecast rents in this HNDA are estimated to grow at a slightly faster pace than incomes, and as household incomes in lower deciles rise above the eligibility limits for social housing, the 'affordability constraint sector' is as a result, forecast to grow over the plan period.

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	0	0	0	0	0	0	0
2023	0	50	0	35	0	0	85
2024	127	104	0	199	0	0	430
2025	250	50	0	90	0	0	390
2026	100	0	0	0	0	0	100
Total	477	204	0	324	0	0	1,005

Galway City Council propose to build 477 homes for Affordable Purchase with a potential additional 204 homes under LA Turnkey Affordable Purchase to be acquired. Expressions of Interest were sought from the owners of sites and developers for Affordable Purchase in November 2021. The total Affordable Build and Purchase delivery anticipated over the period to 2026 is 681 homes.

Cost Rental:

Cost rental housing is a new form of not-for-profit housing based on models in other European countries. In this model, the rent paid by tenants is based only on the amount necessary to cover the costs of the construction and maintenance of the dwelling. This will provide housing at a substantial discount to prevailing market rents, with these below-market rents remaining affordable and predictable in the long-term. It is expected that the AHB sector will play

the leading role in delivering and managing cost rental homes. Many of the major AHBs nationally have ambitious plans to deliver new cost rental homes, including in Galway City. Galway City Council will also play an important role in co-ordinating the delivery of cost rental housing in the city. This will include working with bodies including AHBs, the Land Development Agency, the Housing Agency, and DHLGH to enable the delivery of new cost rental developments in the city.

There is potential for the delivery of 324 Cost Rental homes by AHB's under the Cost Rental Equity Loan Scheme with the majority of Cost Rental homes coming on stream from 2024. The combined planned and anticipated delivery by Galway City Council and AHB's under the various affordability measures, including Cost Rental, is 1,005 homes from 2022 – 2026.

Land Development Agency:

The Land Development Agency (LDA) will play an increasingly important role in delivering social and affordable homes on major publicly owned land in Galway City. The most advanced LDA project in Galway City at present is a major site Sandy Road, currently at design stage. This site will involve the creation of a new neighbourhood and will be one of the largest urban regeneration projects to take place in the city. It is currently expected that affordable housing will form an important part of this and similar LDA projects, to accelerate the development of the affordable housing sector and demonstrate its role in meeting housing demand.

Two significant housing schemes to provide for Affordable Purchase and Cost Rental homes are proposed for sites at Dyke Road (150-200 units), and Sandy Road. Both sites will deliver a significant number of new homes in the city but it is not anticipated that homes will be completed with the timeframe of this Action Plan.