

LAOIS COUNTY HOUSING STRATEGY

2017 - 2023



Laois County Council
Áras an Chontae, Portlaoise, Co.Laois

FutureAnalytics
Planning • Research • Economics

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1.0 Introduction

This Housing Strategy has been prepared by Future Analytics Consulting on the behalf of Laois County Council to meet the statutory requirements set out under the Planning and Development Acts 2000-2015, and in particular Part V of said Act. It also addresses relevant provisions contained within the Housing (Miscellaneous Provision) Act, 2009 and the Urban Regeneration and Housing Act 2015.

Under Part V of the Act, each planning authority must prepare a Housing Strategy which will cover the period of its development plan. Each strategy must have regard to the proper planning and sustainable development of the area and must address the overall supply of housing within the administrative boundary of the Local Authority. Within this, the Planning Authority has a statutory obligation to address the need for social housing and to ensure that sufficient land for social housing purposes is provided.

1.1 Methodology

The current Laois County Housing Strategy 2011-2017 was prepared at the tail end of a period of unprecedented growth in the national property market and a period of recession had commenced. The fundamental changes that have taken place in the economy, and in particular, the housing market in the intervening years means that that many assumptions underpinning the previous strategy have changed considerably. High levels of market uncertainty and the changing nature of housing demand, including mitigating factors such as income, demographics and credit conditions are key aspects which underline the current housing market and the applied methodology considers these aspects in detail, providing a robust and credible basis for the assessment of future housing needs in Laois.

This housing strategy has been prepared in accordance with national legislation and relevant guidance, with the stated aim of addressing the following:

- To ensure that the overall future supply of housing in County Laois is sufficient to address planned population growth;
- To ensure that adequate housing is made available for people on different income levels in the County;
- To ensure that a mixture of house types and sizes is developed to reasonably match the requirements of different households in the County;
- To address the need for social housing in County Laois.

In line with statutory requirements contained within the Department of Environment, Communities and Local Government *Development Plans - Guidelines for Planning Authorities*, Laois County Council has an obligation to ensure that sufficient zoned land is available to meet residential needs for the next 5 years as set out in the Core Strategy within the Plan. The housing strategy shall include an estimate of the amount of housing for the purposes of the provision of social housing support required within the County.

A key intention was to produce a succinct and readable strategy document. To avoid duplication with the content in the main body of the Laois County Development Plan 2017-2023, this document does not include a chapter setting out the background policy context, however certain key policy documents specifically relating to housing are included within this chapter.

1.2 Changes to Part V

The statutory context for the provision of social and affordable housing has changed under the Urban Regeneration and Housing Act 2015 which amended the Planning and Development Act 2000. The amendments

include that there will be a requirement for up to 10% social housing in developments in excess of 9 units. The use of cash payments in lieu of social housing provision is no longer allowed. Provision is made for the transfer of completed units on other land not subject to the planning permission to be provided. Provision is also made for the Part V obligation to be fulfilled by developers through long term leasing of properties and rental accommodation availability agreements. Further consideration is given to available social housing delivery mechanisms in Section 4.

1.3 Revised Population Projections of the Regional Planning Guidelines for the Midland Region

The Regional Planning Guidelines for the Midland Region 2010-2022 (RPG) set a 2016 population target of 75,931 people for County Laois. High levels of housing delivery and significant in-migration to the County has resulted in the 2016 target being exceeded in advance of the forecasted period. **A revised population target for 2016 of 83,656 people has subsequently been agreed with the Midland Regional Authority** and this target provides the basis for housing modelling carried out in this strategy.

1.4 Social Housing Strategy 2020: Support, Supply and Reform

The Social Housing Strategy 2020: Support, Supply and Reform was adopted in November 2014 and sets out the framework for the delivery of new social housing and for social housing assessment, delivery and financing. The Strategy is based on three pillars:

Pillar 1: Provide for 35,000 new social housing units, over a six-year period, to meet the additional social housing supply requirements as determined by the Housing Agency;

Pillar 2: Support up to 75,000 households through an enhanced private rental sector; and

Pillar 3: Reform social housing supports to create a more flexible and responsive system.

Phase 1 sets a target of 18,000 additional housing units and 32,000 HAP/RAS units by the end of 2017. Phase 2 sets a target of 17,000 additional housing units and 43,000 HAP/RAS units by end 2020.

The Strategy states that significant exchequer funding will be allocated to ensure that the early phases of the Strategy will deliver on the targets. An enhanced role for the Approved Housing Bodies (AHBs) is also a key component to deliver the vision.

The Strategy also states that a new tenant purchase scheme for existing local authority houses will be put in place. The development of an individual housing 'passport' that would facilitate tenant mobility between local authorities will be examined.

1.5 National Economic and Social Council (NESC) Report No. 138: Social Housing at the Crossroads

In June 2014, the NESC published a report which explores the issues of investment and finance, rent policy and the influences on the supply of new dwellings. The report argues that ambitious action on each of these three issues is required.

The report considers how low-cost finance could be provided to fund the quantity and quality of housing we require and in such a way that it does not add to government debt. It examines how renting could be made more affordable and attractive and by extension how this could stabilise Ireland's wider housing sector. It describes the practice of cost rental, common in many European countries, and the importance of improved regulation. It provides practical examples that show how cost rental could be applied in Ireland. The report argues that there needs to be more direct public policy influence on housing supply and urban development. It states that if, as

Government wishes, housing provision is no longer to be developer-led, it will have to be led by some other identifiable actor or actors. The analysis suggests the need to resume supply by local authorities or an equivalent body, such as a national housing trust.

1.6 Construction 2020: A Strategy for a Renewed Construction Sector

Construction 2020 was published by the Government in 2014 and sets out a detailed, time-bound set of actions to support the return of Ireland's construction sector to sustainable levels. The vision is that Ireland will have a competitive, innovative, dynamic, safe and sustainable construction sector; one that makes its full and proper contribution to the economy and to job creation, and one that is based on best practice and capable of delivering the economic and social infrastructure we need to build to sustain a prosperous future.

Some of the key commitments include:

- Putting in a place a National Framework for Housing Supply and an Annual Statement of Projected Housing Supply and Demand;
- Establishing a Housing Supply Coordination Task Force for Dublin;
- Assessing existing construction and property data sources for appropriateness including identifying any gaps and quality shortcomings;
- Examining the key barriers to housing mobility and make recommendations to Government;
- Developing a national policy towards professionalising the private rental sector;
- Establishing a working group and invite public comment on the feasibility and impact of setting minimum thermal efficiency performance standards in rental properties;
- Publishing a Social Housing Strategy and introducing legislation to regulate the Approved Housing Body sector;
- Review of Part V requirements;
- Publishing of the Homelessness Implementation Plan and implementation of the key recommendations of the Homelessness Oversight Group's First Report in Q2 2016;
- Continuing to implement the Government Action Programme on Unfinished Housing Developments and the Budget 2014 Special Resolution Fund.

1.7 The National Homeless Policy Statement, 2013

The National Homeless Policy Statement focuses on ending long-term homelessness by implementing a housing-led approach. This approach recognises that long-term secure housing is the best outcome for people affected by homelessness, rather than expensive emergency accommodation. The aim is the rapid provision of appropriate accommodation, with support as needed to ensure sustainable tenancies, as the key solution to ending homelessness.

The core of the response to homelessness is: preventing homelessness; eliminating the need to sleep rough; eliminating long-term occupation of emergency accommodation; providing long-term housing solutions; ensuring effective services; and better co-ordinated funding arrangements.

1.8 The National Housing Strategy for People with a Disability 2011-2016

The National Housing Strategy for People with a Disability 2011-2016 sets out a framework of initiatives to provide for the housing needs of vulnerable and disadvantaged households. The strategy has nine strategic aims:

- To promote and mainstream equality of access for people with a disability to the full range of housing options available suited to individual and household need.
- To develop national protocols and frameworks for effective interagency cooperation which will facilitate person-centred delivery of housing and relevant support services.
- To support people with a disability to live independently in their own homes and communities, where appropriate.
- To address the specific housing needs of people with an intellectual and/or physical disability, moving from congregated settings in line with good practice, including through the development of frameworks to facilitate housing in the community.
- To address the specific housing needs of people with a mental health disability, including through the development of frameworks to facilitate housing in the community, for people with low and medium support needs moving from mental health facilities, in line with good practice.
- To consider good practice in the design, coordination and delivery of housing and related supports.
- To facilitate people with a disability to access appropriate advice and information in respect of their housing needs.
- To improve the collection and use of data/information regarding the nature and extent of the housing needs of people with a disability.
- To provide a framework to support the delivery, monitoring and review of agreed actions.

1.9 The National Statement on Housing Policy, 2011

The National Statement on Housing Policy launched in 2011, sets out a vision for the future of the housing sector in Ireland. The overall strategic objective will be to enable all households to access good quality housing appropriate to household circumstances and their particular community of choice. The aim in relation to social housing provision will be to: appropriately recognise different needs while allowing resources to be more effectively targeted to those needs; encourage job take-up by tenants who have been caught by poverty traps until now; tackle illegal payments, tax evasion and non-compliance by some landlords; deliver greater value for money for the taxpayer for the resources invested; and help to contribute towards the creation of a vibrant, higher quality, private rented sector through improved standards.

Housing supports in place for the provision of housing needs for vulnerable and disadvantaged households include: supports for older people and people with disabilities under the Capital Assistance Scheme; the existing suite of housing adaptation grants; a new housing strategy for people with disabilities; interventions intended to alleviate homelessness; and the provision of Traveller specific accommodation.

1.10 Memorandum on the Preparation, Adoption and Implementation of Local Authority Traveller Programmes, 2009

The memorandum provides housing authorities with advice and guidelines on the preparation, adoption and implementation of their traveller accommodation programmes under the Housing (Traveller Accommodation) Act, 1998.

The memorandum covers the various provisions of the 1998 Act which govern the local authority's duties in relation to the preparation, adoption and implementation of accommodation programmes and related matters. These provisions:

- require relevant housing authorities, in consultation with Travellers, to prepare and adopt by a date to be specified, accommodation programmes to meet the existing and projected accommodation needs of Travellers in their areas;
- allow for public input to the preparation and amendment of such programmes;
- oblige relevant housing authorities to take appropriate steps to secure implementation of programmes; and
- require planning authorities to include objectives concerning Traveller accommodation in their county/city development plans.

1.11 Funding Allocation for Social Housing

The provisional funding allocation for social housing in each local authority has been outlined by the Department of Environment, Community and Local Government. Laois has been allocated €31,077,456. The target number of housing units to be provided between 2015 and 2017 is 366. It is estimated that this would meet 41% of the housing list demand (based on the latest Housing Needs Assessment by the Housing Agency). The Department has also allocated €5,428,200 of funding to AHBs in Laois to provide 40 residential units.

2.0 Housing in Laois: A Market Assessment

2.1 Introduction

A strong understanding of recent activity in the wider housing market as well as that in Laois is an important starting point in the preparation of a Housing Strategy for the county. Population and housing are intrinsically interlinked. An increase in population influences housing by creating housing demand. Conversely, the availability of housing influences house prices and the resulting number of people and households who can potentially migrate into an area, affecting total population. These connections between housing and population vary over time and between places, and because of this, where possible, local circumstances as well as prevailing economic and market conditions should be considered when producing a Housing Strategy. This section provides an overview of national, regional and local housing activity in Laois over the last ten years, and draws on local auctioneer and market expertise to provide commentary on the current and future outlook for the market.

2.2 Population and Housing Growth 2002-2011

Between 2002 and 2011 the population of the state increased from 3,917,203 to 4,581,269 people, a growth rate of almost 17%. Population growth over 2002-2006 was typified by trends of strong net-inward migration, which has been tempered considerably in recent years, by significant net outward migration. At 25.31%, population growth in the Midland Region outstripped recorded levels of national growth over the period of 2002-2011.

Laois experienced the largest increase in population over the period 2002-2011 (37.07%) of the Midland counties with the actual population increase growing from 58,945 to 80,559, resulting in an additional 21,614 persons over this period. As illustrated in Table 2.1 below, population gains were not as high between 1996 and 2002 as found in Westmeath, however for the periods 2002-2006 and 2006-2011, Laois experienced the highest percentage population gain of all the counties.

Table 2.1 Laois and Midland Region Population Analysis 1996-2011

| Area/Region | | Population 1996 | Population 2002 | Population 2006 | Population 2011 | % Change 1996-2002 | % Change 2002-2006 | % Change 2006-2011 | % Change 2002-2011 |
|----------------|-----------|-----------------|-----------------|-----------------|-----------------|--------------------|--------------------|--------------------|--------------------|
| Midland Region | Laois | 52,945 | 58,774 | 67,059 | 80,559 | 11.01 | 14.10 | 20.13 | 37.07 |
| | Longford | 30,166 | 31,068 | 34,391 | 39,000 | 2.99 | 10.70 | 13.40 | 25.53 |
| | Offaly | 59,117 | 63,663 | 70,868 | 76,687 | 7.69 | 11.32 | 8.21 | 20.46 |
| | Westmeath | 63,314 | 71,158 | 79,346 | 86,164 | 13.49 | 10.42 | 8.59 | 19.91 |
| | Total | 205,452 | 225,363 | 251,664 | 282,410 | 9.64 | 11.67 | 12.22 | 25.31 |

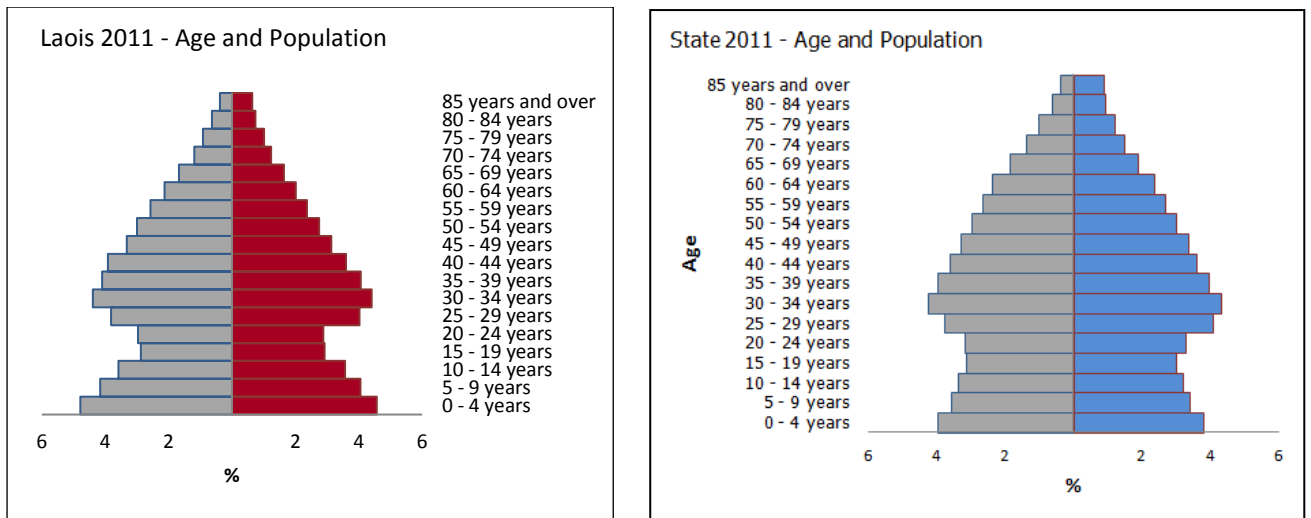


Figure 2.2 Laois and State Population Profiles 2011 (Source: CSO)

The major settlements in Laois, namely those identified within the settlement hierarchy of the RPGs and the Laois County Development Plan Core Strategy, experienced varying levels of population growth between 2006-2011. These include a 10.9% increase in the population of Portlaoise, a 33% increase in Portarlinton, a 16.5% increase in Abbeyleix, a 15.7% increase in Mountrath, a 9.3% increase in Stradbally and a 4.4% increase in Mountmellick.

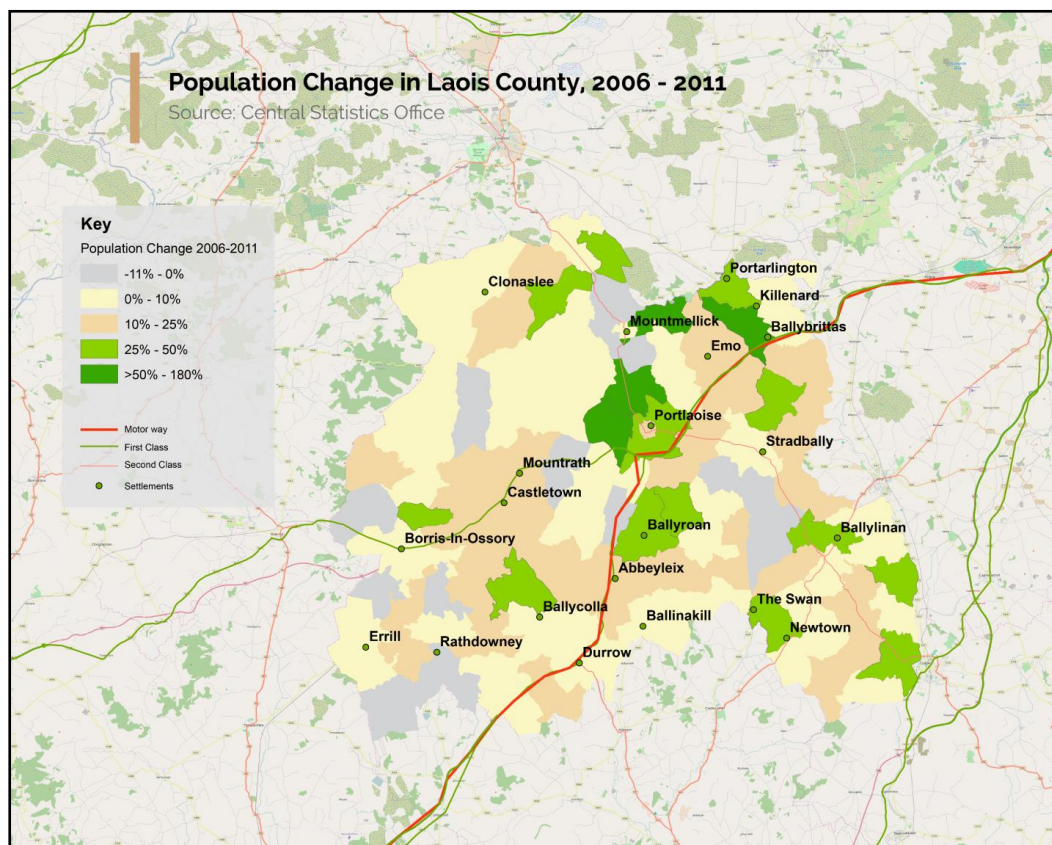


Figure 2.3 Laois Population Change 2006-2011 (Source: CSO)

Housing delivery is often considered to be a more immediate reflection of prevailing market conditions within an area – an indicator of how the market operates and fluctuates in ‘real time’, and this has been particularly evident in the peaks and troughs displayed by the Irish housing market over the last ten years.

Overall, from the late 1990s until the economic collapse in 2007, Ireland experienced strong housing demand influenced by population growth, a reduction in household sizes, increased age groups with higher household formation rates, together with net immigration. Additional factors also included an increase in divorce rates, higher incomes and a significant investment in the buy-to-let property market.

This is evidenced locally in Laois by the fall in average household size in the County from 2.9 in 2006 to 2.8 in 2011. A total of 4,913 houses were built between 2007 and 2014, with the majority of these units having been constructed in the period 2007-2009, fuelling the recorded population growth in the County over this period. Further analysis on housing supply is explored in Section 4.

2.3 Current and Future Outlook

Significant challenges remain in the national housing market. The past number of years has seen a bottoming out in the market, however, recovery has been witnessed in particular in Dublin with the rest of the Country lagging behind. In 2014, house prices in Dublin were rising at a rate of over 20%, elsewhere in the Country they were static (rising at 2.2% a year).

According to Daft.ie, prices nationally are now up 18% from their lowest point. However, according to the latest research from Daft.ie inflation in Dublin house prices has fallen from 24.5% to just under 2.4%. Outside of Dublin, inflation has jumped from 2.1% in mid-2014 to over 13% now. The average house price in Laois is now €136,603 (Q3 2014-Q3 2015). This is a 13.6% increase year on year growth. Sustained economic growth is now having an impact nationally and not just in Dublin. The effect of new Central Bank rules introduced a year ago appear to have impacted on the prices in Dublin and curbed the high rises in prices experienced in the capital over the preceding two years.

Asking prices in Laois are lower than the other Midland counties of Offaly and Westmeath, however, the rate of price increase was higher in Laois than in both Offaly (7.0%) and Westmeath (11.1%) over the past year. The current average asking price for a 1 bed apartment in Laois is approximately €55,000 and a 4 bed bungalow is €200,000. All categories of apartments and houses experienced year-on-year increases in asking prices.

Daft.ie states that there were 6,700 properties for sale in Leinster (outside Dublin) on October 1st 2015, down slightly compared to the same date a year ago (7,200). The fraction of Leinster properties finding a buyer within four months is roughly stable at 58%.

There is general consensus that market momentum should gather pace over the next couple of years as part of the economic recovery that is taking place. In the longer term, localised demographic factors such as the rise in the cumulative birth rate and lower occupancy rates may require a revised approach to housing provision in the County, including a wider assessment of housing mix typologies with respect to dwelling type, size and affordability levels.

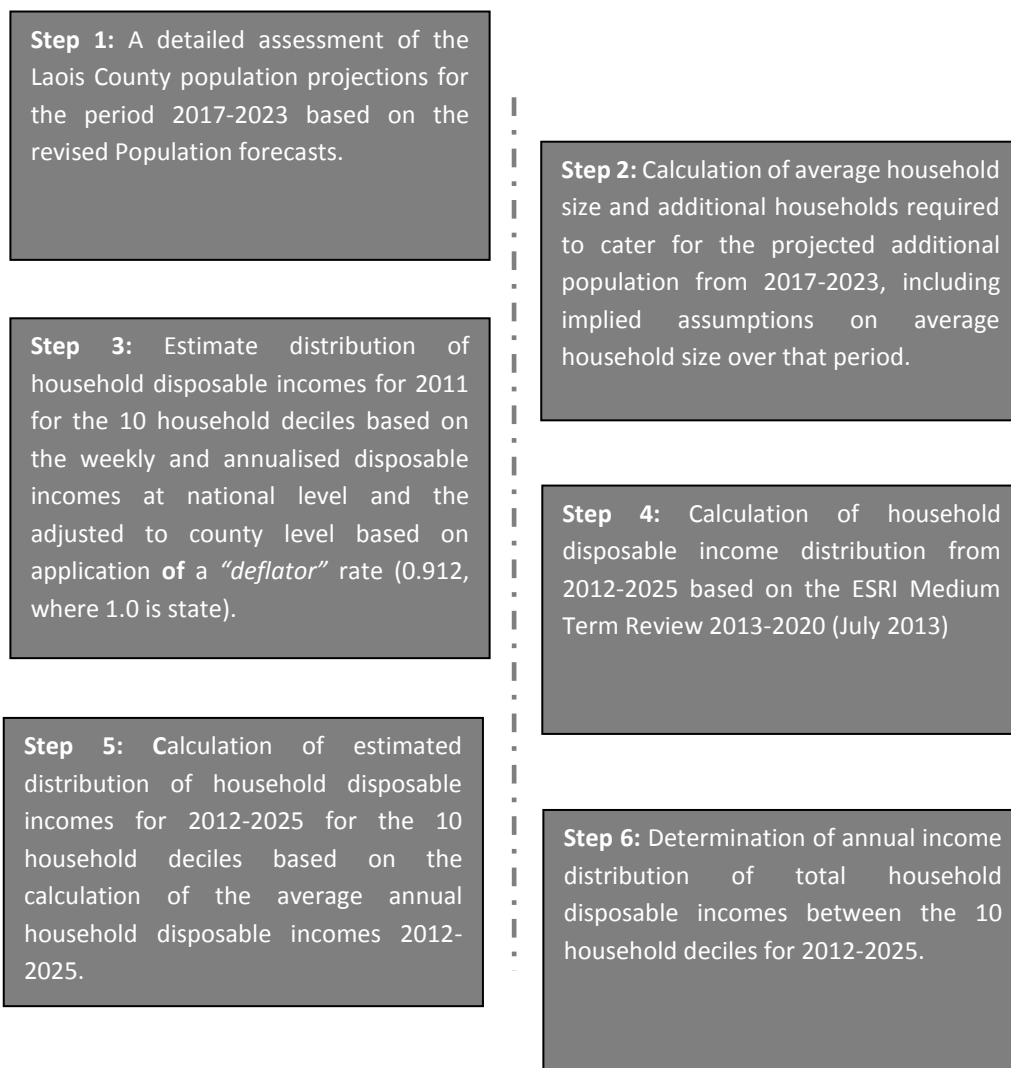
3.0 Housing Demand

3.1 Introduction

The determination of housing demand over the operational period of the development plan is a fundamental cornerstone of the overall Housing Strategy. It is essential that all relevant and available data is considered and applied where appropriate. The demand side model draws on key research information from the Department of the Environment, Communities and Local Government (DoECLG), the Central Statistics Office (CSO) and the Economic and Social Research Institute (ESRI) to reflect the latest position with respect to the housing market and the documented outputs are the product of considered scenario testing.

3.2 Housing Demand Methodology

The following key steps have been taken to determine the housing demand for County Laois up to and including the plan period of 2017 to 2023, and beyond.



Step 7: Determination of annual income distribution of new additional household disposable incomes between the 10 household deciles for 2012-2025.

Step 9: Application and Variables of the Annuity Formula based on the determination of an “Affordability Threshold”, a “Loan to Value Ratio”, an “Annual Percentage Rate (APR) - Interest Rate”, the determination of a “Monthly Percentage Rate (MPR) - Interest Rate”, and the determination of a “Loan Term (Years/Months)”.

Step 11: Calculation of anticipated social and affordable housing need and associated shortfall for Laois County from 2012-2025 based on the number of households required, housing affordability, household band position, house prices bands, number of houses required within each band, and percentage and number of housing units projected to be provided within each band.

Step 8: Calculation of Projected House Price Bands for Laois County for the years 2008-2025 based on evidenced assumptions relating to average house price decreases and increases over the time period.

Step 10: Calculation of house price affordability for Laois County from 2012-2025, based on the calculated household disposable income distribution and the application of the annuity formula.

Step 12: Summary of projected social housing need for Laois County for 2012-2025.

3.3 Population and Household Projections

The starting point in any assessment of demand for housing over the development plan period 2017- 2023 is projected population growth for this period. The basis underpinning the projection of population rests in the application of the Cohort Component Method (CCM).

CCM is used by statistical bodies nationally and internationally as a best-practice methodology which provides a flexible and powerful approach to population projection. Key assumptions in fertility rates, mortality rates and migration rates (M2F2 as specified by the Irish Central Statistics Office (CSO)) allow each location's population to be brought forward year after year, while accounting for the predominant factors influencing population change. In undertaking this population analysis three population projection scenarios were generated, namely:

- **[High]** M2F1 Recent
- **[Medium]** M2F1 Modified
- **[Low]** M2F1 Traditional

The population projection in this strategy has been undertaken on the basis of a 'high scenario'. A 'high scenario' has been adopted as a result of the the RPG population targets for the County being exceeded and the significant increases in population recorded in the period 2002-2011 (37.07%). The key assumptions used for this scenario is in line with those used by the CSO in the *Population and Labour Force Projections 2016 - 2046* and the *Regional Population Projections 2016 – 2031*. These projections were compiled at year-of-age and sex at electoral division (ED) level for Laois County.

In accordance with the M2F1 population projection scenario, the population of the County is projected to increase by 9,231 persons between 2011-2023, which reflects a 11.5% approximate increase over that period.

Table 3.1 Projected Population Growth in County Laois

| Year | Laois County Population - Total | Percentage Increase | Annual Population Increase During Year | Total Population Increase 2017-2023 | Total Population Increase 2011-2023 |
|------|---------------------------------|---------------------|--|-------------------------------------|-------------------------------------|
| 1996 | 52,945 | - | - | - | - |
| 2002 | 58,774 | 11.01% | - | - | - |
| 2006 | 67,059 | 14.10% | - | - | - |
| 2011 | 80,559 | 20.13% | - | - | - |
| 2012 | 81,046 | 0.60% | 487 | - | - |
| 2013 | 81,573 | 0.65% | 527 | - | - |
| 2014 | 82,188 | 0.75% | 616 | - | - |
| 2015 | 82,886 | 0.85% | 698 | - | - |
| 2016 | 83,656 | 0.93% | 770 | - | - |
| 2017 | 84,465 | 0.97% | 809 | - | - |
| 2018 | 85,331 | 1.03% | 866 | - | - |
| 2019 | 86,210 | 1.03% | 879 | - | - |
| 2020 | 87,102 | 1.03% | 892 | - | - |
| 2021 | 88,010 | 1.04% | 909 | - | - |
| 2022 | 88,906 | 1.02% | 896 | - | - |
| 2023 | 89,790 | 0.99% | 884 | 6,134 | 9,231 |
| 2024 | 90,678 | 0.99% | 888 | - | - |
| 2025 | 91,574 | 0.99% | 896 | - | - |

Table 3.2: Projected Household Numbers County Laois, 2011 - 2021

| Year | Laois County Population - Total | Number of Households | Average Household Size | Additional Houses Required Per Annum | Total Additional Houses Required - 2017-2023 | Average Additional Houses Required Per Annum - 2012-2023 |
|------|---------------------------------|----------------------|------------------------|--------------------------------------|--|--|
| 1996 | 52,945 | - | - | - | - | - |
| 2002 | 58,774 | - | - | - | - | - |
| 2006 | 67,059 | - | - | - | - | - |
| 2011 | 80,559 | 28,057 | 2.87 | - | - | - |
| 2012 | 81,046 | 28,227 | 2.87 | 170 | - | - |
| 2013 | 81,573 | 28,410 | 2.87 | 183 | - | - |
| 2014 | 82,188 | 28,624 | 2.87 | 214 | - | - |
| 2015 | 82,886 | 28,868 | 2.87 | 243 | - | - |
| 2016 | 83,656 | 29,136 | 2.87 | 268 | - | - |
| 2017 | 84,465 | 29,417 | 2.87 | 282 | - | - |
| 2018 | 85,331 | 29,719 | 2.87 | 302 | - | - |
| 2019 | 86,210 | 30,025 | 2.87 | 306 | - | - |
| 2020 | 87,102 | 30,336 | 2.87 | 311 | - | - |
| 2021 | 88,010 | 30,652 | 2.87 | 317 | - | - |
| 2022 | 88,906 | 30,964 | 2.87 | 312 | - | - |
| 2023 | 89,790 | 31,272 | 2.87 | 308 | 2,136 | 3,215 |
| 2024 | 90,678 | 31,581 | 2.87 | 309 | - | - |
| 2025 | 91,574 | 31,893 | 2.87 | 312 | - | - |

The Census 2011 results indicate that Laois has a population to household ratio of 2.87¹. This ratio has been applied to each year of the forecasted period. By applying the relevant household size to projected population increases, it is possible to forecast required household numbers to 2023.

As summarised in Table 3.2, the number of households in County Laois is expected to increase from 28,057 in 2011 to 31,272 in 2023, an increase of 3,215 houses, or the equivalent of a per annum average of 268 units. A total of 2,136 additional houses will be required within the life of the plan, or the equivalent of a per annum average of 305 units, over the 7-year period.

Please note: The relationship between projected population and household growth in absolute terms over the study period may not directly sum due to the uniform application of an average household size of 2.87 over this period, which discounts existing household formation rates and assumes that all households in the county will consist of 2.87 people over this period.

3.4 Disposable Income Projections

Disposable income is the amount of income, after tax is deducted, that is available for spending and saving. It functions as an important measure of housing affordability² in an area i.e. the ability of a household to purchase their own home. Current estimates of household disposal income are derived from the CSO Household Budget Survey (2012). This resource provides a snapshot of national household budgets, which have to be adjusted for county-level analysis. A deflator³ of 0.912 has been extracted from the CSO report on County Incomes and Regional GDP 2013⁴ and applied for such purposes.

¹ Note: 2.87 represents the average household size using Census 2011 de facto population and total households. This was adopted in order to align the historic information with the projected data & period.

² Section 93 of the Planning and Development Act 2000, defines 'affordability' as "a person who is in need of accommodation and whose income would not be adequate to meet the payments of a mortgage for the purchase of a house to meet his or her accommodation needs because the payments calculated over the course of a year would exceed 35% of that person's annual income net of income tax and pay related social insurance..."

³ The measure of price inflation/deflation in an area, relative to the national measure at that time.

⁴ CSO "County Incomes and Regional GDP 2013" (Revised 2011 data. Published February 2016)

Table 3.3 illustrates the outputs of this exercise, with findings disaggregated into ten income segments or 'deciles' and applied to the proportion of households in Laois within each decile. It indicates that after taxes, about one third⁵ of the households in Laois have an average annual disposable income of €16,630.85, or the equivalent of €319.82 per week.

Table 3.3 Estimated Distributions of Household Disposable Incomes for County Laois, 2011

| Income Range | Average Weekly Disposable Income (State) (€) (1999-2000) | Average Weekly Disposable Income (State) (€) (2004-2005) | Average Weekly Disposable Income (State) (€) (2009-2010) | Percentage Change from 2004-2005 to 2009-2010 | Assumed Annual Percentage Increase from 2005 to 2010 | Adjusted Average Weekly Disposable Income (State) (€) (2011) | Percentage of Households in Each Category (State) | Average Annual Disposable Income (State) (€) (2011) | Laois County Deflator | Average Annual Disposable Income (Laois County) (€) (2011) | Number of Households in Laois County (2011) |
|--------------|--|--|--|---|--|--|---|---|-----------------------|--|---|
| 1st Decile | 106.23 | 158.99 | 188.91 | 18.8% | 3.76% | 196.02 | 11.57% | 10,193.05 | 0.912 | 9,291.36 | 3,246 |
| 2nd Decile | 174.42 | 244.65 | 300.98 | 23.0% | 4.60% | 314.84 | 10.54% | 16,371.68 | 0.912 | 14,923.43 | 2,957 |
| 3rd Decile | 249.38 | 359.12 | 431.28 | 20.1% | 4.02% | 448.61 | 9.48% | 23,327.82 | 0.912 | 21,264.23 | 2,660 |
| 4th Decile | 331.71 | 488.30 | 549.20 | 12.5% | 2.49% | 562.90 | 9.60% | 29,270.75 | 0.912 | 26,681.45 | 2,693 |
| 5th Decile | 423.00 | 628.31 | 669.46 | 6.5% | 1.31% | 678.23 | 9.74% | 35,267.91 | 0.912 | 32,148.09 | 2,733 |
| 6th Decile | 515.73 | 779.53 | 802.56 | 3.0% | 0.59% | 807.30 | 9.56% | 41,979.71 | 0.912 | 38,266.16 | 2,682 |
| 7th Decile | 617.61 | 950.84 | 972.03 | 2.2% | 0.45% | 976.36 | 9.81% | 50,770.85 | 0.912 | 46,279.63 | 2,752 |
| 8th Decile | 743.44 | 1,167.54 | 1,183.82 | 1.4% | 0.28% | 1,187.12 | 9.58% | 61,730.31 | 0.912 | 56,269.62 | 2,688 |
| 9th Decile | 925.52 | 1,420.76 | 1,472.66 | 3.7% | 0.73% | 1,483.42 | 9.78% | 77,137.80 | 0.912 | 70,314.15 | 2,744 |
| 10th Decile | 1,428.71 | 2,232.01 | 2,289.38 | 2.6% | 0.51% | 2,301.15 | 10.34% | 119,659.74 | 0.912 | 109,074.58 | 2,901 |
| Total | | | | | | | 100.00% | | | | 28,057 |

⁵ 1st, 2nd and 3rd Deciles

To inform the forward projection of future affordability in Laois, the baseline figures are then inflated annually using forecasted average disposable household income growth rates from the Economic and Social and Research Institute (ESRI). The latest projections from the Medium-Term Review 2010-2020⁶ set out a scenario-based approach to future growth. Based on the current economic outlook, a recovery-based scenario average with a range of between 4% and 2.2% per annum has been applied over the plan period, which for reference, compares with an average growth rate figure of 1.4% contained within the previous Housing Strategy. The key outputs of this are shown in Table 3.4 below, which highlights a notable difference in average disposable incomes across the County for the 10 decile income ranges for each of the projected years.

Table 3.4 Average Annual Disposable Income for County Laois 2012- 2025

| | Average Annual Disposable Income - Laois County - 2011-2025 (€) | | | | | | | | | | | | | | |
|-------------|---|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Year | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
| % Growth | - | 3.3% | 1.2% | 0.5% | 4.3% | 3.6% | 4.0% | 3.4% | 3.2% | 3.6% | 2.2% | 2.2% | 2.2% | 2.2% | 2.2% |
| 1st Decile | 9,291 | 9,598 | 9,713 | 9,762 | 10,181 | 10,548 | 10,970 | 11,343 | 11,706 | 12,127 | 12,394 | 12,667 | 12,945 | 13,230 | 13,521 |
| 2nd Decile | 14,923 | 15,416 | 15,601 | 15,679 | 16,353 | 16,942 | 17,619 | 18,219 | 18,802 | 19,478 | 19,907 | 20,345 | 20,792 | 21,250 | 21,717 |
| 3rd Decile | 21,264 | 21,966 | 22,230 | 22,341 | 23,301 | 24,140 | 25,106 | 25,959 | 26,790 | 27,755 | 28,365 | 28,989 | 29,627 | 30,279 | 30,945 |
| 4th Decile | 26,681 | 27,562 | 27,893 | 28,032 | 29,238 | 30,290 | 31,502 | 32,573 | 33,615 | 34,825 | 35,591 | 36,374 | 37,175 | 37,992 | 38,828 |
| 5th Decile | 32,148 | 33,209 | 33,607 | 33,776 | 35,228 | 36,496 | 37,956 | 39,246 | 40,502 | 41,960 | 42,884 | 43,827 | 44,791 | 45,777 | 46,784 |
| 6th Decile | 38,266 | 39,529 | 40,003 | 40,203 | 41,932 | 43,442 | 45,179 | 46,715 | 48,210 | 49,946 | 51,045 | 52,168 | 53,315 | 54,488 | 55,687 |
| 7th Decile | 46,280 | 47,807 | 48,381 | 48,622 | 50,713 | 52,539 | 54,640 | 56,498 | 58,306 | 60,405 | 61,734 | 63,092 | 64,480 | 65,899 | 67,349 |
| 8th Decile | 56,270 | 58,127 | 58,824 | 59,118 | 61,660 | 63,880 | 66,435 | 68,694 | 70,892 | 73,444 | 75,060 | 76,711 | 78,399 | 80,124 | 81,887 |
| 9th Decile | 70,314 | 72,635 | 73,506 | 73,874 | 77,050 | 79,824 | 83,017 | 85,840 | 88,586 | 91,776 | 93,795 | 95,858 | 97,967 | 100,122 | 102,325 |
| 10th Decile | 109,075 | 112,674 | 114,026 | 114,596 | 119,524 | 123,827 | 128,780 | 133,158 | 137,419 | 142,367 | 145,499 | 148,700 | 151,971 | 155,314 | 158,731 |

⁶ Published July 2013.

3.5 House Price Assessment and Projection

Section 2 of this strategy sets out in detail background information on house price trends in the current market. As part of the price assessment and projection for Laois, it is important to determine, generally, current house price sales and how they may fluctuate over the plan period. Table 3.7 outlines the projected calculated house prices bands for Laois from 2008-2025. This table has been calculated using the CSO Residential Property Price Index (March 2016) and reflects a 5% annual increase in average house prices between 2016 and 2025 (in line with independent market assessments by Goodbody's and Davy/MyHome.ie).

Table 3.5 Affordability Analysis and Associated Affordable Housing Demand 2008-2025

| Year | Average Price Increase/ Decrease | 1st Band - not exceeding X1 | 2nd Band - X1-X2 | | 3rd Band - X2-X3 | | 4th Band - X3-X4 | | 5th Band - X4-X5 | | 6th Band - X5-X6 | | 7th Band - X6-X7 | | 8th Band - exceeding X7 |
|--|----------------------------------|-----------------------------|------------------|---------|------------------|---------|------------------|---------|------------------|---------|------------------|---------|------------------|---------|-------------------------|
| 2008 | - | 150,000 | 150,001 | 200,000 | 200,001 | 250,000 | 250,001 | 300,000 | 300,001 | 350,000 | 350,001 | 400,000 | 400,001 | 500,000 | 500,000 |
| 2009 | -15.87% | 126,200 | 126,200 | 168,266 | 168,267 | 210,333 | 210,333 | 252,399 | 252,400 | 294,466 | 294,466 | 336,532 | 336,533 | 420,665 | 420,665 |
| 2010 | -11.83% | 111,266 | 111,267 | 148,355 | 148,356 | 185,444 | 185,445 | 222,533 | 222,533 | 259,621 | 259,622 | 296,710 | 296,711 | 370,888 | 370,888 |
| 2011 | -12.64% | 97,200 | 97,201 | 129,600 | 129,601 | 162,000 | 162,001 | 194,400 | 194,401 | 226,800 | 226,801 | 259,200 | 259,201 | 324,000 | 324,000 |
| 2012 | -12.14% | 85,398 | 85,399 | 113,864 | 113,865 | 142,330 | 142,331 | 170,796 | 170,797 | 199,262 | 199,263 | 227,728 | 227,729 | 284,660 | 284,660 |
| 2013 | -2.79% | 83,014 | 83,014 | 110,685 | 110,686 | 138,357 | 138,357 | 166,028 | 166,028 | 193,699 | 193,700 | 221,371 | 221,371 | 276,713 | 276,713 |
| 2014 | 5.03% | 87,190 | 87,190 | 116,253 | 116,253 | 145,316 | 145,316 | 174,379 | 174,380 | 203,442 | 203,443 | 232,505 | 232,506 | 290,632 | 290,632 |
| 2015 | 10.28% | 96,153 | 96,153 | 128,204 | 128,204 | 160,254 | 160,255 | 192,305 | 192,306 | 224,356 | 224,357 | 256,407 | 256,408 | 320,509 | 320,509 |
| 2016 | 5.00% | 100,960 | 100,961 | 134,614 | 134,614 | 168,267 | 168,268 | 201,921 | 201,921 | 235,574 | 235,575 | 269,227 | 269,228 | 336,534 | 336,534 |
| 2017 | 5.00% | 106,008 | 106,009 | 141,344 | 141,345 | 176,680 | 176,681 | 212,017 | 212,017 | 247,353 | 247,353 | 282,689 | 282,689 | 353,361 | 353,361 |
| 2018 | 5.00% | 111,309 | 111,309 | 148,412 | 148,412 | 185,514 | 185,515 | 222,617 | 222,618 | 259,720 | 259,721 | 296,823 | 296,824 | 371,029 | 371,029 |
| 2019 | 5.00% | 116,874 | 116,875 | 155,832 | 155,833 | 194,790 | 194,791 | 233,748 | 233,749 | 272,706 | 272,707 | 311,664 | 311,665 | 389,580 | 389,580 |
| 2020 | 5.00% | 122,718 | 122,719 | 163,624 | 163,625 | 204,530 | 204,531 | 245,436 | 245,436 | 286,342 | 286,342 | 327,248 | 327,248 | 409,059 | 409,059 |
| 2021 | 5.00% | 128,854 | 128,855 | 171,805 | 171,806 | 214,756 | 214,757 | 257,707 | 257,708 | 300,659 | 300,660 | 343,610 | 343,611 | 429,512 | 429,512 |
| 2022 | 5.00% | 135,296 | 135,297 | 180,395 | 180,396 | 225,494 | 225,495 | 270,593 | 270,594 | 315,692 | 315,693 | 360,790 | 360,791 | 450,988 | 450,988 |
| 2023 | 5.00% | 142,061 | 142,062 | 189,415 | 189,416 | 236,769 | 236,770 | 284,122 | 284,123 | 331,476 | 331,477 | 378,830 | 378,831 | 473,537 | 473,537 |
| 2024 | 5.00% | 149,164 | 149,165 | 198,886 | 198,887 | 248,607 | 248,608 | 298,329 | 298,330 | 348,050 | 348,051 | 397,772 | 397,772 | 497,214 | 497,214 |
| 2025 | 5.00% | 156,623 | 156,624 | 208,830 | 208,831 | 261,038 | 261,039 | 313,245 | 313,246 | 365,453 | 365,454 | 417,660 | 417,661 | 522,075 | 522,075 |
| % of Laois County Housing Units within each Band (2008) - based on "Whole Country" | | 2.50% | 13.50% | | 15.50% | | 17.50% | | 14.50% | | 10.50% | | 11.50% | | 14.50% |

The projections for household income to 2023 are applied to the DoECLG Model Housing Strategy annuity formula to determine the maximum affordable house price for each of the ten disposable income decile ranges. The key variables used in the annuity formula include an affordability threshold of a maximum of 35% expenditure of household income on mortgage costs, a loan to value ratio of 0.80, an annual interest rate (APR) of 3.95%, and a loan term of 25 years.

Tables 3.6 and 3.7 below set out the average annual and monthly disposable incomes for Laois for the period 2012-2025 and Table 3.8 summarises the outputs from the annuity calculation, detailing the approximate affordable house prices in County Laois to 2024.

Table 3.6 Average Annual Disposable Income for County Laois 2012 - 2025

| | Year | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|-------------|--|---|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Range | Percentage of Households in Each Category (Laois County) | Total Households - Laois County - 2012-2025 | | | | | | | | | | | | | |
| 1st Decile | 11.57% | 3,266 | 3,287 | 3,312 | 3,340 | 3,371 | 3,404 | 3,438 | 3,474 | 3,510 | 3,546 | 3,583 | 3,618 | 3,654 | 3,690 |
| 2nd Decile | 10.54% | 2,975 | 2,994 | 3,017 | 3,043 | 3,071 | 3,101 | 3,132 | 3,165 | 3,197 | 3,231 | 3,264 | 3,296 | 3,329 | 3,362 |
| 3rd Decile | 9.48% | 2,676 | 2,693 | 2,714 | 2,737 | 2,762 | 2,789 | 2,817 | 2,846 | 2,876 | 2,906 | 2,935 | 2,965 | 2,994 | 3,023 |
| 4th Decile | 9.60% | 2,710 | 2,727 | 2,748 | 2,771 | 2,797 | 2,824 | 2,853 | 2,882 | 2,912 | 2,943 | 2,973 | 3,002 | 3,032 | 3,062 |
| 5th Decile | 9.74% | 2,749 | 2,767 | 2,788 | 2,812 | 2,838 | 2,865 | 2,895 | 2,924 | 2,955 | 2,986 | 3,016 | 3,046 | 3,076 | 3,106 |
| 6th Decile | 9.56% | 2,698 | 2,716 | 2,736 | 2,760 | 2,785 | 2,812 | 2,841 | 2,870 | 2,900 | 2,930 | 2,960 | 2,990 | 3,019 | 3,049 |
| 7th Decile | 9.81% | 2,769 | 2,787 | 2,808 | 2,832 | 2,858 | 2,886 | 2,915 | 2,945 | 2,976 | 3,007 | 3,038 | 3,068 | 3,098 | 3,129 |
| 8th Decile | 9.58% | 2,704 | 2,722 | 2,742 | 2,766 | 2,791 | 2,818 | 2,847 | 2,876 | 2,906 | 2,936 | 2,966 | 2,996 | 3,025 | 3,055 |
| 9th Decile | 9.78% | 2,761 | 2,778 | 2,799 | 2,823 | 2,849 | 2,877 | 2,907 | 2,936 | 2,967 | 2,998 | 3,028 | 3,058 | 3,089 | 3,119 |
| 10th Decile | 10.34% | 2,919 | 2,938 | 2,960 | 2,985 | 3,013 | 3,042 | 3,073 | 3,105 | 3,137 | 3,169 | 3,202 | 3,234 | 3,266 | 3,298 |
| | 100.00% | 28,227 | 28,410 | 28,624 | 28,868 | 29,136 | 29,417 | 29,719 | 30,025 | 30,336 | 30,652 | 30,964 | 31,272 | 31,581 | 31,893 |

Table 3.7 Average Monthly Disposable Income in County Laois 2012 - 2025

| | Year | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|-------------|--|--|-------|-------|-------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Range | Percentage of Households in Each Category (Laois County) | Average Monthly Disposable Income - Laois County - 2012-2025 (€) | | | | | | | | | | | | | |
| 1st Decile | 11.57% | 800 | 809 | 813 | 848 | 879 | 914 | 945 | 975 | 1,011 | 1,033 | 1,056 | 1,079 | 1,103 | 1,127 |
| 2nd Decile | 10.54% | 1,285 | 1,300 | 1,307 | 1,363 | 1,412 | 1,468 | 1,518 | 1,567 | 1,623 | 1,659 | 1,695 | 1,733 | 1,771 | 1,810 |
| 3rd Decile | 9.48% | 1,830 | 1,852 | 1,862 | 1,942 | 2,012 | 2,092 | 2,163 | 2,233 | 2,313 | 2,364 | 2,416 | 2,469 | 2,523 | 2,579 |
| 4th Decile | 9.60% | 2,297 | 2,324 | 2,336 | 2,436 | 2,524 | 2,625 | 2,714 | 2,801 | 2,902 | 2,966 | 3,031 | 3,098 | 3,166 | 3,236 |
| 5th Decile | 9.74% | 2,767 | 2,801 | 2,815 | 2,936 | 3,041 | 3,163 | 3,271 | 3,375 | 3,497 | 3,574 | 3,652 | 3,733 | 3,815 | 3,899 |
| 6th Decile | 9.56% | 3,294 | 3,334 | 3,350 | 3,494 | 3,620 | 3,765 | 3,893 | 4,018 | 4,162 | 4,254 | 4,347 | 4,443 | 4,541 | 4,641 |
| 7th Decile | 9.81% | 3,984 | 4,032 | 4,052 | 4,226 | 4,378 | 4,553 | 4,708 | 4,859 | 5,034 | 5,145 | 5,258 | 5,373 | 5,492 | 5,612 |
| 8th Decile | 9.58% | 4,844 | 4,902 | 4,927 | 5,138 | 5,323 | 5,536 | 5,724 | 5,908 | 6,120 | 6,255 | 6,393 | 6,533 | 6,677 | 6,824 |
| 9th Decile | 9.78% | 6,053 | 6,126 | 6,156 | 6,421 | 6,652 | 6,918 | 7,153 | 7,382 | 7,648 | 7,816 | 7,988 | 8,164 | 8,344 | 8,527 |
| 10th Decile | 10.34% | 9,390 | 9,502 | 9,550 | 9,960 | 10,319 | 10,732 | 11,097 | 11,452 | 11,864 | 12,125 | 12,392 | 12,664 | 12,943 | 13,228 |
| | 100.00% | | | | | | | | | | | | | | |

Table 3.8: Approximate Affordable Housing Prices for County Laois 2012-2025

| | Year | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|-------------|--|---|---------|---------|---------|---------|---------|---------|---------|---------|-----------|-----------|-----------|-----------|-----------|
| Range | Percentage of Households in Each Category (Laois County) | Approximate Affordable House Price - Laois County - 2012-2025 (€) | | | | | | | | | | | | | |
| 1st Decile | 11.57% | 66,642 | 67,442 | 67,779 | 70,694 | 73,239 | 76,168 | 78,758 | 81,278 | 84,204 | 86,057 | 87,950 | 89,885 | 91,863 | 93,884 |
| 2nd Decile | 10.54% | 107,039 | 108,323 | 108,865 | 113,546 | 117,633 | 122,339 | 126,498 | 130,546 | 135,246 | 138,221 | 141,262 | 144,370 | 147,546 | 150,792 |
| 3rd Decile | 9.48% | 152,518 | 154,348 | 155,120 | 161,790 | 167,615 | 174,319 | 180,246 | 186,014 | 192,710 | 196,950 | 201,283 | 205,711 | 210,237 | 214,862 |
| 4th Decile | 9.60% | 191,373 | 193,670 | 194,638 | 203,007 | 210,316 | 218,728 | 226,165 | 233,402 | 241,805 | 247,125 | 252,561 | 258,118 | 263,796 | 269,600 |
| 5th Decile | 9.74% | 230,583 | 233,350 | 234,517 | 244,601 | 253,406 | 263,543 | 272,503 | 281,223 | 291,347 | 297,757 | 304,307 | 311,002 | 317,844 | 324,837 |
| 6th Decile | 9.56% | 274,465 | 277,758 | 279,147 | 291,150 | 301,632 | 313,697 | 324,363 | 334,742 | 346,793 | 354,423 | 362,220 | 370,189 | 378,333 | 386,656 |
| 7th Decile | 9.81% | 331,942 | 335,925 | 337,604 | 352,121 | 364,798 | 379,390 | 392,289 | 404,842 | 419,417 | 428,644 | 438,074 | 447,711 | 457,561 | 467,627 |
| 8th Decile | 9.58% | 403,595 | 408,438 | 410,480 | 428,131 | 443,544 | 461,285 | 476,969 | 492,232 | 509,952 | 521,171 | 532,637 | 544,355 | 556,331 | 568,570 |
| 9th Decile | 9.78% | 504,330 | 510,381 | 512,933 | 534,990 | 554,249 | 576,419 | 596,017 | 615,090 | 637,233 | 651,252 | 665,580 | 680,223 | 695,187 | 710,482 |
| 10th Decile | 10.34% | 782,339 | 791,728 | 795,686 | 829,901 | 859,777 | 894,168 | 924,570 | 954,156 | 988,506 | 1,010,253 | 1,032,478 | 1,055,193 | 1,078,407 | 1,102,132 |
| | 100.00% | | | | | | | | | | | | | | |

Table 3.9 below provides a breakdown of the total additional housing units required over the period of 2012-2025 based on the ten-decile range. This analysis is based on the revised RPG targets for County Laois up to year 2022.

Table 3.9: Required Additional Households in County Louth, 2012-2025

| | Year | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|--------------|--|--|------|------|------|------|------|------|------|------|------|------|------|------|------|
| Income Range | Percentage of Households in Each Category (Laois County) | Total Additional Houses - Laois County - 2012-2025 | | | | | | | | | | | | | |
| 1st Decile | 11.57% | 20 | 21 | 25 | 28 | 31 | 33 | 35 | 35 | 36 | 37 | 36 | 36 | 36 | 36 |
| 2nd Decile | 10.54% | 18 | 19 | 23 | 26 | 28 | 30 | 32 | 32 | 33 | 33 | 33 | 32 | 33 | 33 |
| 3rd Decile | 9.48% | 16 | 17 | 20 | 23 | 25 | 27 | 29 | 29 | 29 | 30 | 30 | 29 | 29 | 30 |
| 4th Decile | 9.60% | 16 | 18 | 21 | 23 | 26 | 27 | 29 | 29 | 30 | 30 | 30 | 30 | 30 | 30 |
| 5th Decile | 9.74% | 17 | 18 | 21 | 24 | 26 | 27 | 29 | 30 | 30 | 31 | 30 | 30 | 30 | 30 |
| 6th Decile | 9.56% | 16 | 18 | 20 | 23 | 26 | 27 | 29 | 29 | 30 | 30 | 30 | 29 | 30 | 30 |
| 7th Decile | 9.81% | 17 | 18 | 21 | 24 | 26 | 28 | 30 | 30 | 30 | 31 | 31 | 30 | 30 | 31 |
| 8th Decile | 9.58% | 16 | 18 | 21 | 23 | 26 | 27 | 29 | 29 | 30 | 30 | 30 | 29 | 30 | 30 |
| 9th Decile | 9.78% | 17 | 18 | 21 | 24 | 26 | 28 | 29 | 30 | 30 | 31 | 31 | 30 | 30 | 31 |
| 10th Decile | 10.34% | 18 | 19 | 22 | 25 | 28 | 29 | 31 | 32 | 32 | 33 | 32 | 32 | 32 | 32 |
| | 100.00% | 170 | 183 | 214 | 243 | 268 | 282 | 302 | 306 | 311 | 317 | 312 | 308 | 309 | 312 |

3.6 Household Affordability

An essential requirement of this housing strategy is to identify as accurately as possible the number of households who can be classified as having an affordability problem over the period 2017-2023, so as to adequately inform the necessary provision of these units. Table 3.10 sets out in detail the determination of the anticipated social housing need and associated shortfall for Laois County Council. This determination is based on the number of households required, housing affordability by each decile, household band position, house prices bands (upper value), number of houses required within each band, and the percentage and number of housing units projected to be provided within each band.

Taking 2016 as an illustrative year, there will be a requirement to house 268 additional households; 31 of which fall within the 1st income decile. This decile has a mortgage affordability limit of €73,239 as compared to the projected upper price value of homes in the 1st Household Band; €100,960. It is expected that only 7 housing units will be provided within this band. Therefore, there will be a housing shortage in this band of 44 units (compounded by households in the 2nd income decile) and this equates to 16.48% of the overall total household requirement in that year.

Table 3.10 Calculation of Anticipated Social and Affordable Housing Need, County Laois 2012-2025

| Year | Range | No. of Households Required | Running Total | Affordability by each Decile | Household Band Position | House Prices Bands - Upper Value | No. of Houses Required within each Band | % of Housing Units Projected to be Provided within each Band | No. Housing Units Projected to be Provided within each Band | Housing Shortfall - i.e. No. of Households Meeting Affordability Criteria | Housing Shortfall as a % of Total Households Required |
|------|-------------|----------------------------|---------------|------------------------------|-------------------------|----------------------------------|---|--|---|---|---|
| 2012 | 1st Decile | 20 | 20 | 66,642 | 1st Band | 85,398 | 30 | 2.50% | 4 | 26 | 15.14% |
| | 2nd Decile | 18 | 37 | 107,039 | 2nd Band | 113,864 | 10 | 13.50% | 23 | -13 | - |
| | 3rd Decile | 16 | 54 | 152,518 | 3rd & 4th Bands | 170,796 | 22 | 33.00% | 56 | -34 | - |
| | 4th Decile | 16 | 70 | 191,373 | 5th Band | 199,262 | 12 | 14.50% | 25 | -12 | - |
| | 5th Decile | 17 | 86 | 230,583 | 6th & 7th Bands | 284,660 | 28 | 22.00% | 37 | -10 | - |
| | 6th Decile | 16 | 103 | 274,465 | | | | | | | |
| | 7th Decile | 17 | 119 | 331,942 | 8th Band | None | - | 14.50% | 25 | - | - |
| | 8th Decile | 16 | 135 | 403,595 | | | | | | | |
| | 9th Decile | 17 | 152 | 504,330 | | | | | | | |
| | 10th Decile | 18 | 170 | 782,339 | | | | | | | |
| 2013 | | 170 | | | | | | 100.00% | 170 | | 15.14% |
| | 1st Decile | 21 | 21 | 67,442 | 1st Band | 83,014 | 31 | 2.50% | 5 | 27 | 14.44% |
| | 2nd Decile | 19 | 41 | 108,323 | 2nd Band | 110,685 | 10 | 13.50% | 25 | -14 | - |
| | 3rd Decile | 17 | 58 | 154,348 | 3rd & 4th Bands | 166,028 | 23 | 33.00% | 61 | -37 | - |
| | 4th Decile | 18 | 76 | 193,670 | 5th Band | 193,699 | 13 | 14.50% | 27 | -14 | - |
| | 5th Decile | 18 | 93 | 233,350 | 6th & 7th Bands | 276,713 | 33 | 22.00% | 40 | -7 | - |
| | 6th Decile | 18 | 111 | 277,758 | 8th Band | None | - | 14.50% | 27 | - | - |
| | 7th Decile | 18 | 129 | 335,925 | | | | | | | |
| | 8th Decile | 18 | 147 | 408,438 | | | | | | | |
| | 9th Decile | 18 | 165 | 510,381 | | | | | | | |
| 2014 | 10th Decile | 19 | 183 | 791,728 | | | | 100.00% | 183 | | 14.44% |
| | 1st Decile | 25 | 25 | 67,779 | 1st Band | 87,190 | 38 | 2.50% | 5 | 33 | 15.21% |
| | 2nd Decile | 23 | 47 | 108,865 | 2nd Band | 116,253 | 13 | 13.50% | 29 | -16 | - |
| | 3rd Decile | 20 | 68 | 155,120 | 3rd & 4th Bands | 174,379 | 28 | 33.00% | 71 | -42 | - |
| | 4th Decile | 21 | 89 | 194,638 | 5th Band | 203,442 | 16 | 14.50% | 31 | -15 | - |
| | 5th Decile | 21 | 109 | 234,517 | 6th & 7th Bands | 290,632 | 35 | 22.00% | 47 | -12 | - |
| | 6th Decile | 20 | 130 | 279,147 | 8th Band | None | - | 14.50% | 31 | - | - |
| | 7th Decile | 21 | 151 | 337,604 | | | | | | | |
| | 8th Decile | 21 | 171 | 410,480 | | | | | | | |
| | 9th Decile | 21 | 192 | 512,933 | | | | | | | |
| 2015 | 10th Decile | 22 | 214 | 795,686 | | | | 100.00% | 214 | | 15.21% |
| | 1st Decile | 28 | 28 | 70,694 | 1st Band | 96,153 | 46 | 2.50% | 6 | 39 | 16.22% |
| | 2nd Decile | 26 | 54 | 113,546 | 2nd Band | 128,204 | 15 | 13.50% | 33 | -17 | - |
| | 3rd Decile | 23 | 77 | 161,790 | 3rd & 4th Bands | 192,305 | 34 | 33.00% | 80 | -46 | - |
| | 4th Decile | 23 | 100 | 203,007 | 5th Band | 224,356 | 19 | 14.50% | 35 | -17 | - |
| | 5th Decile | 24 | 124 | 244,601 | 6th Band | 256,407 | 16 | 10.50% | 26 | -10 | - |
| | 6th Decile | 23 | 147 | 291,150 | 7th Band | 320,509 | 26 | 11.50% | 28 | -2 | - |
| | 7th Decile | 24 | 171 | 352,121 | 8th Band | None | - | 14.50% | 35 | - | - |
| | 8th Decile | 23 | 194 | 428,131 | | | | | | | |
| | 9th Decile | 24 | 218 | 534,990 | | | | | | | |
| | 10th Decile | 25 | 243 | 829,901 | | | | | | | |
| | | 243 | | | | | | 100.00% | 243 | | 16.22% |

| Year | Range | No. of Households Required | Running Total | Affordability by each Decile | Household Band Position | House Prices Bands - Upper Value | No. of Houses Required within each Band | % of Housing Units Projected to be Provided within each Band | No. Housing Units Projected to be Provided within each Band | Housing Shortfall - i.e. No. of Households Meeting Affordability Criteria | Housing Shortfall as a % of Total Households Required |
|------|-------------|----------------------------|---------------|------------------------------|-------------------------|----------------------------------|---|--|---|---|---|
| 2016 | 1st Decile | 31 | 31 | 73,239 | 1st Band | 100,960 | 51 | 2.50% | 7 | 44 | 16.48% |
| | 2nd Decile | 28 | 59 | 117,633 | 2nd Band | 134,614 | 17 | 13.50% | 36 | -19 | - |
| | 3rd Decile | 25 | 85 | 167,615 | 3rd Band | 168,267 | 20 | 15.50% | 42 | -21 | - |
| | 4th Decile | 26 | 110 | 210,316 | 4th & 5th Bands | 235,574 | 39 | 32.00% | 86 | -47 | - |
| | 5th Decile | 26 | 137 | 253,406 | 6th Band | 269,227 | 18 | 10.50% | 28 | -10 | - |
| | 6th Decile | 26 | 162 | 301,632 | 7th Band | 336,534 | 29 | 11.50% | 31 | -2 | - |
| | 7th Decile | 26 | 188 | 364,798 | 8th Band | None | - | 14.50% | 39 | - | - |
| | 8th Decile | 26 | 214 | 443,544 | | | | | | | |
| | 9th Decile | 26 | 240 | 554,249 | | | | | | | |
| | 10th Decile | 28 | 268 | 859,777 | | | | | | | |
| | | 268 | | | | | | 100.00% | 268 | | 16.48% |
| 2017 | 1st Decile | 33 | 33 | 76,168 | 1st Band | 106,008 | 54 | 2.50% | 7 | 47 | 16.66% |
| | 2nd Decile | 30 | 62 | 122,339 | 2nd Band | 141,344 | 18 | 13.50% | 38 | -20 | - |
| | 3rd Decile | 27 | 89 | 174,319 | 3rd Band | 176,680 | 22 | 15.50% | 44 | -22 | - |
| | 4th Decile | 27 | 116 | 218,728 | 4th & 5th Bands | 247,353 | 41 | 32.00% | 90 | -49 | - |
| | 5th Decile | 27 | 143 | 263,543 | 6th Band | 282,689 | 19 | 10.50% | 30 | -11 | - |
| | 6th Decile | 27 | 170 | 313,697 | 7th Band | 353,361 | 31 | 11.50% | 32 | -2 | - |
| | 7th Decile | 28 | 198 | 379,390 | 8th Band | None | - | 14.50% | 41 | - | - |
| | 8th Decile | 27 | 225 | 461,285 | | | | | | | |
| | 9th Decile | 28 | 253 | 576,419 | | | | | | | |
| | 10th Decile | 29 | 282 | 894,168 | | | | | | | |
| | | 282 | | | | | | 100.00% | 282 | | 16.66% |
| 2018 | 1st Decile | 35 | 35 | 78,758 | 1st Band | 111,309 | 59 | 2.50% | 8 | 51 | 16.96% |
| | 2nd Decile | 32 | 67 | 126,498 | 2nd Band | 148,412 | 20 | 13.50% | 41 | -21 | - |
| | 3rd Decile | 29 | 95 | 180,246 | 3rd Band | 185,514 | 23 | 15.50% | 47 | -23 | - |
| | 4th Decile | 29 | 124 | 226,165 | 4th & 5th Bands | 259,720 | 44 | 32.00% | 97 | -52 | - |
| | 5th Decile | 29 | 154 | 272,503 | 6th Band | 296,823 | 21 | 10.50% | 32 | -11 | - |
| | 6th Decile | 29 | 182 | 324,363 | 7th Band | 371,029 | 34 | 11.50% | 35 | -1 | - |
| | 7th Decile | 30 | 212 | 392,289 | 8th Band | None | - | 14.50% | 44 | - | - |
| | 8th Decile | 29 | 241 | 476,969 | | | | | | | |
| | 9th Decile | 29 | 270 | 596,017 | | | | | | | |
| | 10th Decile | 31 | 302 | 924,570 | | | | | | | |
| | | 302 | | | | | | 100.00% | 302 | | 16.96% |
| 2019 | 1st Decile | 35 | 35 | 81,278 | 1st Band | 116,874 | 61 | 2.50% | 8 | 53 | 17.29% |
| | 2nd Decile | 32 | 68 | 130,546 | 2nd Band | 155,832 | 20 | 13.50% | 41 | -21 | - |
| | 3rd Decile | 29 | 97 | 186,014 | 3rd Band | 194,790 | 24 | 15.50% | 47 | -23 | - |
| | 4th Decile | 29 | 126 | 233,402 | 4th Band | 233,748 | 24 | 17.50% | 54 | -29 | - |
| | 5th Decile | 30 | 156 | 281,223 | 5th & 6th Bands | 311,664 | 43 | 25.00% | 77 | -34 | - |
| | 6th Decile | 29 | 185 | 334,742 | 7th Band | 389,580 | 35 | 11.50% | 35 | -1 | - |
| | 7th Decile | 30 | 215 | 404,842 | 8th Band | None | - | 14.50% | 44 | - | - |
| | 8th Decile | 29 | 245 | 492,232 | | | | | | | |
| | 9th Decile | 30 | 274 | 615,090 | | | | | | | |
| | 10th Decile | 32 | 306 | 954,156 | | | | | | | |
| | | 306 | | | | | | 100.00% | 306 | | 17.29% |
| 2020 | 1st Decile | 36 | 36 | 84,204 | 1st Band | 122,718 | 62 | 2.50% | 8 | 55 | 17.56% |
| | 2nd Decile | 33 | 69 | 135,246 | 2nd Band | 163,624 | 21 | 13.50% | 42 | -21 | - |
| | 3rd Decile | 29 | 98 | 192,710 | 3rd Bands | 204,530 | 25 | 15.50% | 48 | -23 | - |
| | 4th Decile | 30 | 128 | 241,805 | 4th Band | 245,436 | 25 | 17.50% | 54 | -29 | - |
| | 5th Decile | 30 | 158 | 291,347 | 5th & 6th Bands | 327,248 | 44 | 25.00% | 78 | -34 | - |
| | 6th Decile | 30 | 188 | 346,793 | 7th Band | 409,059 | 36 | 11.50% | 36 | 0 | - |
| | 7th Decile | 30 | 218 | 419,417 | 8th Band | None | - | 14.50% | 45 | - | - |
| | 8th Decile | 30 | 248 | 509,952 | | | | | | | |
| | 9th Decile | 30 | 279 | 637,233 | | | | | | | |
| | 10th Decile | 32 | 311 | 988,506 | | | | | | | |
| | | 311 | | | | | | 100.00% | 311 | | 17.56% |
| 2021 | 1st Decile | 37 | 37 | 86,057 | 1st Band | 128,854 | 65 | 2.50% | 8 | 57 | 18.11% |
| | 2nd Decile | 33 | 70 | 138,221 | 2nd Band | 171,805 | 22 | 13.50% | 43 | -21 | - |
| | 3rd Decile | 30 | 100 | 196,950 | 3rd Band | 214,756 | 26 | 15.50% | 49 | -23 | - |
| | 4th Decile | 30 | 130 | 247,125 | 4th Band | 257,707 | 26 | 17.50% | 55 | -29 | - |
| | 5th Decile | 31 | 161 | 297,757 | 5th Band | 300,659 | 23 | 14.50% | 46 | -23 | - |
| | 6th Decile | 30 | 191 | 354,423 | 6th & 7th Bands | 429,512 | 46 | 22.00% | 70 | -24 | - |
| | 7th Decile | 31 | 223 | 428,644 | | | | | | | |
| | 8th Decile | 30 | 253 | 521,171 | 8th Band | None | - | 14.50% | 46 | - | - |
| | 9th Decile | 31 | 284 | 651,252 | | | | | | | |
| | 10th Decile | 33 | 317 | 1,010,253 | | | | | | | |
| | | 317 | | | | | | 100.00% | 317 | | 18.11% |
| 2022 | 1st Decile | 36 | 36 | 87,950 | 1st Band | 135,296 | 66 | 2.50% | 8 | 58 | 18.68% |
| | 2nd Decile | 33 | 69 | 141,262 | 2nd Band | 180,395 | 22 | 13.50% | 42 | -20 | - |
| | 3rd Decile | 30 | 99 | 201,283 | 3rd Bands | 225,494 | 26 | 15.50% | 48 | -22 | - |
| | 4th Decile | 30 | 129 | 252,561 | 4th Band | 270,593 | 27 | 17.50% | 55 | -28 | - |
| | 5th Decile | 30 | 159 | 304,307 | 5th Band | 315,692 | 23 | 14.50% | 45 | -22 | - |
| | 6th Decile | 30 | 189 | 362,220 | 6th & 7th Bands | 450,988 | 47 | 22.00% | 69 | -22 | - |
| | 7th Decile | 31 | 219 | 438,074 | | | | | | | |
| | 8th Decile | 30 | 249 | 532,637 | 8th Band | None | - | 14.50% | 45 | - | - |
| | 9th Decile | 31 | 280 | 665,580 | | | | | | | |
| | 10th Decile | 32 | 312 | 1,032,478 | | | | | | | |
| | | 312 | | | | | | 100.00% | 312 | | 18.68% |

| Year | Range | No. of Households Required | Running Total | Affordability by each Decile | Household Band Position | House Prices Bands - Upper Value | No. of Houses Required within each Band | % of Housing Units Projected to be Provided within each Band | No. Housing Units Projected to be Provided within each Band | Housing Shortfall - i.e. No. of Households Meeting Affordability Criteria | Housing Shortfall as a % of Total Households Required |
|------|-------------|----------------------------|---------------|------------------------------|-------------------------|----------------------------------|---|--|---|---|---|
| 2023 | 1st Decile | 36 | 36 | 89,885 | 1st Band | 142,061 | 67 | 2.50% | 8 | 59 | 19.26% |
| | 2nd Decile | 32 | 68 | 144,370 | 2nd Band | 189,415 | 23 | 13.50% | 42 | -19 | - |
| | 3rd Decile | 29 | 97 | 205,711 | 3rd Band | 236,769 | 27 | 15.50% | 48 | -21 | - |
| | 4th Decile | 30 | 127 | 258,118 | 4th Band | 284,122 | 27 | 17.50% | 54 | -27 | - |
| | 5th Decile | 30 | 157 | 311,002 | 5th Band | 331,476 | 24 | 14.50% | 45 | -21 | - |
| | 6th Decile | 29 | 186 | 370,189 | 6th Band | 378,830 | 16 | 10.50% | 32 | -16 | - |
| | 7th Decile | 30 | 216 | 447,711 | 7th Band | 473,537 | 31 | 11.50% | 35 | -5 | - |
| | 8th Decile | 29 | 246 | 544,355 | 8th Band | None | - | 14.50% | 45 | - | - |
| | 9th Decile | 30 | 276 | 680,223 | | | | | | | |
| | 10th Decile | 32 | 308 | 1,055,193 | | | | | | | |
| | | 308 | | | | | | 100.00% | 308 | | 19.26% |
| 2024 | 1st Decile | 36 | 36 | 91,863 | 1st Band | 149,164 | 69 | 2.50% | 8 | 62 | 19.91% |
| | 2nd Decile | 33 | 68 | 147,546 | 2nd & 3rd Bands | 248,607 | 51 | 29.00% | 90 | -39 | - |
| | 3rd Decile | 29 | 98 | 210,237 | | | | | | | |
| | 4th Decile | 30 | 127 | 263,796 | 4th Band | 298,329 | 28 | 17.50% | 54 | -26 | - |
| | 5th Decile | 30 | 158 | 317,844 | 5th Band | 348,050 | 24 | 14.50% | 45 | -21 | - |
| | 6th Decile | 30 | 187 | 378,333 | 6th Band | 397,771 | 17 | 10.50% | 32 | -16 | - |
| | 7th Decile | 30 | 217 | 457,561 | 7th Band | 497,214 | 32 | 11.50% | 36 | -4 | - |
| | 8th Decile | 30 | 247 | 556,331 | 8th Band | None | - | 14.50% | 45 | - | - |
| | 9th Decile | 30 | 277 | 695,187 | | | | | | | |
| | 10th Decile | 32 | 309 | 1,078,407 | | | | | | | |
| | | 309 | | | | | | 100.00% | 309 | | 19.91% |
| 2025 | 1st Decile | 36 | 36 | 93,884 | 1st Band | 156,623 | 72 | 2.50% | 8 | 64 | 20.46% |
| | 2nd Decile | 33 | 69 | 150,792 | 2nd Band | 208,830 | 24 | 13.50% | 42 | -18 | - |
| | 3rd Decile | 30 | 99 | 214,862 | 3rd Bands | 261,038 | 29 | 15.50% | 48 | -20 | - |
| | 4th Decile | 30 | 129 | 269,600 | 4th Band | 313,245 | 29 | 17.50% | 55 | -26 | - |
| | 5th Decile | 30 | 159 | 324,837 | 5th Bands | 365,453 | 25 | 14.50% | 45 | -20 | - |
| | 6th Decile | 30 | 189 | 386,656 | 6th Band | 417,660 | 18 | 10.50% | 33 | -15 | - |
| | 7th Decile | 31 | 219 | 467,627 | 7th Band | 522,075 | 33 | 11.50% | 36 | -3 | - |
| | 8th Decile | 30 | 249 | 568,570 | 8th Band | None | - | 14.50% | 45 | - | - |
| | 9th Decile | 31 | 280 | 710,482 | | | | | | | |
| | 10th Decile | 32 | 312 | 1,102,132 | | | | | | | |
| | | 312 | | | | | | 100.00% | 312 | | 20.46% |

A summary of total social need for County Laois is set out in Table 3.11 below, which evidences that there is an anticipated per annum social housing shortfall, or requirement, of between 16.66% and 19.26% over the period of the plan.

Table 3.11 Summary of Projected Social (and Affordable) Housing Need, County Laois 2012-2025

| | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|--|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| New Household Formations | 170 | 183 | 214 | 243 | 268 | 282 | 302 | 306 | 311 | 317 | 312 | 308 | 309 | 312 |
| Social (and Affordable) Housing Requirement | 26 | 27 | 33 | 39 | 44 | 47 | 51 | 53 | 55 | 57 | 58 | 59 | 62 | 64 |
| Housing Shortfall as a % of Total Households Required | 15.14% | 14.44% | 15.21% | 16.22% | 16.48% | 16.66% | 16.96% | 17.29% | 17.56% | 18.11% | 18.68% | 19.26% | 19.91% | 20.46% |

There is a requirement to deliver 549 social housing units up to and including the end of the plan period in 2023, which equates to an anticipated average shortfall of 16.83%. Within the plan period itself, 380 housing units are required, which equates to an average shortfall of 17.79%.

- 674 units between 2012 and 2025
- 549 units between 2012 and 2023
- 506 units between 2017 and 2025
- 380 units between 2017 and 2023

4.0 Housing Supply

This section of the strategy examines past and projected future housing supply, providing analysis on house completions, the types of units developed and the amount of zoned land available for residential development.

4.1 Housing Permitted and Completed

Between 2004 and 2014 a total of 10,585 units were completed in County Laois. Table 4.1 below compares predicted demand arising from the counties' previous Housing Strategy with actual completion figures, obtained from the DoECLG. It illustrates a significant fall in housing completion rates in recent years, which fell from a peak of 2,244 in 2006. The outstripping of predicted demand by actual supply between 2004 and 2009 mirrors the nationwide trend of accelerated housing output during this period. However, since that time supply has been significantly below demand with only 175 units completed in 2015.

Table 4.1 Forecast Housing Demand and Actual Supply, 2002-2012 (Source: DoEC&LG 2015)

| Year | Predicted Housing Demand ⁷ | Actual Units Completed | % Over/Under Delivery |
|------|---------------------------------------|------------------------|-----------------------|
| 2004 | 755 | 1,626 | 871 |
| 2005 | 755 | 1,802 | 1,047 |
| 2006 | 755 | 2,244 | 1,489 |
| 2007 | 369 | 2,177 | 1,808 |
| 2008 | 369 | 1,156 | 787 |
| 2009 | 370 | 523 | 153 |
| 2010 | 370 | 236 | -134 |
| 2011 | 370 | 205 | -165 |
| 2012 | 369 | 239 | -130 |
| 2013 | 370 | 188 | -182 |
| 2014 | 370 | 189 | -181 |
| 2015 | 369 | 175 | -194 |

⁷ Based on previous Housing Strategies: Laois County Development Plan 2011-2017 and Laois County Development Plan 2006-2012.

Table 4.2 provides a breakdown of completed units by type over the period 2005-2014. The information shows that 67.1% of all completions were for larger housing schemes, 26.2% were single dwellings, while 6.7% were apartments. Both the larger housing schemes and apartment completions have reduced significantly, however single dwelling completions have not reduced as dramatically in numbers.

Table 4.2 House Completions by Type in Laois 2005-2014, Source: CSO (2015)

| Laois | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 |
|--------------|-------|-------|-------|-------|------|------|------|------|------|------|------|
| Single House | 367 | 437 | 343 | 334 | 260 | 147 | 120 | 120 | 108 | 113 | 98 |
| Scheme House | 1,219 | 1,628 | 1,761 | 718 | 255 | 87 | 75 | 80 | 73 | 62 | 66 |
| Apartment | 216 | 125 | 73 | 104 | 8 | 2 | 10 | 40 | 7 | 14 | 11 |
| Total | 1,802 | 2,244 | 2,177 | 1,156 | 523 | 236 | 205 | 240 | 188 | 189 | 175 |

The above is further emphasised through the examination of housing units granted planning permission over the period. Since 2007 the number of planning applications granted permission up until 2014 has dropped by 91% with the total number of units delivered dropping by 97%. 2015 figures, however, identify a 94% increase in the number of permissions granted from the previous year.

Table 4.3 Annual Planning Permissions Granted in County Laois, 2007-2010, Source: CSO (2015)

| | 2007 | | 2008 | | 2009 | | 2010 | |
|--------------------------|------|-------|-------|-------|-------|-------|-------|-------|
| | PPs | Units | PPs | Units | PPs | Units | PPs | Units |
| House | 528 | 1,875 | 395 | 1,323 | 183 | 1,675 | 148 | 196 |
| Private flats/apartments | 24 | 146 | 25 | 216 | 15 | 326 | 2 | 3 |
| Total | 552 | 2,021 | 420 | 1,539 | 198 | 2,001 | 150 | 199 |
| % | ... | | -23.9 | | -52.9 | | -24.2 | |

Table 4.4 Annual Planning Permissions Granted in County Laois, 2011-2015, Source: CSO (2015)

| | 2011 | | 2012 | | 2013 | | 2014 | | 2015 | |
|--------------------------|-------|-------|-------|-------|-------|-------|-------|-------|------|-------|
| | PPs | Units | PPs | Units | PPs | Units | PPs | Units | PPs | Units |
| House | 98 | 130 | 67 | 67 | 54 | 56 | 49 | 49 | 93 | 126 |
| Private flats/apartments | 5 | 5 | 2 | 2 | 2 | 3 | 1 | 1 | 4 | 8 |
| Total | 97 | 135 | 69 | 69 | 56 | 59 | 50 | 50 | 97 | 134 |
| % | -35.3 | | -28.9 | | -18.8 | | -10.7 | | | |

4.2 Housing Targets

The revised population forecasts establish a housing target for Laois of 3,215 units by 2023 (from 2012), the equivalent of 268 units per annum. A total of 2,138 units must be delivered over the plan period 2017 to 2023.

Laois County Council has an obligation to ensure that sufficient zoned residential land is available throughout the lifetimes of the Development Plan and beyond to meet anticipated needs and allow for an element of choice in the market. DoECLG guidance *Development Plans – Guidelines for Planning Authorities* formalises this requirement, by stipulating that enough land should be made available to meet residential needs for the next 9 years.

4.3 Land Supply

County Laois has approximately 335.9 hectares of zoned land purely for residential development which has not yet been built out⁸. This consists of approximately 125.9 hectares in Portlaoise alone. Based on the applicable densities contained in the residential zonings (as contained in the Residential Land Availability Survey 2014), the existing zoned land is estimated to be capable of providing 5,162 units. Translating this into population capacity, these residential lands could potentially cater for approximately 14,815 persons, based on an estimated average household size of 2.87⁹.

As set out above, the revised housing target for Laois is 2,138 units throughout the life of the plan. In summary, under the current Development Plan there is a sufficient quantum of residential zoned land available to accommodate the future projected population growth as outlined in the Table 3.1. Table 4.5 below provides a breakdown of the amount of residential zoned land within each major settlement, the range of applicable densities in accordance with the current Development Plan and the estimated number of units that could be delivered when applying the relevant densities.

⁸ This excludes mixed use zonings within Portlaoise

⁹The average household size as per Census of Population 2011 (assumed ratio between de facto population and total households).

Table 4.5 Residentially Zoned & Unbuilt Land Availability 2014, Source: Laois County Council (2016)

| Locality | Land zoned residential (but unbuilt upon) in hectares | Range of Densities (units per ha) | Estimated no. of units |
|------------------|---|-----------------------------------|------------------------|
| Abbeyleix | 16.5 | 6 to 12 | 189 |
| Ballinakill | 3.3 | 8 | 33 |
| Ballybrittas | 0.6 | 8 | 5 |
| Ballycolla | 0.8 | 8 | 6 |
| Ballylinan | 15.0 | 12 | 179 |
| Ballynagall | 0.5 | 4 | 2 |
| Ballyroan | 4.4 | 8 | 35 |
| Borris-In-Ossory | 9.8 | 4 to 10 | 90 |
| Camross | 0.6 | 4 | 3 |
| Carlow | 21.2 | 4 to 12 | 248 |
| Castletown | 2.1 | 6 | 13 |
| Clogh | 1.7 | 8 | 14 |
| Clonaslee | 1.4 | 4 to 12 | 8 |
| Coolrain | 0.4 | 2 | 1 |
| Cullahill | 2.3 | 4 to 6 | 10 |
| Durrow | 8.8 | 10 | 88 |
| Emo | 1.1 | 8 | 9 |
| Errill | 7.3 | 10 | 73 |
| Kileen | 2.1 | 8 | 17 |
| Killenard | 16.5 | 2 to 10 | 117 |
| Killeshin | 5.8 | 10 | 58 |
| Mountmellick | 20.4 | 12 | 244 |
| Mountrath | 9.7 | 12 | 116 |
| Newtown | 6.3 | 6 | 38 |
| Portarlinton | 23.6 | 12 | 282 |
| Portlaoise | 125.9 | 3 to 40 | 3015 |
| Rathdowney | 8.8 | 10 | 89 |
| Stradbally | 13.6 | 4 to 12 | 134 |
| The Swan | 1.6 | 10 | 16 |
| Vicarstown | 3.7 | 8 | 30 |
| Total | 335.9 hectares | 2 to 40 per hectare | 5,162 units |

4.4 Unfinished Housing Estates Survey 2011

The 2011 National Housing Development Survey states that there were 586 vacant units in 2011 which represented 26 number vacant units per 1,000 households. The *Resolving Unfinished Housing Developments: Annual Progress Report on Actions to Address Unfinished Housing Development, December 2013* (Housing Agency, DoECLG) determined that there were 318 vacant units in Laois.

The *Resolving Unfinished Housing Developments: Annual Progress Report on Actions to Address Unfinished Housing Development, December 2014* (Housing Agency, DoECLG) outlined that in 2013 there were 56 developments surveyed by inspectors. It was determined that 41 were to remain on the Unfinished Housing Development (UFHD) Database.

In 2014, of those remaining 41, it was determined that after inspection, 34 were to remain on the database. Therefore, there was an overall drop of 22 developments on the list in those two years. The survey also outlines that Laois has one of the highest number of vacant units per number of households in the Country. Laois has 9.03 number of vacant units per 1,000 households, compared to a national average of 3.36. The only counties that have higher rates are Roscommon and Leitrim. However, the figures have dropped significantly since 2011.

Each unfinished residential development has distinct characteristics, context and mitigating issues, and responses, therefore, must be tailored to these circumstances. Laois County Council is positively engaging with all relevant parties to address related matters and while it is difficult to estimate the future outcomes of ongoing work at this stage, it is envisaged that solutions may contribute positively to future housing supply in the County in the medium to long term.

4.5 Social and Affordable Housing Provision

In accordance with Section 9 of the Housing Act 1988, housing authorities are required to undertake an assessment of housing need in their administrative area. The assessment itself includes a broad range of categories encompassing the homeless; travellers; those in overcrowded or involuntary accommodation; people with disabilities etc. The latest assessment carried out in 2013 determined that there was a net housing need for 1,368 units, since then, the need has increased to 1,700 social housing units within the town and county. The largest category of need by far is those unable to meet the cost of accommodation.

Table 4.6 below, draws together a summary of social and affordable housing provided in Laois County from 2011-2014, based on the DoECLG's Database Direct for Housing Statistics, 2014. A per annum average of 68 units were delivered between 2011-2014.

Table 4.6 Social and Affordable Housing Provision 2007-2009

| Planning Authority | Year | (1) Completions and Acquisitions | (2) Voluntary and Cooperative Housing | (3) Rental Accommodation Scheme | (4) Houses Available for Rent from Existing Stock | (5) Total Social Rented Accommodation | (6) Affordable Housing | Total Social and Affordable Housing Provision (i.e. 5+6) |
|----------------------|------|----------------------------------|---------------------------------------|---------------------------------|---|---------------------------------------|------------------------|--|
| Laois County Council | 2014 | 18 | 4 | 21 | | 43 | 6 | 49 |
| | 2013 | 5 | 1 | 40 | | 46 | 0 | 46 |
| | 2012 | 16 | 7 | 66 | | 89 | 0 | 89 |
| | 2011 | 10 | 4 | 75 | | 89 | 0 | 89 |

4.6 Meeting Social and Affordable Housing Demand

As set out in Section 3 of this strategy, there is an identified need for approximately 379 social housing units over the plan period 2017-2023.

As table 4.5 highlights, social and affordable housing has traditionally been addressed through a number of different means in Laois. At present, Laois County Council maintains a total of 2179 occupied social housing units. There are currently roughly 1,700 people on the County Council waiting list.

In light of intended change to housing support mechanisms, deriving from the Government's Housing Policy Statement in 2011, it is considered necessary to assess options which may influence delivery over the development plan period. There are a number of avenues available to Local Authorities to address the identified demand for, and delivery of, social housing. These are briefly described as follows:

4.6.1 *Provision of Social Housing under Part V of the Planning and Development Acts 2000-2015*

The provision of social housing under the traditional Part V mechanism will continue to be seriously constrained in the short to medium term, not least given the marked decline in the volume of private house construction in recent years. The statutory context for the provision of social and affordable housing has changed under the Urban Regeneration and Housing Act 2015. The amendments include that there will be a requirement for up to 10% social housing in developments in excess of 9 units. The use of cash payments in lieu of social housing provision is no longer allowed. Provision is made for the transfer of completed units on other land not subject to the planning permission to be provided. Provision is also made for the Part V obligation to be fulfilled by developers through long term leasing of properties and rental accommodation availability agreements.

4.6.2 *Rental Accommodation Scheme (RAS), Leasing Initiatives and Housing Assistance Payment (HAP)*

The Rental Accommodation Scheme (RAS) is an initiative to cater for the accommodation needs of certain persons in receipt of rent supplement, normally for more than 18 months and who are assessed as having a long-term housing need. It involves Laois County Council paying the rent to the accommodation providers on behalf of the tenant (which is a maximum of 92% of the market rent). The County Council makes use of the private and voluntary sector and engage in a contractual arrangement to secure medium-long term rented accommodation.

The accommodation must meet certain standards and the landlord must be tax compliant and registered with the Private Residential Tenancies Board (PRTB). The RAS initiative seeks to eliminate 'poverty traps' by providing the footing on which to access employment or up-skilling opportunities which may support broader accommodation options in the future. Unlike rent supplementation, tenants can remain in the scheme upon taking on full time employment, with a higher contribution towards the rent being sought as income increases.

There are currently 169 RAS tenants in Laois. A contraction is expected in the scheme in the coming months due to twenty landlords exiting the market. There are between 5 and 10 new tenancies expected but in overall terms this will be a net loss. Leasing initiatives involve Local Authorities entering into lease arrangements with private property owners for periods of between 10-20 years.

The properties will be tenanted, managed and maintained by the Local Authority, and rent will be guaranteed for the whole lease period. These properties will be used to accommodate households from local authority waiting lists.

The Housing Assistance Payment (HAP) is being introduced under the Housing Miscellaneous Provisions Act 2014 for people who have a long-term housing need and who qualify for social housing support. It is administered by housing authorities and will eventually replace long-term rent supplement. It is not currently available in Laois but it is expected that it will be rolled out in late 2016.

Under the scheme the housing applicant finds appropriate private rented accommodation (within specific caps). The Local Authority then pays the landlord directly and the tenant pays a rent to the local authority based on the differential rent scheme. Laois will potentially have 1,108 HAP tenancies once the scheme is implemented. There are currently 1,700 applicants on the housing list.

4.6.3 Provision of Social Housing in Partnership with Voluntary Bodies and Housing Co-Operatives (Approved Housing Bodies – AHBs)

AHBs also provide social housing and are formed for the purpose of relieving housing need and the provision and management of housing. They are established by a voluntary management board to benefit the community in which they are based, and are approved and funded by the Department of the Environment, Community and Local Government. Housing cooperatives can provide both social rented housing and housing to purchase.

Housing cooperatives are self-help and jointly owned member/user housing associations or societies. Projects undertaken may be in response to the needs of the elderly, people with disabilities, homeless persons or families and single people on low incomes. Some housing associations may be formed to specialise in meeting a particular housing need, others develop with broader aims.

The specific housing services offered will depend on the aims or concerns of the members, the needs of tenants as well as the financial and other resources available for both capital costs and ongoing management running costs.

Table 4.7 List of Approved Housing Bodies in the County (Source: Laois County Council 2015)

| List of all Approved Housing Bodies in the County | |
|---|--|
| Currently operating | Expected new operators |
| Rathdowney Social Services | Hail Housing |
| Sue Ryder Foundation | Oaklee Trinity |
| Cluid Housing Association | National Association of Building Co-operatives (NABCO) |
| Respond Housing Association | |
| Sisters of Charity of Jesus and Mary | |
| Simon Communities of Ireland | |
| Mountmellick Voluntary Housing Association | |
| Owenass Housing Association for Intellectually Disabled | |
| Tuath Housing Association | |
| Steer Housing Association | |
| Aontacht Phobail Teoranta (assets now held by HSE) | |

In accordance with the Social Housing Strategy 2020, the role of the AHBs will be enhanced and they will play a more significant part in the delivery of social housing in the future. Laois County Council will continue to work in partnership with the AHBs to optimise resources in acquiring and managing social housing. A summary of output in this area between 2009-2014 is set out in Table 4.8 below.

Table 4.8 Voluntary and Cooperative Housing Output for Laois County 2009-2014

| Year | Voluntary and Co-operative Housing Output | |
|------|---|-----------------------|
| | No. Of Houses | |
| | Completions | In Progress Commenced |
| 2014 | 4 | 0 |
| 2013 | 1 | 0 |
| 2012 | 7 | 0 |
| 2011 | 4 | 0 |
| 2010 | 12 | 4 |
| 2009 | 60 | 0 |

4.6.4 Casual Vacancies

Only a small number of Laois's housing stock will become available as new lettings annually through casual vacancies. The current rate of casual vacancy is about 0.5%. Furthermore, it is expected that the number of casual vacancies will continue to be low over the immediate next few years as the provision of new housing will continue to be constrained in the short-term.

4.6.5 Temporary Hostel Accommodation

There are currently no hostels used for accommodation purposes in Laois. However, there are three homeless transition units for short-term emergency accommodation. According to the Department of Environment (September 2015), there are 7 homeless people in Laois.

4.6.6 Purchase of New or Second-Hand Dwellings

The purchase of new or second-hand dwellings will be limited by capital financial restrictions. In line with the wider housing market, sales executed under the Tenant Purchase Scheme slowed over the previous number of years and it is expected that a new scheme may be introduced in 2016. In January 2016, it is noted that a new scheme for the purchase of existing local authority houses came into effect – The Tenant (Incremental) Purchase Scheme 2016. Tenant Purchase sales completed between 2011-2014 are outlined in Table 4.9. It is expected that a new Scheme may be introduced in 2016.

Table 4.9 Tenant Purchase Sales Laois 2011-2014

| Year | Applications Received | Sales Approved | Local Authority House Sales Completed |
|------|-----------------------|----------------|---------------------------------------|
| 2014 | 0 | 0 | 5 |
| 2013 | 0 | 3 | 26 |
| 2012 | 96 | 100 | 34 |
| 2011 | 54 | 47 | 13 |

It is anticipated that Laois County Council will meet their identified social housing provision via a combination of all of the options set out above, having regard to any national guidance which may emerge over the life-time of the strategy. In the potential absence of new build opportunities in the short term, all sources of supply from vacant and unfinished estates, unsold affordable units and the turnaround of casual vacancies will have to be explored in detail.

4.7 Travellers and People with Disabilities

In accordance with the Laois County Council Assessment of Housing Need carried out in May 2013, the housing needs of the following categories require special attention:

4.7.1 Travellers Accommodation

Under the Housing Acts 1966-1997, Local Authorities are responsible for the provision of accommodation, including serviced caravan sites, for Travellers. There are currently roughly 169 Traveller families residing in Laois.

Laois County Council carried out a survey of all travellers resident within its functional area, which assists it in the provision of accommodation for traveller families. The current Laois County Council Traveller Accommodation Programme 2014-2018 sets out the Councils' strategy for provision of Traveller accommodation and support services over a five-year period in accordance with the Housing Traveller Accommodation Act, 1998.

The result of the assessment of need was for 41 standard local authority houses and provision for 3 Traveller-specific accommodation types. 56 families were assessed as having an existing need; while the projected need is 24.

Table 4.10 sets out Traveller families by accommodation type in the County, as documented by the Department of Environment, Community and Local Government.

Table 4.10 Breakdown of Traveller Accommodation in Laois (2013)

| Type of Accommodation Arrangement | No. of families |
|---------------------------------------|-----------------|
| Unauthorised Sites | 4 |
| Local Authority Halting Site | 1 |
| Voluntary Bodies with L.A. Assistance | 5 |
| Private Houses assisted by L.A. | 13 |
| L.A Group Housing | 9 |
| Own Resource (estimate) | 7 |
| Private Rented (estimate) | 52 |
| L.A Housing | 72 |
| Sharing House | 6 |
| TOTAL | 169 |

Table 4.11 sets out the standard local authority housing need as well as the traveller specific need and the projected need over the course of the plan period.

Table 4.11 Breakdown of Traveller Accommodation Needs in Laois (Source: Laois County Council: Draft Traveller Accommodation Programme 2014-2018)

| | Existing Need Standard Local Authority Housing | Traveller Specific Need | Projected Need |
|----------------------------------|--|-------------------------|----------------|
| Standard Local Authority Housing | 33 | - | - |
| Traveller Specific Accommodation | | | |
| Group 1 Portlaoise H.S | - | 7 | 7 |
| Group 2 Portlaoise G.H.S | 1 | 0 | 1 |
| Group 3 Portlaoise H.S | - | 0 | 2 |
| Group 4 Portlaoise G.H.S | - | 0 | 0 |
| Group 5 Portlaoise H.S | 0 | 2 | 2 |
| Group 6 Portlaoise H.S | - | 0 | 3 |
| Group 7 Portlaoise G.H.S | 1 | 0 | 1 |
| Group 8 Portlaoise H.S | - | 2 | 2 |
| Group 9 Portlaoise G.H.S | 1 | 0 | 0 |
| Group 10 Mountmellick H.S | - | 0 | 3 |
| Group 11 Portarlinton H.S | - | 4 | 1 |
| Group 12 Portarlinton G.H.S | 2 | - | - |
| Group 13 Portarlinton H.S | 1 | 0 | 0 |
| Group 14 Borris in Ossory H.S | 1 | 0 | 2 |
| Group 15 Portlaoise H.S | - | 1 | 0 |
| Total | 40 | 16 | 24 |

H.S Halting Site

G.H.S Group Housing Scheme

S.L.A Standard Local Authority Housing

4.7.2 People with Disabilities

The most recent Laois Needs Assessment also identified 67 persons in need of social housing support that have some form of intellectual, physical, sensory or mental health disability. Laois County Council will endeavour to carry out specialist extensions and alterations to Local Authority houses to accommodate the needs of disabled persons and the elderly. Related Initiatives include the housing adaption grant and mobility aid grant.

5.0 Housing Strategy Objectives

This section has evolved from the analysis of the housing issues that have emerged during the preparation of the strategy. Firstly, it outlines a number of broad principles that inform the overall approach to the strategy. Secondly, it formalises these aspects through a number of recommended housing objectives. The preparation of this section has necessitated a review of existing housing policy contained in the current development plan and the recommendations set out below are designed to build upon and complement that reviewed.

5.1 Key Principles of the Housing Strategy

- To work to deliver the revised population targets (stemming from the M2F1 population projection scenario), having regard to the County's established settlement hierarchy as set out in the Laois County Development Plan;
- To promote socially balanced and inclusive communities in all housing areas across Laois;
- To provide for varying identified needs in the County with respect to housing typology, size and mix;
- To monitor the housing strategy, allowing for adequate consultation with those who are central to the implementation of the policies in the strategy.

5.2 Development Plan Housing Objectives

The Planning and Development Act 2000 (as amended) sets out clear requirements for the monitoring and review of local authority housing strategies. Section 95 subsection (1)(b) requires that a planning authority's development plan should include objectives to ensure that the housing strategy is implemented. These objectives should relate to:

- The existing and likely future need for social housing;
- The need to ensure the availability of housing for persons who have different levels of income;
- The need to provide different types and sizes of housing, to match, in so far as possible, the different types of households to be provided for;
- The special needs of the elderly and those with disabilities must be provided for; and
- The need to counteract social segregation in the provision of housing.

In light of the above, this Housing Strategy sets out the following housing objectives, which are to be incorporated into the respective plans of the Laois Local Authorities:

5.2.1 *General Housing Objectives*

- It is the policy of the Council to plan positively for future housing requirements in the County in accordance with the revised population targets. In doing so, the Council will facilitate the expansion of existing settlements in a planned and coordinated fashion, ensuring that adequate provision of necessary infrastructure comes forward alongside development;
- To ensure that houses are delivered in the locations required, to implement a balanced settlement strategy that provides for growth towns of varying sizes throughout the County;
- Notwithstanding the above, housing shall be provided in rural areas where it promotes the economic role of these areas, negates isolation and promotes social inclusion;
- In response to the changing demographic profile of the County, it is the policy of the Council to ensure that a mix of house types and sizes is provided within individual developments and within communities. This will be achieved through the development management and forward planning process. The forward planning process will ensure that appropriate zonings are provided in development plans and local area plans at suitable locations to provide for a mix of unit types. Development plans will also include standards requiring the provision of a mix of unit types and sizes. This will also be achieved through the Council's actions as a housing authority via the selection of lands or units for lease, rent or purchase.
- It is Council policy to expect a high quality of design in all housing development having due regard to Government policy relating to sustainable development, which aims to reduce the demand for travel within existing settlements, and the need to respect and reflect the established character of rural areas.
- Promote best practice and innovation with regard to ongoing management and maintenance of all housing stock and the associated public realm.
- To ensure that investment in infrastructure is distributed in a balanced manner around the County, with priority given to designated growth towns.
- During the preparation of development plans and local area plans, the Local Authority will take into consideration the Department of Environment's register on Unfinished Housing Estates, in the interests of proper planning and sustainable development. The Local Authority will continue to work with developers and residents of private residential developments to address public safety and environmental improvements within these estates, as necessary.

5.2.2 *General Objectives Relating to Social and Specialist Housing*

- It is the policy of the Council to facilitate the provision of housing units to sufficiently cater for social and specialist housing needs over the plan period, as established in the County Housing Strategy.
- Provision of social and specialist housing shall be progressed through partnership working with voluntary and co-operative housing organisations, the Health Service Executive, as well as through agreements with private developers.
- In the interest of counteracting undue social segregation, the Local Authority will ensure that an appropriate balance between incomes, social, specialist and private (including private rented) housing is provided within communities. Decisions on leasing take up, RAS and on Part V percentage ratios on specific sites will be based on the existing housing profile and needs of the area.
- Ensure that housing is available for people of different income types. This shall be achieved through the housing support system and through the planning system which will ensure that an appropriate mix of units is provided in appropriate locations.
- It is the policy of the planning authority to reserve 10% of all lands being developed in the urban area for residential use over the plan period for the purpose of addressing the requirement for social housing under Part V.
- As outlined above, percentage reservation for Part V shall be decided on the basis of individual site assessment. Criteria to be taken into account will include the type and location of the housing units required by the planning authority at a given time, as defined by the priority housing list by the Housing Section and the existing mix of housing classes in the area.
- A requirement for all applicants for permission that will include social housing to engage in meaningful pre-planning discussions with the Local Authority, in order to establish at the outset, the location, house size and house design requirements of both Authorities.
- A requirement for the highest standard of design in all new social development or development containing an element of social housing, in accordance with the development standards set out in the County Development Plan and the DoEHLG social housing guidelines.
- It is the policy of the Council to promote and support the development of housing for older people and those with disabilities, including the concept of independent living and the development of 'lifecycle housing' i.e. housing that is adaptable for people's needs as they change over their lifetime.
- The Laois Local Authorities will seek to provide appropriate accommodation for Travellers through the continued implementation of the Council's Traveller Accommodation Programme.

5.3 Strategy Implementation

To ensure the successful implementation of this Housing Strategy, it is necessary to keep it under review. Therefore, not more than two years after the making of the Development Plan, the Chief Executive will give a report to members on the progress achieved in implementing the Housing Strategy and the Development Plan objectives. Where the report indicates that new or revised housing needs have been identified, the Chief Executive may recommend that the Housing Strategy be amended and the Development Plan varied accordingly.

6.0 Conclusion

The Housing Strategy has been prepared in accordance with the requirements of Part V of the Planning and Development Act 2000 (as amended) as a basis to address the following key issues:

- The identification of housing need within County Laois;
- The identification of social and specialist housing needs within the County;
- The identification of supply side requirements to satisfy identified needs, including the consideration of appropriate land zoning in Laois;
- The consideration of specific policy response to the above.

The preparation of this strategy has included the assessment of all relevant and up-to-date publications and data resources, which have been analysed in detail to provide a robust basis for future policy development and implementation. In addition to meeting the statutory requirement for its production, this strategy ensures that the proper planning and sustainable development of Laois provides for the housing needs of existing and future populations in an appropriate manner.