

Proposed Amendments to the Draft Meath County Development Plan 2013 - 2019

APPENDIX 4:

HOUSING STRATEGY



October 2012



comhairle chontae na mí
meath county council



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EXECUTIVE SUMMARY

This Housing Strategy has been prepared by Meath County Council and Downey Hynes Partnership in accordance with the relevant legislative requirements of the Planning and Development Acts, 2000-2011, in particular Part V of the Planning and Development Act, 2000, Part II of the Planning and Development (Amendment) Act, 2002, and the provisions of the Planning and Development (Amendment) Act, 2010. The requirements set out within the Housing (Miscellaneous Provisions) Act, 2009 are also complied with throughout the Housing Strategy.

The Strategy relates to the period 2013-2019 (being the period of the lifetime of the forthcoming County Meath Development Plan), and replaces the Housing Strategy adopted by Meath County Council in 2007.

County Meath experienced an exceptionally high level of growth over the last decade. This level of growth has not been equal across the county, with quite significant variations in terms of population change. This Housing Strategy sets out an overall framework for the supply of land to meet the housing needs arising in the county.

The overarching purpose of a housing strategy is to ensure that the proper planning and sustainable development of the area of the development plan provides for the housing of the existing and future population of the county in an appropriate manner. The planning legislation specifies that a housing strategy will take the following into account:

- *the existing need and the 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, and including the special requirements of elderly persons and persons with disabilities;*
- *the need to counteract undue segregation in housing between persons of different social backgrounds;*
- *the provision of an estimate of housing for the purposes of the provision of social housing support within the meaning of the Housing (Miscellaneous Provisions) Act, 2009; and,*
- *the provision of an estimate of housing for eligible households (within the meaning of section 78 of the Housing (Miscellaneous Provisions) Act, 2009.*

The Government's Housing Policy Statement (16 June, 2011) announced the standing down of all existing affordable housing programmes to reflect current affordability conditions. The Statement also confirmed that Part V of the Planning and Development Act, 2000 is to be reviewed, such that planning gain can be achieved for residential development through resourcing of social housing supports. Subsequently, in February 2012, the Department of Environment, Community and Local Government Circular 'Housing 11/2012' stated that this review of Part V has commenced (under the direction of the Housing and Sustainable Communities Agency). The Strategy refers to social and affordable housing assessment in later sections.

The Housing and Sustainable Communities Agency published the *Housing Needs Assessment* (2011) which provides a 'snap-shot' assessment based on an extract of data from each housing authority in respect of each household that has been approved for social housing support at 31st March, 2011. Meath is recorded as having a net housing need of 3,255 (the total need of Meath County Council, Kells, Navan and Trim Town Councils).

The main findings and recommendations of the Housing Strategy include the following:

- *The Housing Strategy aligns with the population and housing targets set out in the Regional Planning Guidelines for the Greater Dublin Area 2010-2022. The projected population of Meath is 195,898*

persons in 2016, rising to 210,260 persons by 2022.

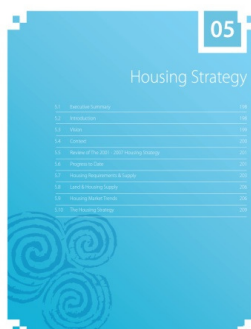
- The housing targets for Meath, set out within the Regional Planning Guidelines, are 79,729 units for 2016 and 95,458 units for 2022. This is equivalent to a requirement for an additional 8,211 housing units between 2013-2016¹, and an additional 7,403 units between 2017-2019².*
- The average household size in 2011 was 2.90 and, in accordance with the Regional Planning Guidelines, this is projected to fall to 2.62 by 2016, while falling further again to 2.35 by 2022. This will invariably have implications on the annual target for housing production over the life of the housing strategy (e.g. while an average of 2006.4 units may be required per annum between 2012-2016, when the average household size is considered, the distribution of the total housing requirement per annum will vary).*
- The anticipated social and affordable housing need for County Meath between 2012-2022 is 4,064 units, which represents an increase on the Housing Need Assessment (2011) figure of 3,255 units for County Meath. The annual housing shortfall, as a percentage of total households, will vary between 17.41% (2012) and 15.37% (2019).*

¹ *This assumes delivery of 1,821 units by 31st December 2012 (rounded figures)*

² *A further 8,327 units will be required over the period 2020-2022 inclusive (to meet the RPG targets for 2022) (rounded figures)*

1.0 INTRODUCTION

1.1 REVIEW OF MEATH COUNTY HOUSING STRATEGY 2007-2013



In order to prepare a robust and evidence-led housing strategy for the period 2013-2019 and beyond, it is appropriate to briefly review the Housing Strategy contained within the Meath County Development Plan 2007-2013. This process facilitates an assessment of the progress that has been achieved to date and, in recognition of the very different economic circumstances in which the county and country now operate, represents an opportunity to ensure an evidence-based and realistic housing strategy is formulated.

It is important to note that the 2007-2013 Housing Strategy was prepared during an era of unprecedented growth, with the housing sector representing a major component of the national economy.

1.1.1 POPULATION

In the Meath County Development Plan 2007-2013, the Planning Authority projected that the population of the County would increase from 160,799 persons to 207,036 persons between the beginning of 2006 and the end of 2013, with the population projected to reach 188,779 and 195,495 by the start of 2011 and 2012 respectively.

At the time of writing, a Draft Core Strategy (proposed variation no. 12 to the Meath County Development Plan 2007-2013) has been prepared by Meath County Council to give effect to the growth targets contained within the Regional Planning Guidelines for the Greater Dublin Area 2010-2022. The Draft Core Strategy will align the population projections with the RPGs, which projects a population of 195,898 persons in 2016 (increasing to 210,260 persons by 2022).

The Census 2011 results identified the population of the County to be 184,135 persons, and this is projected to reach 186,430 persons in 2012 (based on RPG growth rates), incorporating a more modest growth scenario of 1.257%. This annual growth rate is projected to continue until 2016, which would see the projected population of 195,898 being met (in 2016).

1.1.2 HOUSEHOLDS

The 2007-2013 housing strategy projected that 29,508³ units would be constructed (between 01st January 2007 and 31st December 2013), with the total number of households in the County projected to reach 71,372, 75,277 and 79,054 units at the start of 2011, 2012 and 2013 respectively. The Census 2011 results confirm that there are now 69,697 units in the County. The actual number of households to be constructed is sensitive to average household size.

The Regional Planning Guidelines for the Greater Dublin Area 2010-2022 set out an occupancy rate of 2.62 in 2016, falling to 2.35 in 2022. In contrast, the 2007-2013 housing strategy and related unit construction projections were based on a premise of the average household size falling to 2.548 in 2013. The Census 2011 results infer a population to household ratio equating to 2.90 persons per household in the County. The RPGs have been complied with in the formulation of the 2013-2019 Housing Strategy for the County.

³ Meath County Council (2007) Meath County Housing Strategy – Meath County Development Plan 2007-2013. p. 198 section 5.1 Executive Summary

1.1.3 HOUSING COMPLETIONS TO DATE

Housing completions have averaged 1,688⁴ units between 2007-2011 (inclusive), compared with the projected average of approximately 3,500 units per annum contained within the County Housing Strategy (Table 21 of the 2007-2013 Housing Strategy).

1.2 VISION

To ensure the successful implementation of this strategy, the formulation and application of a working vision is beneficial. In drawing up this vision, Meath County Council has been mindful of devising a robust and evidence-based strategy, in an integrated manner. It is important that all elements of society are given due regard and, accordingly, the Housing Strategy is guided by the following vision:

"To facilitate and promote a robust and sustainable housing strategy that plans and provides for the housing needs of all citizens, thereby promoting equality, social inclusion and ensuring the delivery of quality outcomes for the resources invested"

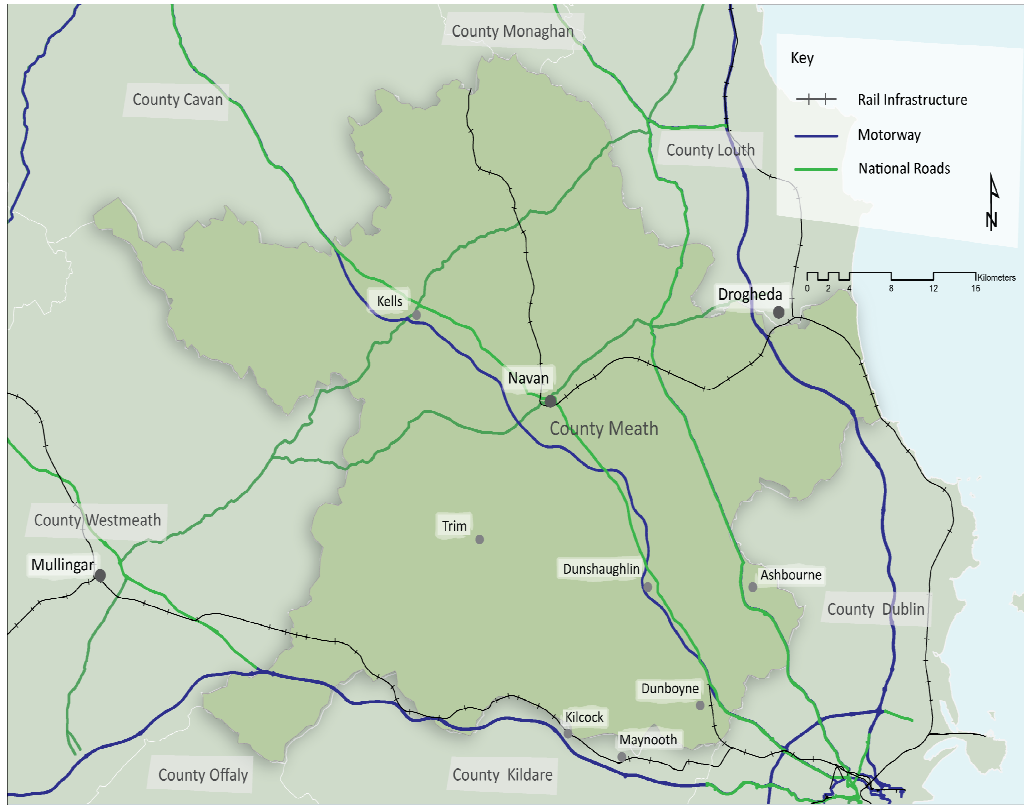
The overall aim of wider housing policy is to enable every household to have available an affordable dwelling of good design, suited to its needs, in a quality environment and, as far as practicable, at the tenure of its choice. Those who can afford to do so should provide housing for themselves through the range of options available to them, and those unable to do so should have access to social housing provided by Meath County Council.

1.3 CONTEXT

The Housing Strategy is grounded in a holistic approach to relevant planning policy and statutory provisions (see section 2.0). The Core Strategy relating to the Meath County Development Plan 2013-2019 provides an evidence-based demonstration as to how the County Development Plan 2013-2019 and the Housing Strategy 2013-2019 are consistent with Regional Planning Guidelines (RPGs) and the National Spatial Strategy (NSS).

Section 3.0 provides a detailed assessment of population trends in County Meath, encompassing various strands such as the demographic profile and household growth, size, mix and type requirements. Other aspects such as the links between nationality and migration flows are also explored (an important component as where emigration is localised within certain areas of the county there will be the potential for higher rates of vacancies in the short-medium term). Each of the aforementioned elements will influence the composition and make-up of the Housing Strategy, and this is discussed (in the context of supply of, and demand for, housing and development land for housing) in section 4.0. The housing targets and land supply are described in detail throughout section 4.0, while section 5.0 assesses housing affordability in the context of household income levels, household prices, the changing face of social housing provision and the ways in which those with special requirements are facilitated.

⁴ CSO Census 2006 Total Households in Meath = 61,257 units; CSO Census 2011 Total Households in Meath = 69,697 units. The 1,688 units annual average is derived by distributing the 8,440 units delivered between both Census dates equally among each year (i.e. 2007-2011 inclusive).



Map 1 Context Map, County Meath

2.0 POLICY BACKGROUND

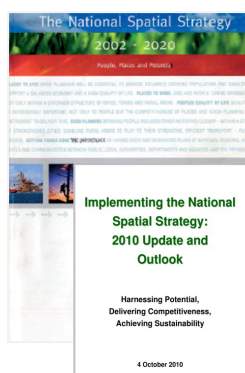
2.1 STATUTORY BACKGROUND

The preparation of a Housing Strategy is a requirement under Part V of the Planning and Development Acts, 2000-2011. The planning legislation requires each Planning Authority to prepare a housing strategy which is to inform, and be integrated into, their County Development Plan. The Housing Strategy essentially has the purpose of:

- *Ensuring that sufficient zoned and serviced lands are available for residential purposes, to address the existing need and the likely future need for housing (including social housing), as set out in the County Housing Strategy. Such lands should be located in suitable locations in accordance with the proper planning and sustainable development of the county;*
- *Ensuring that that housing is available for persons who have different levels of income and to set out the distribution of this housing;*
- *Ensuring that a mixture of house types and sizes is developed to reasonably match the requirements of the different categories of households, and including the special requirements of ~~elderly persons~~ **older people** and persons with disabilities;*
- *Ensuring that undue segregation is counteracted in housing between persons of different social backgrounds;*
- *Provide that a specific percentage, not exceeding 20%, of the land zoned in the Development Plan for residential use or a mix of uses (of which residential is one), shall be reserved for those in need of social and affordable housing⁵ in the area. This reservation will provide housing for the purposes of either or both:*
 - *the provision of an estimate of housing for the purposes of the provision of social housing support within the meaning of the Housing (Miscellaneous Provisions) Act, 2009; and,*
 - *the provision of an estimate of housing for eligible households (within the meaning of section 78 of the Housing (Miscellaneous Provisions) Act, 2009*

2.2 NATIONAL AND REGIONAL POLICY CONTEXT

2.2.1 NATIONAL SPATIAL STRATEGY FOR IRELAND 2002-2020 (NOVEMBER, 2002) AND IMPLEMENTING THE NATIONAL SPATIAL STRATEGY: 2010 UPDATE AND OUTLOOK (OCTOBER, 2010)



The National Spatial Strategy (NSS) 2002-2020 sets out the planning framework for the future sustainable development of Ireland. The NSS aims to achieve the optimum level of social, economic and physical development across Ireland. It seeks to accelerate regional economic and population growth by utilising a more strategically focussed planning system that puts regional gain before local considerations. By seeking to facilitate people to live and work within the same area, the NSS aims to achieve a better quality of life for people, a more competitive economic position and a quality environment throughout Ireland.

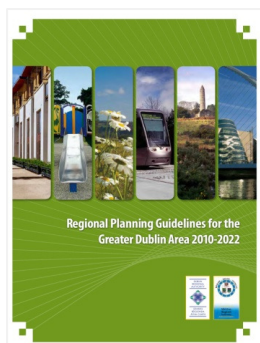
Within the Greater Dublin Area (GDA), the NSS seeks to maintain the distinction between the city and town components, and primarily directs development to the Metropolitan Area and Primary Growth Centres in the Hinterland Area (and to the smaller development centres). The NSS Update and Outlook (2010) report represents a reaffirmation of

⁵ The Government's Statement on Housing (16th June, 2011) announced the standing down of all affordable housing programmes and the review of Part V of the Planning and Development Act, 2000. Social housing provision shall continue to be accounted for but, in recognition of market conditions, the affordable housing aspect shall no longer be applied.

Government commitment to implementing the long-term planning framework, together with a statement of new policies and objectives having regard to environmental, budgetary and economic trends and challenges.

The NSS requires that Regional Planning Guidelines are implemented throughout the country. For Meath, the Regional Planning Guidelines for the Greater Dublin Area 2010-2022 apply.

2.2.2 REGIONAL PLANNING GUIDELINES FOR THE GREATER DUBLIN AREA 2010-2022 (JUNE, 2010)



The Regional Planning Guidelines (RPGs) give regional effect to the strategic planning framework of the NSS, identifying a vision for the Guidelines' lifespan so that the Greater Dublin Area (GDA) can be an economically vibrant, active and sustainable international Gateway Region, with strong connectivity across the region, nationally and worldwide. The Guidelines provide housing and population targets for individual counties within the GDA, basing these on regional and national population targets set by the NSS. The targets were reviewed for the current Guidelines (2010), and these must be incorporated into the Development Plan through the Core Strategy (including the percentage of new housing provision to be directed towards the metropolitan areas within each council.

The RPGs highlight the regional population targets for 2016 and 2022, with the Mid-East set at 594,600 and 639,700 respectively (the 2022 figure aligns with the 'low range' figure published by the Department of the Environment, Community and Local Government, in accordance with the September 2009 Population and Hub Targets document). Housing allocations for local authorities, as set out in the RPGs, indicates a housing allocation for Meath County Council of 61,257 from the 2006 Census, and allocates a housing target of 79,729 and 95,458 for 2016 and 2022 respectively.

Total Metropolitan Population 2016	Metropolitan Population to be Accommodated by Each Region	Metropolitan Population Allocated to Each Council	Housing Increase: Proportion of Total Allocation to Be Directed to the Metropolitan Area 2006-2016
GDA: Minimum of 1,373,900 Provided for: 1,424,877	Dublin: 1,287,914	Dublin City: 563,512	42,421 (100%)
		Dun Laoghaire/Rathdown: 206,322	19,284 (94%)
		Fingal: 236,157	24,426 (85%)
		South Dublin: 281, 923	27,610 (99%)
	Mid East: 136,963	Kildare: 67,012	8,718 (35%)
		Meath: 13,738	2,032 (11%)
		Wicklow 56,213	8,090 (42%)

Table 1 RPG Population and Housing Distribution Table for Target Year 2016

An estimated 8,440⁶ units were built between 2007 and 2011 (inclusive), and the County has a housing stock in 2011 of 69,697 units. Noting this, Meath has a remaining target up to the end of 2016 of 10,032⁷ units and a further 7,403 units targeted to 2019, resulting in a total of 15,613 units being required over the Development Plan period 2013-2019⁸ (the annual housing provision will vary). Meath County Council is mindful of ensuring that sufficient zoned residential land is available throughout the lifetime of the development plan and beyond to meet anticipated needs and allow for an element of choice and, in

⁶ The sum difference between the total households recorded in Co. Meath in 2006 (CSO, Census 2006) and the total households recorded in Co. Meath in 2011 (CSO, Preliminary Census Results)

⁷ 10,032 units are required between 2012-2016; however, having regard to declining household sizes as stated in the RPGs, it is assumed 1,821 units will be delivered by 31st December 2012 (rounded figures)

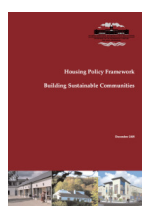
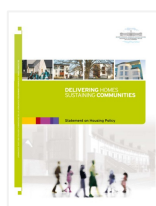
⁸ note: 2012 allocation assumed, as pre-Development Plan adoption

accordance with *Development Plans – Guidelines for Planning Authorities* (DoECLG, 2007), enough land should be made available to meet residential needs for the next 9 years. The Housing Strategy notes that, on the basis of 15,613 units being required between 2013-2019, 8,327 further units will be required between 2020-2022; is it prudent to thus provide sufficient zoned land for 23,940 units⁹ (the expected demand arising within the development plan period of six years *and* for the equivalent of 3 years demand beyond the date on which the current plan ceases to have effect).

2.2.3 HOUSING POLICY STATEMENT (JUNE, 2011)



The Housing Policy Statement sets out the vision for the future of the housing sector in Ireland. It represents a framework for legislative and policy initiatives to respond to and address emerging conditions in the housing sector. Launched in 2011, the new housing policy statement takes account of the sudden collapse in the residential property market and the unprecedented rate of growth experienced in Ireland. The Statement includes aims for a more equitable treatment of housing tenure, advocates new mechanisms for the delivery of permanent social housing, and outlines the transfer of responsibility for long term rent supplement recipients to local authority housing. Importantly, in recognition of current market conditions, the Statement directs that all affordable housing schemes be stood down and announces a formal review of Part V of the Planning and Development Act, 2000.



Some of the earlier housing policy documents include '*Delivering Homes, Sustaining Communities*' (2007) and '*Housing Policy Framework: Building Sustainable Communities*' (2005).

2.2.4 CIRCULAR HOUSING 11/2012: REVIEW OF PART V OF THE PLANNING AND DEVELOPMENT ACTS, 2000-2011 (DOECLG, FEBRUARY 2012)



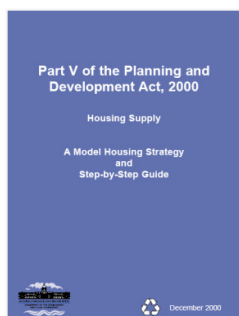
The Housing and Sustainable Communities Agency is coordinating a review of Part V, on behalf of the Department of Environment, Community and Local Government, to consider how planning gain can still be captured (through the resourcing of social housing supports) while taking account of prevailing housing market conditions. Circular 11/2012 provides an update to all local authorities, and indicates that, while the planning authority should examine all options or combinations of options to comply with Part V requirements in meeting statutory obligations and the concerns of the housing developer, in light of:

- market conditions;
- the financial position of local authorities and the Exchequer;
- the oversupply of affordable housing which emerged over the course of 2008-2009; and
- the extent to which local authorities delivered very substantially on the social integration aspects of Part V,

pending the outcome of the Part V review, Part V obligations should be discharged through mechanisms that place no additional funding pressures on authorities. The Circular provides examples of such options, including a financial contribution, a reduced number of units or land in lieu.

⁹ On the basis of there being 69,697 units in Meath in 2011 (CSO, Census 2011), there will be a need for 25,761 units to be delivered by 2022 (to meet the RPG 2022 target of 95,458 units); the 23,940 units figure is derived based on the assumption that 1,821 units will be delivered in 2012 (before the adoption of the Meath County Development Plan 2013-2019) (rounded figures)

2.2.5 PART V OF THE PLANNING AND DEVELOPMENT ACT, 2000 – HOUSING SUPPLY – A MODEL HOUSING STRATEGY AND STEP-BY-STEP GUIDE (2000)

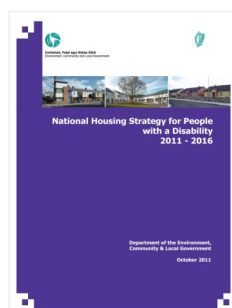


This document is designed to assist local authorities in the preparation of housing strategies, setting out a model approach to guide the development of housing strategies as required under of Part V of Planning and Development Acts, 2000-2011. Part V sets out requirements for local authorities to prepare housing strategies as an integral component of development plans. In addition, Part V gives powers to Local Authorities to obtain up to 20% of land zoned for housing development at “existing use value” rather than “*development value*” for the delivery of social and affordable housing. Part V agreements refer to the agreement between a developer (applicant) and the planning authority outlining how the developer will meet his/her obligations under Part V. Compliance options

include building and transfer of houses on or off-site, land or sites elsewhere, the payment of a financial contribution or a combination of these elements. The key purposes of Part V are to improve the supply of social and affordable housing and to offset undue segregation in housing between persons of different social backgrounds.

In June 2011, the Housing Policy Statement released by the Department of Environment, Community and Local Government (see earlier description) directed that all affordable housing schemes are to be stood down and announced a formal review of Part V of the Planning and Development Acts, 2000-2011 which is now underway.

2.2.6 NATIONAL HOUSING STRATEGY FOR PEOPLE WITH A DISABILITY 2011-2016 (OCTOBER, 2011)



The Strategy was introduced to establish a framework for the delivery of housing for people with a disability through mainstream housing policy, underpinned by the following vision:

“To facilitate access, for people with disabilities, to the appropriate range of housing and related support services, delivered in an integrated and sustainable manner, which promotes equality of opportunity, individual choice and independent living”

The strategy sets out 9 strategic aims each of which identifies a series of actions points to guide the implementation process. Three pieces of research were commissioned to support the strategy: (a) *A Review of Good Practice Models in the Provision of Housing and Related Supports for People with a Disability*; (b) *A Review of the Housing and Support Options for People with Mental Health Related Housing Needs*, and; (c) *The Potential Role of the Private Rented Sector in the Provision of Accommodation for People with Disabilities*. The strategy, referring to census (2006) data, details the number of people with disabilities in each local authority area, with 7.4% (or 12,076 persons) of Meath’s population having a disability.

2.2.7 MANAGING AND RESOLVING UNFINISHED HOUSING DEVELOPMENTS - GUIDANCE MANUAL (AUGUST, 2011)

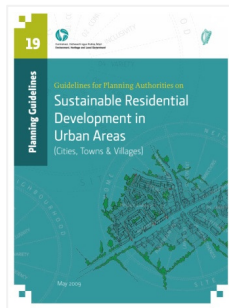


The Department of Environment, Community and Local Government has undertaken an annual National Housing Development Survey, with figures available from the 2010 survey and, more recently, the survey conducted over Summer 2011. These surveys have confirmed that there are a significant number of housing developments where houses had been commenced but had not yet been fully completed. The Guidance Manual aims to highlight specific roles and responsibilities that key stakeholders must play in managing and resolving developments facing difficulties,

the principle mechanisms available to address unfinished housing developments, restoring confidence in the housing market and securing sustainable long-term uses of vacant property in line with Government policy and housing need.

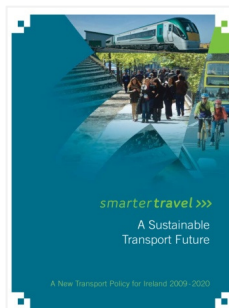
The Department's Housing Inspectorate completed the National Housing Development Survey 2011 which covered all housing developments of two or more dwellings over a survey period from June to September 2011.

2.2.8 SUSTAINABLE RESIDENTIAL DEVELOPMENT IN URBAN AREAS – CITIES, TOWN AND VILLAGES (2009)



The Guidelines relate to development in larger urban centres, towns and villages, together with individual homes and their environs. They focus on creating sustainable communities by incorporating the highest design standards and providing a coordinated approach to the delivery of essential infrastructure and services, within a quality living environment. The guidelines advocate increased residential densities where appropriate, particularly in circumstances close to public transport nodes. A Best Practice Urban Design Manual supports the Guidelines, setting out appropriate standards and best practice examples.

2.2.9 SMARTER TRAVEL – A SUSTAINABLE TRANSPORT FUTURE – A NEW TRANSPORT POLICY FOR IRELAND 2009-2020



In 2009, the Department of Transport published this policy which highlights the key importance of investment in transport to ensure an efficient economy and continued social development. The policy highlights the steps needed to encourage people to choose sustainable transport modes such as walking, cycling and public transport. Integrated land use and transportation planning is an important conduit to achieving greater efficiencies, reduced emissions and improved accessibility among other goals. An integrated approach promotes the directing of housing to cities, towns and villages with appropriate public transport connections, as indicated within the NSS and RPGs.

3.0 POPULATION AND HOUSEHOLD TRENDS

3.1 IMPLICATIONS OF ECONOMIC CLIMATE ON THE HOUSING STRATEGY

The Irish economy and the housing market cannot be analysed with any level of certainty in the current climate. Those components which would typically be considered in preparing a housing strategy, including of course factors influencing housing demand such as household income levels, employment, demographics (net emigration in contrast with major population growth, linked to immigration, during the 'Celtic Tiger') and mortgage availability are all suffering major shocks within the wider economic crisis. Household sizes are continuing to fall, with the RPGs projecting Meath occupancy rates to equate to 2.62 persons per household (pph) by 2016, and falling further to 2.35 pph by 2022. This is placed in context with the CSO Census 2011 occupancy rate in Meath equating to 2.90 pph. Put simply, with lower occupancy rates, more housing could be required to cater for a similar population. However, factors such as the ongoing economic difficulties and difficulties in securing mortgage approval could see many delaying the purchase of a dwelling.

3.2 POPULATION TRENDS

The historic and current population of Meath has been assessed in order to set the context for the Housing Strategy. The County experienced significant population increase over the last fifteen years, growing from 109,732 in 1996 to 184,135 in 2011, which equates to an increase of some 67.80%. However, this growth is primarily attributable to the growth of the county's population between 1996-2002 (in excess of 22%) and between 2002-2006 (which saw a 21.51% growth), while the period 2006-2011 saw 13.08% growth.

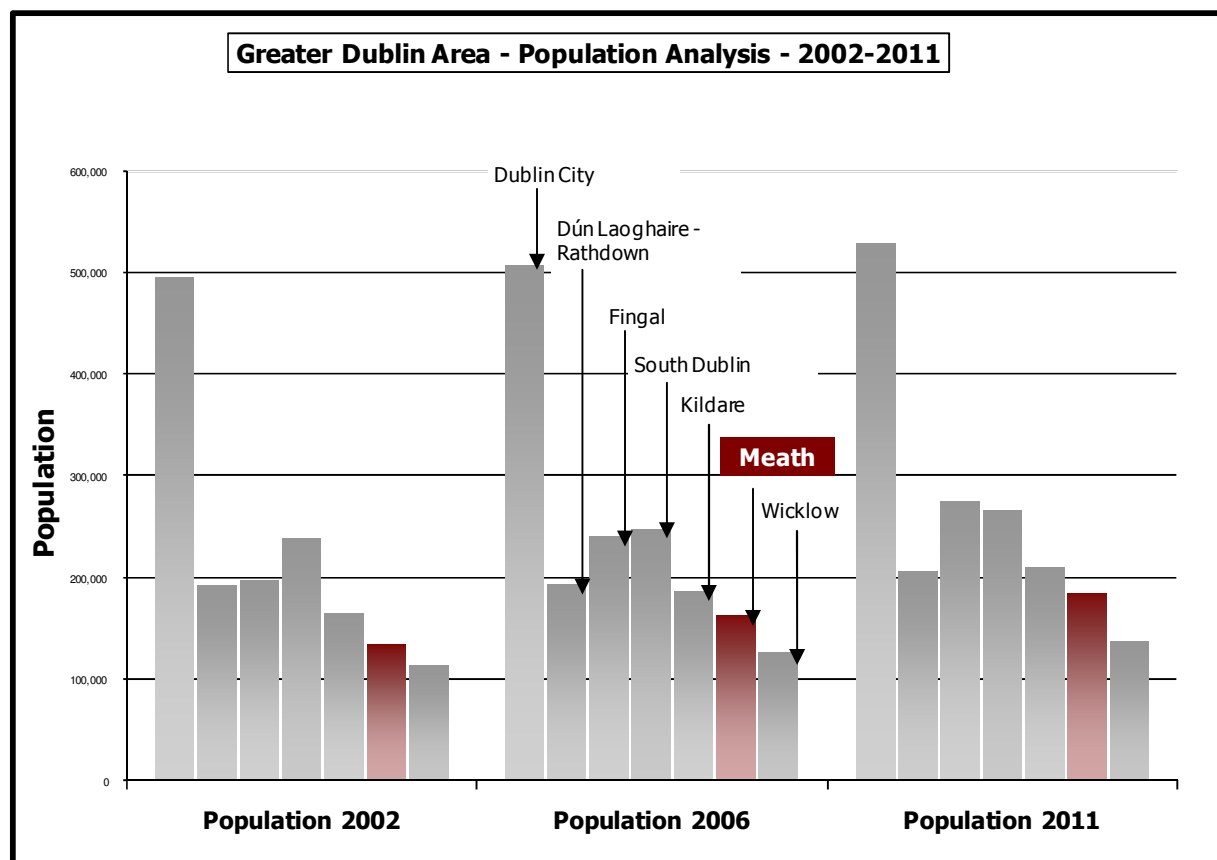
A cursory comparison of Meath's rate of population growth with the other counties in the Greater Dublin Area demonstrates the significance of Meath's population increase, which is second only to Fingal in terms of percentage population change 2002-2011 (39.50% compared with 37.41%). Other counties in the Greater Dublin Area which experienced less significant growth include Dun-Laoghaire Rathdown (with a modest 7.54% population change between 2002-2011), while Wicklow recorded a 19.15% rate of growth over the same period.

The population of Meath now accounts for 10.21% of the total population within the Greater Dublin Area (having previously accounted for 8.73% in 2002 and 9.79% in 2006).

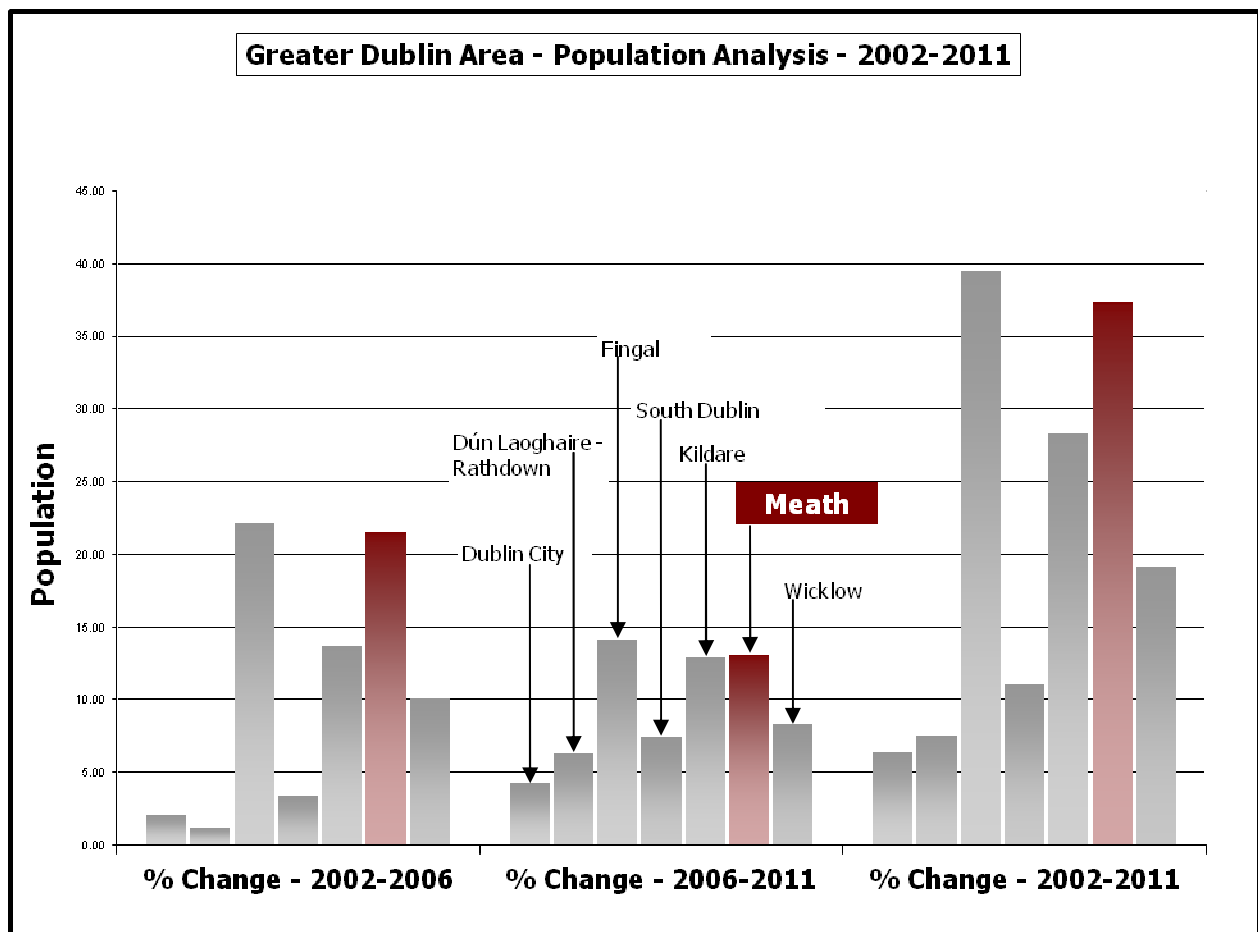
The County population analysis is set out in Table 2, Graph 1 and Graph 2, together with Map 2 overleaf.

Area/Region		Population 1996	Population 2002	Population 2006	Population 2011	% Change - 2002-2006	% Change - 2006-2011	% Change - 2002-2011	% of GDA Total Pop - 2002	% of GDA Total Pop - 2006	% of GDA Total Pop - 2011
Dublin Region	Dublin City	481,854	495,781	506,211	527,612	2.10	4.23	6.42	32.29%	30.45%	29.24%
	Dún Laoghaire - Rathdown	189,999	191,792	194,038	206,261	1.17	6.30	7.54	12.49%	11.67%	11.43%
	Fingal	167,683	196,413	239,992	273,991	22.19	14.17	39.50	12.79%	14.44%	15.19%
	South Dublin	218,728	238,835	246,935	265,205	3.39	7.40	11.04	15.55%	14.85%	14.70%
	Dublin Region Total	1,058,264	1,122,821	1,187,176	1,273,069	5.73	7.24	13.38	73.13%	71.41%	70.56%
Mid-East Region	Kildare	134,992	163,944	186,335	210,312	13.66	12.87	28.28	10.68%	11.21%	11.66%
	Meath	109,732	134,005	162,831	184,135	21.51	13.08	37.41	8.73%	9.79%	10.21%
	Wicklow	102,683	114,676	126,194	136,640	10.04	8.28	19.15	7.47%	7.59%	7.57%
	Mid-East Region Total	347,407	412,625	475,360	531,087	15.20	11.72	28.71	26.87%	28.59%	29.44%
GDA Total		1,405,671	1,535,446	1,662,536	1,804,156	8.28	8.52	17.50	100.00%	100.00%	100.00%

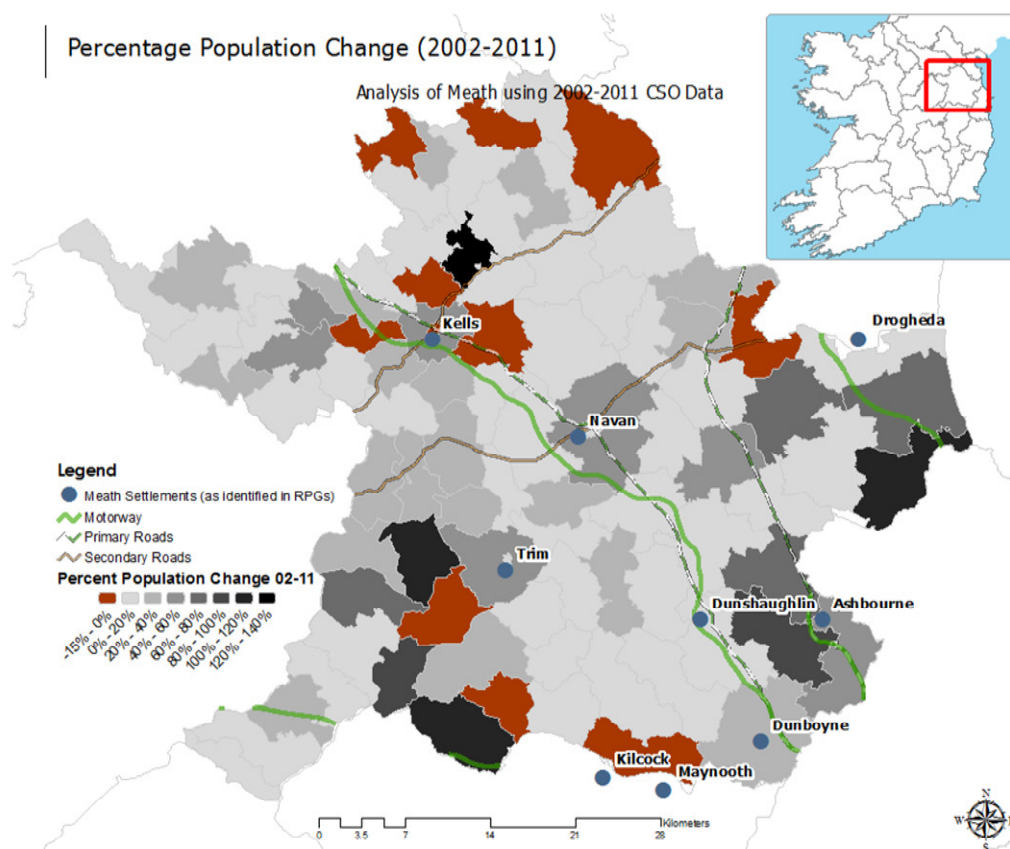
Table 2 Meath Population Analysis 1996-2011



Graph 1 Meath (and Greater Dublin Area) Population Analysis 2002-2011



Graph 2 Meath (and Greater Dublin Area) Population Analysis Percentage Change 2002-2011



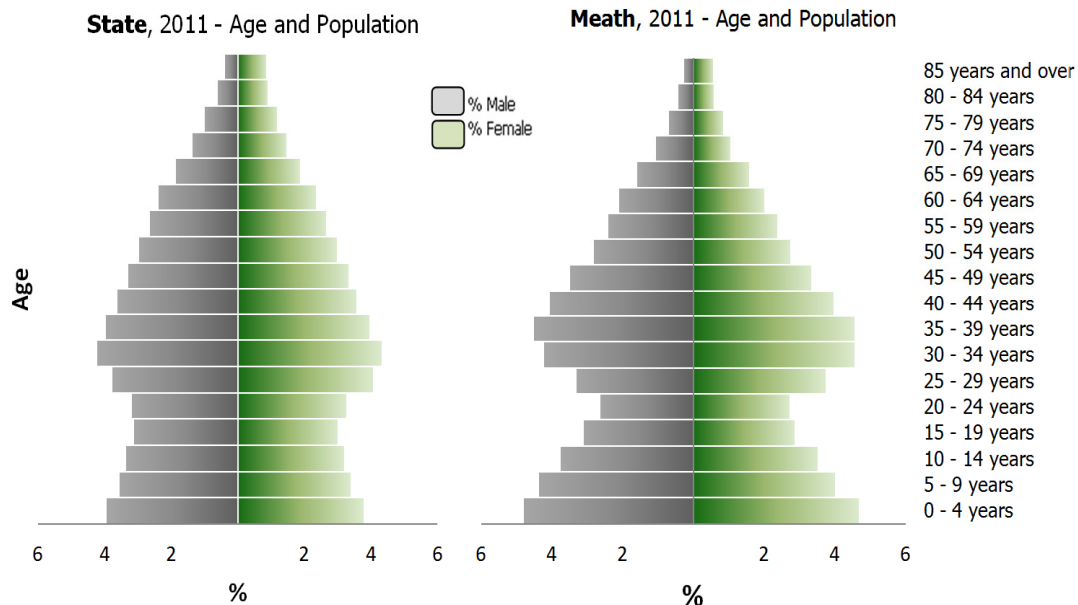
Map 2 Percentage Population Change in Meath 2002-2011

The major settlements of County Meath, namely those identified within the settlement hierarchy of the Regional Planning Guidelines for the Greater Dublin Area 2010-2022, all experienced significant population growth between 1996-2011. Growth rates for these towns included a c. 28% increase in the population of Navan between 2002-2006, a c. 34% increase in population in Ashbourne during the same period, while Kells experienced growth of c. 19% in its population. Indications from the first tranche of Census 2011 results published on population at the level of electoral divisions suggests further growth occurred in the main towns of Meath during 2006-2011¹⁰.

¹⁰ While CSO Census 2011 results were released in March 2012, the level of detail required to fully analyse local level population change had not been published during the preparation of the Housing Strategy

3.3 DEMOGRAPHIC PROFILE

Meath's population differs from the national average (see population pyramids divided by sex below, using Census 2011 data). Meath boasts a high percentage of children in the 0-4 age cohort, and a high percentage of adults in the 25-29, 30-34 and 35-39 cohorts. Furthermore, Meath has a relatively low percentage of adults in the 70+ age cohorts. This indicates that Meath has a high proportion of young families.



Graph 3 Population Pyramids for State and Meath 2011

3.4 HOUSEHOLD GROWTH

Household growth is one of the primary forces that drive increases in housing demand. Demand for housing is strongly influenced by demographics, social factors (e.g. rising divorce rate) and economic factors (e.g. double-income households, economic climate, etc). Demographics determine household formation to a significant extent, as new households are formed at different rates within the various age and income groups. An area's household numbers will increase by aging of the existing population, if age groups with higher household formation rates increase their percentage contribution to the area's total population (for example, the 25-34 cohort of first-time buyers). From the late 1990s until the economic collapse in 2007, Ireland experienced strong population growth, a reduction in household sizes, increased age groups with higher household formation rates, together with net immigration. Additional factors which contributed to housing demand include an increase in divorce rates, higher incomes and a significant investment in the buy-to-let property market.

3.5 HOUSEHOLD SIZE

The Census 2011 results indicate that Meath has a total of 69,697 households, and show that Meath has a population of 184,135 persons; the Census population to Household Ratio equates to 2.90 persons per household in Meath.

The RPGs project an occupancy rate (in Meath) of 2.35 in 2022 and, in order to comply with the projections set out within the RPGs, the Housing Strategy applies an extrapolation of the 2011 household size (2.90) through the intervening period up to 2022 where the occupancy rate is projected to be 2.35. Through this process, the Housing Strategy is consistent with the Regional Planning Guidelines:



Year	Meath County Population	Average Household Size
1996	109,732	3.47
2002	134,005	3.30
2006	162,831	3.04
2011	184,135	2.90
2012	186,430	
2013	188,753	
2014	191,105	
2015	193,487	
2016	195,898	2.62
2017	198,226	
2018	200,582	
2019	202,966	
2020	205,379	
2021	207,820	
2022	210,260	2.35

Table 3 Average Household Size 1996-2022 (as per Regional Planning Guidelines for the Greater Dublin Area 2010-2022)

3.6 HOUSING MIX AND HOUSING TYPES

The provision of a mix of housing types and uses can contribute to more attractive residential areas and facilitates a greater diversity of buildings scales and forms. By providing for a range of housing with regard to dwelling type, size and affordability levels, supplemented by community facilities and services, the quality of life of citizens can be enhanced and communities can develop in a sustainable manner. A strong mix of both housing types and sizes contributes to the realisation of balanced communities. Meath County Council recognises the changing demographic profile of the County, and will seek the provision of a wider mix of housing types to cater for same.

4.0 HOUSING TARGETS AND LAND SUPPLY

4.1 HOUSING TARGETS

The Regional Planning Guidelines for the Greater Dublin Area 2010-2022 provide population and housing target figures which have taken account of the economic and property collapse and the clear oversupply being experienced in the Irish housing market. The RPGs describe the housing allocation for each local authority in 2016 and 2022:

Council	2006 Census	2016	2022
Dublin City	223,098	265,519	319,903
Dun Laoghaire Rathdown	77,508	98,023	117,893
Fingal	89,909	118,646	142,144
South Dublin	87,484	115,373	137,948
Kildare	68,840	93,748	112,477
Meath	61,257	79,729	95,458
Wicklow	49,088	68,351	82,012
GDA Total	657,184	839,389	1,007,835

Table 4 RPG Housing Targets 2016 and 2022

The housing target for Meath for 2016 is 79,729 units, rising to 95,458 units in 2022. Between 2006 and 2016, 18,472 units are required to be delivered. Given that Meath has an estimated 69,697 units in 2011 (using Census 2011 results), there is a requirement for 10,032 units to be provided by the end of 2016. This would be equivalent to the production of an annual average of 2006.4 units in 2012-2016 (although it is important to note that projected annual provision will vary¹¹, and 8,211 units will be required between 2013-2016). The RPGs indicate that between 2017-2022, 15,729 additional units will be required, (equating to an *average* annual production over 2017-2022 of 2,622 units¹²). Accordingly, the target for Meath for the Development Plan period 2013-2019 is 15,613 units¹³.

Meath County Council is mindful of ensuring that sufficient zoned residential land is available throughout the lifetime of the development plan and beyond to meet anticipated needs and allow for an element of choice and, in accordance with *Development Plans – Guidelines for Planning Authorities* (DoECLG, 2007), enough land should be made available to meet residential needs for the next 9 years. The Housing Strategy notes that, on the basis of 15,613 units being required between 2013-2019, 8,327 further units will be required between 2020-2022; it is prudent to thus provide sufficient zoned land for 23,940 units¹⁴ (the expected demand arising within the development plan period of six years *and* for the equivalent of 3 years demand beyond the date on which the current plan ceases to have effect).

The RPGs also allocate, within a *Population and Housing Distribution Table for Target Year 2016*, the percentage of the overall population and housing proportion which should be located within the

¹¹ It is assumed that 1,821 units will be delivered over the course of 2012, with a requirement for an additional 8,211 housing units between 2013-2016 (in order to meet the RPG housing target of 79,729 units in 2016). (rounded figures)

¹² While the average annual housing unit requirement is 2,622 units between 2017-2022, the actual projected annual volume of delivery will vary having regard to the declining average household size (as per the RPGs), from 2.90 persons per household (pph) in 2011 (CSO, 2011) to 2.62 pph in 2016 (RPG data) and 2.35 pph in 2022 (RPG data). (rounded figures)

¹³ Assumes additional 1,821 units delivered by 31st December 2012. (rounded figures)

¹⁴ On the basis of there being 69,697 units in Meath in 2011 (CSO, 2011), there will be a need for 25,761 units to be delivered by 2022 (to meet the RPG 2022 target of 95,458 units); the 23,940 units figure is derived based on the assumption that 1,821 units will be delivered in 2012 (before the adoption of the Meath County Development Plan 2013-2019) (rounded figures)

[illegible]

4.2 LAND SUPPLY

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and can cater for approximately 115,111 persons based on a household size of 2.35 (as per RPG target by 2022).

As previously set out, the RPG total housing target for Meath is 79,729 units by the end of 2016 (equating to a population equivalent of 195,898) and 95,458 units by 2022 (equating to a population equivalent of 210,260). Applying these RPG targets, together with the average household size (2.62 by 2016, and 2.35 by 2022), it is calculated that the total additional housing units required for the period of 2012-2022 inclusive is 25,761 units (refer to section 5.3.2 Affordability Analysis).

In summary, having regard to the quantum of residentially zoned land which has not as yet been developed, coupled with the land zoned for mixed use development (with 30% of this zoning assumed to be allocated for residential development), it is estimated that there is a potential housing oversupply of the order of 23,223 units for the year 2022 (i.e. that is, the supply of 48,984 units less the demand for 25,761 units). These figures are incorporating the requirement to facilitate three years additional housing supply capacity beyond the development plan period, in accordance with the Development Plan Guidelines.

Table 5 below sets out the summary of residential zoning capacity for Meath's settlement centres, and provides a population capacity for each settlement centre based on two scenarios; an average household size of 2.62 (as envisaged in the RPGs by 2016), and an average household size of 2.35 (as envisaged in the RPGs by 2022).

Summary of Residential Zoning Capacity for Meath Settlement Centres												
Settlement Centre Category	Settlement Centre	Residential Area Not Developed - Residential Zoning	Residential Area Not Developed - Mixed Use Zoning	Assumed Residential Use of Mixed Use Zoning = 30%	Total Residential Area Not Developed	Average Density Applicable - Unit/ Hectare	Housing Capacity - Number of Units	Housing Capacity - Total for each Settlement Centre Category	Population Capacity - for each Settlement Centre - Based on Av H'hold of 2.62 (2016)	Population Capacity - Total for each Settlement Centre Category - Based on Av H'hold of 2.62 (2016)	Population Capacity - for each Settlement Centre - Based on Av H'hold of 2.35 (2022)	Population Capacity - Total for each Settlement Centre Category - Based on Av H'hold of 2.35 (2022)
		A	B	C = B x 30%	D = B + C	E	F = D x E	G	H = F x 2.62	I = G x 2.62	J = F x 2.35	K = G x 2.35
Large Growth Town I	Navan	240.48	46.47	13.94	254.42	45	11,449	18,289	29,996	47,916	26,905	42,978
	Drogheda Environs	157.23	6.10	1.83	159.06	43	6,840		17,920		16,073	
Large Growth Town II	Dunboyne	88.57	3.95	1.19	89.76	45	4,039	4,402	10,582	11,534	9,492	10,345
	Maynooth	9.53	2.83	0.85	10.38	35	363		952		854	
Moderate Sustainable Growth Town	Ashbourne	39.46	0.84	0.25	39.71	35	1,390	12,686	3,642	33,238	3,266	29,813
	Trim	108.41	10.87	3.26	111.67	35	3,908		10,240		9,185	
	Kells	75.66	23.56	7.07	82.73	35	2,895		7,586		6,804	
	Dunshaughlin	62.92	6.45	1.94	64.86	35	2,270		5,947		5,334	
	Kilcock	63.50	0.00	0.00	63.50	35	2,223		5,823		5,223	
Small Growth Town	Athboy	34.34	1.24	0.37	34.71	25	868	7,430	2,274	19,466	2,039	17,460
	Bettystown/Laytown/Morningtown	106.43	24.54	7.36	113.79	25	2,845		7,453		6,685	
	Duleek	34.63	2.05	0.62	35.25	25	881		2,309		2,071	
	Enfield	35.58	7.78	2.33	37.91	25	948		2,483		2,227	
	Oldcastle	25.94	4.35	1.31	27.25	25	681		1,785		1,601	
	Ratoath	23.00	10.00	3.00	26.00	25	650		1,703		1,528	
	Stamullen	20.90	4.61	1.38	22.28	25	557		1,460		1,309	
Villages	Ballivor	24.72	2.84	0.85	25.57	20	511	6,177	1,340	16,183	1,202	14,515
	Longwood	20.89	1.20	0.36	21.25	20	425		1,114		999	
	Nobber	13.65	0.35	0.11	13.76	20	275		721		646	
	Slane	10.25	1.62	0.49	10.74	20	215		563		505	
	Summerhill	12.93	0.00	0.00	12.93	20	259		678		608	
	Clonee	1.17	0.00	0.00	1.17	20	23		61		55	
	Carlanstown	10.45	1.86	0.56	11.01	20	220		577		517	
	Carnaross	1.66	1.85	0.56	2.22	20	44		116		104	
	Clonard	8.51	3.61	1.08	9.59	20	192		503		451	
	Crossakiel	3.14	1.14	0.34	3.48	20	70		182		164	
	Donore	12.13	1.87	0.56	12.69	20	254		665		596	
	Drumcondrath	17.35	0.00	0.00	17.35	20	347		909		815	
	Gibbstown	9.37	1.95	0.59	9.96	20	199		522		468	
	Gormonston	52.73	0.00	0.00	52.73	20	1,055		2,763		2,478	
	Julianstown	1.81	0.41	0.12	1.93	20	39		101		91	
	Kenstown	9.44	0.75	0.23	9.67	20	193		506		454	
	Kilbride	8.71	1.29	0.39	9.10	20	182		477		428	
	Kildalkey	11.10	0.71	0.21	11.31	20	226		593		532	
	Kilmainwood	4.39	0.39	0.12	4.51	20	90		236		212	
	Kilmessan	5.71	0.00	0.00	5.71	20	114		299		268	
	Mornington/Donacorney	28.15	2.75	0.83	28.98	20	580		1,518		1,362	
	Moynalty	9.03	0.43	0.13	9.16	20	183		480		430	
	Rathcairn	12.78	1.84	0.55	13.33	20	267		699		627	
	Rathmolyon	10.18	1.76	0.53	10.71	20	214		561		503	
Totals	All Settlement Centres	1,427	184	55	1,482	-	48,984	48,984	128,337	128,337	115,111	115,111

Table 5 Summary of Residential Zoning Capacity for Meath Settlement Centres

4.3 PRIVATE HOUSING MARKET

4.3.1 INTRODUCTION

The current economic conditions both at home and abroad continue to have a detrimental impact on the property market. The property market continues to be one characterised by limited sales transactions, falling house prices and financial constraints. This has created a buyer's market where supply greatly outweighs consumer demand. This in turn with the existing economic instability creates difficulties in accurately estimating and establishing future housing demand and future market outlooks for County Meath.

4.3.2 OUTLOOK FOR PRIVATE HOUSING MARKET

The number of residential sale transactions taking place in County Meath is radically reduced relative to the mid to latter-half of the previous decade. A considerable proportion of all current transactions are from purchasers who have significant cash reserves. A large majority of the remaining purchasers are first-time-buyers who are in stable employment and are in a secure financial position to move from the rental market to buying their first home.

The private housing market is also susceptible to the effects of those in negative equity. People in this position are currently restricted in up-sizing or trading-up in the property market. This has had an impact on all sectors of the market as the natural progression to up-grade is no longer occurring. In the medium-term, the likelihood of increased levels of activity in the private housing market is also dependent on the banking system's ability to provide adequate levels of mortgage finance. Once a normal lending environment returns, the outlook in certain sectors of County Meath's residential market is encouraging, albeit mixed.

In urban areas, traditional format housing developments (such as schemes containing detached and semi-detached units) will lead the way in market recovery. In fact, once demand returns to this end of the market, it is likely to be sizable. It is possible that healthy levels of price increases will be seen, particularly in established neighbourhoods that are close to schools and other amenities. Proximity and accessibility to Dublin are major factors in the Meath housing market. However, in order to realise such price increases it is likely that a period of price stability will be required in order to restore a level of confidence to the market. Contrary to this, the fate of apartment developments is not so positive. It is likely that it will take significantly longer before any meaningful demand and price increases returns for such units. This will particularly be the case for apartments in isolated towns and rural settlements.

While access to credit has been a stumbling block for many throughout 2011, there are some positive indicators that credit may be more accessible to potential buyers during 2012. Interest rates are expected to remain low which may also encourage new buyers into the private housing market in the medium to long term (MyHome Property Barometer Q4 2011).

4.4 PRIVATE RENTED SECTOR

The private rented sector is relatively healthy in County Meath. Demand is primarily for good quality 2-3 bedroom properties that are well located and competitively priced. Rents nationwide were on average 0.2% higher in the third quarter of 2011 than a year previously, with the average rent nationwide at €825. This is still significantly lower than the peak in early 2008 of €1,100 (Daft Rental Report Q3 2011) but is welcomed by those currently in rental accommodation. The average rental prices¹⁵ in County Meath, in April 2012, are indicated in the table below:

Unit Type	Rental Prices (Average)
Urban	
One bed roomed apartment	€415.00 per calendar month
Two bed roomed apartment	€550.00 per calendar month
Two bed roomed townhouse	€612.00 per calendar month
Three bed roomed semi-detached	€687.00 per calendar month
Four bed roomed semi-detached	€725.00 per calendar month
Four/Five bed roomed detached	€812.00 per calendar month
Rural	
Two bed roomed	€500.00 per calendar month
Three bed roomed	€700.00 per calendar month
Four plus bed roomed	€850.00 per calendar month
Table 6: Average rental prices in County Meath	

¹⁵ Dependent on condition and location

The private rented sector is similar to the private sales market in terms of the factors that influence potential renters. Such factors include accessibility and proximity to one's employment and the availability of essential services such as educational facilities, hospitals, recreational amenities and urban centres. The proximity of high quality road networks and public transportation to Meath's larger towns, Dublin and further afield is also considered important.

Due to the stagnant nature of the private sales market and limited sales transactions in recent times, many property owners have made the decision to put their properties onto the rental market. This is evident from the declining levels of property stock on the market in the final three months of 2011, with just 56,000 units available (Daft House Price Report Q4 2011). This has resulted in the private rented sector experiencing an increase in the availability of high quality rental accommodation which has boosted the private rented market.

If stability returns to the sales market it may lead to less demand for rental stock in the medium-term. While rental prices are currently stable, cuts in social welfare housing payments pose a further threat to the market in the short-medium term.

5.0 HOUSING AFFORDABILITY

5.1 INTRODUCTION

With the data currently available to Meath, it is very difficult to predict the effects the ongoing 'corrective measures' currently being pursued by the Government (for example, the operation of the National Asset Management Agency and greater controls on public spending) will have on house prices, land prices, household income, population growth and employment creation. Despite the initiation of these corrective measures, the economic climate will remain fragile in the coming months.

Irrespective of these data constraints, it is essential that the Housing Strategy analyses the affordability of housing in Meath over the course of 2013-2019, the period of the Development Plan. Evidently, it is necessary to make some assumptions as to the understanding of 'affordability', and in this context Section 93 (1) of the Planning and Development Act, 2000 is referred to:

"...“eligible person” means, subject to subsection (3) and to the regulations, if any, made by the Minister under section 100(1)(b), a person who is in need of accommodation and whose income would not be adequate to meet the payments on a mortgage for the purchase of a house to meet his or her accommodation needs because the payments calculated over the course of a year would exceed 35 per cent of that person’s annual income net of income tax and pay related social insurance...”

5.2 HOUSEHOLD INCOMES

Household income levels are an essential consideration in the assessment of affordability, and refers to the combined income of all the members of a household. By utilising the CSO Household Budget Survey 2005 (published in 2007) to generate a national household income distribution, it is possible to more easily identify those more at risk of experiencing affordability problems. The distribution was adjusted by considering the Mid-East region data from the CSO in order to account for the gap between national levels of household income and Meath levels of household income. As the Mid-East region’s average household income is higher than the national average, an inflator of 1.007 was applied (the disposable income per household in Mid-East region in 2008 was €22,774.00, compared with €22,615.00 nationally; Central Statistics Office, County Incomes and Regional GDP 2008 – February, 2011).

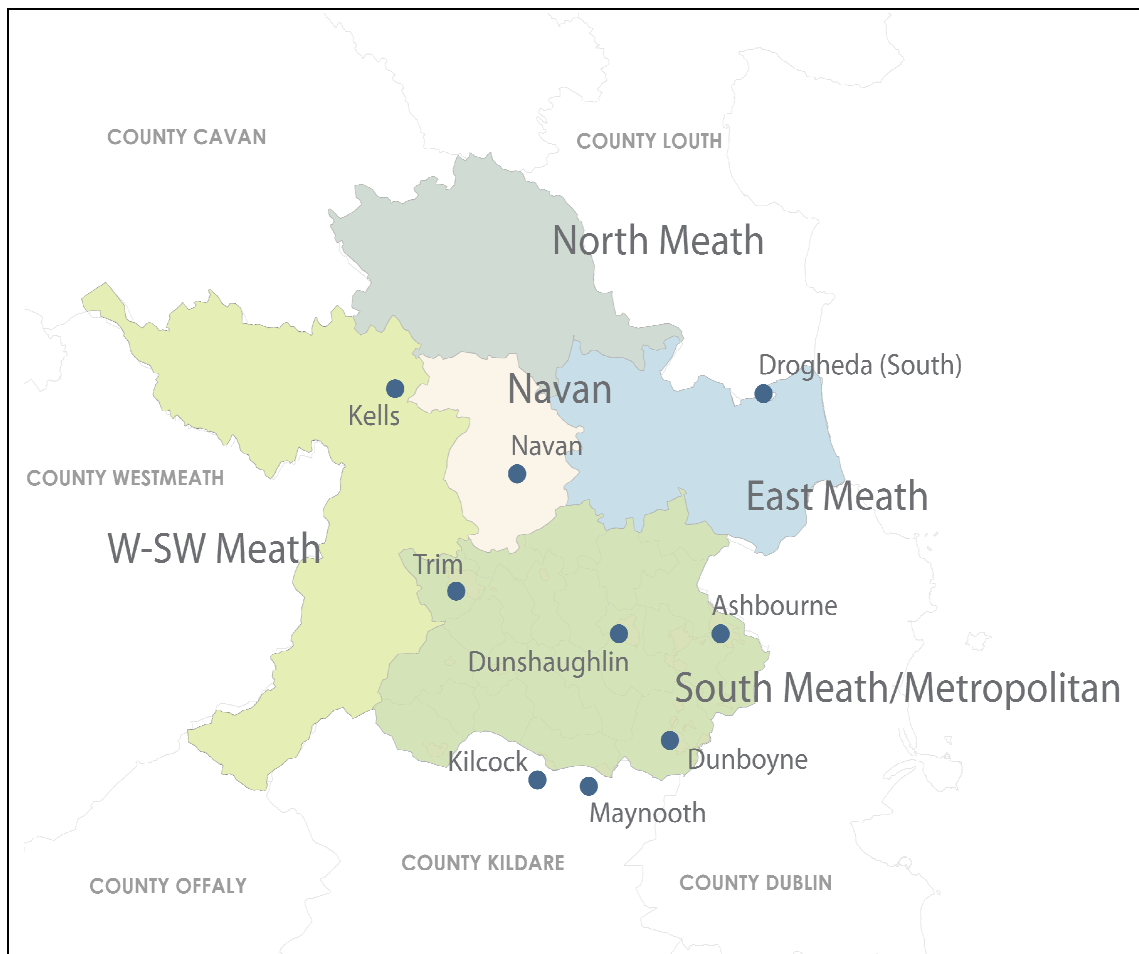
Income Range	Adjusted Average Weekly Disposable Income (State) (€) (2011)	Average Annual Disposable Income (State) (€) (2011)	Meath County Inflator	Average Annual Disposable Income (Meath) (€) (2011)	Number of Households in Meath (2011)
1st Decile	196.02	10,193.05	1.007	10,264.71	8,064
2nd Decile	314.84	16,371.68	1.007	16,486.78	7,346
3rd Decile	448.61	23,327.82	1.007	23,491.83	6,607
4th Decile	562.90	29,270.75	1.007	29,476.55	6,691
5th Decile	678.23	35,267.91	1.007	35,515.87	6,788
6th Decile	807.30	41,979.71	1.007	42,274.86	6,663
7th Decile	976.36	50,770.85	1.007	51,127.80	6,837
8th Decile	1,187.12	61,730.31	1.007	62,164.32	6,677
9th Decile	1,483.42	77,137.80	1.007	77,680.13	6,816
10th Decile	2,301.15	119,659.74	1.007	120,501.04	7,207
Total					69,697

Table 7 Estimated Distribution of Household Disposable Incomes (2011)

5.3 HOUSE PRICES

For the purposes of the Housing Strategy, County Meath has been divided into five main areas for house price analysis. These five areas include:

- Navan and Environs;
- North Meath;
- South Meath/Metropolitan Area;
- East Meath;
- West/South West Meath.



Map 4 Division of Meath for Purposes of House Price Analysis

House prices have been in constant decline over the past number of years and are down 53.3% for County Meath compared to the peak in 2007 (Daft House Price Report Q4 2011). This illustrates the difficulties in forecasting house prices and trends on an annual basis to 2019.

As part of the house price assessment and projection for Meath County, it is important to establish current asking prices. As there is no official data on houses prices at a County level, extensive research and analysis was undertaken of various online property sites. This method of research has ensured the utmost accuracy and credibility of the analysis as the house prices obtained represent the current housing market supply (Q4 2011). County Meath has been divided into 5 main areas for this analysis (as previously shown).

For the last quarter of 2011, the analysis found the average asking price within the county of Meath to be approximately €247,300. This figure is substantially below previous years' average house price figures for both Meath County and the State, and thus reflects the continuing national house price decline. The table below provides an overall summary of the analysis relating to house prices in Meath's towns, villages and their surrounding hinterland. The asking prices have been categorised into the primary housing unit types.

Housing Unit Type	1 Bed Apartment	2 Bed Apartment	3 Bed Semi-Detached	3 Bed Detached	4 Bed Semi-Detached	4 Bed Detached	5 Bed Semi-Detached	5 Bed Detached
Meath County	€108,000	€135,000	€182,000	€231,000	€221,000	€319,000	€276,000	€397,000

Table 8 Summary of Meath County House Prices for Q4 2011

However, the obtainment of expert local knowledge on sale prices illustrates the current reality in terms of sale prices achieved. Asking prices appear to be excessive in relation to the final sales prices achieved for particular unit types. For example, within the Navan area a typical single bed unit is selling for approximately 50% less than the asking price. This trend is also similar for the larger unit types within Meath. It is worth noting however, that asking prices also take into consideration larger detached properties within Meath that are in excess of €500,000. The tables below provide the full breakdown for the analysis.

Meath Housing Strategy- Indicative Valuation Guide for Residential Property 2012		Navan and Environs		South Meath / Metropolitan Area		East Meath		North Meath		West/South West Meath	
		From	To	From	To	From	To	From	To	From	To
1 bedroom		€ 40,000	€ 55,000	€ 50,000	€ 80,000	€ 45,000	€ 70,000	€ 25,000	€ 35,000	€ 30,000	€ 40,000
2 bedroom		€ 55,000	€ 80,000	€ 65,000	€ 110,000	€ 65,000	€ 85,000	€ 35,000	€ 60,000	€ 40,000	€ 60,000
3 bedroom	Terraced	€ 85,000	€ 120,000	€ 100,000	€ 150,000	€ 85,000	€ 150,000	€ 60,000	€ 80,000	€ 75,000	€ 100,000
	Semi detached	€ 115,000	€ 140,000	€ 135,000	€ 200,000	€ 135,000	€ 170,000	€ 70,000	€ 95,000	€ 85,000	€ 110,000
4 bedroom	Semi detached	€ 150,000	€ 200,000	€ 170,000	€ 230,000	€ 170,000	€ 185,000	€ 85,000	€ 120,000	€ 100,000	€ 130,000
	Detached	€ 190,000	€ 250,000	€ 200,000	€ 300,000	€ 200,000	€ 260,000	€ 95,000	€ 150,000	€ 115,000	€ 160,000

Table 9 Meath Valuation Prices Q4 2011

Meath Housing Strategy- House Price Guide for Residential Property 2012		Navan and Environs		South Meath / Metropolitan Area		East Meath		North Meath		West/South West Meath	
		From	To	From	To	From	To	From	To	From	To
1 Bedroom		€ 100,000.00	€ 100,000.00	€89,000.00	€140,000.00	N/A	N/A	€140,000.00	€140,000.00	€42,500.00	€100,000.00
2 Bedroom		€ 60,000.00	€ 189,950.00	€95,000.00	€220,000.00	€99,000.00	€275,000.00	€60,000.00	€270,000.00	€55,000.00	€199,500.00
3 Bedroom	Terraced	€ 69,500.00	€ 165,000.00	€125,000.00	€275,000.00	€160,000.00	€190,000.00	€150,000.00	€225,000.00	€100,000.00	€300,000.00
	Semi-Detached	€ 69,500.00	€ 315,000.00	€120,000.00	€300,000.00	€129,000.00	€279,000.00	€75,000.00	€220,000.00	€60,000.00	€265,000.00
4 Bedroom	Semi-Detached	€ 115,000.00	€ 315,000.00	€175,000.00	€399,000.00	€110,000.00	€330,000.00	€200,000.00	€200,000.00	€100,000.00	€275,000.00
	Detached	€ 105,000.00	€ 420,000.00	€177,750.00	€690,000.00	€145,000.00	€650,000.00	€162,500.00	€650,000.00	€135,000.00	€535,000.00

Table 10 Meath Asking Prices Q4 2011

5.3.1 FUTURE HOUSE PRICES

The Model Housing Strategy and Step-by-Step Guide published by the DoECLG in 2000 (commonly referred to as the 'Louth Model') requires a forecast of future house prices to be made, covering the period of the relevant Development Plan (i.e. 2013-2019). While it is acknowledged that forecasting future house prices in the current economic climate is a very difficult task, it is nonetheless necessary to provide some indication of anticipated future house price trends, in order to analyse affordability levels (through correlation of estimated incomes with appropriate house price data).

Accordingly, the forecast annual house price changes are set out:

Year	2012	2013	2014	2015	2016	2017	2018	2019
Price Change Forecast	-2.00%	0.00%	1.00%	2.00%	2.00%	2.50%	3.00%	3.50%

Table 11 Forecast Annual House Price Percentage Change 2012-2019

5.3.2 AFFORDABILITY ANALYSIS AND ASSOCIATED AFFORDABLE HOUSING DEMAND

In undertaking the affordability analysis, it is of paramount importance to apply the annuity formula in accordance with the Part V Housing Supply Guidelines (2002). Therefore, the application of this annuity formula involves applying the affordability threshold of a maximum of 35% expenditure of household income on mortgage costs, a loan to value ratio of 0.80, an annual interest rate (APR) of 3.95%, and a loan term of 25 years. Applying the annuity formula, allows for the determination of the maximum value of a property that a person can afford, within the ten disposable income decile ranges, based on the utilisation of the eight house price bands as established by the DoECLG.

Table 12 and Table 13 below sets out the average annual and monthly household disposable incomes for Meath for the period 2012-2022, based on the ten decile range. Through the application of the aforementioned annuity formula to the determined monthly disposable incomes, the approximate affordable house price decile range for Meath (2012-2022) can be determined, as set out in Table 14.

	Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Range	Percentage of Households in Each Category (Meath)	Average Annual Household Disposable Income - Meath County - 2012-2022 (Euro)										
1st Decile	11.57%	10,655	11,060	11,480	11,882	12,298	12,728	13,173	13,635	14,112	14,606	15,117
2nd Decile	10.54%	17,113	17,764	18,439	19,084	19,752	20,443	21,159	21,899	22,666	23,459	24,280
3rd Decile	9.48%	24,385	25,311	26,273	27,193	28,144	29,129	30,149	31,204	32,296	33,427	34,596
4th Decile	9.60%	30,597	31,759	32,966	34,120	35,314	36,550	37,829	39,153	40,524	41,942	43,410
5th Decile	9.74%	36,865	38,266	39,720	41,111	42,550	44,039	45,580	47,175	48,827	50,536	52,304
6th Decile	9.56%	43,881	45,549	47,280	48,934	50,647	52,420	54,254	56,153	58,119	60,153	62,258
7th Decile	9.81%	53,071	55,087	57,181	59,182	61,253	63,397	65,616	67,913	70,290	72,750	75,296
8th Decile	9.58%	64,527	66,979	69,524	71,957	74,476	77,082	79,780	82,572	85,462	88,454	91,550
9th Decile	9.78%	80,632	83,696	86,876	89,917	93,064	96,321	99,693	103,182	106,793	110,531	114,400
10th Decile	10.34%	125,080	129,833	134,767	139,484	144,366	149,418	154,648	160,061	165,663	171,461	177,462
	100.00%											

Table 12 Average Annual Household Disposable Income in Meath – 2012-2022

	Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Range	Percentage of Households in Each Category (Meath)	Average Monthly Disposable Income - Meath County - 2012-2022 (€)										
1st Decile	11.57%	888	922	957	990	1,025	1,061	1,098	1,136	1,176	1,217	1,260
2nd Decile	10.54%	1,426	1,480	1,537	1,590	1,646	1,704	1,763	1,825	1,889	1,955	2,023
3rd Decile	9.48%	2,032	2,109	2,189	2,266	2,345	2,427	2,512	2,600	2,691	2,786	2,883
4th Decile	9.60%	2,550	2,647	2,747	2,843	2,943	3,046	3,152	3,263	3,377	3,495	3,618
5th Decile	9.74%	3,072	3,189	3,310	3,426	3,546	3,670	3,798	3,931	4,069	4,211	4,359
6th Decile	9.56%	3,657	3,796	3,940	4,078	4,221	4,368	4,521	4,679	4,843	5,013	5,188
7th Decile	9.81%	4,423	4,591	4,765	4,932	5,104	5,283	5,468	5,659	5,857	6,062	6,275
8th Decile	9.58%	5,377	5,582	5,794	5,996	6,206	6,424	6,648	6,881	7,122	7,371	7,629
9th Decile	9.78%	6,719	6,975	7,240	7,493	7,755	8,027	8,308	8,598	8,899	9,211	9,533
10th Decile	10.34%	10,423	10,819	11,231	11,624	12,030	12,452	12,887	13,338	13,805	14,288	14,789
	100.00%											

Table 13 Average Monthly Disposable Income in Meath – 2012-2022

	Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Range	Percentage of Households in Each Category (Meath)	Approximate Affordable House Price - Meath County - 2012-2022										
1st Decile	11.57%	73,980	76,791	79,710	82,499	85,387	88,375	91,468	94,670	97,983	101,413	104,962
2nd Decile	10.54%	118,824	123,339	128,026	132,507	137,145	141,945	146,913	152,055	157,377	162,885	168,586
3rd Decile	9.48%	169,311	175,745	182,423	188,808	195,416	202,256	209,335	216,662	224,245	232,093	240,217
4th Decile	9.60%	212,444	220,517	228,897	236,908	245,200	253,782	262,665	271,858	281,373	291,221	301,414
5th Decile	9.74%	255,971	265,698	275,795	285,447	295,438	305,778	316,481	327,558	339,022	350,888	363,169
6th Decile	9.56%	304,685	316,263	328,281	339,771	351,663	363,971	376,710	389,895	403,541	417,665	432,283
7th Decile	9.81%	368,490	382,493	397,027	410,923	425,306	440,191	455,598	471,544	488,048	505,130	522,809
8th Decile	9.58%	448,033	465,058	482,730	499,626	517,113	535,212	553,944	573,332	593,399	614,168	635,664
9th Decile	9.78%	559,859	581,134	603,217	624,329	646,181	668,797	692,205	716,432	741,507	767,460	794,321
10th Decile	10.34%	868,479	901,482	935,738	968,489	1,002,386	1,037,469	1,073,781	1,111,363	1,150,261	1,190,520	1,232,188
	100.00%											

Table 14 Approximate Affordable House Prices in Meath – 2012-2022

Table 15 below provides a detailed breakdown of the total additional housing units required for the period of 2012-2022 based on the ten decile range. This analysis is based on the RPG targets for Meath up to 2022, i.e. 79,729 units by 2016 (equating to a population equivalent of 195,898) and 95,458 units by 2022 (equating to a population equivalent of 210,260). The overall total additional housing units for this period are 25,761 (refer to section 4.2 Land Supply).

	Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Income Range	Percentage of Households in Each Category (Meath)	Total Additional Households - Meath County - 2012-2022										
1st Decile	11.57%	211	223	232	239	255	276	284	296	308	321	334
2nd Decile	10.54%	192	204	211	218	233	252	259	270	281	293	304
3rd Decile	9.48%	173	183	190	196	209	226	233	242	253	263	273
4th Decile	9.60%	175	185	193	198	212	229	236	246	256	267	277
5th Decile	9.74%	177	188	195	201	215	233	239	249	260	271	281
6th Decile	9.56%	174	185	192	198	211	228	235	245	255	266	276
7th Decile	9.81%	179	189	197	203	216	234	241	251	261	272	283
8th Decile	9.58%	174	185	192	198	211	229	235	245	255	266	276
9th Decile	9.78%	178	189	196	202	216	234	240	250	261	272	282
10th Decile	10.34%	188	200	207	214	228	247	254	264	276	287	298
	100.00%	1,821	1,931	2,006	2,066	2,206	2,389	2,457	2,558	2,665	2,778	2,884

Table 15 Total Additional Required Households in Meath – 2012-2022

Having determined the average household disposable income levels together with the approximate affordable house prices and the additional required households, the social and affordable housing need can be determined. This involves the undertaking of a series of eight interlinking steps, as set out below:

- Step 1- Determine the House Price Affordability under each decile for the year of analysis*
- Step 2- Determine the Household Band Position (i.e. 1st Band, 2nd Band, etc.)*
- Step 3- Determine the House Price Band for the year of analysis*
- Step 4- Calculate the number of Houses required within each Band*
- Step 5- Determine the percentage of Housing Units Projected to be provided within each Band*
- Step 6- Calculate the number of Housing Units Projected to be provided within each Band*
- Step 7- Determine Housing Shortfall - i.e. No. of Households Meeting Affordability Criteria*
- Step 8- Calculate the Housing Shortfall as a percentage of Total Households Required*

Through the application of the above steps, Table 16 below provides the detailed analysis of the anticipated social and affordable housing need in Meath over the period 2012-2022, with Table 17 providing an overall social and affordable housing need summary.

Year	Range	No. of Households Required	Running Total	Affordability by each Decile	Household Band Position	House Prices Bands - Upper Value	No. of Houses Required within each Band	% of Housing Units Projected to be Provided within each Band	No. Housing Units Projected to be Provided within each Band	Housing Shortfall - i.e. No. of Households Meeting Affordability Criteria	Housing Shortfall as a % of Total Households Required
2012	1st Decile	211	211	73,980	1st Band	107,014	363	2.50%	46	317	17.41%
	2nd Decile	192	403	118,824	2nd Band	142,685	122	13.50%	246	-124	-
	3rd Decile	173	575	169,311	3rd Band	178,356	145	15.50%	282	-137	-
	4th Decile	175	750	212,444	4th Band	214,028	146	17.50%	319	-173	-
	5th Decile	177	928	255,971	5th & 6th Bands	285,370	256	25.00%	455	-199	-
	6th Decile	174	1,102	304,685	7th Band	356,713	208	11.50%	209	-2	-
	7th Decile	179	1,280	368,490	8th Band	None	-	14.50%	264	-	-
	8th Decile	174	1,455	448,033							
	9th Decile	178	1,633	559,859							
	10th Decile	188	1,821	868,479							
		1,821						100.00%	1,821		
2013	1st Decile	223	223	76,791	1st Band	107,014	371	2.50%	48	322	16.68%
	2nd Decile	204	427	123,339	2nd Band	142,685	125	13.50%	261	-136	-
	3rd Decile	183	610	175,745	3rd Band	178,356	148	15.50%	299	-151	-
	4th Decile	185	796	220,517	4th & 5th Bands	249,699	281	32.00%	618	-337	-
	5th Decile	188	984	265,698	6th Band	285,370	130	10.50%	203	-73	-
	6th Decile	185	1,168	316,263	7th Band	356,713	212	11.50%	222	-10	-
	7th Decile	189	1,358	382,493	8th Band	None	-	14.50%	280	-	-
	8th Decile	185	1,543	465,058							
	9th Decile	189	1,732	581,134							
	10th Decile	200	1,931	901,482							
		1,931						100.00%	1,931		
2014	1st Decile	232	232	79,710	1st Band	108,084	375	2.50%	50	324	16.17%
	2nd Decile	211	444	128,026	2nd Band	144,112	126	13.50%	271	-145	-
	3rd Decile	190	634	182,423	3rd & 4th Bands	216,168	280	33.00%	662	-382	-
	4th Decile	193	826	228,897	5th Band	252,196	154	14.50%	291	-137	-
	5th Decile	195	1,022	275,795	6th Band	288,224	131	10.50%	211	-80	-
	6th Decile	192	1,214	328,281	7th Band	360,280	214	11.50%	231	-16	-
	7th Decile	197	1,410	397,027	8th Band	None	-	14.50%	291	-	-
	8th Decile	192	1,603	482,730							
	9th Decile	196	1,799	603,217							
	10th Decile	207	2,006	935,738							
		2,006						100.00%	2,006		
2015	1st Decile	239	239	82,499	1st Band	110,246	380	2.50%	52	328	15.90%
	2nd Decile	218	457	132,507	2nd Band	146,994	128	13.50%	279	-151	-
	3rd Decile	196	653	188,808	3rd & 4th Bands	220,491	284	33.00%	682	-398	-
	4th Decile	198	851	236,908	5th Band	257,240	156	14.50%	300	-143	-
	5th Decile	201	1,052	285,447	6th Band	293,988	133	10.50%	217	-84	-
	6th Decile	198	1,250	339,771	7th Band	367,485	218	11.50%	238	-20	-
	7th Decile	203	1,453	410,923	8th Band	None	-	14.50%	300	-	-
	8th Decile	198	1,651	499,626							
	9th Decile	202	1,853	624,329							
	10th Decile	214	2,066	968,489							
		2,066						100.00%	2,066		
2016	1st Decile	255	255	85,387	1st Band	112,451	400	2.50%	55	345	15.63%
	2nd Decile	233	488	137,145	2nd Band	149,934	135	13.50%	298	-163	-
	3rd Decile	209	697	195,416	3rd & 4th Bands	224,901	299	33.00%	728	-429	-
	4th Decile	212	909	245,200	5th Band	262,385	164	14.50%	320	-156	-
	5th Decile	215	1,124	295,438	6th Band	299,868	140	10.50%	232	-92	-
	6th Decile	211	1,335	351,663	7th Band	374,835	229	11.50%	254	-25	-
	7th Decile	216	1,551	425,306	8th Band	None	-	14.50%	320	-	-
	8th Decile	211	1,762	517,113							
	9th Decile	216	1,978	646,181							
	10th Decile	228	2,206	1,002,386							
		2,206						100.00%	2,206		
2017	1st Decile	276	276	88,375	1st Band	115,262	429	2.50%	60	369	15.45%
	2nd Decile	252	528	141,945	2nd Band	153,682	145	13.50%	323	-178	-
	3rd Decile	226	755	202,256	3rd & 4th Bands	230,524	320	33.00%	788	-468	-
	4th Decile	229	984	253,782	5th Band	268,944	176	14.50%	346	-170	-
	5th Decile	233	1,217	305,778	6th Band	307,365	150	10.50%	251	-101	-
	6th Decile	228	1,445	363,971	7th Band	384,206	246	11.50%	275	-29	-
	7th Decile	234	1,680	440,191	8th Band	None	-	14.50%	346	-	-
	8th Decile	229	1,908	535,212							
	9th Decile	234	2,142	668,797							
	10th Decile	247	2,389	1,037,469							
		2,389						100.00%	2,389		
2018	1st Decile	284	284	91,468	1st Band	118,720	439	2.50%	61	377	15.37%
	2nd Decile	259	543	146,913	2nd Band	158,293	148	13.50%	332	-184	-
	3rd Decile	233	776	209,335	3rd & 4th Bands	237,439	328	33.00%	811	-483	-
	4th Decile	236	1,012	262,665	5th Band	277,012	180	14.50%	356	-176	-
	5th Decile	239	1,251	316,481	6th Band	316,586	154	10.50%	258	-104	-
	6th Decile	235	1,486	376,710	7th Band	395,732	251	11.50%	282	-31	-
	7th Decile	241	1,727	455,598	8th Band	None	-	14.50%	356	-	-
	8th Decile	235	1,962	553,944							
	9th Decile	240	2,203	692,205							
	10th Decile	254	2,457	1,073,781							
		2,457						100.00%	2,457		

Year	Range	No. of Households Required	Running Total	Affordability by each Decile	Household Band Position	House Prices Bands - Upper Value	No. of Houses Required within each Band	% of Housing Units Projected to be Provided within each Band	No. Housing Units Projected to be Provided within each Band	Housing Shortfall - i.e. No. of Households Meeting Affordability Criteria	Housing Shortfall as a % of Total Households Required
2019	1st Decile	296	296	94,670	1st Band	122,875	457	2.50%	64	393	15.37%
	2nd Decile	270	565	152,055	2nd Band	163,833	154	13.50%	345	-191	-
	3rd Decile	242	808	216,662	3rd & 4th Bands	245,750	341	33.00%	844	-503	-
	4th Decile	246	1,053	271,858	5th Band	286,708	188	14.50%	371	-183	-
	5th Decile	249	1,303	327,558	6th Band	327,666	160	10.50%	269	-109	-
	6th Decile	245	1,547	389,895	7th Band	409,583	262	11.50%	294	-33	-
	7th Decile	251	1,798	471,544	8th Band	None	-	14.50%	371	-	-
	8th Decile	245	2,043	573,332							
	9th Decile	250	2,293	716,432							
	10th Decile	264	2,558	1,111,363							
		2,558						100.00%	2,558		
2020	1st Decile	308	308	97,983	1st Band	127,175	476	2.50%	67	409	15.37%
	2nd Decile	281	589	157,377	2nd Band	169,567	160	13.50%	360	-199	-
	3rd Decile	253	842	224,245	3rd & 4th Bands	254,351	356	33.00%	879	-524	-
	4th Decile	256	1,098	281,373	5th Band	296,743	196	14.50%	386	-191	-
	5th Decile	260	1,357	339,022	6th Band	339,135	167	10.50%	280	-	-
	6th Decile	255	1,612	403,541	7th Band	423,918	273	11.50%	306		
	7th Decile	261	1,873	488,048	8th Band	None	-	14.50%	42	-	-
	8th Decile	255	2,128	593,399							
	9th Decile	261	2,389	741,507							
	10th Decile	276	2,665	1,150,261							
		2,665						100.00%	2,321		
2021	1st Decile	321	321	101,413	1st Band	132,262	499	2.50%	69	429	15.45%
	2nd Decile	293	614	162,885	2nd Band	176,350	168	13.50%	375	-207	-
	3rd Decile	263	877	232,093	3rd & 4th Bands	264,525	373	33.00%	917	-544	-
	4th Decile	267	1,144	291,221	5th Band	308,612	205	14.50%	403	-198	-
	5th Decile	271	1,415	350,888	6th Band	352,700	175	10.50%	292	-117	-
	6th Decile	266	1,680	417,665	7th Band	440,875	285	11.50%	319	-34	-
	7th Decile	272	1,953	505,130	8th Band	None	-	14.50%	403	-	-
	8th Decile	266	2,219	614,168							
	9th Decile	272	2,490	767,460							
	10th Decile	287	2,778	1,190,520							
		2,778						100.00%	2,778		
2022	1st Decile	334	334	104,962	1st Band	137,553	520	2.50%	72	448	15.54%
	2nd Decile	304	638	168,586	2nd Band	183,404	175	13.50%	389	-214	-
	3rd Decile	273	911	240,217	3rd & 4th Bands	275,106	389	33.00%	952	-563	-
	4th Decile	277	1,188	301,414	5th Band	320,957	214	14.50%	418	-204	-
	5th Decile	281	1,469	363,169	6th Band	366,808	182	10.50%	303	-121	-
	6th Decile	276	1,744	432,283	7th Band	458,510	298	11.50%	332	-34	-
	7th Decile	283	2,027	522,809	8th Band	None	-	14.50%	418	-	-
	8th Decile	276	2,304	635,664							
	9th Decile	282	2,586	794,321							
	10th Decile	298	2,884	1,232,188							
		2,884						100.00%	2,884		

Table 16 Anticipated Social and Affordable Housing Need in Meath – 2012-2022

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
New Household Formations	1,821	1,931	2,006	2,066	2,206	2,389	2,457	2,558	2,665	2,778	2,884
Social and Affordable Housing Requirement	317	322	324	328	345	369	377	393	409	429	448
Housing Shortfall as a % of Total Households Required	17.41%	16.68%	16.17%	15.90%	15.63%	15.45%	15.37%	15.37%	15.37%	15.45%	15.54%

Table 17 Summary of Anticipated Social and Affordable Housing Need in Meath - 2012-2022

5.3.3 PROJECTED HOUSE PRICES 2012 TO 2019

The table below provides an estimate of house prices, each year, to 2022, having regard to the percentage reduction experienced since 2008 and the forecast annual percentage set out in section 5.3.1.

Year	Percentage Change	Sale Price									
2008	-	€200,000	€300,000	€400,000	€500,000	€600,000	€700,000	€800,000	€900,000	€1,000,000	€1,100,000
2009	-21.00%	€158,000	€237,000	€316,000	€395,000	€474,000	€553,000	€632,000	€711,000	€790,000	€869,000
2010	-3.00%	€153,260	€229,890	€306,520	€383,150	€459,780	€536,410	€613,040	€689,670	€766,300	€842,930
2011	-5.00%	€145,597	€218,396	€291,194	€363,993	€436,791	€509,590	€582,388	€655,187	€727,985	€800,784
2012	-2.00%	€142,685	€214,028	€285,370	€356,713	€428,055	€499,398	€570,740	€642,083	€713,425	€784,768
2013	0.00%	€142,685	€214,028	€285,370	€356,713	€428,055	€499,398	€570,740	€642,083	€713,425	€784,768
2014	1.00%	€144,112	€216,168	€288,224	€360,280	€432,336	€504,392	€576,448	€648,504	€720,560	€792,616
2015	2.00%	€146,994	€220,491	€293,988	€367,485	€440,982	€514,480	€587,977	€661,474	€734,971	€808,468
2016	2.50%	€150,669	€226,004	€301,338	€376,673	€452,007	€527,342	€602,676	€678,011	€753,345	€828,680
2017	3.00%	€155,189	€232,784	€310,378	€387,973	€465,567	€543,162	€620,756	€698,351	€775,945	€853,540
2018	3.50%	€160,621	€240,931	€321,241	€401,552	€481,862	€562,172	€642,483	€722,793	€803,103	€883,414
2019	3.50%	€166,242	€249,364	€332,485	€415,606	€498,727	€581,848	€664,970	€748,091	€831,212	€914,333
2020	3.75%	€172,477	€258,715	€344,953	€431,191	€517,430	€603,668	€689,906	€776,144	€862,383	€948,621
2021	3.75%	€178,944	€268,417	€357,889	€447,361	€536,833	€626,305	€715,777	€805,250	€894,722	€984,194
2022	4.00%	€186,102	€279,153	€372,204	€465,255	€558,306	€651,358	€744,409	€837,460	€930,511	€1,023,562

Table 18 House Price Trends 2008-2022

5.3.4 CONCLUSION

Based on the above analysis, there is a total social and affordable housing requirement for Meath for the period 2013-2019 of 2,458 units¹⁶. In 2012, of the 1,821 required new household formations, some 317 of these units will fall into the social and affordable housing need category (i.e. those being unable to afford to purchase a house) and this requirement will steadily increase year on year to 393 houses being unable to afford a house purchase in 2019 (of the 2,558 household formations for that year).

Overall, the annual social and affordable requirement percentage for the period 2012-2022 falls from 17.41%-15.54%.

5.4 SOCIAL HOUSING

5.4.1 GOVERNMENT POLICY

The most acute needs, namely the housing support needs of those unable to provide for their accommodation from their own resources, is the key objective of supports provided by Government. Meath County Council is a committed advocate of the provision of decent housing for all, and so, where required, people should have access to social housing or to income support to secure and retain private housing. Choice, fairness, equity across tenure and the delivery of quality outcomes for the resources invested are the main goals of public policy on housing, and the strategic objectives is to enable all households access good quality housing appropriate to household circumstances and in their particular community of choice.

The social housing leasing initiative and the Rental Accommodation Scheme (RAS) are seen as two of the key models for long term social housing supports which can achieve greater 'value for money', replacing the very large capital-funded construction programmes pursued by local authorities in the past. The statutory basis for the social housing leasing initiative (long-term leasing schemes) and the RAS is provided for within the Housing (Miscellaneous Provisions) Act, 2009.

¹⁶ Assumes 2012 requirement is met

5.4.2 THE HOUSING (MISCELLANEOUS PROVISION) ACT, 2009

It is particularly important to highlight some of the salient provisions contained within the Act. The Act amends the Housing Acts 1966-2004 to facilitate local authorities with a more strategic approach to housing services delivery and management. The adoption of housing services plans, homelessness action plans and anti-social behaviour strategies are largely provided for¹⁷, while more objective housing provision, allocation and needs assessment are set out, together with management and control mechanisms for tenancies and rents etc. Rented social housing (through leasing or contracts with private accommodation providers, including the RAS) is afforded a more significant legislative basis, alongside provision for an incremental purchase scheme (opportunity for home ownership by lower-income households) and a tenant purchase scheme. The Act establishes an equity-based approach for recovery of discounts granted by housing authorities to affordable housing purchasers.

5.4.3 ASSESSMENT OF HOUSING NEED

Every three years, in accordance with Section 9 of the Housing Act 1988, housing authorities are required to undertake an assessment of housing need in their administrative area. The Assessment of Housing Need was completed by Meath County Council in March 2011, to determine the number of households in need of housing support. This includes the following categories:

- *Homeless;*
- *Traveller;*
- *Existing accommodation unfit;*
- *Existing accommodation overcrowded;*
- *Involuntary sharing;*
- *Young Persons leaving institutional care;*
- *Medical or compassion reasons;*
- *Older persons;*
- *People with a disability;*
- *Not able to meet the cost of accommodation.*

The net social housing need in Meath (including Trim, Kells and Navan town councils) equates to 3,285 units, according to the Assessment of Housing Need 2011. The largest category of need by far is those unable to meet the cost of accommodation, accounting for over half of households (55.89%, or 1,835 applications). This cohort would suffer '*rent affordability issues*', and while the economic difficulties in Ireland prevail, Local Authorities are constrained in their housing provision resources. As such, Meath County Council will seek to safeguard the tenancies of these people in their existing accommodation, while providing alternate support options for the other applicants (with a housing need under a different category).

The Assessment of Housing Need study may revert to an annual assessment, and this format would contribute significantly to more accurate forecasting and trend analysis. An interim review of this housing strategy would also be enhanced by the availability of annual data on housing need.

5.4.4 SOCIAL HOUSING DELIVERY

There are a number of avenues open to Local Authorities to deal with the demand for, and delivery of, social housing. These are briefly described below.

5.4.5 PROVISION OF SOCIAL HOUSING UNDER PART V OF THE PLANNING AND DEVELOPMENT ACTS 2000-2011

The provision of social housing under the traditional Part V mechanism will be seriously constrained in the short to medium term, not least giving the marked decline in the volume of private house construction in recent years. The availability of funding to purchase social housing units will be extremely limited in the short to medium term. Meath County Council acknowledges the review of Part V of the Planning and Development Act, 2000 which was announced in June 2011 but recognises the continued rationale for

¹⁷ It should be noted that a commencement order enacting the section relating to housing services plans has not yet been enacted

capturing planning gain for residential development through resourcing of social housing supports.

5.4.6 RENTAL ACCOMMODATION SCHEME (RAS), LEASING INITIATIVES AND HOUSING ASSISTANCE PAYMENT

The Rental Accommodation Scheme (RAS) is an initiative to cater for the accommodation needs of certain persons in receipt of rent supplement, normally for more than 18 months and who are assessed as having a long-term housing need. It involves Meath County Council paying the rent to the accommodation providers on behalf of the tenant (which is a maximum of 92% of the market rent). Meath County Council makes use of the private and voluntary sector and engages in a contractual arrangement to secure medium-long term rented accommodation. The accommodation must meet certain standards and the landlord must be tax compliant and registered with the Private Residential Tenancies Board (PRTB). The RAS initiative seeks to eliminate 'poverty traps' by providing the footing on which to access employment or up-skilling opportunities which may support broader accommodation options in the future. Unlike rent supplementation, tenants can remain in the scheme upon taking on full time employment, with a higher contribution towards the rent being sought as income increases.

Leasing initiatives involve Local Authorities entering into lease arrangements with private property owners for periods of between 10-20 years. The properties will be tenanted, managed and maintained by the Local Authority, and rent will be guaranteed for the whole lease period. These properties will be used to accommodate households from local authority waiting lists.

The proposed transfer of Rent Supplement to Housing Authorities in 2013 [to be called the Housing Assistance Payment (HAP)] will have a major impact in the provision of Social Housing in future years.

5.4.7 PROVISION OF SOCIAL HOUSING IN PARTNERSHIP WITH VOLUNTARY BODIES AND HOUSING CO-OPERATIVES

Approved non-profit housing bodies or voluntary housing associations also provide social housing and are formed for the purpose of relieving housing need and the provision and management of housing. They are established by a voluntary management board to benefit the community in which they are based, and are approved and funded by the Department of the Environment, Community and Local Government. Housing cooperatives can provide both social rented housing and housing to purchase. Housing cooperatives are self-help and jointly owned member/user housing associations or societies.

Projects undertaken may be in response to the needs of ~~the elderly~~ **older people**, people with disabilities, homeless persons or families and single people on low incomes. Some housing associations may be formed to specialise in meeting a particular housing need, others develop with broader aims.

The specific housing services offered will depend on the aims or concerns of the members, the needs of tenants as well as the financial and other resources available for both capital costs and ongoing management running costs. There will inevitably be some constraints on delivery of social housing units through this process given ongoing capital financial restrictions.

Meath County Council will continue to work in partnership with voluntary bodies and cooperatives, and will facilitate the optimisation of resources in acquiring and managing social housing.

5.4.8 CASUAL VACANCIES

A small number of Meath County Council's housing stock will become available as new lettings annually through casual vacancies. Meath County Council currently has 141 units within the Rental Accommodation Scheme (RAS). There is a possibility that RAS will be phased out following the proposed transfer of Rent Supplement to Local Authorities in 2013. It is expected that the number of casual vacancies will drop over the period of the Development Plan due to the Housing Authority not being in a position to construct new dwellings due to the current economic climate.

5.4.9 PURCHASE OF NEW OR SECOND HAND DWELLINGS

The purchase of new or second hand dwellings will be limited by capital financial restrictions. In line with the wider housing market, sales executed under the Tenant Purchase Scheme have slowed considerably, and this mechanism is thus envisaged to yield a total of c. 43 units (averaging the annual sales completed 2008-2011 and applying this to 2013-2019) over the Development Plan period (2013-2019). Tenant Purchase applications received and subsequent sales completed over the period 2007-2011 are indicated below:

Year	Applications Received	Sales Completed
2007	89	19
2008	43	09
2009	31	05
2010	33	06
2011	36	09

Table 19 Tenant Purchase Applications Received and Subsequent Sales 2007-2011

5.4.10 CONSTRUCTION OF NEW ACCOMMODATION

The use of the Rental Accommodation Scheme (RAS) and leasing initiatives are to be the primary housing supports and will be prioritised. For the short to medium term the extent of 'self build' will be dependent on Exchequer funding.

5.4.11 MEETING SOCIAL AND AFFORDABLE HOUSING DEMAND (PRE-JUNE 2011 HOUSING POLICY AMENDMENTS)

The following set of tables (20-24) provides an overview of the mechanisms adopted by Meath County Council with regard to meeting social and affordable housing throughout the county. These mechanisms include affordable housing schemes, Part V provisions, social rented housing, voluntary and cooperative housing and local authority housing. Based on the 2009 outputs, the Part V mechanism of delivery (which consists of both social and affordable housing) represented the most active with 156 units actually acquired with an additional 109 units in progress. It is also noted that a further 497 Part V units were proposed in 2009.

Year	Affordable Housing Schemes				
	Shared Ownership		Affordable Housing (1999) Scheme		
	No. of Transactions Completed	No. of Approvals in Principal Issued but Transactions not yet Completed	No. of Houses Provided	No. of Houses in Progress	No. of Houses Proposed
2009	1	5	18	0	0
2008	6	44	18	0	0
2007	3	4	0	32	0
2006	6	25	0	0	14
2005	30	46	0	0	14

Table 20 Affordable Housing Schemes for Meath County 2005-2009 (Source: DoECLG)

Year	Part V. Planning and Development Acts 2000 - 2011											
	Affordable Housing			Social Housing (included in total completions)						Total Output Under Part V		
				Local Authority			Voluntary & Co-operative					
	No. of Units Acquired	No. of Units in Progress	No. of Units Proposed	No. of Units Acquired	No. of Units in Progress	No. of Units Proposed	No. of Units Acquired	No. of Units in Progress	No. of Units Proposed	No. of Units Acquired	No. of Units in Progress	No. of Units Proposed
2009	88	96	387	35	12	110	33	1	0	156	109	497
2008	294	207	207	16	22	17	0	34	0	310	263	224
2007	63	218	0	5	7	0	0	16	0	68	241	0
2006	72	81	0	0	2	0	0	0	12	72	83	12
2005	17	49	6	0	0	0	0	0	11	17	49	17

Table 21 Part V Housing for Meath County 2005-2009 (Source: DoECLG)

Year	Total Output of Social Rented Housing								
	Local Authority Housing			Voluntary & Co-operative Housing		Total Output			
	Completions	Acquisitions	In Progress	Completions	In Progress	Completions (A)	Acquisitions (B)	Total (A)+(B)	In Progress
2009	50	2	12	51	9	101	2	103	21
2008	125	1	41	22	55	147	1	148	96
2007	228	35	65	47	36	275	35	310	101
2006	82	0	243	0	53	82	0	82	296
2005	183	7	90	0	35	183	7	190	125

Table 22 Total Output of Social Rented Housing for Meath County 2005-2009 (Source: DoECLG)

Year	Voluntary and Co-operative Housing Output					
	Capital Loan and Subsidy Scheme			Capital Assistance Scheme		
	No. of Houses			No. of Houses		
	Completed or Acquired	In Progress	Commenced	Completed or Acquired	In Progress	Commenced
2009	0	0	0	51	9	5
2008	0	0	0	22	55	41
2007	41	0	4	6	36	26
2006	0	37	2	0	16	16
2005	0	35	0	0	0	0

Table 23 Voluntary and Cooperative Housing Output for Meath County 2005-2009 (Source: DoECLG)

Year	Local Authority Housing Output			
	Completed	Acquired	Commenced	In Progress at End of Year
2009	50	2	21	12
2008	125	1	96	41
2007	228	35	101	65
2006	82	0	296	243
2005	183	7	125	90

Table 24 Local Authority Housing Output for Meath County 2005-2009 (Source: DoECLG)

5.5 THE HOUSING NEEDS OF PERSONS WITH SPECIAL REQUIREMENTS

The Assessment of Housing Need outlines the different categories of households seeking accommodation from Meath County Council. Particular attention should be afforded to the categories discussed in this section.

5.5.1 TRAVELLERS

'Travellers' and the 'Traveller community' refers to the people, and community of people, commonly called travellers and who are identified, both by themselves and by others, as people with a shared history, culture and tradition including, historically, a nomadic way of life throughout Ireland.

Meath County Council adopted the Meath Traveller Accommodation Programme 2009–2013 in March 2009, in accordance with the requirements of the Housing (Traveller Accommodation) Act 1998, which sets out a requirement for a five year Traveller Accommodation Programme by resolution of the elected members of the Council. Department of Environment, Community and Local Government Circular NO.TAU7/08 (and related Memorandum) provides directions on the preparation, adoption and implementation of the programme.

The 2009-2013 Programme has the following Mission Statement:

"Meath County Council will operate a comprehensive accommodation Programme for Travellers, involving a range of integrated measures to meet their accommodation needs. The Council will include in the plan employment opportunities for young Travellers to break the cycle of long-term unemployment and to improve their life-chances"

The annual survey of *Traveller Families and their Accommodation Position - 2011*, conducted on the 25th November 2011, found that there are a total of 343 Traveller families in the local authority area (on this date). The following table provides a breakdown of these families with regard to tenancy/ownership type:

No. families living as Tenants/Owners in:	Number:
Standard Lettings (i.e. local authority estates/social housing)	111
Local Authority Traveller Group Houses	22
Houses Acquired or Improved with the Assistance of the Local Authority	0
Houses Acquired by Travellers without Local Authority Assistance (Estimate)	0
Private Rented Accommodation (Estimate)	144
▪ <i>Rental Accommodation Scheme</i>	2
▪ <i>Rent Supplement</i>	131
▪ <i>Own Resources</i>	11
Voluntary Housing	15
▪ <i>Standard Housing</i>	<i>Capital Assistance</i> 11
▪ <i>Group Housing</i>	<i>Loan/Subsidy Scheme</i> 4
▪ <i>Halting Site Bays</i>	0
Other (please specify)	0
TOTAL	292

Table 25 Breakdown of Traveller families by tenancy/ownership type

No. families sharing with Tenants/Owners in:	Number:
Standard Lettings (i.e. local authority estates)	4
Local Authority Traveller Group Houses	3
Houses Acquired or Improved with the Assistance of the Local Authority	0
Houses Acquired by Travellers without Local Authority Assistance (Estimate)	0
Private Rented Accommodation (Estimate)	8
Voluntary Housing	0
Other (please specify)	0
TOTAL	15

Table 26 Breakdown of Traveller families sharing with tenants/owners

No. of families living as tenants on serviced halting sites	Number:
Permanent (provided by Local Authority)	22
Permanent (provided by Voluntary Organisation)	0
Basic Service Bays	0
▪ <i>Pending the provision of permanent accommodation</i>	0
▪ <i>During construction periods</i>	0
▪ <i>In other circumstances</i>	0
Number of Tenants in occupation of Basic Service Bays	22
▪ <i>For over 2 years</i>	19
▪ <i>For under 2 years</i>	3

Table 27 Breakdown of Traveller families living as tenants on serviced halting sites

No. of families sharing with tenant families on serviced halting sites	Number:
Permanent (provided by Local Authority)	0
Permanent (provided by Voluntary Organisation)	0
Basic Service Bays	5
<ul style="list-style-type: none"> Pending the provision of permanent accommodation During construction periods In other circumstances 	5 0 0
Number of Tenants in occupation of Basic Service Bays	5
<ul style="list-style-type: none"> For over 2 years For under 2 years 	2 3

Table 28 Breakdown of Traveller families sharing with tenant families on serviced halting sites

It should be noted that, at the time of this survey, there were nine families on unauthorised sites, of which:

	Applied for Accommodation		Not Applied for Accommodation	
<i>*i.e. water, toilets, skip</i>	Basic Services*		Basic Services*	
	With	Without	With	Without
On the roadside	0	0	0	0
In private gardens/yards/fields	1	0	8	0
On other sites	0	0	0	0

Table 29 Traveller families on unauthorised sites

5.5.2 HOMELESS PERSONS

In July 2010, Meath County Council adopted the Mid-East Joint Homelessness Consultative Forum - Homelessness Action Plan - May 2010 – May 2013, alongside Kildare and Wicklow County Councils. The vision of the Forum is of a region without long-term homelessness and with effective preventative policies and services. The needs of people who are homeless will be met in a co-ordinated and planned manner and will offer a range of appropriate, cost effective and supportive services aimed at the prevention and reduction of homelessness.

The strategic aims of the Forum mirror the aims as outlined in 'The Way Home' and as further developed in the National Implementation Plan, in particular:

- To reduce the number of households who become homeless through the further development and enhancement of preventative measures – preventing homelessness.
- To eliminate the need for people to sleep rough.
- To eliminate long term homelessness and to reduce the length of time people spend homeless.
- To meet the long term housing needs through an increase in housing options.
- To ensure effective services for homeless people.
- To ensure better co-ordinated funding arrangements and re-orientate spending on homeless services, away from emergency responses to the provision of long term housing and support services.
- To develop and maintain good quality data on homelessness including an evidence base for all homeless services.
- Effective arrangements for monitoring and implementation.

5.5.3 PEOPLE WITH DISABILITIES

People with disabilities may require specially adapted units, and Meath County Council is aware and proactive in this regard. Furthermore, the Council, where resources permit, adapts existing social houses to the necessary specification of tenants with disabilities. The Assessment of Housing Need (2011) includes 42 households falling within the 'disability' category of need.

Inevitably, the limited capital funding available has restricted the level of progress in this area, and the level of demand continues to exceed supply/adaptation investment capabilities. Meath County Council will continue to regularly review progress and the potential prioritisation of funding availability in this respect.

6.0 INTERIM REVIEW OF STRATEGY

The Housing Strategy is being drafted at a period of great uncertainty to the housing market and the Irish economy.

Therefore, not more than two years after the making of the Development Plan, the County Manager will give a report to the members on the progress achieved in implementing the Housing Strategy and the Development Plan objectives. Where the report indicates that new or revised housing needs have been identified, the Manager may recommend that the Housing Strategy be amended and the Development Plan varied accordingly.

For example, there could well be a need for affordable housing in the future. This will depend on market values rising (at present in a number of cases one can purchase a property for less than the price that the Council are selling some Affordable units at). The need for affordable housing will also be dependent on what way the economic climate changes over the duration of the new Development Plan.

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