



# HOUSING



## **CHAPTER 3**

### **HOUSING**

#### **3.1 Introduction**

Housing provision constitutes a major land use within the Borough. It must be acknowledged that Drogheda is a relatively high density urban area given its difficult valley topography, relatively small urban spread and population. Over the previous plan period, a substantial amount of new housing was created in and adjacent to the Borough. It is expected that the demand for new dwellings will continue over this plan period as a result of population growth, net in-migration and changes in the average size of households. In the short to medium term, it is highly unlikely that significant additional population growth can be accommodated solely within the confines of the Borough Council area. Many of the green field areas previously zoned for housing within the Borough, have now been developed and only a handful of large sites remain available.



The shortage of large building sites must signal a change in the traditional approach to housing provision, both private and public. Within a relatively confined area such as Drogheda Borough, it is no longer appropriate to provide new housing purely in the form of low density detached or semi-detached two storey dwellings. The government has signalled the need to adopt more innovative housing forms which will meet the key social, environmental and economic considerations namely, sustainability, population changes and affordability. The changes in the form of housing to be provided in the future is the result of



a rising population and falling numbers of people per household thereby signalling the need to meet actual demand through the provision of a range of family size and small household accommodation. In practice this will mean that housing will have to be developed in the town centre and close to existing public transport routes in order to reduce the need for commuting by car.

It may also mean that derelict or previously used “Brownfield” sites such as old industrial areas, may have to be redeveloped for housing. In addition, much greater use will have to be made of “Infill” sites particularly those close to the town centre, in order to provide additional dwellings in compact urban forms. The large-scale suburban type development of the past is likely to be sited beyond the Borough boundaries in the adjacent areas of East Meath and South Louth, but even these will have to be developed at much higher densities.

The 2002 census figures indicate that there were a total of 9,744 households in Drogheda Borough (Louth & Meath) in 2002. This represents a dramatic increase in the number of households in the inter-censal periods between 1991 and 2001, as indicated in the following table.

### 3.2 Household Trends Drogheda Borough 1991 – 2001

Year	Households (No.)	Percentage Change (%)
1981	6,023	
1986	6,504	+ 8.0 %
1991	6,907	+ 6.2 %
1996	7,744	+ 8.3 %
2002	9,744	+ 20.5 %

Such a startling increase has considerably outstripped the overall population increase. This is a direct reflection of trends noted nationally and indeed, throughout Western society. Thus, on a national basis, the average mean household size (the number of persons occupying a dwelling unit) has dropped over the past decade or more. The average household size declined from 3.28 in 1991 to 3.14 in 1996, 3.04 in 1999 and to 2.94 in 2002. At this rate Ireland will reach convergence with the EU average of 2.63 by 2011. The Drogheda Borough Council average household size is 2.84 persons per household, while the average household size for County Louth is 2.99 persons per household.

The 2002 census confirms the trends highlighted above in that whilst the traditional family unit comprising Husband, Wife and Children remains the dominant household within the Borough, other household formations are growing in strength:



## Drogheda Borough Household Composition Trends

### Family Units: households with children.

	<b>Drogheda % Family Units</b>	<b>Co. Louth % Family Units</b>	<b>National % Family Units</b>
<b>Couples – No children</b>	27.0 (1745)	22.5	23.5
<b>Couples + Children</b>	54.3 (3505)	59.2	59.8
<b>Father + Children</b>	2.4 (152)	2.6	2.5
<b>Mother + Children</b>	16.3 (1051)	15.7	14.2
<b>Total Family Units</b>	100	100	100

In terms of single parent family units, Drogheda, at 25.6 %, of families with children has a higher percentage of single parent family units than the Co. Louth average of 24.3 %.

In the County Louth area, the average household size has fallen from 3.76 persons to 3.21 persons during the 15-year period 1981 to 1996.<sup>1</sup> It is expected that the average household size will continue to fall further due to an increase in the number of marital break-ups and the greater independence of younger people.

### 3.3 Land Zoned for Residential Communities

As of January 2005, there were approximately 91.62 hectares (226.3 acres) zoned to provide for new residential communities within the Borough boundary. With a minimum density of 35 units per hectare there is potential to provide in excess of 3,200 dwelling units. There are a number of zones which will be able to accommodate approximately 250 dwelling units in mixed development areas, e.g. Drogheda Transport Development Area and the Inner Quays Development Areas. The potential areas zoned for new residential development and these mixed use areas can facilitate a future population expansion of approximately 7,000 people.

*However, it should be noted that some portions of land zoned for residential purposes may not be capable of development during the course of the present plan. These, relatively small, parcels of land, lie predominantly at the northern edge of the Borough. Development of these lands is constrained because of the lack of infrastructure including sanitary services and roads. The provision of adequate services will be a prerequisite to enabling development in these areas. It is intended that services to these lands will be provided under the auspices of Louth County Council's North Drogheda Environs Local Area Plan. Until such time as this plan is implemented, the development of these lands will be deemed premature.*

<sup>1</sup> Source: Housing Strategy for County Louth, 2001



### **3.3.1 Drogheda Borough Council Landbank**

In 2005 Drogheda Borough Council's major housing land bank comprised approximately 17.40 hectares (43 acres) at two locations, Marley's Lane (16 acres) to the south of the Borough and Moneymore (27 acres) to the north of the Borough. This major land bank is capable of accommodating a public house-building programme in excess of 600 houses.

In 2005, it was anticipated that, with regard to fulfilling the Council's obligations for public housing, the Council housing waiting list would largely be accommodated by means of new house construction on the Council's housing land bank and by vacancies in the existing housing stock.

### **3.4 Housing Strategy: General**

Part V of the Planning and Development Act 2000 (the Act) requires that housing strategies be drawn up by planning authorities and integrated into their development plans. The strategy is to have regard to the proper planning and sustainable development of an area and will be concerned with the overall supply of housing within the administrative area of the Local Authority.

The Act states that the needs for social and affordable housing shall be a material planning consideration which must be taken into account in formulating development plan policies, preparing the housing strategy and deciding on planning applications. The Act places a statutory obligation on the Planning Authority to ensure that sufficient land is zoned for housing in its development plan to meet the projected housing requirement over the period of the plan and to ensure that shortage will not arise.

### **3.5 Louth Local Authorities Housing Strategy 2001 - 2007**

Drogheda Borough Council is a joint signatory to the Housing Strategy prepared by Louth Local Authorities incorporating Drogheda Borough Council, Dundalk Town Council, Ardee Town Council and Louth County Council. The strategy was prepared in 2001.

- A total of 7,400 new households are expected to be formed in County Louth over the plan period.
- Over 25 % of new households will experience affordability difficulties during the plan period. Residential development will be channelled primarily into the main settlements of Drogheda, Dundalk, Ardee and Blackrock.
- Social and affordable housing should be sited adjacent to public transport routes and retail / community facilities where practical.
- The strategy should aim to disperse social and affordable housing as far as practical throughout each proposed housing scheme in order to achieve social inclusion and integration.

The Housing Strategy as implemented by Drogheda Borough Council must include policy and objectives relating to the following:



- Include an estimate of, and provision for, the existing need and the likely future need for housing in the area covered by the development plan. The Planning Authority shall ensure that sufficient and suitable land is zoned in its development plan for residential use (or for a mixture of residential and other uses), to meet the requirements of the housing strategy and to ensure that a scarcity of such land does not occur at any time during the period of the development plan.
- Take into account the need to ensure that housing is available for persons who have different levels of income, and in particular for those in need of social or affordable housing in the area. A housing strategy shall therefore provide that as a general policy a specified percentage, not being more than 20% of the land zoned in the development plan for residential use, or for a mixture of residential and other uses, shall be reserved for social and/or affordable housing.
- Ensure that a mixture of house types and sizes is developed to reasonably match the requirements of the different categories of households, as may be determined by the Planning Authority, including the special requirements of elderly persons and persons with disabilities.
- Counteract undue segregation in housing between persons of different social backgrounds. The Planning Authority may indicate in respect of any residential area that there is no requirement for social/affordable housing in respect of that area, or that a lower percentage than that specified in the housing strategy may instead be required.
- Adhere to the principles of sustainable development in all residential land use proposals and encompass detailed residential estate layouts to ensure that the spatial distribution of new residences will take cognisance of the need for orderly and sustainable development.
- Ensure that all housing development has regard to the provisions of the following:
  1. National Sustainable Development; A Strategy for Ireland (1997)
  2. Social Housing Design Guidelines (1999)
  3. Residential Density Guidelines: Guidelines for Planning Authorities (1999)

### **3.6 Part V Policies (Planning and Development Act 2000)**

With the introduction of Part V of the Planning & Development Act, 2000 (as amended), a significant share of public / social housing will in the longer term, be provided by the private sector by agreement with Planning Authorities. In terms of housing it is a policy of Drogheda Borough Council to ensure that 20% of all eligible residential sites are set aside for the development of new social and affordable units, except where specified hereunder,

- The transfer of the ownership of land to the planning authority for the provision by them of the necessary social (or affordable) housing; or
- The building and transfer on completion of construction of a number of houses, as specified and described in the agreement, to the planning authority or persons nominated by the planning authority for use as social (or affordable) housing; or
- The transfer of a specified number of partially or fully serviced sites as set out in the agreement to the planning authority or persons nominated by the planning authority.



- Where demand for affordable housing so indicates, the Council may require applicants/developers pay a financial contribution, or other arrangement provided for under the Planning & Development Act (Amendment) 2002, in lieu of the full 20% affordable housing on site. This provision shall apply to the lands zoned proposed primarily for residential purposes.

The agreement will be negotiated between the planning authority and the developer as part of any planning permission in relation to all residential development of greater than 4 houses and for housing on 0.1 hectares or more, or for residential developments where an exemption certificate (relating to the provision of social and/or affordable housing) has not been granted.

### 3.7 Public Housing

The public housing stock of both Drogheda Borough Council and the Voluntary Housing Sector together constitute a significant proportion of the over all housing stock in the Borough with a percentage figure of some 10.0 %.

### 3.8 Public Housing Stock

Drogheda Borough Council Stock	1,190 Units
Respond Housing Association	98 Units
Cluid	34 Units

**Table 1: Public Housing Stock Schemes Completed 2000 – 2004**

Scheme Name	Units	Provider	Comments
Beechwood Ave.	22	DBC	
St Lawrences Park Phase 4	13	DBC	
St Lawrences Park Phase 5	42	DBC	
St Lawrences Park Phase 6	45	DBC	
Marley's Lane	60	DBC Respond Housing Association	18 no. Affordable Units 12 no. Capital Assistance Schemes.
Willow Grove	10		
Hawthorn Close	8		
Laurences Park	32	Cluid Housing Association	



During the course of the Plan period Drogheda Borough Council will provide further housing units. A broad mix of housing types is provided within all new schemes including those directly built by Drogheda Borough Council and also in those schemes constructed by the Voluntary sector. A breakdown of schemes is given in Table 2 below

Scheme Name	Units	Housing Mix
St Laurences Park Phase 7	40	10 2BSS 16 2BTH 10 3BTH 4 4BTH
St Laurences Park Phase 8	22	7 2BSS 1 Special Needs 7 2BTH 7 3BTH
Oaklee, Cement Road	15	Sheltered Accommodation

**Table 2 New Scheme Starts 2004**

**Abbreviations: 2BSS: = Two Bedroom Single Storey**

**2BTH: =Two Bedroom Town House**

During the current Plan period, Drogheda Borough Council envisages the provision of up to 400 no. additional units in further schemes. Preliminary investigations have identified sites at Marley's Lane and the Termonfeckin Road. Smaller individual infill schemes are planned at a variety of other locations. Some of these will cater directly for people with special needs. The remaining landbank available to the Council is to be examined in order to investigate the feasibility of further provision in partnership with the Voluntary Housing Sector.



<b>HOUSING</b>	<b>WAITING LIST</b>
<b>Category</b>	<b>No. of Applicants</b>
<b>Single Person Household applicants</b>	<b>117</b>
<b>Lone Parent Families with 1 child</b>	<b>163</b>
<b>Lone Parent Families with 2 children</b>	<b>21</b>
<b>Lone Parent Families with 3 children</b>	<b>5</b>
<b>Lone Parent Families with 4 children</b>	<b>1</b>
<b>Lone Parent Families with 6 children</b>	<b>1</b>
<b>Lone Parent Families with 7 children</b>	<b>1</b>
<b>Couples without children</b>	<b>12</b>
<b>Couples with 1 child</b>	<b>31</b>
<b>Couples with 2 children</b>	<b>19</b>
<b>Couples with 3 children</b>	<b>16</b>
<b>Couples with 4 children</b>	<b>5</b>
<b>Couples with 5 children</b>	<b>2</b>
<b>Couples with 11 children</b>	<b>1</b>
<b>3 Adults</b>	<b>1</b>
<b>3 Adults &amp; child</b>	<b>1</b>
<b>Total</b>	<b>397</b>

**Table 3: Housing Waiting List January 2004**

An examination of the Drogheda Borough Council's local authority housing waiting list is contained within Table 3. As of April 2004, there were 117 single persons waiting on a local authority house. In addition there were 163 lone parents with a single child waiting on a local authority house.



## Social and Public Housing Schemes in Drogheda





### **3.9 Household Adaptations for People with Reduced Mobility**

Where necessary and practicable Drogheda Borough Council has carried out household adaptations catering specifically for the requirements of people with reduced mobility or disabilities. Specific adaptations of this nature are now likely to become redundant with the revised specification introduced under Part M of the building Regulations. This specification recognises the concept of “Adaptable Housing” and ensures that where household members suffer from disability during their tenure, the house is capable of accommodating their revised circumstance with minimum of change. There is also a Disabled Persons Grant Scheme, which allows people to adapt their homes with substantial grant aid from the Department of the Environment and Local Government.

#### **3.10 Homezones**

Drogheda Borough Council would support the concept of a pilot “Homezone” within the Borough, preferably in an established residential area. The broad principles underlying homezones are outlined below.

The Home Zone concept, called “Woonerf”, was pioneered in the 1970s in the Netherlands,. Since then many countries have successfully transferred the core concepts and created their own safe areas.

Home Zones are an attempt to strike a balance between vehicular traffic and everyone else who uses the street, the pedestrians, cyclists, business people and residents.

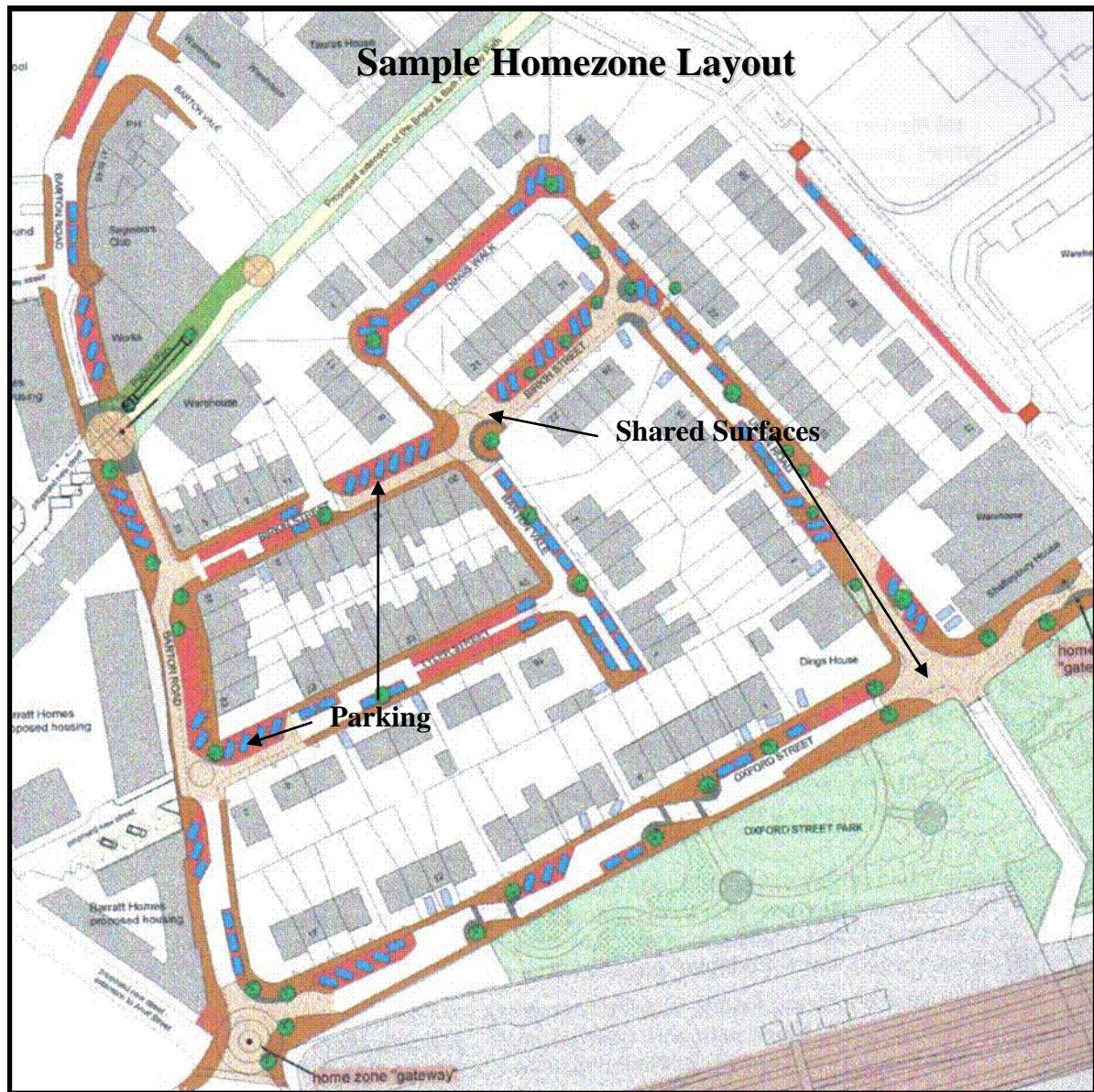
Some see Home Zones as a way of "reclaiming" local streets from a traditional domination by cars. Others see it more modestly as a way of trying to restore the safety and peace in neighbourhoods that are becoming overwhelmed with speeding traffic.

Home Zones work through the physical alteration of streets and roads in an area. These alterations force motorists to drive with greater care and at lower speeds. Many countries support this with legislation allowing the Home Zones to enforce a reduced speed limit of 10 miles an hour. The benches, flower beds, play areas, lamp posts, fences and trees used to alter the streets and roads offer many additional community benefits to the Home Zones and are considered to enhance the beauty of an area and increase the housing prices.

Home Zones, while on the surface offer substantial benefits to an area, are the source of some controversy. It has been reported that such schemes have delayed the response rates of the emergency services to the streets within the Zone. Other reports describe Local Authorities being inundated with complaints from residents demanding that the road humps and chicanes be removed as they are causing huge tailbacks through the streets. People have shown concern that encouraging children to play in roads, even specially adapted roads such as Home Zones, has introduced a danger which was not previously there. It has also been reported that the residents of a Home Zone in America are actively campaigning to have the road alterations removed as they can no longer park near their houses.

The success of a Home Zone scheme is not just dependant on effective and well thought out plans, but also requires the whole community being encouraged to get involved from the

start. At present the “Homezone” concept is being developed in the Galway City suburb of Merlin Park and a pilot Homezone has also been established in Belfast, Northern Ireland.



### 3.11 Lifetime Housing Schemes

Drogheda Borough Council is fully supportive of the concept of “Lifetime Housing”. Lifetime Housing Schemes and Units are built to last a lifetime and are designed to accommodate the changing needs of the family groups and individuals who will occupy them over the course of a lifetime. These needs will vary as each individual’s circumstances change and the homes are designed to be inherently flexible in this respect. Lifetime Homes are fully accessible and easily adaptable at minimum cost with minimum disruption. The principals of universal, inclusive, barrier free design are applicable across both public and private sector housing and include design elements referring to; Parking, External Access, External Approaches, Entrances, Doorways, Internal Turning Spaces, Bedroom Space, W/C & Showers, Internal Walls, Stairlifts, Internal Ceilings, Bathrooms, Windows and Internal Switches.



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Within the State, the “Habinteg Housing Association” has commenced operations on Lifetime Home schemes in recent years although its sister organisation, “Habinteg Housing Association (Ulster) Limited” has been building large housing schemes in Northern Ireland for many years.

### 3.12 Provision of Accommodation for Travellers

Drogheda Borough Council recognise the distinct culture and lifestyle of the Travelling Community and it will endeavour to provide suitable accommodation for Travellers who are indigenous to the area. The Borough has provided a ten bay Halting Site in the Mell area. Drogheda Borough Council staff operates a comprehensive programme for Travellers involving a range of integrated measures to meet their accommodation needs. These are implemented through the *‘Traveller Accommodation Programme 2005-2008’*

The accommodation programme includes direct provision of standard Local Authority housing, Traveller specific accommodation, such as group housing, refurbishment of the Halting Site as required, loans / grants for replacement of caravans. Travellers can avail of all the accommodation and other services which Drogheda Borough Council offers.

In deciding the location of any future additional Traveller accommodation, Drogheda Borough Council may have regard to the following:

- The range of alternative developments available,
- The need for the occupants of the developments to have convenient access to social, community and commercial activities,
- The nature of the development proposed,
- The impact on the amenity of adjacent areas, having regard to normal planning considerations.
- Traffic safety considerations, particularly the need to protect adequate access from the main road system,
- The availability of water and wastewater facilities,
- The implications of the development for conservation of the natural and built heritage,
- The need to provide facilities appropriate to the Traveller way of life,

### 3.13 RAPID (Revitalising Areas by Planning, Investment & Development)

RAPID is a state sponsored programme aimed at revitalising neglected areas through strategic planning to identify and prioritize new investment and development. The Programme will seek to integrate service provision and the promotion of participation, social inclusion and engender a community ownership, with the building of social capital and sustainability to the core.



The Government is committed to prioritising resources to RAPID areas under the Operational Programme for Local Urban & Rural Development contained in the 2000 – 2006 National Development Plan. The programme is operated locally by an Area Implementation Team, facilitated by the Local Co-coordinator and consisting of a diverse range of participants (representatives from state agencies, local partners, the community, county council and town council).

### 3.14 Drogheda RAPID Programme

Drogheda was one of 25 urban areas selected for inclusion in Strand 1 of the RAPID programme. The Programme aims to ensure that priority attention is given to tackling the spatial concentration of poverty and social exclusion within designated areas through targeting state resources available under the National Development Plan. The programme also calls on Government Departments and State Agencies to bring about better coordination and closer integration in the delivery of services. There are two strands to the programme; Strand 1 targets 25 urban areas, while Strand II targets 20 provincial towns around the country.

Seven areas of Drogheda have been selected and they are Marian Park, Ballsgrove, St.Finian's Park, Rathmullen, Moneymore, Pearse Park and Yellowbatter.

ESTATE	Households in RAPID Areas	Other social housing on the margins of RAPID areas	Total persons
Ballsgrove	394		
St.Finian's Park	216		
Rathmullen	312		
Marian Park	248		
Rowan Heights		86	
Marley Court		75	
Beechwood Drive		60	
Beechwood Ave.		60	
Moneymore	239		
Pearse Park	184		
Yellowbatter	237		
St Laurences Park		194 (8 Phases)	
Hawthorn Close		8	
<b>TOTAL</b>	<b>1830</b>	<b>483</b>	<b>6203/RAPID</b>
			<b>1662 Other Social</b>

- No. Of persons is based on the number of households with adults and children (3.44%)
- When considering all households including those with single persons the percentage is 2.88%



The aim of the Drogheda RAPID programme is to combine the collective resources of all agencies in the statutory community and voluntary sectors in order to maximise, develop and implement the specific needs identified by communities in the Drogheda RAPID Plan

### **OBJECTIVES;**

In relation to Estate Improvement and maintenance the programme aims include the following;

- **RAP 1**  
*Make all seven RAPID estates safe, healthy and desirable places to live. The Drogheda Borough Council will achieve this in cooperation with community and all other statutory agencies that engage with the RAPID Programme*
- **RAP 2**  
*Actively progress Estate Management where residents in co-operation with the DBC will work together to enhance and improve local estates*
- **RAP 3**  
*To work with other agencies including FAS and Jobs Initiative, Probation and Welfare to support communities anxious to improve their areas.*
- **RAP 4**  
*To continue the St.Finian's Park Remedial Work Scheme which is entering its 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> phases.*





## Education RAPID Areas /2003-2004

School	Primary	Secondary	Enrolment	RAPID Enrolment 03/04	Non-Nationals /Travellers
St.Paul's NS			260	112	28NN
St.John's NS			272	137	34NN
Marymount NGS			322	121	19NN
St.Mary's Congress NBS			458	105	21NN 11T
St.Oliver's CC			1032	230	36NN 2T
St.Mary'ScbS			618 (2003)	30	
St.Bridget's NGS			360	113	40NN
St.Patrick's NBS			428	88	40NN 1T
Presentation NGS			320	74	21NN 1T
St.Joseph's CBS			630	80	14NN
Presentation Convent			900	72	50NN 5T
St.Ita's Special School		Vocational Education		19	None
<b>TOTALS</b>			<b>5972</b>	<b>1289</b>	<b>319NN</b>
					<b>20 Travellers</b>

**NN = Non Nationals**  
**T = Travellers**

Primary schools with over 50 children from RAPID areas, with the exception of two, are experiencing increases in enrolment and consequent overcrowding. In the absence of capital funding three schools have applied for pre-fab accommodation. One school has been successful to date.

Pupil numbers, with the exception of 2 schools serving RAPID areas, have remained relatively constant since 2001. The largest increase in pupil numbers is being experienced in primary schools.

### 3.15 Holy Family Schools Completion Programme

Additional supports to schools in RAPID areas south of the town include the Holy Family Schools Completion Programme (HFSPC) based in St.Oliver's Community College. The programme receives funding from the Dept. of Education & Science in order to support children at risk of early school leaving. The HFSCP incorporates Marymount NGS, St.John's NS, and St.Paul's NS. St. John's NS is also the venue for the Early Start Programme.



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The HFSCP is supported by a team of 3 Home School Community Liaison Officers. The Holy Family Schools Completion Programme does not directly serve primary schools on the Northside of Drogheda. With the exception of Greenhills Second level College, there are no Home School Community Liaison Officers serving primary schools on the Northside.

### 3.16 Drogheda Northside Community Partnership

Drogheda Northside Community Partnership (DNCP) was established with core funding from the Peace II Programme and works with eight primary schools. DNCP is a community response to the gap in provision for primary school children and their parents living and attending schools in the Northside.

### 3.17 Drogheda Early Intervention and Integration Programme

Drogheda Early Intervention and Integration programme located on the Northside in Presentation NGS operates a specifically adapted programme in school with 43 children and their families. This too is funded by the Peace II Programme.

Drogheda Borough Council supports the premises need of DNC. The DBC Arts office actively engages with children and families residing in RAPID areas and the wider community. Drogheda Borough Council supports the school meal programme and welcomes the response of Dept. of Social & Family Affairs and FAS with regard to the provision of school meals. Drogheda Borough Council supports the premises need of the Garda Diversionary programme which operates in RAPID areas with at risk young people. Drogheda Borough Council with Louth County Council supports provision of a mobile library service in RAPID areas.

### 3.18 Facilities Development in RAPID Areas

- Drogheda Borough Council recognises the need for Community & Recreational facilities in Drogheda and specifically in the RAPID areas.
- Drogheda Borough Council pro-actively encourages development of affordable accessible childcare to facilitate education and training needs of parents returning to training and employment.

<b>Estate</b>	<b>2001</b>	<b>2002</b>	<b>2004</b>
<b>Yellowbatter</b>	37	46	40
<b>Pearse Park</b>	64	57	72
<b>Marian Park</b>	0	45	45
<b>Ballsgrove</b>	91	102	84
<b>Moneymore</b>	104	96	112
<b>St.Finian's Park</b>	106	68	62
<b>Rathmullen</b>	148	142	160
<b>TOTAL</b>	<b>550</b>	<b>556</b>	<b>575</b>

#### **Unemployment in RAPID Areas**

- Drogheda Borough Council has allocated two sites for development of community childcare projects north and south of the town at Moneymore and Ballsgrove. Funding of €2.4 million has been allocated by the Equal Opportunities Childcare Programme.



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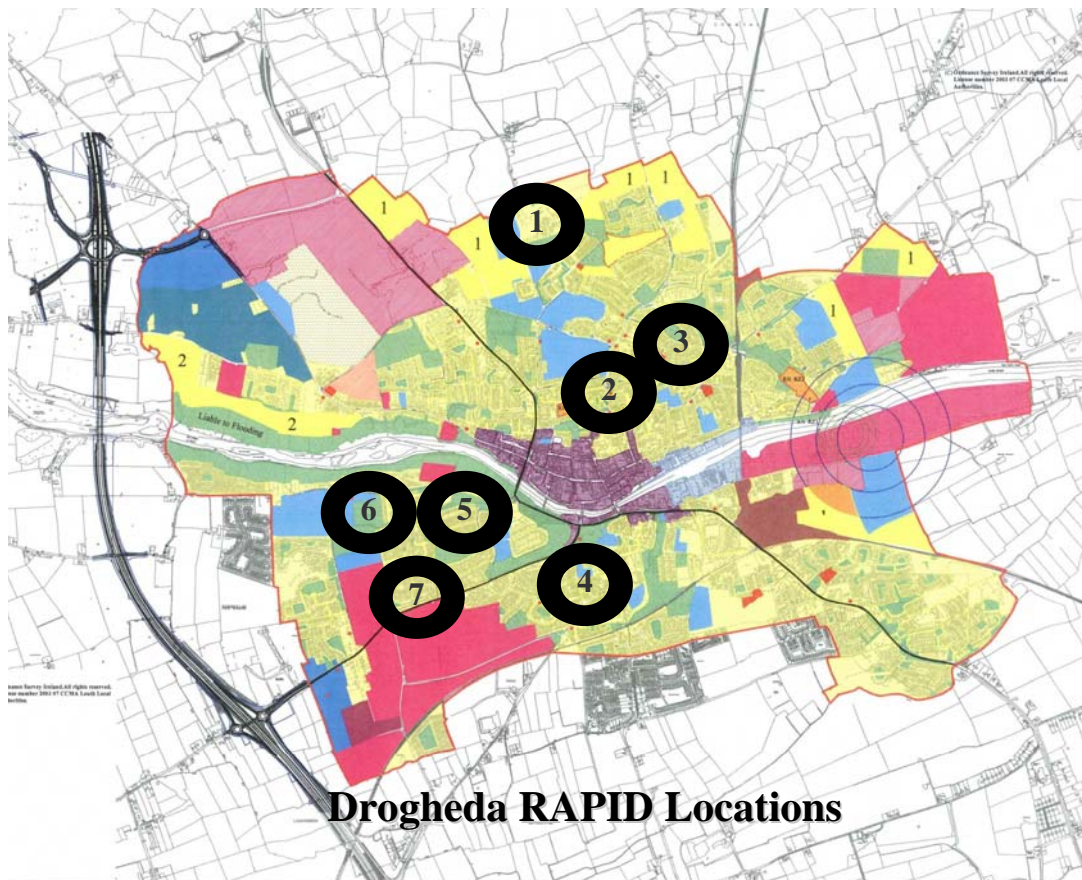
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- Drogheda Borough Council recognises the employment potential in the childcare service
- Drogheda Borough Council recognises that RAPID areas have high concentration of one-parent families. The national Average in 2002 was 10.5% while in 3 RAPID areas this was trebled and continues to increase.
- Total number signing in Drogheda Post Offices 1,202 persons (March 2004).
- Single parents are not a homogenous group thus housing an accommodation needs may vary.

ESTATE	NUMBER	PERCENTAGE
Rathmullen	101	33%
St.Finian’s Park	52	28%
Moneymore	82	34%

**RAPID: Based on Drogheda Post Office survey 2001, no of persons in receipt of One Parent Family Payments**

- Drogheda Borough Council have put in place a range of rent /annuity payment options for its clients
- Drogheda Borough Council is working towards reduction of the housing waiting list for all its clients



- |                 |                  |                |                       |
|-----------------|------------------|----------------|-----------------------|
| 1 = Moneymore   | 3 = Yellowbatter | 5 = Ballsgrove | 7 = St. Finian’s Park |
| 2 = Pearse Park | 4 = Marian Park  | 6 = Rathmullen |                       |



### 3.19 Age Based Needs

The RAPID Programme aims to meet the social, educational, training, health and recreational needs of older people in ways that are inclusive, empowering, respectful and that enhance their independence

- DBC is committed to replace inefficient heating systems in social housing in RAPID areas currently inhabited by its older and disabled residents.
- Drogheda Borough Arts Office works in collaboration with RAPID Working group made up of active retirement groups, to facilitate their interest in a wide variety of arts activities
- Drogheda Borough Council works in collaboration with all agencies to meet the needs of older people who are tenants of the Local Authority
- The aim is equal access to amenities and facilities which are open to all young people and which are governed by Young people and managed by trained youth workers.
- Drogheda Borough Council over the years has leased significant areas of open space to facilitate development of sports activities for young people in Drogheda and in RAPID areas.
- Drogheda Borough Council Recognises that it is important that young people are part of the solution to the problem of anti social behaviour on RAPID estates rather than always being seen as the problem
- DBC is aware of the need for more facilities for young people in Drogheda and is committed to working in partnership with all agencies to meet the needs.
- Drogheda Borough Council is committed to creation of safe communities in Drogheda and will work in cooperation with all relevant agencies to bring this about.
- Drogheda Borough Council supports the work of all groups currently working with young people and especially those at risk in the community.



## RAPID Programmes

<p><b>DYD, Youth Work Centre, West Gate Drogheda</b> Affiliated to Louth Youth Federation Funded by FAS, JELR and Drogheda Partnership.NEHB Southside /DYD Funded by DES Education support worker DYD Funded by DES/ESL</p> <p>BOYNE PROJECT Funded by Department of Justice 278 St.Finian's Park Drogheda</p>	<p>Afterschool Support Project, Moneymore RAPID &amp; St.Laurences Pk (non-RAPID) Young Women's Group, Moneymore (Not currently operating) Base DYD, support and developmental programme 20 young people (12-18) from Rathmullen, Marian Park, St.Finians Park Youth Information Centre</p> <p>Garda Special Project to support youth at risk</p>
<p>St.Mary's Voluntary Youth Initiative.'The Monastery, Clintons Lane Drogheda Funded by Drogheda Partnership, fundraising, Louth VEC</p>	<p>Open Access Youth Club 10-15 Provision of Youth Club Facilities and related projects Access Leadership Training for volunteers Summer project Marian Park 30% of membership</p>
<p>Saint Paul's Table Tennis Club 26 Rathmullen Funding Drogheda BC &amp; Louth VEC/Sports Capital Grant</p>	<p>Recreation/two nights per week 30 Children 15 Adults</p>
<p>Grove Rangers Brendan Gregory 141 Rathmullen Drogheda Funding Drogheda BC and fundraising</p>	<p>Girls and Boys Football Club 55 players 7-15 with 10 volunteers. Available 10 months of the year. All children are drawn from RAPID areas</p>



<p>St.Nicholas GFC John Caffrey 385 St.Finian's Park Flag Day /Raffles Sports capital Grants endorsed by RAPID since 2001</p>	<p>Football Club 16 Volunteers/Male /Female up to 25 years All children are drawn from RAPID areas/Own a pitch Ballsgrove and surrounding areas. It involves children and young people from approx. 10 years up to 25 with different nights for each age group. Leaders have been trained. It is a voluntary group and it hosts a significant summer project each year for children primarily from designated areas.</p>
<p>Lourdes Community &amp; Recreation Centre, Yellowbatter</p>	<p>Facility for wide range of Youth and Community activities. Open in the evenings. Run by on a voluntary management committee. Leased by Drogheda Borough Council</p>
<p>BOYNE Rovers/ Children Play in Yellowbatter Glen – open space</p>	<p>Football Club (Children from a wider area)</p>
<p>Drogheda Boys Football Club Rathmullen</p>	<p>Football Club (Children from a wider area.) Land allocated by DBC</p>
<p>HOLY FAMILY BOXING CLUB BALLSGROVE PREFABS</p>	<p>Formerly leased by Drogheda Borough Council COMMUNITY/ VOLUNTARY</p>
<p>Drogheda Amateur Boxing Club Land provided by DBC in 2000</p>	<p>Moneymore Drogheda</p>
<p>RATHMULLEN FOOTBALL CLUB Open Space</p>	<p>VOLUNTARY</p>



### **3.19.1 Provision for Older and Elderly People**

The Drogheda Borough Council area at the time of writing does not contain direct purpose built supported housing provision for Older and Elderly People. This deficit should be partly addressed in the near future through the construction of a small supported housing scheme in the north west of the Borough. This scheme alone will not meet the latent and growing demand for both supported housing schemes and high dependence elderly persons care homes. Despite the sizable population of the Borough, and the range of amenities which it can offer, developments of this nature have tended to be sited in rural areas either in villages or open countryside sites. This trend will be increasingly unsustainable as the overall population ages and the demand for such facilities in large urban areas such as Drogheda, grows accordingly. Housing for elderly persons can take several forms including:

1. Sheltered housing schemes with self-contained units within a larger complex and normally employing a dedicated on site warden
2. Small, independent living, elderly person housing schemes employing full accessibility principles
3. Single or small groups of elderly person dwellings integrated into larger housing schemes.
4. Fully staffed residential care homes

### **3.20 Housing for People with Special Needs**

Some sectors of society require specifically tailored housing solutions in order to meet their needs for independent living. These groups of people may include those with learning difficulties, behavioural difficulties and mobility limitations. It is entirely possible to provide independent living provision for these groups in the form of assisted living or warden led schemes. Drogheda Borough Council will facilitate suitable schemes of this nature where possible.

### **3.21 Social and Affordable Housing**

The National Development Plan 2000 - 2006 has identified a need to increase social housing output to meet rising demand. Drogheda Borough Council will seek to address this need through a variety of measures:

- **Affordable housing / Joint venture schemes (Prepared under Guidelines for action Plans for Social and Affordable Housing 2004 - 2008)**
- **Drogheda Borough Council house building programme,**
- **the Voluntary Housing Sector and the Rental Subsidy Scheme, (e.g. Cluid Housing Association Scheme & Respond Housing Association Schemes)**
- **the Capital Assistance Scheme, (e.g. Respond Housing Association Schemes)**



- **the Disabled Persons Grant, (Implemented in Conjunction with Louth County Council)**

- **Louth Local Authorities Homeless Action Plans**

Drogheda Borough Council is also addressing the need to increase Social Housing output and address general housing need through co-operation with a variety of external agencies including Housing Associations, the Drogheda Homeless Aid Association and the Drogheda Women's Refuge and Childrens Centre Limited. Housing issues are also to the fore in the work of community facilitators including the RAPID co-ordinator for Drogheda.

### **Policy**

Drogheda Borough Council adheres to the following overall housing policies

- **Providing houses under its multi annual housing programme**
- **Co operating with and assisting the Private and Voluntary Sectors Implementing the Affordable Housing/ Shared Ownership Schemes and other housing initiatives**
- **Participating in estate management & involving residents associations and groups in the process of better estate management.**

In respect of direct housing provision the following are the objectives of Drogheda Borough Council;

#### *OBJECTIVES ( HOUSING )*

- ***HOU 1***

*To maintain the annual number of houses built by Drogheda Borough to meet the accumulated and prospective needs over the plan period;*

- ***HOU 2***

*To encourage and assist Voluntary Housing Associations and other interested bodies in the provision of housing;*

- ***HOU 3***

*To use its role as a Housing Authority to ensure that development carried out by Drogheda Borough Council adheres to the standards and guidelines set out in national standards and in the Borough Council Development Plan and takes full account of the policies and objectives of the Plan;*



- **HOU 4**

*The Borough Council in its house building programme will place an emphasis on well-designed and integrated schemes appropriate to the scale and character of the area.*

- **HOU 5**

*To promote and encourage the supply of new units and ensure the quality of existing private rented accommodation by availing of the powers vested in the Local Authority by the Housing Acts where private rented accommodation is or becomes sub-standard;*

- **HOU 6**

*The Borough Council recognises the important role played by the Voluntary Sector in meeting social housing need and will support the sector in that provision*

- **HOU 7**

*To ensure that adequate land is zoned for residential development having regard to anticipated population growth and the need for choice in terms of location and density of new housing developments*

- **HOU 8**

*To ensure that a high priority is given to locating residential development within the existing Town Centre, the Docklands / Riverside Town Centre Areas, the Drogheda Transport Development Area, appropriate brownfield sites, and infill sites.*

- **HOU 9**

*To encourage infill residential development in the older parts of the town in a manner which will maintain the character of these areas, and to avail of the existing services and facilities,*

- **HOU 10**

*To protect the existing housing stock both in the Town Centre and wider Borough Suburban areas.*

- **HOU 11**

*To control new development in established residential areas in a manner which will ensure the protection of the character of these areas and to permit the subdivision of housing only where such subdivision would not be injurious to the residential amenities of the area*



- **HOU 12**

*To encourage quality and innovation in the location and design of new residential development that reflects the principles of environmental sustainability*

- **HOU 13**

*To promote higher density development in suitable locations particularly in the Town Centre, Inner Quays Re-development Area and Drogheda Transport Development Area, in neighbourhood centres and along suitable strategic transport corridors and close to public transportation nodes,*

- **HOU 14**

*To ensure the provision of a suitable range of housing types and sizes to facilitate changing demographic trends within the Borough and wider society and in particular, the increasing trend towards smaller household sizes*

- **HOU 15**

*To improve the residential amenities of existing residential areas where necessary by investigating suitable environmental improvement measures*

- **HOU 16**

*To examine funding possibilities under the R.A.P.I.D. (Revitalising Areas, by Planning, Investment & Development) Programme and support the realisation of the strategic objectives of the Drogheda Borough Council RAPID Programme.*

- **HOU 17**

*To promote a high standard of design and layout in new residential developments with regard to the local character of townscape and landscape*

- **HOU 18**

*To promote layouts, which reflect the principles of permeability and legibility, in order to facilitate public transport routes, cycling routes and pedestrian connections,*

- **HOU 19**

*To promote a balanced population structure by ensuring that a range of residential units, particularly smaller house types, apartments and townhouses, are constructed to cater for the current and expected demographic structure and markets needs, so as to avoid the uniformity of bland and repetitive suburban type developments*



- ***HOU 20***

*To ensure that services and utilities in residential developments are provided concurrent with the construction of new dwellings*

- ***HOU 21***

*To ensure that all new residential developments incorporate a detailed landscape plan, which shall be an integral part of the implementation of the development. Maximum use should be made of the opportunities presented by existing landscape features*

- ***HOU 22***

*To encourage the use or incorporation of local place names for new housing developments*

- ***HOU 23***

*To facilitate the provision of a range of housing solutions designed for the needs of older and elderly people in the community.*

- ***HOU 24***

*To facilitate the provision of a range of housing solutions catering for the accommodation requirements of those members of society with special needs.*