



Comhairle Contae **Lú**
Louth County Council

Housing Delivery Action Plan

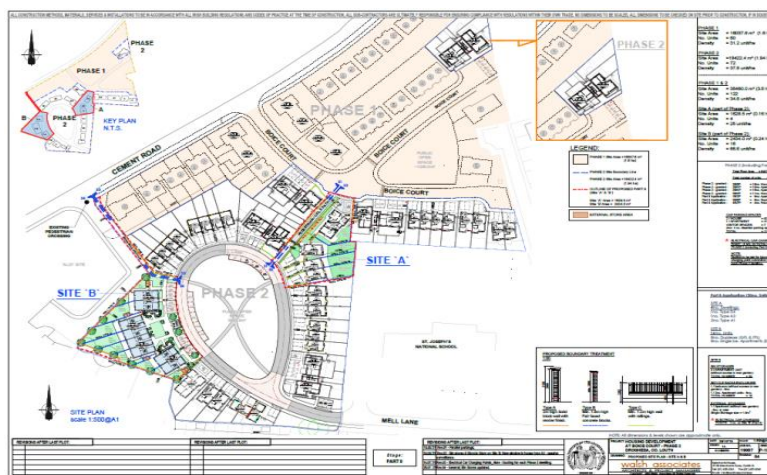
2022 - 2026

Louth County Council

Housing Delivery Action Plan 2022-2026



Pic: Fr Finn Park, Louth Village 2021



Pic: Boice Court, Drogheda (Phase 2)

Louth County Council Housing Delivery Action Plan 2022-2026

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1.0 Introduction

Louth County Council has a strong commitment to delivering new homes in line with the “Housing for All” initiative. This focus is highlighted in our target of delivering 1357 new homes over the next 5 years under the Governments Housing for All Plan. Between 2018 and 2021, 1841 homes were delivered, greatly exceeding the annual requirement in the former national Rebuilding Ireland Plan. Our Housing Action Plan sets out a strategy for growth and regeneration that will see the delivery of hundreds more new homes in mixed use developments.

The Governments Housing for All Plan published in 2021 established a new approach to accelerating housing delivery in the county. The plan introduced improvements to county-wide systems to facilitate increased delivery of homes by developers; and changes to Louth County Council’s internal development process to accelerate the delivery of housing on council owned land. Three key actions to be taken by the council were identified to improve the housing delivery system:

- a) Creation of a single, multi-disciplinary Housing Delivery Team;
- b) Active management of a single annual housing delivery programme;
- c) Interventions to remove barriers and accelerate delivery;

The council has identified the Director of Housing and Quality of Life, Mr. Paddy Donnelly, the lead Director responsible for housing delivery targets. An augmented dedicated Housing Delivery Team will be established in 2022. This multi-disciplinary team is responsible for delivering an ambitious 5 year target of building 1357 social housing homes and meeting affordable homes demand (number to be determined) by 2026. The Housing Delivery Team works across the council and with external partners to deliver an annual housing delivery programme with performance targets. The Housing Delivery Team focuses on accelerated delivery of priority development sites which includes lands owned by the Council. The team commissions professionals and support services for housing development including property, legal and planning design. This is to ensure housing delivery is directly supported with dedicated professional services.

Funding

Housing for All is a new housing plan for Ireland. It is backed with a multi-annual fully funded housing strategy with a Government commitment of €4bn per year. The Government has committed to funding over 90,000 social homes and 54,000 affordable homes over the 10 years lifetime of the Plan.

Section 1 Social Housing Demand and Delivery

2.1 Housing Demand Profile

As at 30th April 2022 there were **1677** households on the social housing waiting list in County Louth. This figure excludes tenants on the housing transfer list and those availing of HAP. This figure includes applicants from both Traveller community and People with a disability. The table below sets out the demand for each Municipal District area.

Ardee MD	Dundalk MD	Drogheda BD	Total
363	682	632	1677

As at 30th April 2022 the total number of households availing of the Housing Assistance Payment (HAP) is **3213**.

Ardee MD	Dundalk MD	Drogheda BD	Total
312	1642	1209	3213

There are a total of **274** applicants on the approved list for transfer (**Non-HAP**) within Social Housing including **33** applications from the Approved Housing Bodies. The following is a breakdown of all housing applicants per Municipal District.

Ardee MD	No.	Drogheda BD	No.	Dundalk MD	No.
Ardee	314	Clogherhead	99	Dundalk	1455
CBH/Kilsaran	73	Drogheda S	568	Blackrock/Dromiskin	578
Collon	67	Drogheda N	793	Cooley	168
Dunleer/Tinure	158	Tullyallen	189	Knockbridge	123
Louth Village	36	Termonfeckin	192		
Tallanstown	27				
Total	675		1841		2324

The following table sets out the social housing demand per MD and per Unit size required.

Ardee Municipal District	1 bed	2 bed	3 bed	4 bed	5 bed	Total
Ardee	117	104	79	14	0	314
Castlebellingham	36	25	9	3	0	73

Collon	26	24	15	2	0	67
Dunleer/Tinure	71	40	43	4	0	158
Louth Village	14	12	8	1	1	36
Tallanstown	15	5	6	1	0	27
Total	279	210	160	25	1	675
Drogheda Borough District	1 bed	2 bed	3 bed	4 bed	5 bed	Total
Clogherhead	38	30	27	4	0	99
Drogheda South	198	200	153	17	0	568
Drogheda North	268	277	211	36	1	793
Tullyallen	64	75	41	9	0	189
Termonfeckin	65	67	57	3	0	192
Total	633	649	489	69	1	1841
Dundalk Municipal District	1 bed	2 bed	3 bed	4 bed	5 bed	Total
Dundalk	546	447	358	99	5	1455
Blackrock/ Dromiskin	213	183	148	33	1	578
Cooley	67	53	43	3	2	168
Knockbridge	45	49	25	4	0	123
Total	871	732	574	139	8	2324

2.2 Applicants from the Traveller Community

A total of 443 Traveller households are estimated to reside within County Louth according to the local authority annual estimate of Traveller carried out in December 2021. The annual estimate shows that the majority, 79%, of the Traveller households avails of permanent accommodation such as standard social housing, Traveller Group Housing or privately owned dwellings (owner occupiers). 14 % of the Traveller households reside in long-term leased properties or private rented accommodation with support of Housing Assistance Payment. 4% of households share accommodation with family or relatives and 3% live in caravans on halting site or private yards.

Traveller Specific accommodation in County Louth includes; five Traveller Groups Housing Schemes consisting of 24 dwellings in total (in Drogheda, Dundalk and Dunleer) and two halting sites, one in Drogheda which is currently uninhabitable and one Dundalk which currently has two vacant bays.

There are currently 73 Traveller households included in the housing waiting list and the majority of them seek standard social housing provision. The targets for allocation of standard social housing are shown in the below table;

Annual Targets Standard Social Housing Allocations						
Year	2020	2021	2022	2023	2024	Total
No	12	5	14	6	12	49
Total	12	5	14	6	12	49

There is also need for new Traveller Group Housing Schemes as shown in the next table

New Group Housing Schemes (Travellers)			
Group Housing Scheme	Dwellings No	Description	Completion Planned
Clontygora, Dundalk	2	Construction to completed	2023
Castletown, Dundalk	2	Construction to completed	2024
Dundalk	2	Site identified and design completed	2025
Dundalk	3	Site identified and design completed	2025

It is notable that since the assessment and adoption of the Traveller Accommodation Programme 2019 – 2024 the housing need and preferences of Traveller housing applicants have changed.

2.3 Housing People with a Disability

The over-all aim of the Strategic Plan for housing people with a disability 2022 – 2027 is to meet the identified housing need of people with a disability under-pinned by provision of relevant support and social care services. Louth County Council, as a housing authority, is responsible for the provision of housing services. The Health Service Executive has the responsibility for the provision of relevant support and social care services. The Housing and Disability Steering Group (HDSG) facilitates an integrated response to the housing needs of people with a disability and drives and monitors the implementation of the Strategic Plan for housing people with a disability.

The current housing need is based on 393 housing and transfer applicants with a disability included in the housing waiting list as shown below;

- Physical disability 141
- Sensory Disability 13
- Mental Health Disability 70
- Intellectual Disability and /or autism 169

The general housing need includes housing applicants with a disability who require standard, adapted or wheelchair accessible single-storey accommodation which can include various types of units such as single storey dwellings, ground floor apartments or upper floor apartments with an elevator access. The housing need of some applicants with a disability can be met with a two-storey accommodation which can include standard two-storey dwellings, adapted two-storey dwellings and standard and adapted apartments.

The targets for general housing provision are based on the identified and emerging housing need and the envisaged housing delivery programme. Considering that both the housing need and the housing delivery

programme evolve, the annual targets for social housing provision to people with a disability will be reviewed regularly. The annual targets for social housing allocations in the general can be found in the below table;

Social Housing Allocations Annual Targets					
Year	Physical Disability	Sensory Disability	Mental Health Disability	Intellectual Disability	Total
2022	20	4	15	10	49
2023	40	6	15	20	81
2024	26	2	11	8	47
2025	26	2	11	8	47
2026	25	1	10	7	43
Total	137	15	62	53	267

There is a need for 14 units of supported housing in the community to provide permanent accommodation for remaining individuals with an intellectual disability transitioning from Saint Mary’s campus or unsecure tenancies (10 units), for people with an intellectual disability living in the community (3 units) and people with a mental health disability (1 unit). The Council will collaborate with the Health Service Executive, Saint John of God and Louth Meath Mental Health Rehabilitation Team regarding the provision of these supported housing units. In addition to the Capital Housing Delivery Programme of Louth County Council and Approved Housing Bodies many housing delivery models will be explored.

2.4 Addressing Homelessness

Louth County Council is committed to utilising the Housing First model to provide and sustain permanent accommodation for the long term homeless, using a partnership approach with Cavan County Council, Monaghan County Council and the HSE. The Service provision for the North East Region is provided by Peter McVerry Trust.

Housing First will continue play a pivotal role in the battle against homelessness over the next five years. During the period 2019 to 2021 Louth County Council facilitated the housing of 23 complex needs homeless clients in the County, through the Housing First model:

It is envisaged that a minimum number of 30 further homeless individuals will be housed in one bed units as part of the Housing First programme, during the lifetime of the current Housing First National Plan which will run concurrently with Louth County Council Social Housing Delivery Plan from 2022-2026.

Louth Council has adopted the HAP Place finder model as a central pillar, both in preventing homelessness and exiting clients from emergency accommodation. The service assists clients in sourcing private rented accommodation and provides financial supports at the commencement of tenancy. Over 300 households were received social housing provision, through this service in 2020 and 2021.

In conjunction with our partners in the NGO sector, Louth County Council continues to provide emergency accommodation for families and single persons in need along with specified tenancy sustainment support services for the relevant client cohorts.

2.5 Addressing the need of our Older Population

Louth County Council is committed to ensuring that applicants for social housing support who are aged 55 plus and therefore categorised as Older Applicants receive when suitable unit availability permits, preferential bias due to their possible increased vulnerability.

At 30th April 2022 there are 714 approved applicants for support from persons aged over 55 comprising 464 Applicants in the 55-64 age range and 250 Applicants in the 65 plus age range. Circa 100 of applicants aged 55 and over are also included in the additional category of Disability and circa 20 are also included in the category of Homeless. In 2021, 83 allocations were made to persons categorised as older population and 40 allocations have been made up to 30/04/2022.

Louth County Council will work collaboratively with the AHB sector and in particular to those AHB's that operate exclusively in housing older people to try and address the need of this applicant cohort. The continued shortage of suitable smaller properties is a challenge in meeting the housing needs of this applicant category.

3.0 Operating Background

3.1 Delivery for period 2018-2021 Rebuilding Ireland

The table below sets out the social housing unit delivery achieved by Louth County Council in the period covering the national strategy "Rebuilding Ireland". The delivery of units was achieved using a combination of mechanisms including

- Louth County Council Construction projects
- Provision of units under Part V of the Planning and Development Act 2000
- Portfolio acquisitions
- Acquisitions
- Turnkeys acquisition
- Buy and renew and CPO
- AHB
- Long Term Leasing

	2018	2019	2020	2021	2018 - 2021
Build Totals	173	354	285	301	1,113
Acquisitions Totals	214	169	100	15	498
Leasing Totals	49	43	22	116	230
Totals	436	566	407	432	1,841

Brief analysis of social housing new build delivery over this period shows that the AHB sector activity in County Louth is very strong. The extent of AHB delivery in Louth is indicative of the necessity to facilitate ongoing delivery through this mechanism for the first two years of the Louth Housing Delivery Action Plan.

3.2 Existing Land Bank and Future Land Acquisitions

Louth County Council continues to own and maintain land banks in the following locations. In addition the Council owns a number of individual sites across the county where the potential for one off housing units can be delivered for specific social housing applicants.

Location	Acres	Municipal District
Ballymakenny East, Drogheda	9.11	Borough District of Drogheda
Ballymakenny West, Drogheda	7.24	Borough District of Drogheda
Dunleer	7.14	Ardee Municipal District
Point Road, Dundalk	5.16	Dundalk Municipal District
Newtownstalaban, Drogheda	39.53	Borough District of Drogheda
Toberona, Dundalk	22.24	Dundalk Municipal District
O'Reillys Yard, Drogheda	0.71	Borough District of Drogheda
Mullavalley, Louth Village	8.57	Ardee Municipal District
Kilkerley, Dundalk	3.81	Dundalk Municipal District
Total	81.27	

The Council has sufficient lands available to meet the targets for the current term, 2022-2026. The future development of these sites is predicated on the need to see progression on Department funding approvals for the acquisition costs of the existing land banks in Drogheda and Dundalk which continues to be carried by Louth County Council. There is a clear and evidenced need for Louth County Council to acquire land for the purposes of delivering on its social and affordable housing demand in the latter term of the Governments 10 year strategy 2027-2031. There is a requirement to acquire lands in the three main urban areas of Drogheda, Dundalk and Ardee.

3.3 Approved Housing Bodies Engagement

Louth County Council has developed strong working relationships with the Approved Housing Body Sector in recent years. The strength of this partnership is reflected in the considerable number of new social housing delivered by Approved Housing Bodies in the County, with the support of Louth County Council and the Department of Housing, Local Government & Heritage. As noted earlier under Section 3.1, for the period 2018-2021, Approved Housing Body delivery represented circa 70% of overall delivery. Similar to the extent of Part V delivery for the same period, the level of private construction development has presented opportunities for the Approved Housing Body sector in the County through the Capital Advance Lease Facility (CALF), opportunities of which have been proactively availed off. Given the above, it is acknowledged that this ratio of delivery will not continue for the period 2022-2026. Louth County Council is committed to continuing to work collaboratively with Approved Housing Bodies in fulfilling our common objective of social housing delivery for those applicants on our social housing waiting list and the demand that exists for Affordable Cost Rental.

4.0 Approved Pipeline Delivery

4.1 Summary of Department Approvals

Louth County Council currently has Department approval for 1090 social housing new builds. This figure comprises

- 330 Louth County Council Build
- 72 Part V to AHB sector
- 621 AHB new build.
- 67 Capital Assistance Scheme to AHB

4.2 Louth County Council Build

The table below summarises the Department approved Louth County Council build schemes excluding Part V.

Municipal /Borough District	Year 2022	Year 2023	Year 2024	Year 2025	Year 2026	Total
Dundalk	22	13	93	-	-	128
Drogheda	10	51	54	80		195
Ardee	1	6	-	-	-	7
Total	36	70	147	80		330

The table below provides additional information on the approved build schemes.

Municipal /Borough District	Name of Scheme	Units	Delivery Stream	Status	Projected Substantial Completion Date (Year)
Dundalk	Cox's Demesne, Phase 2B, Dundalk	22	Regeneration	On Site	2022
Drogheda	Boice Court Phase 2, Drogheda	72	SHIP Construction	Stage 2 Approved	2023 (Phased delivery – 24 units) 2024 (Phased delivery – 48 units)
Dundalk	Mount Avenue, Dundalk	93	SHIP Construction	Stage 2 Approved	2024
Dundalk	Muirhevnamor, Dundalk	11	SHIP Construction	Stage 2 Approved	2023
Drogheda	Rathmullen Park, Drogheda	6	SHIP Construction	Stage 1 Approved	2023
Drogheda	Ballymakenny Road East, Drogheda	80	SHIP Construction	Stage 1 Approved	2025
Drogheda	Moneymore, Drogheda	1	SHIP Construction Single Stage	Single Stage Approved	2022
Drogheda	Gort Uaine, Clogherhead	1	SHIP Construction Single Stage	Single Stage Approved	2022
Ardee	School Lane, Dunleer	1	SHIP Construction Single Stage	Single Stage Approved	2022
Ardee	Doire Beag, Collon	6	SHIP Construction Single Stage	Single Stage Approved	2023
Dundalk	Derryveigh, Dundalk	2	SHIP Construction Single Stage	Single Stage Approved	2023
Drogheda	Ellwood, Ballymakenny, Drogheda	35	SHIP Construction Turnkey	Funding Approved Turnkey	2022 (Phased delivery – 8 units) 2023 (Phased delivery – 27 units)
Total		330			

4.3 Louth County Council Turnkeys

The table below sets out the potential turnkey acquisitions that, subject to Department approval, will be pursued. The response to the recent call for submission of expression of interest from developers/builders for provision of turnkeys in county Louth for 2022 was lukewarm. Based on all mechanism units delivery projections Louth County Council will not require to undertake any further turnkey calls to meet the Plan targets. This position will, however be kept under review.

Municipal District*	Year 2022	Year 2023	Year 2024	Year 2025	Year 2026	Total
Dundalk	-	50	-	-	-	50
Drogheda	28	27	-	-	-	55
Ardee	-	-	-	-	-	-
Total	28	77	-	-	-	105

4.4 Part V

An analysis of Part V delivery has commenced in order to determine the potential this mechanism has for the period 2022-2026. The Council has looked at planning commencement notices for the past 2 years and it is noted that approved Part V acquisitions, although small in number, have been largely allocated to the AHB sector in the first 2 years of this Plan. Louth County Council does not intend to allocate Part V acquisitions to the AHB sector going forward. The estimation, set out in the table below, at 51 no. Part V acquisitions over the lifetime of this Plan are conservative. This mechanism for unit delivery will require deeper analysis from the Councils newly formed Housing Delivery Team.

Municipal District*	Year 2022	Year 2023	Year 2024	Year 2025	Year 2026	Total
Dundalk	1	-	-	6	2	9
Drogheda	10	7	5	15	2	39
Ardee	-	-	-	2	1	3
Total	11	7	5	23	5	51

4.5 Approved Housing Bodies Delivery

As stated earlier the AHB sector activity in County Louth has seen exceptional new unit's delivery in recent years. However with the new stipulation from Government in the Housing for All Plan that Louth County Council delivers new housing build in the ratio of 60:40 in favour of Local Authority build, there will be a serious contraction on the performance of the AHB sector for new unit delivery in the County from 2024 onwards.

The tables below sets out approved Capital Assistance Schemes (CAS) and Capital Advance Loan Facility (CALF) that AHB's are due to deliver within the next two years and additionally identifies CAS schemes that are currently under active consideration by Louth County Council. CAS approvals are targeted towards a specific applicant cohort including Homeless, Elderly and People with a disability. The continuation of Government support to AHB providers for CAS applications is considered by Louth County Council to be imperative.

Location	Number of Units	Approved Housing Body	Year	Category
Collon Ardee MD	1	St. John of God Housing Association Ltd	2022	Disabled
Barrack Street Dundalk MD	21	Simon Community Dundalk Simon	2023	Homeless
Peter's Hill, Drogheda BD	4	North & East Housing Association Ltd	2023	Elderly
Highfield Dundalk MD	12	Women's Aid	2023	Homeless
10-16 The Alleys Drogheda MD	14	Peter McVerry Trust	2023	Homeless
Riverwell Close Dundalk MD	1	Respond	2023	Disability
Tierney Street Ardee MD	7	Oaklee & SJOG	2023	Homeless / Elderly
Coulter Place Dundalk MD	7	Tuath	2023	Elderly

Under Consideration (not yet approved by Department)

Location	Number of Units	Approved Housing Body	Year	Category
Seatown, Dundalk MD	8	Peter McVerry	2022	Homeless
Daneswood, Drogheda BD	7	Tuath	2023	Disability/Elderly
Knockshee, Dundalk MD	12	CIRCLE	2023	Disability / Homeless

Clanbrassil Street, Dundalk MD	11	Tuath	2023	Disability / Elderly
Bridge Street Dundalk MD	17	Tuath	2023	Disability/Elderly
Rathmullen Road, Drogheda BD	2	Irish Wheelchair Association	2023	Disability

The following table sets out Department Approved CALF schemes for County Louth for the years 2022 and 2023.

2022	Non Part V	Part V
Dundalk MD	173	26
Drogheda BD	215	15
Ardee MD	11	0
2023	Non Part V	Part V
Dundalk MD	81	7
Drogheda BD	139	13
Ardee MD	2	11
Total	621	72

The total of AHB Department approved build units over the next two years is 760 units. The total target delivery for Louth County Council for the same period is 816. Louth County Council will not be able to meet the 60:40 Council to AHB ratio requirement for new builds in the combined first two years of the Housing for All government strategy.

4.6 Long Term Leasing

Louth County Council has identified 34 new build units for Long Term Leasing and Department approval for the units is in place. However, 14 units are due for delivery in 2022 with the remaining 20 units due in 2023. Under current Housing for All stipulation, Louth County Council will not consider any further requests for leasing.

Louth County Council has an historical caseload of Leasing Units circa 240 in number. An unspecified number of these units will be suitable for acquisition, subject to Department approval, during the timeframe of this plan.

Location	No. of Units
Municipal District of Ardee	20
Borough District of Drogheda	13
Municipal District of Dundalk	1
Total	34

4.7 Target 2022-2026 and Delivery

The social housing targets for Louth County Council are set out in the table below.

Targets

Year	2022	2023	2024	2025	2026	Total
Build	660	156	160	172	175	1323
Leasing	34	-	-	-	-	34
Total	694	156	160	172	175	1357

The following table sets out how the targets will be met through the various delivery mechanisms.

YEAR	Part V	Existing Land Bank	Future Land Purchases	LA Turnkey	LA Regeneration	AHB CALF	AHB CAS	Leasing	Overall Total	Overall Target
2022	11	3	0	30	22	128	1	14	209	694
2023	7	43	0	77	0	560	66	20	773	156
2024	5	147	0	0	0	92	0	0	244	160
2025	23	80	0	0	0	69	0	0	172	172
2026	5	100	0	0	0	70	0	0	175	175
Total	51	373	0	107	22	919	67	34	1573	1357

4.8 Constraints

Louth County Council has been set a very ambitious target for new build delivery in the period 2022-2026. The frontloading of 51% of the overall target to the first year of a five year Plan will be particularly challenging for county Louth and due to a combination of factors will not be realised. In addition the recent performance by the AHB sector in the county that will be curtailed under the stipulations of the new Housing for All Strategy will be an additional challenge in securing the desired number of units at the ratio required.

In recent months a number of new factors have arisen which will significantly impact on the ability of Louth County Council to deliver on its new build targets in 2022 and 2023.

These include

- Materials cost inflation and particularly fuel and energy costs
- General cost inflations
- Covid 19 related materials logistics issues
- Contracts rigidity and inflexibility.
- War in Ukraine
- Contraction in activity in the Construction sector.

Louth County Council will not meet this required ratio in the first two years of the five-year Plan but in subsequent years will deliver the 60:40 ratio as set against yearly target figures. The target for 34 Leasing Units will be achieved in 2022/2023. However, the target of 660 new build units in 2022 will not be achieved with an expected delivery of 237 units with a shortfall of 423 units. The overall target of 1357 units will be exceeded, subject to department approval, over the 5 years of this Plan.

Louth County Council is in possession of sufficient land with appropriate planning zoning to meet the overall targets set for this first term 2022-2026 of the national strategy. However, a considerable portion of this land was purchased by the Council before the economic downturn in 2008 and the Council continues to service the loan costs on these lands. The Council is reluctant therefore to actively pursue additional land acquisitions in the next 5 years until such time as the existing financial burden has been resolved. Should the historical land costs not be resolved, the Council will not be in a position to meet the targets set as the Council new builds in this plan include for units to be constructed on these lands.

5.0 Affordable Housing

5.1 Housing Need Demand Assessment

The Housing Need Demand Assessment (HNDA) is the basis by which Louth County Council has identified the scale of affordability need in the County, and thereafter the number of affordable homes required per year and is carried out under the provisions of Section 94(1) of the Planning and Development Act 2000 (as amended).

The HNDA must account for

- The existing need and likely future need for housing
- The need to ensure that housing is available for persons who have different levels of income
- The need to 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, and including the special requirements of elderly persons and people with disabilities and

- The need to counteract undue segregation in housing between persons of different social backgrounds.

Louth County Council has an affordability constrained demand in excess of 5% of total assessed housing demand in the 5-year period of assessment and has now received its annual target for delivery of new affordable housing which, at a minimum, corresponds to the level of assessed affordable need and may also allow for currently pent-up demand.

The analysis for Co. Louth (Source: Housing Strategy 2021-2027) projects that 1620 additional households will not qualify for a mortgage and will not be in a financial position to afford private rental. The table sets out the anticipated demand allocation by unit type. This is the identified social and affordable housing requirement for the plan period. This figure will require deeper analysis to ascertain the percentage of these additional households that will require a social housing tenancy and those that could avail of the

- Affordable Purchase Scheme
- Cost Rental

Year	2022	2023	2024	2025	2026
1 Bed	23	36	36	37	37
2 Bed	73	115	114	119	117
3 Bed	97	153	151	158	156
4+ Bed	27	42	42	44	43
Total	220	347	343	357	353

5.2 Affordable Delivery Mechanism and Target

Louth County Council anticipates that the key delivery mechanisms for affordable homes in the timeframe of this First Term of the National Plan (2022-2026) will be through Advance Purchase Arrangements of un-commenced developments by Louth County Council and Cost Rental. However, it is unlikely that any major advancement of Affordable Housing Units directly constructed by Louth County Council will materialise in the first term of Housing for All Plan until the full implementation of amended Part V provisions come into operation in 2026. Also, Louth County Council has not received any communication from the Land Development agency prior to the preparation of this Plan and does not therefore envisage any delivery of Affordable Purchase units in the First Term of this Plan by this Agency. Louth County Council has recently submitted its staffing requirement to deliver on the target for Affordable Homes and subject to Departmental approval will proceed to deliver on the targets with an emphasis on the major urban centres in Drogheda and Dundalk.

In Q3 2022 Louth County Council will issue a call for Expressions of Interest from eligible households to establish a baseline figure to enable progression to a further call for Expression of interest from Property Owners and Developers to deliver Affordable Purchase Housing units.

The following minimum annual affordable delivery targets have been approved by the Minister for Louth County Council in the first 5 year period of the Housing for All initiative.

It is important to note that these targets are for Louth County Council delivered affordable purchase/cost rental homes only i.e. they will have been supported by Affordable Housing Fund via LA delivery on our lands or via advance purchase etc. Although substantial local authority affordable delivery arising from new Part V provisions is envisaged in 2026 (based on projected private housing activity in 2026), this delivery does not form part of the targets set out here.

Year	2022	2023	2024	2025	2026	Total
Target	15	42	59	55	55	226

Louth County Council has commenced discussions with interested AHB's to progress the CREL in both the Dundalk and Drogheda area.

Affordable Purchase delivery pathways -

Local Authority Direct Delivery – Affordable Housing Fund (AHF)

Local Authority Advance Purchase – Affordable Housing Fund

Land Development Agency – ISIF & Debt Funding

Cost Rental delivery pathways - funded and legislatively underpinned

Approved Housing Bodies – Cost Rental Equity Loan (CREL)

Local Authority Direct Delivery – Affordable Housing Fund

Land Development Agency – ISIF & Debt Funding.

