

In July, 2016, the Government published 'Rebuilding Ireland' an Action Plan for Housing and Homelessness. The plan centres on the delivery of a number of actions in the period up to 2021. These are summarised as five pillars set out below:

<i>Pillar Objective</i>	<i>Key Actions</i>
<i>Pillar 1 – Address Homelessness</i>	
Provide early solutions to address the unacceptable level of families in emergency accommodation; deliver inter-agency supports for people who are currently homeless, with a particular emphasis on minimising the incidence of rough-sleeping and enhance State supports to keep people in their own homes	<ul style="list-style-type: none"> • Ensure that, by mid-2017, hotels are only used in limited circumstances for emergency accommodation for families, by meeting housing needs through the Housing Assistance Payment (HAP) and general housing allocations, and by providing new supply to be delivered through: <ul style="list-style-type: none"> -An expanded Rapid Build Housing Programme (1,500 homes – 200 in 2016; 800 in 2017 and 500 in 2018) -A Housing Agency initiative to acquire vacant houses (1,600 units by 2020 - €70m revolving fund) • Enhance supports for homeless families with children. • Enhance supports for homeless people with mental health and addiction issues – triple the funding from €2m to €6m, will be provided to the HSE. • Ensure an adequate supply of emergency accommodation nationally. • Extend tenancy sustainment measures nationwide. • Increased Rent Supplement and HAP limits. • New mortgage Arrears Resolution Service to standardise supports for borrowers. • New initiative to provide access to independent expert financial and legal advice for people facing serious mortgage arrears. • Potential for further legislative measures in relation to mortgage arrears to be examined. • Facilitate more households with Mortgage to Rent.

<i>Pillar Objective</i>	<i>Key Actions</i>
<i>Pillar 2 – Accelerate Social Housing</i>	
<p><i>Increase the level and speed of delivery of social housing and other State-supported housing</i></p>	<ul style="list-style-type: none"> • 47,000 social housing units delivered by 2021, supported by investment of €5.35 billion • Accelerated Housing Assistance Payment (HAP) delivery – (12,000 in 2016 and 15,000 in 2017) • NTMA/Private Housing Fund to deliver increased housing supply (potential to fund delivery of some 5,000 social houses) • Mixed-tenure developments on State lands and other lands • Establishment of a dedicated Housing Delivery Office and Housing Procurement Unit • Extensive supports for Local Authorities and Approved Housing Bodies – e.g. AHB Innovation Fund • Streamlined approval processes (e.g. Part 8 planning) • Housing for specific groups: meeting the needs of the vulnerable • Increased target for Housing Adaptation Grants drawdown (increasing from 8,000 in 2016 to 10,000 in 2017) • Pilots to support innovative design and housing solutions for older people • Extending National Housing Strategy for People with Disabilities beyond its 2016 timeframe out to 2020

<i>Pillar Objective</i>	<i>Key Actions</i>
<i>Pillar 3 – Build More Homes</i>	
Increase the output of private housing to meet demand at affordable prices	<ul style="list-style-type: none"> • Doubling of output to deliver over 25,000 units per annum on average over the period of the Plan (2017 – 2021), aided by: <ul style="list-style-type: none"> - Opening up land supply and low-cost State lands. - Local Infrastructure Housing Activation Fund (LIHAF) - €200m. - NTMA financing of large-scale 'on site' infrastructure for developers, complementing LIHAF - Prioritising large pathfinder sites in key urban locations to release housing more quickly. - Planning reforms – large housing development applications to go directly to the Board, new streamlined Part 8 process, on-line planning facilities. - Putting in place a National Planning Framework and land management actions – multi-tenure developments on State lands. - Efficient design and delivery methods to lower housing delivery costs. - Measures to support construction innovation and skills.

<i>Pillar Objective</i>	<i>Key Actions</i>
<i>Pillar 4 – Improve the Rented Sector</i>	
Address the obstacles to greater private rented sector delivery, to improve the supply of units at affordable rents	<ul style="list-style-type: none"> • Develop a strategy for a viable and sustainable rental sector. • Introduce legislation on balanced arrangements for tenancy terminations – in sales of 20+ units in a single development, tenants to remain in situ. • Review the standards for rental accommodation. • Enhance the role of Residential Tenancies Board, including its enforcement powers. • Introduce an Affordable Rental Scheme - €10m annually to support 2,000 rental properties by 2018. • Encourage 'build to rent'. • Support greater provision of student accommodation – develop national strategy, additional 7,000 places by 2019, assistance to find additional short-term student accommodation.

<i>Pillar Objective</i>	<i>Key Actions</i>
<i>Pillar 5 – Utilise Existing Housing</i>	
<p>Ensure that existing housing stock is used to the maximum degree possible focusing on measures to use vacant stock to renew urban and rural areas.</p>	<ul style="list-style-type: none"> • Better management of social housing through rapid re-letting of vacant units (Voids) and introduction of choice-based letting. • Review of the Tenant (Incremental) Purchase Scheme. • Housing Agency purchases of vacant houses held by banks and financial institutions (1,600 units - €70m revolving fund – same action as under Pillar 2.) • New vacant Housing Repair and Leasing Initiative. • Removing regulatory barriers to re-using vacant or under-utilised properties – e.g. change of use from commercial to residential. • Urban regeneration actions, including Living City initiative. • Village and rural renewal initiatives to revitalise town centres and villages – DAHRRGA working with DHPCLG. • Continue work to resolve unfinished estates.

SOCIAL HOUSING STRATEGY 2020 Support Supply and Reform

The Social Housing Strategy 2020 of November 2014 sets out an ambitious plan for the growth of the housing sector up to 2020.

The target number of units set for delivery under the Social Housing Strategy 2015 – 2017 is 366 at an estimated cost delivery of €31.1 million. This number has increased to 386 as a result of additional acquisitions for 2016.

Pillar 1 provides for increased provision of social housing by both Local Authorities and Approved Housing Bodies. This is to be driven initially by Exchequer funding and eventually by off balance sheet sources of finance.

Pillar 2 provides for greater and more effective housing supports through the private rental sector mainly through moving households onto the Housing Assistance Payment.

Pillar 3 is about reform. It includes a commitment to take innovative measures that will enhance the capacity of the rental sector to contribute sustainably to social housing supports (i.e. cost rental, managing the transition of buy-to-let property and a national policy to professionalise the private rental sector.

The publication of the Government's Action Plan follows the November 2014 Social Housing Strategy that set out targets for the supply of housing, the reform of housing legislation and supports for Local Authorities and Approved Housing Bodies.

The **Programme for the Delivery of Housing and Accommodation in County Laois** has been prepared having full regard to the urgent context of 'Rebuilding Ireland' and Circular Letter dated the 17th of April 2015 from the Department of the Environment, Community & Local Government advising Laois County Council of a funding allocation of €31.1 million to provide housing up to year's end 2017. The programme also has regard to the provision of Social Housing Strategy 2020 and Construction 2020.

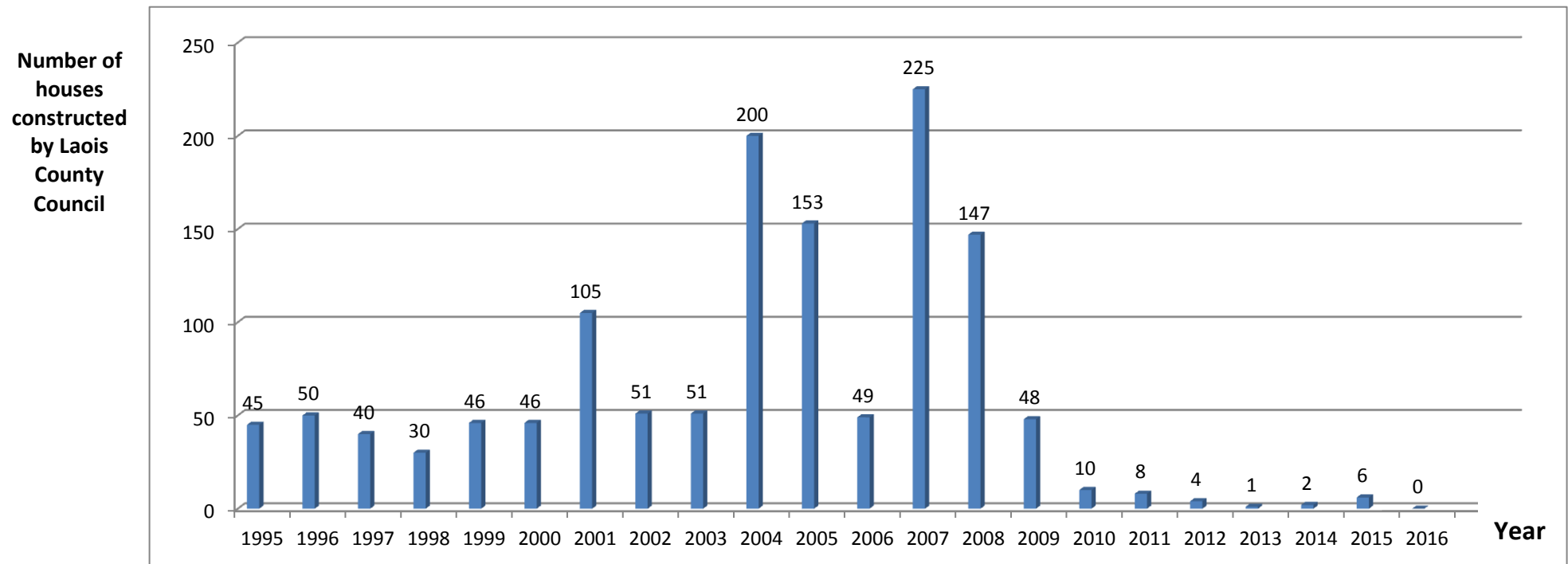
The following programme is set out to detail Laois County Council's anticipated actions and delivery prospectus under the five pillars and within the funding package already notified to Laois County Council. While the Council will work within its allocated

figure of €31.1 million, it will use every mechanism possible to stretch the delivery of housing to in excess of 366 units (the target figure) using a blend of delivery methods.

Background

The Housing situation in Ireland is constantly evolving. It is profoundly influenced by changing economic, social, demographic and other factors. Prior to the banking crisis and economic recession, Local Authorities had been engaged in very substantial house building programmes. The subsequent climate of austerity within which Local Authorities found themselves created considerable challenges in terms of social housing construction.

Laois County Council number of houses constructed 1995 – 2016

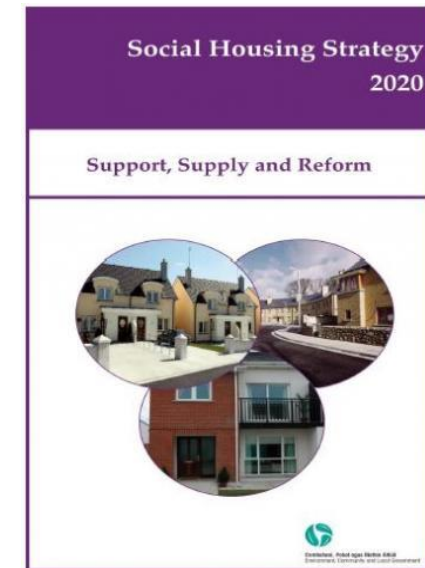


There have been significant developments in Irish Housing Policy in the past two years:

Social Housing Strategy 2020

The Government clarifies its understanding of the nature and scale of the Housing Policy challenge and set out three clear goals of Housing Policy:

- Affordability
- Sustainability (economic, social and environmental)
- Inclusion



Re-building Ireland Action Plan for Housing and Homelessness

This Plan comprises 5 Pillars of concerted actions right across Government – Addressing Homelessness, Accelerating Social Housing, Building more Homes, Improving the Rental Sector, and Utilising existing housing. It represents a significant step forward in accelerating delivery of housing units in the right locations and to facilitate sustained provision in the long term.





PILLAR 1: ADDRESSING HOMELESSNESS

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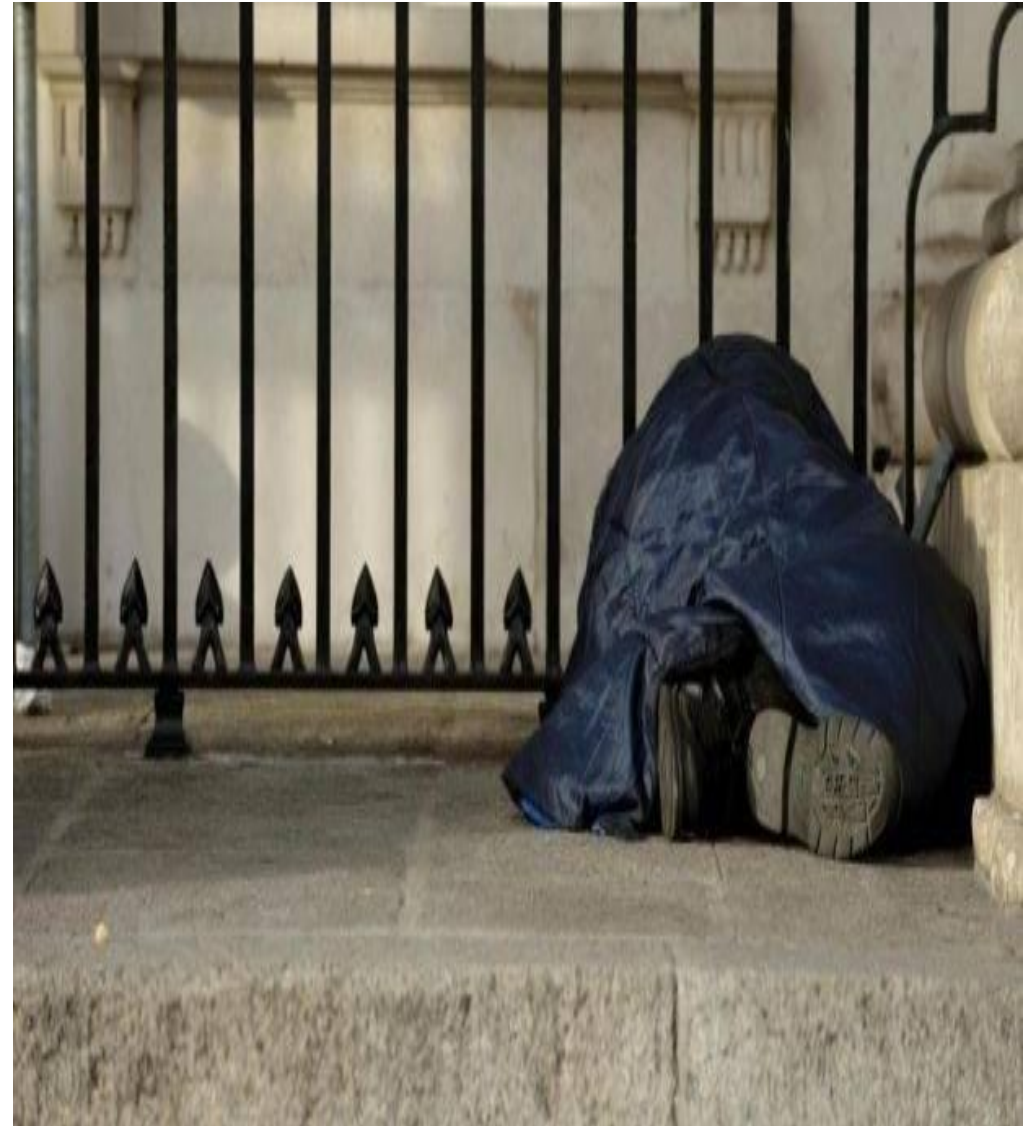
A prompt and adequate response to the accommodation needs of homeless people is one of Laois County Council's specific housing objectives. As well as providing homes for people and families who are homeless, we must ensure that those most at risk of losing their homes receive support services, so that we can minimise the rise of them becoming homeless in the first place.

- There were no rough sleepers in Co. Laois in 2016
- Total number of presentations in 2016: 206
- 154 single persons and 52 families presented
- 58 housed directly from homelessness:

Approved Housing Bodies: 32

Laois County Council : 25

Social Leasing: 1



Action No.	Description of Action	Objective	Timeline
1	Source appropriate suitable accommodation for service users living in emergency accommodation.	To eliminate dependency on accommodation provided by bed and breakfasts and hostels.	On-going
2	Implement the Mortgage Arrears Resolution Process and Mortgage to Rent Scheme where deemed necessary.	To support households in long-term mortgage arrears to remain in their homes.	On-going
3	Ensure that the expanded Local Authority Housing Programme will improve the accommodation prospects of the homeless (i.e. Capital Assistance Schemes – Approved Housing Bodies).	To meet the accommodation needs of the homeless more quickly.	On-going
4	Assist victims of domestic violence to secure new, independent tenancies as required (DHPCLG to provide policy and procedural guidance to Housing Authorities).	To reduce the number of victims becoming homeless and the length of time spent in emergency accommodation arrangements.	On-going
5	Roll out of HAP to provide a more secure form of assistance to households who need help with their housing needs in the longer term.	To increase the supply of Social Housing options.	On-going
6	Work with the Housing Agency to purchase permanent homes for homeless families.	To meet the accommodation needs of the homeless more quickly.	On-going

Action No.	Description of Action	Objective	Timeline
7	Identify and quantify sources of statutory funding (in addition to that provided by the DHPCLG and the HSE) that are available to address homelessness, directly or indirectly.	To meet the housing needs of the homeless more quickly.	On-going
8	Laois County Council will work with all stakeholders on a National Awareness Campaign to maximise awareness of the services and supports available.	To maximise awareness of the supports and services available.	Will progress throughout the course of the Housing Programme
9	Laois County Council will participate in the Threshold Tenancy Protection Service when it is rolled out nationwide.	Support to help the prevention of homelessness.	Will participate when the Threshold Tenancy Protection is rolled out nationwide
10	Implement national procedures to enhance inter-agency arrangements regarding the release and accommodation of sex offenders.	To reduce the occurrence of released offenders being accommodated in emergency arrangements.	Will implement national procedures when rolled out nationwide



PILLAR 2: ACCELERATE PROVISION OF SOCIAL HOUSING



Conniberry Way, Portlaoise

PILLAR 2: ACCELERATE PROVISION OF SOCIAL HOUSING

The provision of Housing for those who need it is one of the State's primary responsibilities. The key objective of this Pillar is to increase the level and speed of delivery of Social Housing and other State-supported housing.

Phase I of the Social Housing Strategy 2015-2017 sets the following target for Laois County Council: The Delivery of 366 Housing Units with an estimated cost of €31.1 million (current and capital).

A target of 158 units to be delivered under Capital Programmes encompassing Local Authority Housing (Construction And Acquisition), Capital Assistance Scheme through Approved Housing Bodies, return to use of Void properties and Part Vs.

Target of 180 units to be delivered through the Social Housing Current Expenditure Programme (SHCEP), (Social Housing Leasing).

Target of 28 units to be delivered under the Rental Accommodation Scheme (RAS).

HAP Targets will be set by the Department of Housing, Planning, Community and Local Government in March, 2017.

The acquisition of land in key areas of the County for the construction of houses, particularly in Portlaoise, is a priority of the programme. Efforts continue to be made to finalise the purchase of the remaining derelict units in Hepburn Court, the Squash Court and Kingdom Hall in Portlaoise. Lands adjacent to O' Moore Place are, also, being considered.

Action 1: Delivery of Laois County Council's Capital Projects

Construction Project	No. of Units	Estimated cost	Stage Approval	Time Line for completion
Clodiagh Way, Clonaslee	6	€ 710,326	Stage 4	Completed
Conniberry Way, Portlaoise	33	€4,740,360	Stage 3	Q1 2018
Shannon Street, Mountrath	8	€1,025,300	Stage 2	Q3 2018
Pattison Estate, Mountmellick	10	€1,129,095	Stage 1	Q3 2018
Ballymorris Portarlinton**	20	€4,296,756	Stage 1	Q2 2019
Ballyroan**	10	€1,761,943	Stage 1	Q4 2018
Rathdowney**	5		Awaiting Stage 1 approval	Q2 2018
Harpurs Lane, Portlaoise*	1	€ 186,040	Stage 1	Q1 2018
Total	93	€13,849,820		

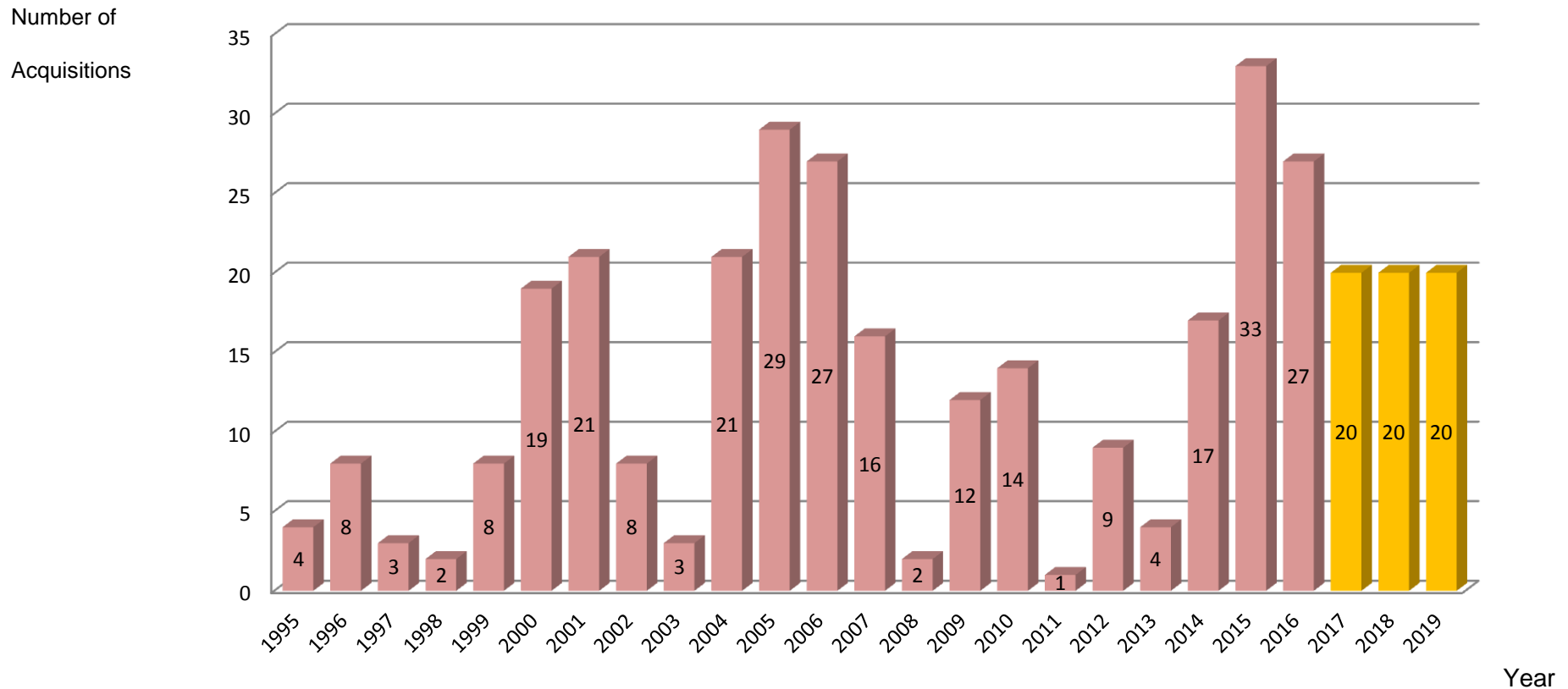
* Site Layout Plans are contained in Appendix 1. Project Appraisal Process is contained in Appendix 2.

** These projects are classified as Additional Capital Projects (not part of the 2015-2017 Programme). This demonstrates Laois County Council's commitment to stretch the Delivery of Housing to in excess of its targets. Other options will also be considered to progress the Housing Capital Programme.

Action 2: Acquisitions

The Acquisition of new and second hand properties is an important component of the supply of additional Social Housing Units and it provides a parallel stream of supply while the communication programme builds momentum.

Laois County Council Acquisitions 1995-2019



Laois County Council will continue to build on its Acquisitions Programme and work with other stakeholders to purchase additional properties.

Action 3: Delivery of the Capital Assistance Scheme (CAS)

This Scheme is open to Approved Housing Bodies to submit proposals for the construction and acquisition of houses/apartments to meet the needs of homeless, elderly, people with a disability, with a particular emphasis on housing people from a congregated setting to community based living.

CAS Projects	Units	Comment
Gort na nOir, Abbeyleix, Father Peter McVerry Trust	8	Allocated
Cluid Housing Association (Acquisitions)	16	12 Units acquired to date
Oaklee Housing, Cluainin, Mountrath, Co. Laois	10	To be completed in July, 2017
Respond Housing Association, Abbeyleix Road, Portlaoise	38	On Appeal to An Bord Pleanala
Oaklee Housing, St. Fintans, Portlaoise, Co. Laois	8	Planning Application to be submitted
<u>Total</u>	<u>80</u>	

Laois County Council will continue to work with Approved Housing Bodies on these projects and on future calls for proposals on the construction or acquisition of housing accommodation to cater for priority groups under this Scheme.

Action 4: Returning Vacant Properties to Productive Use (Voids)

“Reducing Voids and re-let times is important for so many reasons: it means a Social Housing Tenancy is offered quickly to people in need, it brings in revenue in rent and it reduces the cost of boarding up properties and expenditure on alternative accommodation in the private rented section. The shorter a house is vacant, the less it costs to bring it to habitable standard. Also, “vacant properties can detract significantly from a neighbourhood”

- John O'Connor, Chief Executive, Housing Agency

Effective Void Management

No. of Voids allocated:

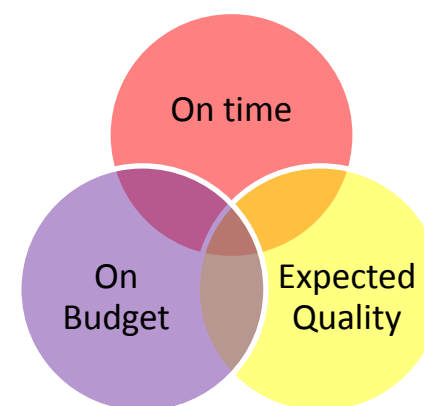
2015: 80

2016: 68

2017: 6

Average time to re-let 2015: 12 weeks

Average time to re-let 2016: 12 weeks



These are the three main performance Dimensions to the delivery of an effective Voids Management Process – **Time, Quality and Cost.**

Laois County Council has an excellent record in Voids Management and it will continue to maintain its own high standards in terms of re-letting its own housing stock.

Action 5: O'Moore Place, Re-generation Project

Laois County Council has prepared a Draft Physical, Social and Economic Re-generation Plan in direct consultation with local residents, An Garda Síochana and Laois Partnership. It is a clear and deliverable Plan.

Workplan 2017- 2019

1. PHYSICAL

Works
Phase 2 energy upgrade to all Council owned units and Sustainable Energy Authority Ireland funding for works to private units (Dependent on funding).
Acquisition by agreement or CPO as necessary of derelict units in the estate for demolishing or refurbishment as new social housing units. Where the opportunity exists to create one larger unit out of two existing units this will be the approach.
Concrete barrier to be placed on the laneway next to Aras Eoghan to stop joyriders accessing the adjoining field
Consideration to be given to re-establishing the boundary between the estate and the adjoining field. This may not be easily done given the length of the boundary and the level of anti social behaviour in the area.
It is evident that the field is contributing significantly to anti social and criminal behaviour in addition to the illegal dumping. This will continue to be the case until a permanent solution is found. Consideration will be given to acquiring the land by agreement or compulsory and to develop low density high quality social homes in this area.
Consideration be given to repair to rear boundary walls facing laneways and enhancement works to estate entrance including estate name sign.

2. SOCIAL

Aims
Development of community allotments and community garden on lands to the rear of Aras Eoghan
Development of a Men's Shed facility on the Aras Eoghan site.
Installation of Bring Banks on Aras Eoghan site.
Increased presence of Litter Wardens to reduce the level of illegal dumping in the estate and adjoining lands.
Increased engagement with local residents group by Estate Management subject to resources.
Liaise with Gardai to encourage increased community Gardai presence in the estate

3. ECONOMIC

Aims
Continuation of Community Employment opportunities in childcare facility in Aras Eoghan
Deliver a Social Inclusion and Community Action Programme (SICAP) Social Enterprise Initiative



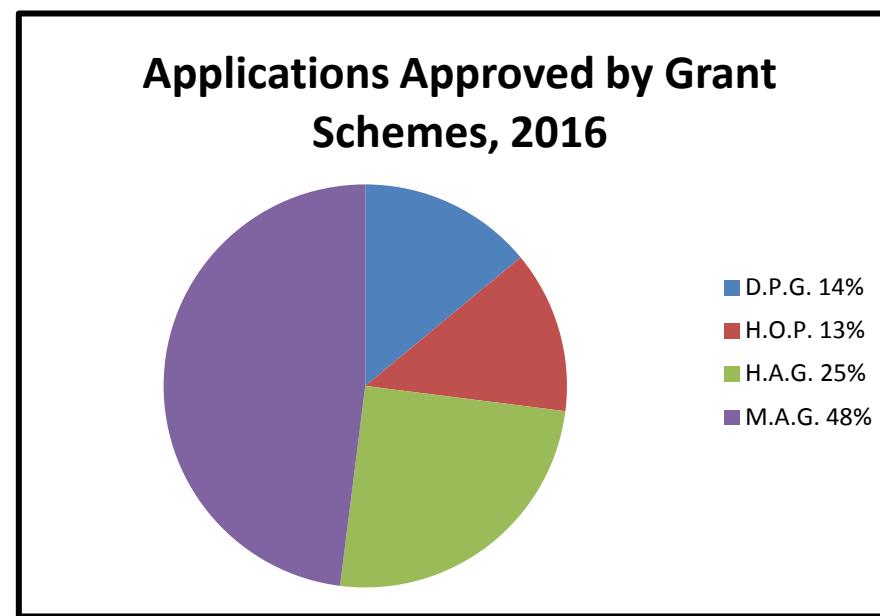
Aras Eoghan

Action 6: Operation of Private Housing Adaption Grant for Older People and Disabled Persons Grant Schemes

These Schemes have a positive impact (Social and Fiscal benefits) on successful applicants' lives. Timely repairs and adaptation can enable applicants to live more comfortably, remain living in their own homes and live more independently.

Private Housing Adaptation Grants for Older People and People with a Disability 2016:

Grant Type	No. approved In 2016	Amount committed
Housing Aid for Older People	60	€201,380
Mobility Aid Grant	111	€382,185
Housing Grant for People with Disabilities	32	€271,150
Grants for Council Housing	33	€229,241.63
Totals	236	€1,083,956.63



Laois County Council will continue to give priority to the implementation of these Schemes thereby ensuring that older people will live with dignity and independence in their own homes for as long as possible. A submission has been made to the Department of Housing, Community and Local Government for a sum of €1m for Private House Adaptation Grants for older people in 2017.

Action 7: Social Housing Current Expenditure Programme (SHCEP)

The Social Housing Current Expenditure Programme was previously referred to as the Social Housing Leasing Initiative. A Delivery Target of **180 units** has been set under the current Housing Programme.

Laois County Council will utilise all of the delivery mechanisms available to reach its target in partnership with Approved Housing Bodies and build on its Programme of Delivery.

Leased Units:

No. with Approved Housing Bodies: **173**

No. with Private Landlords: **31**

Action 8: Delivery of Housing Units under the Rental Accommodation Scheme (RAS)

Laois County Council presently has 80 RAS Tenancies with Approved Housing Bodies and 133 RAS Tenancies with private landlords. A Target of **28 Units** has been set for delivery under the current Housing Programme. This target will be achieved. It is intended with the introduction of Housing Assistance Payment (HAP) that RAS will gradually be phased out.

Total Number of RAS Units

No. with Approved Housing Bodies: **97**

No. with Private Landlords: **133**

Action 9: Use of Capital Advance Leasing Facility (CALF) to deliver Housing Units under the supervision of Laois County Council as Housing Authority engaging with Approved Housing Bodies

The Capital Advance Leasing Facility (CALF) has the capacity to increase the supply of social homes. This Programme enables Approved Housing Bodies to engage in tri-partite agreements with Local Authorities and lenders to contribute to Social Housing provision. The Capital Advance Leasing Facility (CALF) will be used to increase the supply of social homes for the next three years:

Targets

2017: 30 units

2018: 30 units

2019: 30 units

PROJECT	UNITS	COMMENT
Waterfront Apartments, Portarlinton, STEER Housing Association	20	Tenanted – December 2016
Fruithill, Graiguecullen, Co-operative Housing Ireland	15	Tenanted – December 2016
Ossory Court, Borris in Ossory, Cluid Housing Association	8	Tenanted – March 2016

Laois County Council is actively engaging with Approved Housing Bodies with regard to securing additional Social Housing units throughout the county. The use of Part 8's in the delivery of social housing by Approved Housing Bodies will be considered.

Waterfront Apartments, Portarlinton



8

Houses at Fruithill, Graiguecullen



Action 10: Implementation of Housing Assistance Payment (HAP)

Housing Assistance Payment (HAP) is a new housing support that will replace rent supplement for those with a long term housing need who qualify for Social Housing Support. Under HAP, Local Authorities will make payments on behalf of tenants directly to landlords in respect of rent. HAP Tenants will be responsible for finding their own accommodation in the private rented sector. In order to qualify for HAP, the household must qualify to go on the Council's housing waiting list. The landlord must agree to rent the property to the HAP recipient. The Shared Services Centre in Limerick County Council will then pay the rent in full directly to the landlord each month, subject to terms and conditions.

HAP allows recipients to take up full time employment while still receiving housing support. The rent contribution payable by the HAP recipient will be based on the Council's Differential Rent Scheme. HAP will help to regulate the private rental sector and improve standards of accommodation. Properties will be inspected to make sure they meet the required standards. The landlord will receive payments Authority on a monthly basis in arrears, subject to the HAP recipients paying the Local Authority their rent contributions.



HAP Targets will be set by the Department of Housing, Planning, Community and Local Government in March, 2017.

Rent Limits for Co. Laois - December 2016

Local Authority Administrative Area	Household Class						
	One adult in shared accommodation	A couple in shared accommodation	One adult	A Couple	One adult, or a couple with 1 child	One adult or a couple with 2 children	One adult or a couple with 3 children
<u>Laois</u> <u>County Council</u>	€240	€280	€420	€433	€580	€610	€630

Laois County Council has discretionary flexibility to exceed rent limits by up to 20%. It is the Local Authority's responsibility to ensure that HAP rental payments for a given household do not exceed rents for the relevant local area.

The intention is that increased HAP rental limits and the discretionary powers should be utilised only when required and should not have any inflationary effect on market rents in the area.

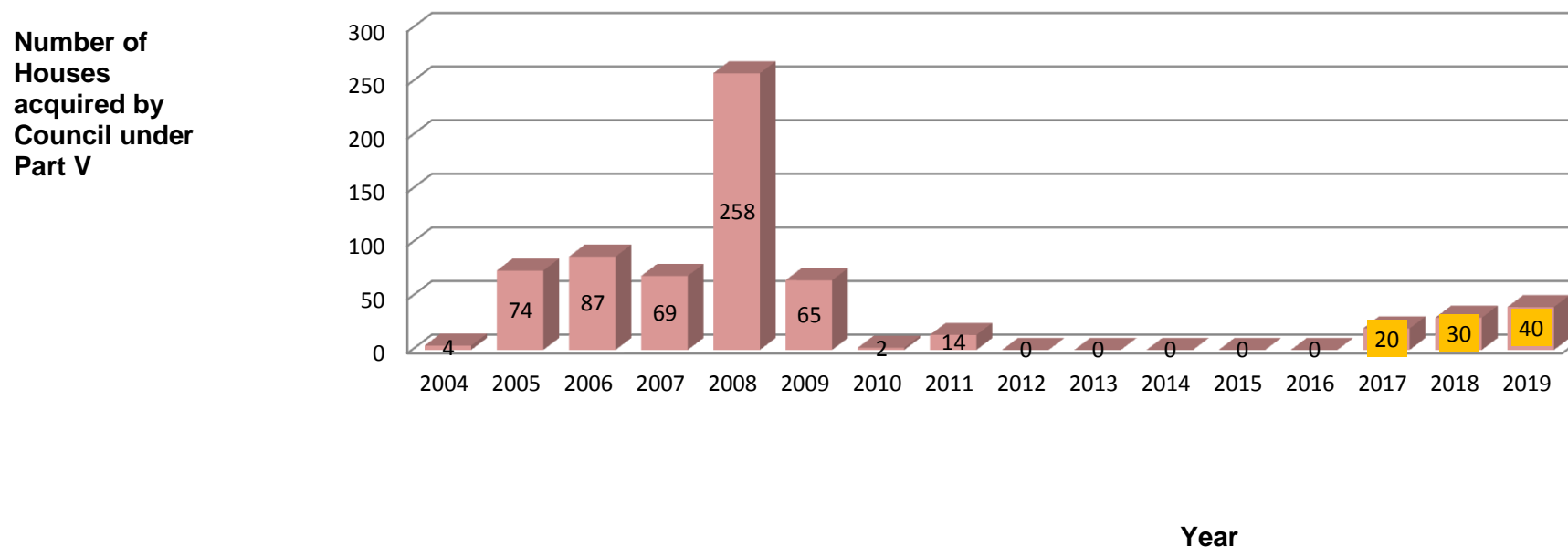
No. of enquiries to date: **90**

No of applications complete to date: **4**

Action 11: Part V Agreements

Part V of the Planning and Development Acts is commonly associated with one aspect of housing provision, that is presently reserving up to 10% in land in new developments for Social Housing. Its overarching aim is to encourage and facilitate a level of Housing supply to meet the needs of all sections of the population.

Part V Houses for Laois 2004 to 2019



2016: Four Part V consultations took place in 2016. A further 4 meetings have been held to date in 2017. These developments are located in Portlaoise, Portarlington, Killeslin and Graiguecullen.

The Housing Department will continue to engage with developers to make Part V Agreements, with 90 envisaged over the period to 2019.



PILLAR 3: BUILD MORE HOMES

Pillar 3: Build more homes

The economic collapse in 2008 in Ireland was principally driven by a debt-fuelled property price spiral. Learning from that experience, the Central Bank has put in place strict Macro Prudential Mortgage Lending Rules and financial institutions have rigorously reviewed and revised their commercial property lending practices. The key objective of this Pillar is to increase the output of private housing to meet demand at affordable prices.



The Draft County Development Plan 2018-2024 provides 240 hectares of zoned land for residential development which equates to the provision of 3,216 additional homes in County Laois.

Private Residential Development

Since 9th May, 2016, grants of planning permission have issued in respect of the following developments:

- 49 unit housing development consisting of 37 x 2 storey semi-detached houses, 4 x 2 storey detached houses, 8 x 2 storey detached houses and 8 x 2 storey town houses at Radharc na Sleibhe, Shannon Road, Mountrath, Co. Laois.
- Change use from office unit to apartments, to include 1 x 1 bed and 3 x 2 bed at Kellyville, Portlaoise, Co. Laois.
- Construct 31 x 2 storey 3 bed dwelling houses, incorporating 3 Part V units at Roselawn, Harpurs Lane, Portlaoise, Co. Laois
- Construct 46 dwellings consisting of 7 x 5 bedroom 2 storey detached dwellings, 25 x 4 bedroom 2 storey detached dwellings, 10 x 3 bedroom 2 storey semi-detached dwellings and 4 x 2 bedroom bungalow dwellings at Heathfield, Ballymoney, Portlaoise, Co. Laois.
- Construct 4 x 2 storey detached town houses at Castlecomer Road, Graiguecullen, Co. Laois.
- Construct 6 x 4 bedroom houses at the Quakers, Killeslin, Co. Laois.
- Construct 38 dwelling units at Abbeyleix Road, Portlaoise, Co. Laois (currently on appeal with An Bord Pleanála)

Commencement Notices have been received in respect of the following developments:

- 14 semi-detached houses, 6 detached houses and crèche at Ashewood Walk, Summerhill, Portlaoise, Co. Laois.
- Residential development of 10 houses at Ballickmoyler Road, Graiguecullen, Co. Laois (Phase 1).
- 23 dwellings at Barrowbank, Mountmellick Road, Portarlinton, Co. Laois.

Private Residential Development

Planning decisions are due in respect of the following developments:

- 43 unit housing development consisting of 43 two storey detached dwellings at Borris Road, Portlaoise, Co. Laois.
- 141 two storey terraced, semi-detached and detached dwellings (35 four bedroom houses, 91 three bedroom houses and 15 two bedroom houses), crèche and outdoor play area at Rockview, Mountrath Road, Portlaoise, Co. Laois.
- 25 unit housing development consisting of 10 four bed semi-detached houses, 8 two storey semi-detached houses and 7 four bed two-storey detached houses at The Quakers, Killeslin, Co. Laois.
- 50 unit housing development consisting of 7 four bed bungalows, 19 four bed two storey units, 10 four bed two storey semi-detached units and 14 three bed two storey semi-detached units at The Quakers, Killeslin, Co. Laois.
- Completion of 22 partially completed units and construction of an additional 16 units at Rush Hall, Shannon Road, Mountrath, Co. Laois. The development will consist of 8 three bed semi-detached houses, 10 three bedroom terraced houses, 12 four bed semi-detached houses and 8 four bed, end-terrace houses.

Action No.	Description of Action	Objective	Timeline
1.	Laois County Council to identify public owned Residential Zoned land and services sites to be master-planned and put to market for Expression of Interest from Housing providers for a mix of tenure perspectives, such as private house builders and Approved Housing Bodies where sustainable demand is confirmed.	To increase the output of social housing and private housing to meet demand at affordable prices.	Will progress throughout the course of the Housing Programme.
2.	Identify land for strategic acquisition to replenish the supply of lands in key development locations that then can be master-planned, before being offered to the broader housing sector for mixed public and private housing developments.	To increase the output of social housing and private housing to meet demand at affordable prices.	Will progress throughout the course of the Housing Programme.
3.	Laois County Council will use the Part VIII Planning process to assess and approve Developments delivered in a partnership arrangement with an Approved Housing Body.	To ensure a more effective use of the Planning System and to increase the output of Social Housing Units.	Will progress throughout the course of the Housing Programme.



PILLAR 4: Improve the Rental Sector

Pillar 4: Improve the Rental Sector

The Rental Sector has always catered for a diverse range of households, but increasingly, rental housing is becoming a more permanent home for a growing number of both individuals and families. The key objective of this Pillar is to address obstacles to greater private rented sector delivery and to improve the supply of units at affordable rents.

Action No.	Description of Action	Objective	Timeline
1.	Laois County Council will adhere to the Housing (Standards for Rented Houses) Regulations, 2017.	To ensure that minimum standards for rental accommodation are complied with.	Laois County Council will adhere to these regulations throughout the course of the Programme.

Inspections

No. of Inspections:

2015: 62

2018: 100

2016: 40

2019: 100

2017: 100

Laois County Council will endeavour to carry out as many inspections as possible in order to ensure a satisfactory standard of living accommodation.



PILLAR 5: Utilise Existing Housing



Harpurs Lane, Portlaoise

Pillar 5: Utilising Existing Housing

Long-term vacant housing can have a negative impact on local communities. It reduces the supply of homes in areas of need and represents a waste of the overall housing resource. Having a clear picture and evidence of the number, location and ownership of vacant properties is a key element in addressing the empty homes issue.

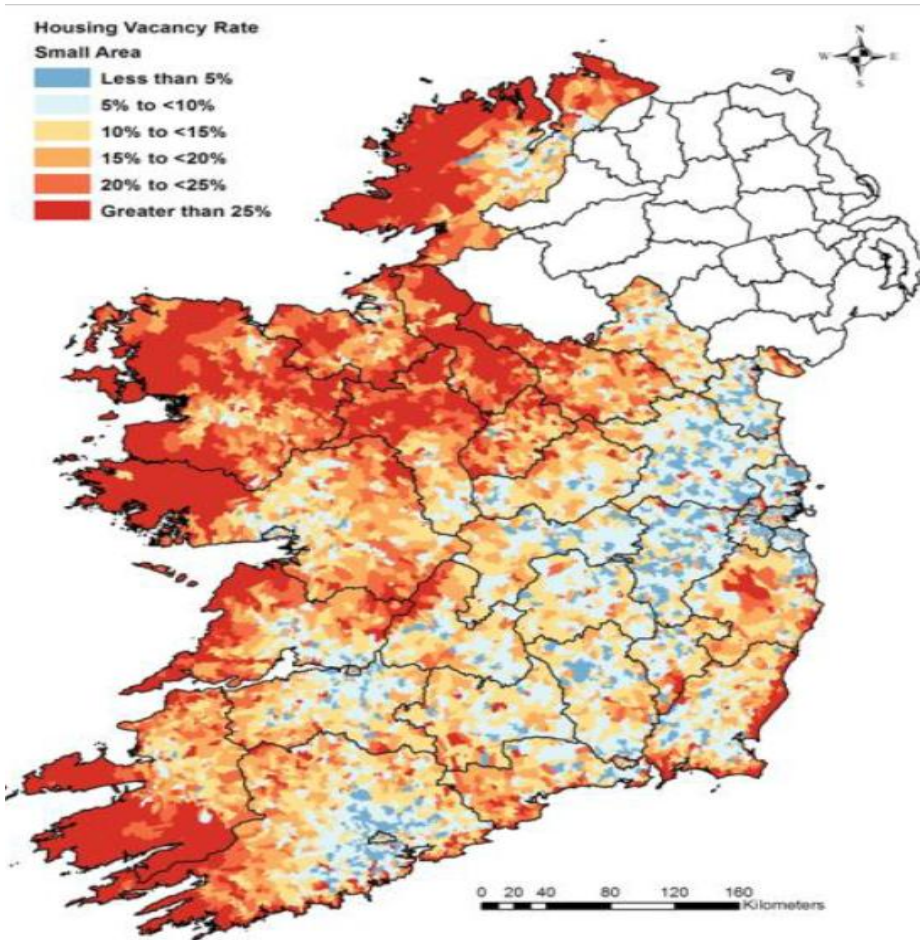
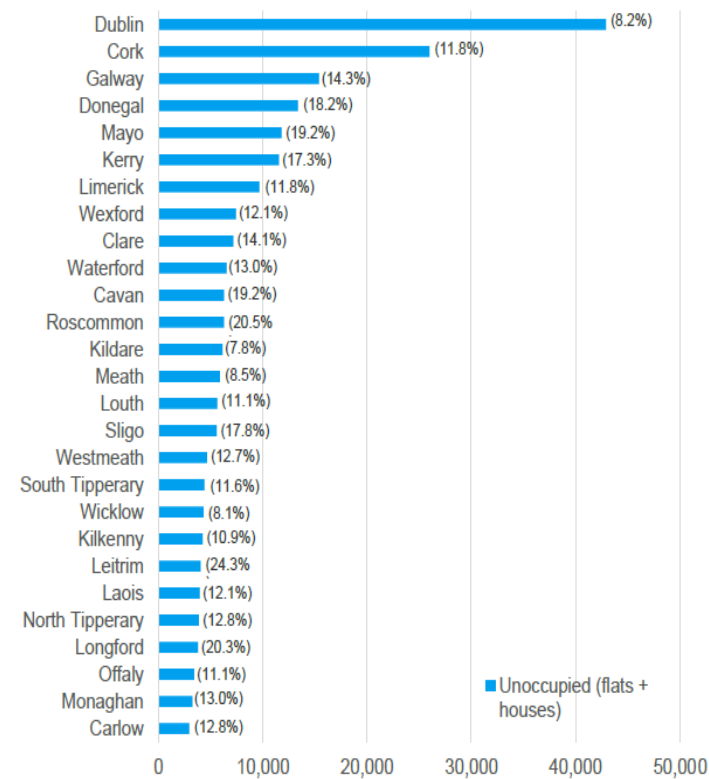


Figure 1: Breakdown of the number of vacant homes by county, excluding holiday homes—vacancy rate as a percentage for each county presented in brackets



Action No.	Description of Action	Objective	Timeline
1.	<p><u>Repair and Lease Scheme</u></p> <p>The purpose of the Scheme is to alleviate short-term demand until delivery of new houses is ramped up. Laois County Council will progress this initiative when introduced in 2017.</p>	To increase the supply of Social Housing options through long-term rental leases.	Laois County Council will implement this Scheme throughout the course of the Housing Programme.
2.	<p><u>Vacant House Strategy</u></p> <p>Laois County Council will work with all stakeholders to ascertain the extent of vacant units.</p>	To inform policy measures to incentivise the bringing into productive use for housing purposes.	Laois County Council will implement this Strategy throughout the course of the Housing Programme.
3.	<p><u>Choice Based Letting System</u></p> <p>Introduce and implement Choice Based Letting System to allocate Social Housing.</p>	To allocate Social Housing in a more efficient manner that offers more choice and involvement for applicant households in selecting a new home.	
4.	<p><u>Tenant (Incremental) Purchase Scheme</u></p> <p>Implement the Scheme to give the opportunity to tenants to purchase their properties.</p>	Promote home ownership and give potential to raise new funds for housing development.	Laois County Council will implement this Scheme throughout the course of the Housing Programme.

Action No.	Description of Action	Objective	Timeline
5.	<p><u>Compulsory Purchase Orders</u></p> <p>To increase the delivery of new homes in Co. Laois.</p>	C.P. O. procedure to be invoked to eliminate dereliction and provide housing.	C.P.O. procedure will be implemented throughout the course of the Housing Programme.
6.	<p><u>Energy Efficiency Upgrade Programme</u></p> <p>Energy efficiency has become a key aspect of our remit as a Local Authority. Laois County Council will continue to undertake its ambitious programme of insulation retrofitting.</p>	To benefit those at risk of fuel poverty and make a contribution to Ireland's carbon emission reduction targets for 2020.	The Energy Efficiency Programme will be implemented throughout the course of the Housing Programme.
7.	<p><u>Rural Re-generation Programme</u></p> <p>Laois County Council will identify areas for renewal/re-use and work with other stakeholders to facilitate a sufficient supply of social housing and offer supports in these rural areas.</p>	To regenerate areas from a social policy perspective encompassing the provision of new social housing, improvements to existing housing as well as social, community and economic renewal.	Laois County Council will implement the Rural Re-generation Programme in identified areas throughout the course of the Housing Programme.

Glossary of Terms

ABP – An Bord Pleanála

AHB – Approved Housing Body

CAS – Capital Assistance Scheme

CALF – Capital Advance Leasing Facility

CBL – Choice Based Letting

CPO – Compulsory Purchase Order

DAHRRGA – Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs

DHPCLG – Department of Housing, Planning, Community and Local Government

DPG – Disabled Persons Grant

HA – Housing Agency

HAG – Housing Adaption Grant

HAP – Housing Assistance Payment

HOP – Housing Aid for Older People

HSE – Health Service Executive

LIHAF – Local Infrastructure Housing Activation Fund

Glossary of Terms

MARP – Mortgage Arrears Resolution Process

MTR – Mortgage to Rent

NTMA – National Treasury Management Agency

Part V – Part V of the Planning and Development Acts, 2015

Part 8 – Part 8 of the Planning and Development Regulations, 2001-2015

RAS – Rental Accommodation Scheme

SEAI – Sustainable Energy Authority of Ireland

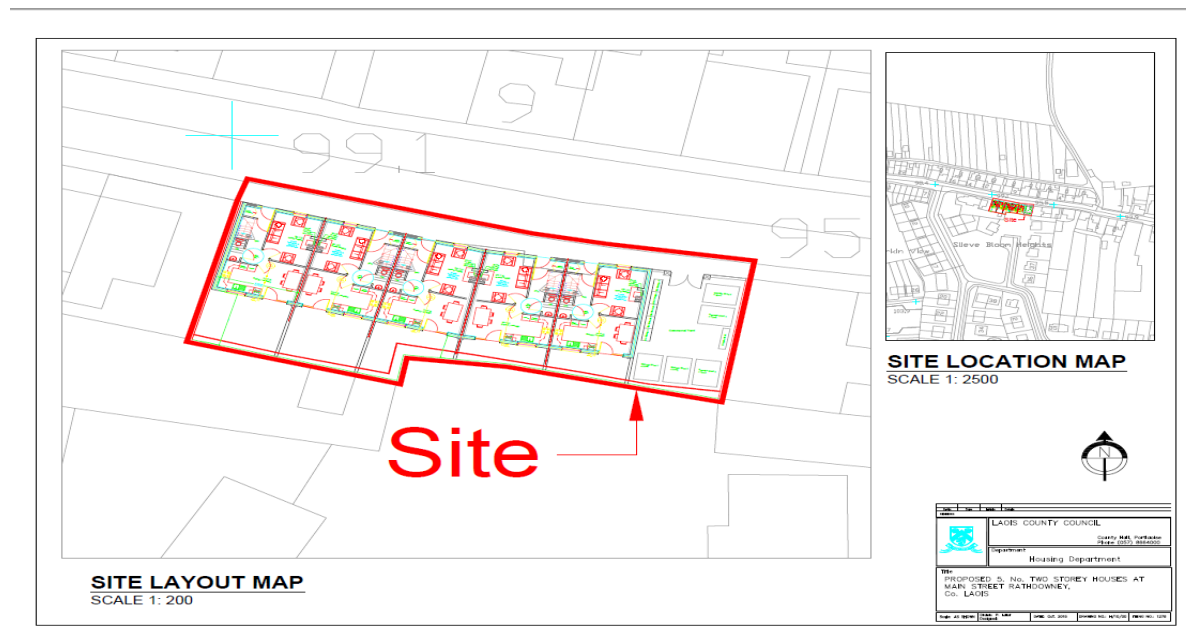
SHCEP – Social Housing Current Expenditure Programme

SHS – Social Housing Strategy

SICAP – Social Inclusion Community Activation Programme

APPENDIX 1

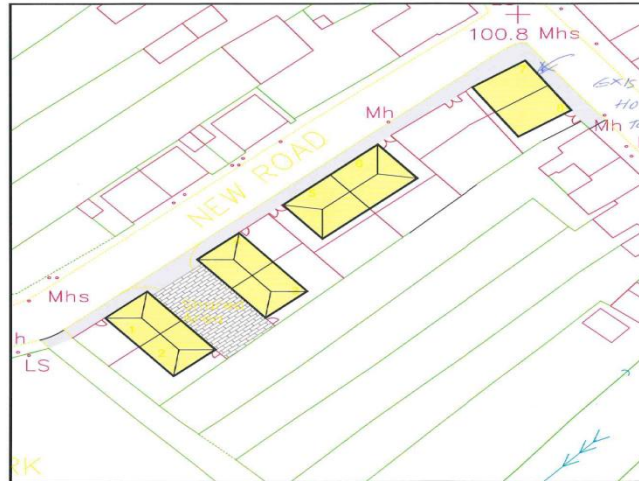
Housing Projects



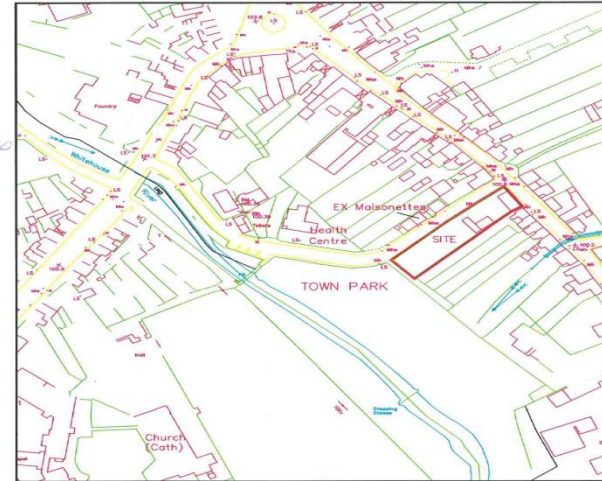
5

5 Units at Rathdowney, Co. Laois

Housing Projects



SITE LAYOUT
SCALE 1:250




SITE MAP
SCALE 1:1000

NOTES:

UNITS 1 TO 4 1 BED MAISONNETTES SEE DRAWING H-15-03

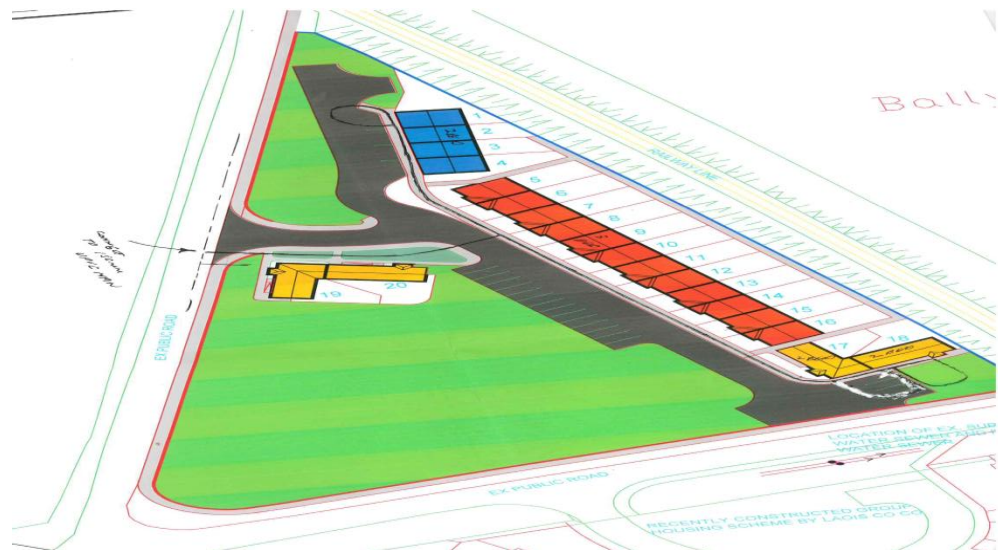
UNITS 5 TO 6 2 BED MAISONNETTES SEE DRAWING H-15-02

UNITS 7 TO 8 2 BED TWO STORY SEE DRAWING H-15-04

 LAOIS COUNTY COUNCIL County Hall, Pearsonstown Phone: (057) 866-4000	
Department: Housing Department	
LAYOUT SHOWING PROPOSED DEVELOPMENT @ NEW ROAD / SHANNON STREET, MOUNTRATH, CO. LAOIS PLANNING STAGE (DRAFT)	
Scale: 1:250 Date: 15/05/2015	Drawn: [Name] Checked: [Name] Approved: [Name]

8 Units at Shannon Street, Mountrath, Co. Laois.

Housing Projects



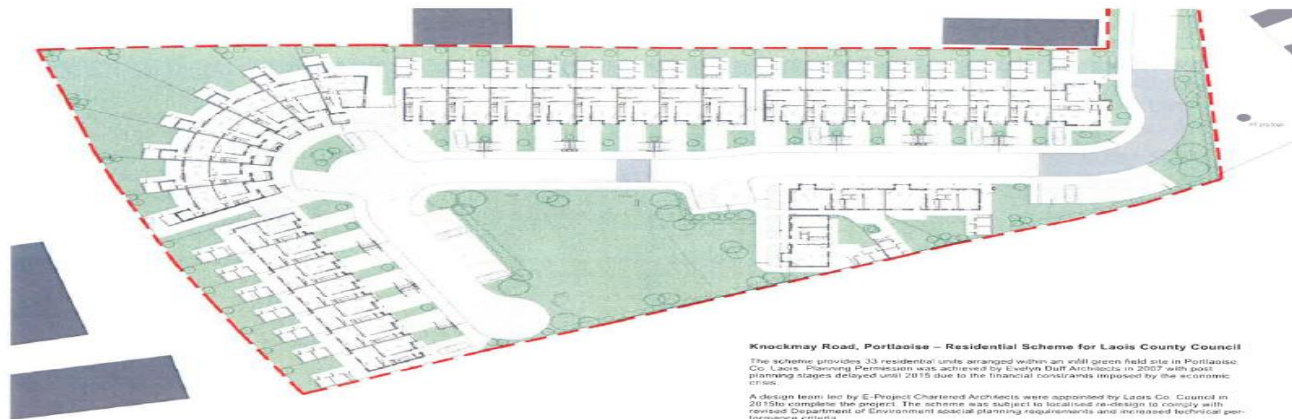
20 Units at Ballymorris, Portarlinton, Co. Laois

Housing Projects



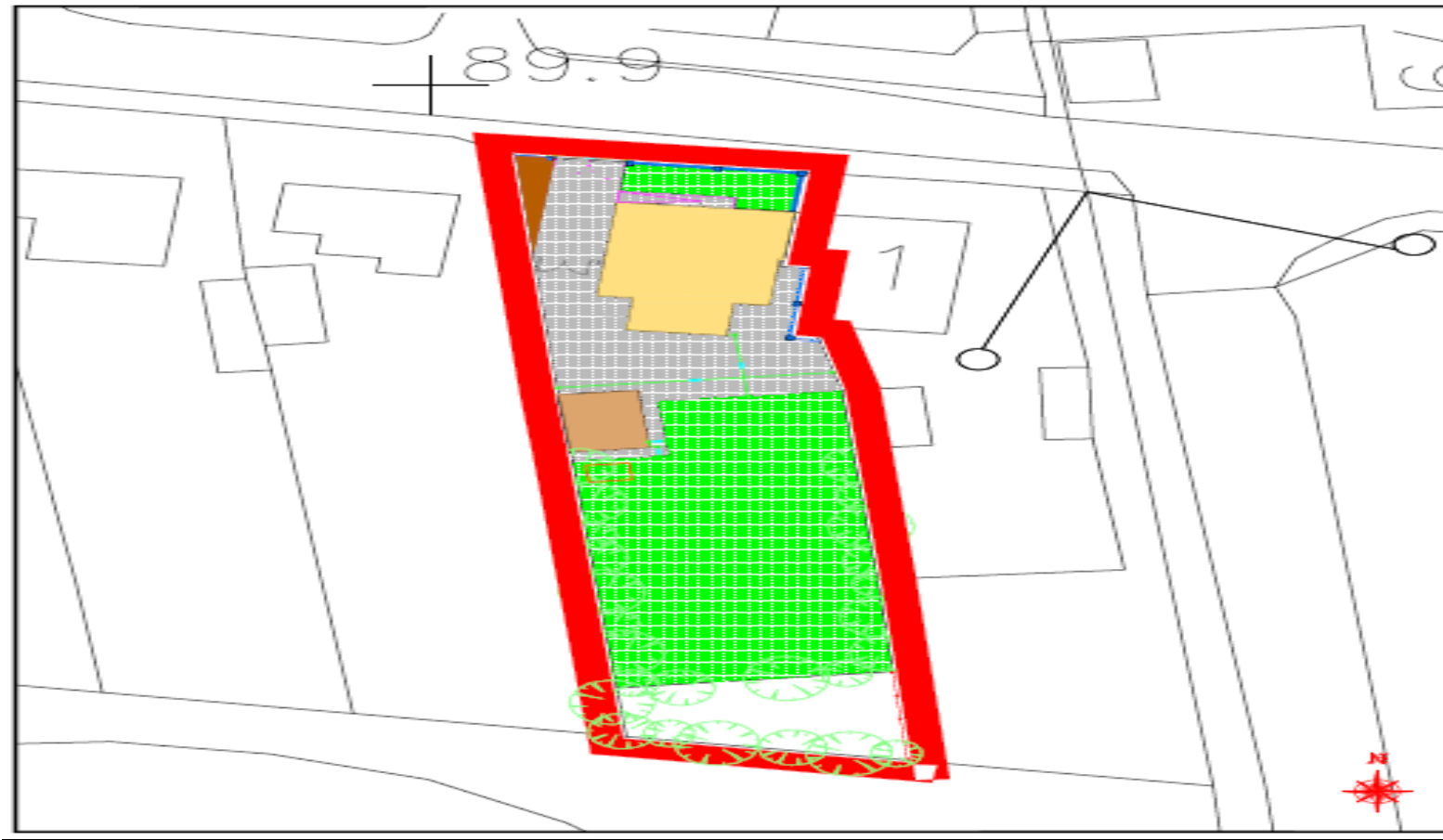
6 Houses Clodiagh Way, Clonaslee

Housing Projects



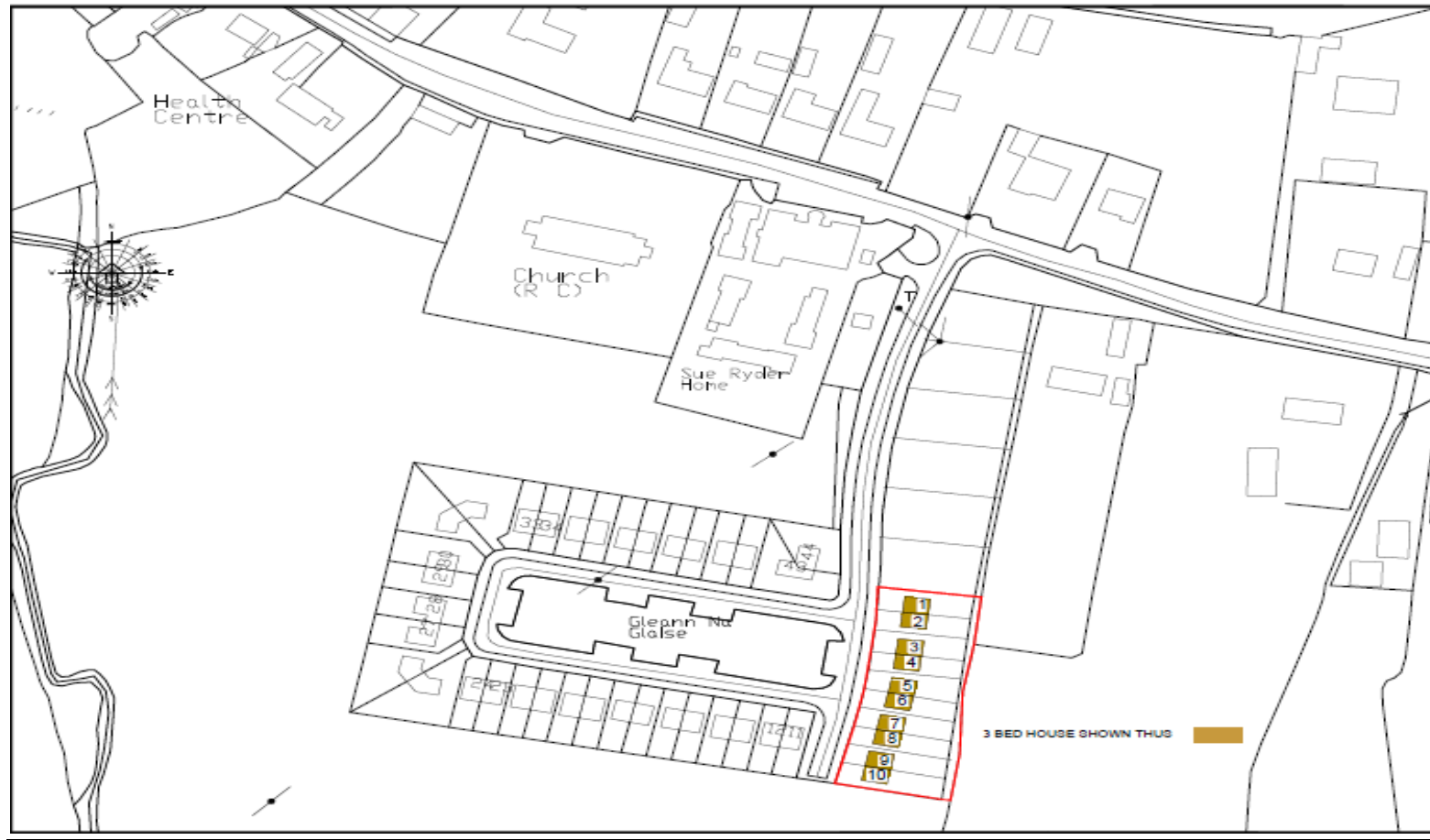
33 houses Conniberry Way, Portlaoise

Housing Projects



Re-construction of house at Harpurs Lane, Portlaoise

Housing Projects



10 units at Ballyroan

Housing Projects



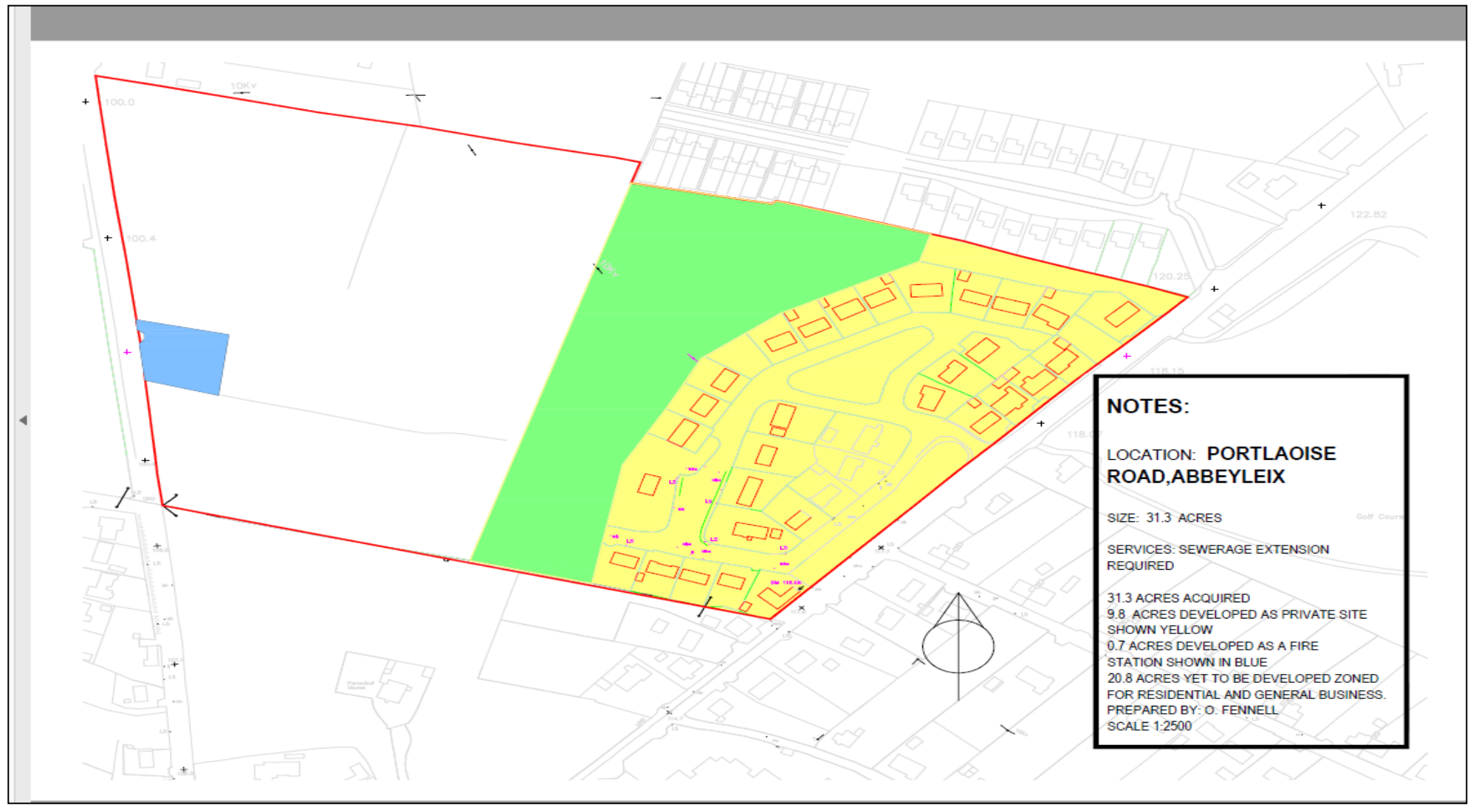
10 units at Pattison Estate, Mountmellick

Housing Projects



Hillview, Portlaoise – Demolition and construction of new house

Private Site Development



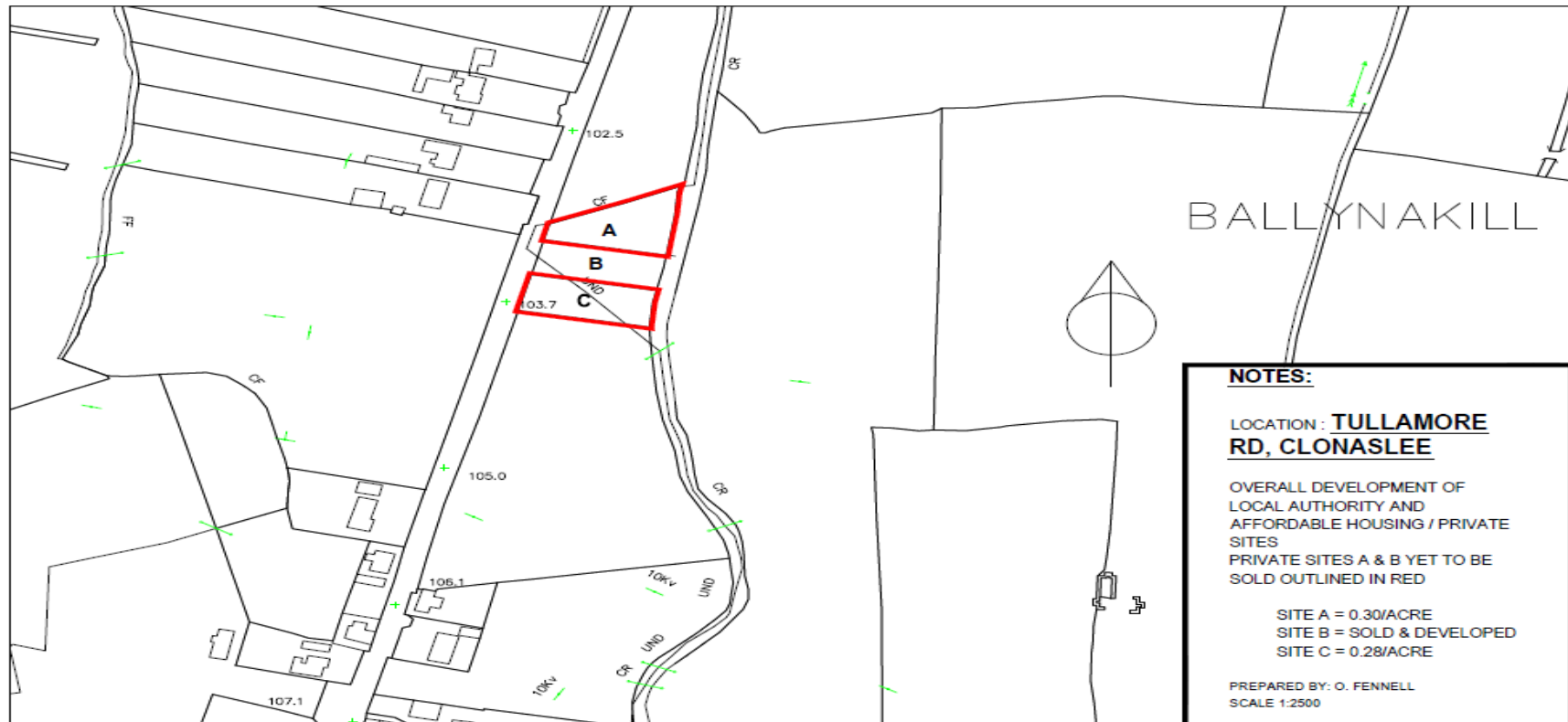
Portlaoise and Abbeyleix Road Abbeyleix

Private Site Development



Castletown

Private Site Development



Clonaslee

APPENDIX 2

Schedule of Housing Land in the ownership of Laois County Council

LOCATION	SIZE	POTENTIAL NUMBER OF DWELLINGS
Hillview Drive, Portlaoise	0.07 acre	1
Main Street, Rathdowney	0.114 acre	5
Rush Hall, Mountrath	0.236 acre	3
Link Road, Mountrath	0.324 acre	8
St. Kierans, Errill	2.69 acres	14
Kirwan Park, Mountmellick	1.8 acres	9
Tullamore Road, Clonaslee	0.58 acre	2
Pattisons Estate, Mountmellick	1.1 acres	10
Ballymorris Road, Portarlinton	2.44 acres	20
Bracklone Street, Portarlinton	1.25 acres	8
Coniberry Way, Portlaoise	2.52 acres	33
Castletown, Co. Laois	Private Sites	10
Woodbrook, Mountrath	Units	20
Ballyroan, Co. Laois	2 acres	16
Portlaoise Road, Abbeyleix	3 acres	15 (Private Sites)
Leylandi Drive, Ballylinan	0.19 acres	1
Cork Road, Durrow	2.28 acres	20
Mooreville, Rathdowney	1 acre	2
Stradbally,	5 acres	35+
The Old Mill Site, Mountmellick	1 acre	14

APPENDIX 3

New Schemes and Initiatives

Housing Assistance Payment

Housing Assistance Payment is a new housing support that will replace rent supplement for those with a long-term housing need who qualify for social housing support.

National Housing Strategy for People with Disabilities

This Strategy will be extended beyond its timeframe to support community based living for people with disabilities.

Housing Agency Vacant House Purchase Initiative

The Housing Agency will purchase vacant properties in trust for Local Authorities from banks and investors for social housing purposes.

National Vacant Housing Re-use Strategy

Preliminary results from Census 2016 show 200,000 dwellings (excluding holiday homes and derelict houses) are vacant. The CSO will provide more detailed information and categorisation of vacant properties in April 2017. The development of this Strategy is progressing at a national level and it will ascertain the extent of vacant units with a view to informing policy measures to incentivise the bringing into productive use of vacant houses for housing purposes.

Repair and Lease Scheme

This scheme is being piloted in Carlow and Waterford with a view to subsequent national roll-out. It will assist private property owners and local authorities or Approved Housing Bodies to bring suitable vacant properties into social housing use for families or individuals on local authority waiting lists. The scheme is expected to be introduced in quarter 2 of 2017.

Choice Based Letting System

The Choice Based Letting System works on the basis that future available selected housing stock, nominated as bid dwellings will be advertised on a dedicated website and applicants will be asked to submit an expression of interest on a bid dwelling for which they are qualified to apply.

New Schemes and Initiatives

Tenant Purchase (Incremental) Scheme

The Tenant Purchase (Incremental) Scheme allows social housing tenants to purchase the dwelling in which they reside from the Council subject to certain criteria

Mortgage to Rent Scheme

The Mortgage to Rent Scheme helps homeowners who are at risk of losing their home. It is targeted at those households with unsustainable long-term arrears who require the greatest amount of support to meet their long-term housing needs.

Mortgage Arrears Resolution Process

The Mortgage Arrears Resolution Process applies to pre-arrears cases, mortgages in arrears and mortgages where arrangements have broken down. It provides supports to borrowers with resources to advise, assess, negotiate and recommend solutions with the objective at all times of helping people to meet their mortgage obligations.

Town and Village Renewal Scheme

This service is targeted at supporting the regeneration of rural towns and villages. It includes measures to increase the attractiveness of towns and villages as local commercial and social centres and increase their sustainability as places in which to live and work.

Local Infrastructure Housing Activation Fund (LIHAF)

This fund is designed to relieve critical infrastructural blockages to enable the developing of large scale housing on key development sites.

APPENDIX 4