

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

| Municipal District    | (A) Settlement | (B) Gross Housing Waiting List | (C) % of Demand by Settlement | (D) 2022-2026 Target Distributed by Demand | (E) Approved Delivery (Current 'live' projects in pipeline) | (F) Outstanding Delivery per Settlement/ MD (D - E) | (G) Proposed Delivery by MD/Settlement (based on current potential projects in pipeline) | (H) Current Shortfall (E + G) - D | (I) Additional Planned / Targeted Delivery | (G) + (I)   | (E) + (G) + (I) |
|-----------------------|----------------|--------------------------------|-------------------------------|--|---|---|--|-----------------------------------|--|-------------|-----------------|
| Letterkenny - Milford | Settlements A  | 925                            | 35.54                         | 312  | 54  | -258  | 10   | -248                              | 290  | 300         | 354             |
|                       | Settlements B  | 90                             | 3.46                          | 30   | 0   | -30   | 17   | -13                               | 13   | 30          | 30              |
|                       | Settlements C  | 60                             | 2.31                          | 20   | 0   | -20   | 8  | -12                               | 32   | 40          | 40              |
| <b>Total</b>          |                | <b>1075</b>                    | <b>41.30</b>                  | <b>363</b>                                 | <b>54</b>   | <b>309</b>  | <b>35</b>  | <b>-274</b>                       | <b>335</b>                                 | <b>370</b>  | <b>424</b>      |
| Donegal               | Settlements A  | 156                            | 5.99                          | 53   | 62  | -9  | 54   | 63                                | 2  | 56          | 118             |
|                       | Settlements B  | 189                            | 7.26                          | 64   | 47  | 17  | 0  | -17                               | 22   | 22          | 69              |
|                       | Settlements C  | 47                             | 1.81                          | 16   | 0   | 16  | 19   | 3                                 | 2  | 21          | 21              |
| <b>Total</b>          |                | <b>392</b>                     | <b>15.06</b>                  | <b>132</b>                                 | <b>109</b>  | <b>23</b>   | <b>73</b>  | <b>50</b>                         | <b>26</b>                                  | <b>99</b>   | <b>208</b>      |
| Inishowen             | Settlements A  | 298                            | 11.45                         | 101  | 42  | 59  | 60   | 1                                 | 73   | 133         | 175             |
|                       | Settlements B  | 133                            | 5.11                          | 45   | 58  | -13   | 0  | 13                                | 42   | 42          | 100             |
|                       | Settlements C  | 97                             | 3.73                          | 33   | 0   | 33  |  | -33                               | 36   | 36          | 36              |
|                       | Settlements D  | 80                             | 3.07                          | 27   | 0   | 27  |  | -27                               | 36   | 36          | 36              |
| <b>Total</b>          |                | <b>608</b>                     | <b>23.36</b>                  | <b>205</b>                                 | <b>100</b>  | <b>105</b>  | <b>60</b>  | <b>-45</b>                        | <b>187</b>                                 | <b>247</b>  | <b>347</b>      |
| Glenties              | Settlements A  | 64                             | 2.46                          | 22   | 17  | 5   | 64   | 59                                | 5  | 69          | 86              |
|                       | Settlements B  | 34                             | 1.31                          | 11   | 0   | 11  | 0  | -11                               | 16   | 16          | 16              |
|                       | Settlements C  | 70                             | 2.69                          | 24   | 4   | 20  | 0  | -20                               | 32   | 32          | 36              |
|                       | Settlements D  | 30                             | 1.15                          | 10   | 0   | 10  | 0  | -10                               | 32   | 32          | 32              |
| <b>Total</b>          |                | <b>198</b>                     | <b>7.61</b>                   | <b>67</b>                                  | <b>21</b>   | <b>46</b>   | <b>64</b>  | <b>18</b>                         | <b>85</b>                                  | <b>149</b>  | <b>170</b>      |
| Lifford - Stranorlar  | Settlements A  | 159                            | 6.11                          | 54   | 19  | 35  | 42   | 7                                 | 46   | 88          | 107             |
|                       | Settlements B  | 100                            | 3.84                          | 34   | 29  | 5   | 0  | -5                                | 33   | 33          | 62              |
|                       | Settlements C  | 71                             | 2.73                          | 24   | 11  | 13  | 0  | -13                               | 25   | 25          | 36              |
| <b>Total</b>          |                | <b>330</b>                     | <b>12.68</b>                  | <b>111</b>                                 | <b>59</b>   | <b>52</b>   | <b>42</b>  | <b>-10</b>                        | <b>104</b>                                 | <b>146</b>  | <b>205</b>      |
|                       |                |                                |                               |  |   |   |  |                                   |  |             | 0               |
| <b>TOTALS</b>         |                | <b>2603</b>                    | <b>100.00</b>                 | <b>879</b>                                 | <b>343</b>  | <b>536</b>  | <b>274</b>   | <b>-262</b>                       | <b>737</b>                                 | <b>1011</b> | <b>1354</b>     |

**Table 2 - Future Programme Master Summary (Social Housing)**

Note- Includes Projects already approved and onsite.

| Settlement                      | Estimated Part V (Private & LDA) | Existing LA Landbank | Future land Purchases | LA Turnkey | LA Buy & Renew | AHB CALF  | AHB CAS   | Single Acquisitions | Total Social Homes to be delivered | Comments   |
|---------------------------------|----------------------------------|----------------------|-----------------------|------------|----------------|-----------|-----------|---------------------|------------------------------------|--|
| <b>Letterkenny - Milford MD</b> |                                  |                      |                       |            |                |           |           |                     |                                    |  |
| Settlements A                   | 10                               | 75                   | 219                   | 31         | 10             |           | 3         | 6                   | 354                                | Significant Land Acquisition required. Regeneration potential. Turnkey potential currently limited due to uncertainty around costs and Mica. |
| Settlements B                   |                                  |                      |                       | 28         |                |           |           | 2                   | 30                                 | Dependent upon Turnkeys progressing. Further land acquisition required.  |
| Settlements C                   |                                  | 8                    |                       | 30         |                |           |           | 2                   | 40                                 | Dependent upon Turnkeys progressing. Further land acquisition and possible CPO required, if turnkey doesn't proceed.                         |
| <b>Totals</b>                   | <b>10</b>                        | <b>83</b>            | <b>219</b>            | <b>89</b>  | <b>10</b>      | <b>0</b>  | <b>3</b>  | <b>10</b>           | <b>424</b>                         |  |
| <b>Donegal MD</b>               |                                  |                      |                       |            |                |           |           |                     |                                    |  |
| Settlements A                   | 16                               | 24                   |                       | 74         | 2              |           |           | 2                   | 118                                | Good delivery already in pipeline - Further Land Acquisitions & Infill.  |
| Settlements B                   |                                  | 42                   | 20                    | 5          |                |           |           | 2                   | 69                                 | Potential on Council land being explored. Further Land Acquisitions also being explored  |
| Settlements C                   |                                  | 19                   |                       |            |                |           |           | 2                   | 21                                 | Potential future land acquisitions / infill being explored   |
| <b>Totals</b>                   | <b>16</b>                        | <b>85</b>            | <b>20</b>             | <b>79</b>  | <b>2</b>       | <b>0</b>  | <b>0</b>  | <b>6</b>            | <b>208</b>                         |  |
| <b>Inishowen MD</b>             |                                  |                      |                       |            |                |           |           |                     |                                    |  |
| Settlements A                   |                                  | 88                   | 72                    | 4          |                | 10        |           | 1                   | 175                                | Next Phase to be progressed on existing landbank. Further Land Acquisitions being explored   |
| Settlements B                   |                                  |                      | 41                    | 58         |                |           |           | 1                   | 100                                | Subject to Turnkey progressing / Land Acquisitions & Regeneration also being explored  |
| Settlements C                   |                                  |                      | 35                    |            |                |           |           | 1                   | 36                                 | Land Acquisition required in these settlements   |
| Settlements D                   |                                  |                      |                       | 35         | ?              |           |           | 1                   | 36                                 | Subject to Turnkey Progressing (IW Issue) - Land Acquisition required  |
| <b>Totals</b>                   | <b>0</b>                         | <b>88</b>            | <b>148</b>            | <b>97</b>  | <b>0</b>       | <b>10</b> | <b>0</b>  | <b>4</b>            | <b>347</b>                         |  |
| <b>Glenties MD</b>              |                                  |                      |                       |            |                |           |           |                     |                                    |  |
| Settlements A                   |                                  | 46                   | ?                     |            |                |           | 35        | 5                   | 86                                 | Land acquired (Design ongoing) Further Land Acquisition being explored   |
| Settlements B                   |                                  | 14                   |                       |            |                |           |           | 2                   | 16                                 | Land Acquisition and Council owned lands being explored  |
| Settlements C                   |                                  | 4                    | 30                    |            |                | 0         |           | 2                   | 36                                 | Land Acquisitions being explored   |
| Settlements D                   |                                  |                      |                       | 30         |                |           |           | 2                   | 32                                 | Subject to Turnkey Progressing & further land acquisition  |
| <b>Totals</b>                   | <b>0</b>                         | <b>64</b>            | <b>30</b>             | <b>30</b>  | <b>0</b>       | <b>0</b>  | <b>35</b> | <b>11</b>           | <b>170</b>                         |  |
| <b>Lifford / Stranorlar MD</b>  |                                  |                      |                       |            |                |           |           |                     |                                    |  |
| Settlements A                   | 2                                | 25                   | 30                    | 14         |                |           | 34        | 2                   | 107                                | Project on Council land due to be tendered shortly - Further delivery subject to Land Acquisition / Regeneration & Turnkey Progressing       |
| Settlements B                   |                                  | 61                   |                       |            |                |           |           | 1                   | 62                                 | Development to commence on landbank in mid 2022 - Further potential with Lifford Common Masterplan & Infill development                      |
| Settlements C                   |                                  | 11                   |                       | 24         |                |           |           | 1                   | 36                                 | Subject to Turnkey Progressing & further land acquisition being explored   |
| <b>Totals</b>                   | <b>2</b>                         | <b>97</b>            | <b>30</b>             | <b>38</b>  | <b>0</b>       | <b>0</b>  | <b>34</b> | <b>4</b>            | <b>205</b>                         |  |
| <b>TOTAL</b>                    | <b>28</b>                        | <b>417</b>           | <b>447</b>            | <b>333</b> | <b>12</b>      | <b>10</b> | <b>72</b> | <b>35</b>           | <b>1354</b>                        |  |

**Table 3 - Future Programme by Year (Social Housing)**

*Subject to a number of variables and unknowns at this time*

| 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        |
|--------------|----------------------------------|----------------------|-----------------------|------------------------|----------------|-----------|-----------|-----------|-----------------------------|-----------------|
| <b>2022</b>  |                                  | 38                   |                       | 128                    |                | 10        | 18        |           | 194                         | See notes below |
| <b>2023</b>  |                                  | 26                   |                       |                        | 2              |           | 8         | 8         | 44                          |                 |
| <b>2024</b>  | 28                               | 245                  | 67                    | 205                    |                |           | 12        | 8         | 565                         |                 |
| <b>2025</b>  |                                  | 108                  | 225                   |                        | 10             |           | 34        | 9         | 386                         |                 |
| <b>2026</b>  |                                  |                      | 155                   |                        |                |           |           | 10        | 165                         |                 |
| <b>TOTAL</b> | <b>28</b>                        | <b>417</b>           | <b>447</b>            | <b>333</b>             | <b>12</b>      | <b>10</b> | <b>72</b> | <b>35</b> | <b>1354</b>                 |                 |

**NOTE:**

Some Buy & Renew included in 'future land purchases'

**NOTE:**

Primarily acquisitions

Dependencies include:

Significant Land Acquisition Programme (including CPO where necessary)

Funding of abnormal costs with some Projects (i.e. additional infrastructural requirements such as roads, footpaths, water/sewerage).

Uncertainty in relation to Mica issue in Donegal.

## APPENDIX SETTLEMENTS SUMMARY

| Letterkenny -<br>Milford MD   | Donegal MD  | Inishowen MD   | Glenties MD   | Lifford - Stranorlar MD   |
|---|---|--|---|---|
| <b>Settlements A</b><br>Letterkenny<br>Manorcunningham<br>Churchill<br>Kilmacrennan<br>Glenswilly<br>Newmills<br>Termon | <b>Settlements A</b><br>Donegal Town<br>Laghey<br>Mountcharles<br>Frosses                           | <b>Settlements A</b><br>Buncrana<br>Fahan<br>Ballyliffin<br>Clonmany   | <b>Settlements A</b><br>Dungloe<br>Burtonport<br>Arranmore Island<br>Annagry<br>Loughanure<br>Doochary  | <b>Settlements A</b><br>Ballybofey/Stranorlar<br>Cloghan<br>Killygordon<br>Liscooley<br>Castlefin |
| <b>Settlements B</b><br>Milford<br>Ramelton<br>Rathmullan   | <b>Settlements B</b><br>Ballyshannon<br>Bundoran<br>Ballintra<br>Pettigo                            | <b>Settlements B</b><br>Carndonagh<br>Malin<br>Malin Head<br>Culdaff<br>Glengad<br>Gleneely  | <b>Settlements B</b><br>Ardara<br>Glenties<br>Fintown<br>Lettermacaward   | <b>Settlements B</b><br>Lifford<br>Ballindrait<br>Porthall<br>St. Johnston                        |
| <b>Settlements C</b><br>Carrigart<br>Downings<br>Fanad<br>Kerrykeel   | <b>Settlements C</b><br>Killybegs<br>Carrick<br>Glencolumcille<br>Bruckless<br>Dunkineely<br>Kilcar | <b>Settlements C</b><br>Bridgend<br>Burnfoot<br>Burt<br>Killea<br>Carrigans<br>Tooban<br>Newtowncunningham<br>Inch<br><br><b>Settlements D</b><br>Moville<br>Greencastle<br>Muff<br>Quigley's Point<br>Redcastle | <b>Settlements C</b><br>Creeslough<br>Dunfanaghy<br>Falcarragh<br>Gortahork<br>Magheraroarty<br>Tory Island<br><br><b>Settlements D</b><br>Derrybeg<br>Gweedore | <b>Settlements C</b><br>Raphoe<br>Convoy<br>Drumkeen  |

## Addendum – Donegal County Council Housing Delivery Action Plan.

### **1. Social Housing Targets and Proposed Delivery under Action Plan 2022 – 2026**

When preparing the Housing Delivery Action Plan, the Council engaged with the Approved Housing Body (AHB) sector here in Donegal to incorporate their housing strategy into the Plan. As noted in your letter, there is a significant challenge for AHBs to deliver viable projects under the CALF model due to market rents here in Donegal and as such there are only 82 units proposed to be delivered by the AHB sector at this time. However, the Council will continue to engage and encourage AHBs to deliver social housing units in the County and the Housing Delivery Action Plan will be updated to reflect any new plans by the AHB sector.

### **2. Disability**

The provision of housing to meet the specific needs of disabled people is considered at preliminary design stage in each individual scheme and the number of such units is dependent on the specific housing need, with some contingency for future need.

In relation to the schemes currently at design or construction stage for the years 2022 – 2023, Table 1 below sets out the number of adapted units that will be provided as part of the Schemes. In relation to the years 2024 – 2026, the Council is estimating that 25 units of adapted accommodation will be provided in new schemes for each year based on the number of applicants on our housing list who are recorded as having a disability that requires adapted accommodation.

**Table 1: Proposed Housing Delivery to meet specific needs of Disabled People**

| Year         | 2022 | 2023 | 2024 | 2025 | 2026 |
|--------------|------|------|------|------|------|
| No. of Units | 13   | 22   | 25   | 25   | 25   |

Under the Plan, the Council intends to acquire 35 units through direct acquisition in accordance with departmental Circulars 2/2022 and 16/2022. It is intended that a number of these units will be acquired to meet the needs of people with disabilities.

### **3. Age-Friendly Housing**

Currently the Council plan to deliver 19 units at Trusk Road, Ballybofey as age-friendly housing. The development has been granted Part 8 planning permission and the Council is currently at contractor appointment stage. In addition, 5 age-friendly units will be provided under the turnkey process and it is anticipated that future age-friendly schemes will be provided in the county through the Council's own construction programme as estimated in Table 2 below. The Council is also committed to progressing Universal Design Principles on all schemes.

**Table 2: Proposed Housing Delivery for Age Friendly Housing**

| Year         | 2022 | 2023 | 2024 | 2025 | 2026 |
|--------------|------|------|------|------|------|
| No. of Units | 5    | 33   | 50   | 60   | 75   |

#### 4. Vacancy

The Council will continue to actively pursue any further options to bring vacant and derelict properties back into productive use in the county, including Buy and Renew Construction by the Council or the AHBs, in order to increase the social housing stock. The Council's regeneration team is developing a number of regeneration strategies in towns in the County and this will feed into the work of the Housing Delivery Action Plan Team. The Vacant Homes Officer will play a key role in driving the work programme in this area and to build up a knowledge and expertise in the process of acquiring such properties, including the compulsory purchase order process. This type of work, by its nature requires significant and dedicated resources. The additional resources being allocated through the Town Centre First Policy and the Town Regeneration Officer (as announced recently) will help to strengthen and support the Council's existing staff resources that are focused on dealing with the significant number of vacant properties within the County.

#### 5. Housing Typology (1, 2, 3, 4+ bedroom)

Over the lifetime of the Housing Delivery Action Plan, in terms of the schemes currently at design or construction and using best estimates for future schemes, Table 3 below sets out a breakdown of the housing typology per bedroom size.

**Table 3: Housing Typology – bedroom size 2022 - 2026**

| Year         | 1 – 2 bed  | 3 bed      | 4+ bed     | Totals       |
|--------------|------------|------------|------------|--------------|
| 2022         | 133        | 42         | 19         | 194          |
| 2023         | 30         | 10         | 4          | 44           |
| 2024         | 390        | 124        | 51         | 565          |
| 2025         | 266        | 85         | 35         | 386          |
| 2026         | 114        | 36         | 15         | 165          |
| <b>Total</b> | <b>933</b> | <b>297</b> | <b>124</b> | <b>1,354</b> |

#### 6. Other Comments

The Council is committed to delivery on the Plan to increase the social housing supply in the County given the significant waiting list of over 2,600. In Donegal which is a large rural county with a housing need in over 80 locations, the associated challenges include land acquisition, zoning, available water and waste water infrastructure and so forth. In addition to the existing economic situation with rapidly escalating construction costs, scarcity of skilled labour and availability of materials, there are two further complex issues in county Donegal which is affecting the Housing Delivery Action Plan as follows:

1. The presence of deleterious materials including muscovite mica and pyrite which are naturally occurring minerals in rocks in the county has given rise to concern with regard to current Irish Standards for Aggregates and Masonry. The uncertainty around what levels of deleterious materials are deemed acceptable in blockwork is causing undue delays in new construction projects advancing as Building Contractors and Consulting Engineers are not willing to take the

risk of using blockwork materials that may not be fit for purpose. This applies to Local Authority and Approved Housing Body new social housing developments.

2. The acquisition of new and second hand dwellings is also affected by deleterious materials, acquisition of all dwellings are tested for deleterious materials, however there is uncertainty over the interpretation of results.

This applies to Local Authority, Housing Agency and Approved Housing Body Acquisitions.

I.S. 465 which is the Irish Standard for the “Assessment, testing and categorisation of damaged buildings incorporating concrete blocks containing certain deleterious materials” is currently under review. We expect the review to be complete by 2024.

In this context, it is important that our Action Plan accurately reflects what we believe is achievable up to 2026. We have strengthened our architectural resources significantly, however the two issues above are and will affect our projected delivery programme up to 2026.

**End.**