

Housing for All

Meath County Council

Housing Delivery Action Plan

2022-2026



comhairle chontae na mí
meath county council

HOUSING FOR ALL

MEATH COUNTY COUNCIL HOUSING DELIVERY ACTION PLAN 2022-2026

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1.0 Introduction

Meath County Council is committed to realising the ambition of Housing for All at County level, for the benefit of those in need of social housing support, and those impacted by the affordability constraints that exist for many in certain areas of the County. This Action Plan outlines how Meath County Council intends to fulfil our function as a Housing Authority with respect to the targets set out, for both social and affordable housing delivery, for the period 2022-2026. The extent of social housing delivery in the County over the past five years has been significant and provides a strong basis to drive further housing delivery into the future, within the framework of Housing for All.

Table 1 below outlines the targets set for Meath County Council.

Social Housing Targets 2022-2026						
Year	2022	2023	2024	2025	2026	Total
Target	413	323	249	267	273	1,525
Affordable Targets 2022-2026						
Target	10	28	41	36	36	151

Table 1: Distribution of Social & Affordable Targets per Year

PART A – SOCIAL HOUSING

2.0 Housing Demand Profile

2.1 Housing Demand

Meath County Council's gross housing demand on 30th March 2022 was 3,881. Table 2 below provides a summary analysis of this gross housing demand according to Municipal District and qualified bedroom need.

Municipal District	No. of Applicants	One Bedroom		Two Bedroom		Three Bedroom		Four Bedroom	
Ashbourne	575	199	34.61%	262	45.57%	99	17.22%	15	2.61%
Kells	516	246	47.67%	187	36.24%	57	11.63%	23	4.46%
Laytown - Bettystown	531	215	40.49%	234	44.07%	66	12.43%	16	3.01%
Navan	1436	622	43.31%	541	37.67%	202	14.07%	71	4.94%
Ratoath	383	147	38.38%	158	41.25%	59	15.40%	19	4.96%
Trim	440	182	41.36%	178	40.45%	58	13.18%	22	5.00%
County Summary	3881	1611	41.51%	1560	40.20%	541	13.94%	169	4.35%

Table 2: Distribution of Meath County Council's Gross Housing Demand by Municipal District & Unit Type (March 2022)

A detailed breakdown per Municipal District and Area of Choice is provided in Appendix 1.

Over one third of overall gross demand rests within the Navan Municipal District (37%), with a relatively similar percentage distribution across the other Municipal Districts as follows; Ashbourne

Municipal District (15%); Laytown-Bettystown Municipal District (14%); Kells Municipal District (13%); Trim Municipal District (12%) and, Ratoath Municipal District (9%).

The unit types most in need in the County are one and two bed properties (41% & 40% respectively). Delivery of new social housing units for the period 2022-2026 will need to reasonably reflect the dominant need for one/two bed properties as detailed in Appendix 1. Supply of one and two bed properties is of particular importance in terms of allowing households exit emergency accommodation and also facilitating the Housing First initiative. The number of single person/couple households in emergency accommodation increased significantly during the course of 2020 as a result of the Covid 19 Pandemic and stood at 176 households at the end of March 2022.

In terms of settlements within the County, Table 3 details where the most significant level of social housing demand exists.

Settlement	No. of Applicants	Municipal District	%
Navan	1408	Navan	36%
Ashbourne	498	Ashbourne	13%
Bettystown	280	Laytown - Bettystown	7%
Trim	256	Trim	7%
Kells	239	Kells	6%
Dunshaughlin	118	Ratoath	3%
Athboy	115	Kells	3%
Dunboyne	100	Ratoath	3%

Table 3: Key Settlements of Social Housing Demand

The seven settlements reported in Table 3 account for in excess of three quarters of the overall demand for social housing in the County. The next tier of settlements of note in terms of demand include Clonee (62), Enfield (67) and Ratoath (55).

The net housing demand (excluding HAP/RAS/Transfers) on 30th March 2022 stood at 1,609. Table 4 below provides a summary of Gross and Net demand per Municipal District.

Municipal District	Gross Need	HAP	Transfers	Net Need
Ahsbourne	575	201	18	356
Kells	516	340	46	130
Laytown-Bettystown	531	262	26	243
Navan	1436	796	103	537
Ratoath	383	173	38	172
Trim	440	220	49	171
TOTAL	3881	1992	280	1609

Table 4: Summary of Meath County Council's Gross & Net Housing Demand per Municipal District

2.2 Applicants with a Disability

As at the 30th of March 2022, there are 343 applicants on Meath County Council's social housing waiting list who have a disability. Table 5 outlines the number of applicants with a disability according to disability category per Municipal District.

Municipal District	Physical	Sensory	Mental Health	Intellectual	Total
Ashbourne	13	6	15	8	42
Kells	18	6	16	12	52
Laytown-Bettystown	16	4	10	13	43
Navan	39	25	27	19	110
Ratoath	8	12	18	17	55
Trim	9	10	12	10	41
County Total	103	63	98	79	343

Table 5: Distribution of Applicants with a Disability Per Municipal District according to Disability Category

The total figure represents nine per cent of the overall number on Meath County Council’s social housing waiting list. This Action Plan aims to fulfill the needs of those applicants with a disability.

The Draft County Meath Strategy for Housing People with a Disability 2021-2026 was considered by the Steering Group in June 2021 and submitted to the Housing Agency. This must now be reviewed to ensure it is aligned with the National Housing Strategy for Disabled People, published in January 2022 and ensure that the target of 15% of all housing supports being provided to applicants with a disability as set out in the National Strategy is achieved. This commitment will be actioned through the delivery of such units through this Housing Delivery Action Plan. The establishment of a Housing Disability Team will further strengthen cross agency collaboration in the forward planning process for applicants with a disability.

2.3 Older Person Applicants

The need for Age Friendly units will be reflected in Meath County Council’s Social Housing Delivery Programme 2022-2026, both in terms of those older person applicants, and existing tenants who wish to rightsize to such a unit. The commitment to the rightsizing agenda has been provided for within Meath County Council’s revised Allocation Scheme, adopted in October 2021.

There are currently 449 applicants on Meath County Council’s social housing waiting list that are aged 55 years or over and are single adult households.

In terms of existing Meath County Council tenants, there are 179 tenants aged 70 years or over and are single adult households in properties of more than one bedroom. Meath County Council will proactively engage with tenants when opportunities for rightsizing occur.

Over the past three years, 45 age friendly units have been delivered by Meath County Council/Approved Housing Bodies, while a further 53 units across 7 sites are at various stages in the pipeline.

Opportunities to progress the respective agendas of age friendly, disability and rightsizing are being progressed through direct housing schemes at a number of derelict sites/vacant units. The appointment of an Age Friendly & Disability Technical Advisor together with a suite of documents, linked to the national policy ‘Housing Options for our Ageing Population’ launched in April 2019, will further promote the provision of age friendly housing units in the County.

2.4 Homeless Persons

The Mid East Region Homelessness Action Plan 2021-2023 was prepared by the Local Authorities of Kildare, Meath and Wicklow and the Health Services Executive (HSE), having regard to the Housing (Miscellaneous Provisions) Act 2009 as it relates to Homelessness, and it set out the priorities for the region for the period of the Plan.

During the lifetime of the previous Action Plan, 2018-2020, significant challenges were faced across the region in dealing with the increasing numbers of individuals and families presenting as homeless to the local authorities. The development of relationships between the local authorities and homeless service providers in the region has been critical in dealing with the many and complex issues that have arisen, not least of which is access to accommodation, either through local authorities, approved housing bodies or the private rental market.

Unfortunately, the backdrop to the development of the new Action Plan 2021-2023 remains the persistent high level of homelessness in the region, despite the significant interventions undertaken to prevent homelessness in the first instance. In 2021:

- 499 households presented as homeless to Meath County Council
- 239 households exited emergency accommodation
- 176 households were placed in emergency accommodation

Significant progress was made during 2021 with the continued roll out of Housing First in the County with a further 13 Housing First Tenancies secured during 2021, while the Homeless HAP Place Finder Service supported 126 tenancies during the year. This work will continue during the lifetime of the Housing Delivery Action Plan.

There are currently 176 homeless households in the County. This includes 214 Adults and 93 children. Significant numbers continue to present to Homeless Services.

2.5 Traveller Accommodation Programme

Meath County Council's Traveller Accommodation Programme 2019 -2024 was adopted in October 2019 and targets the delivery of 92 units during the lifetime of the Plan. For the period 2022-2024, the Plan targets the delivery of 39 Units as follows:

Housing Type	2022/2023	2023/2024
Standard Social Housing	9	9
Group Housing Schemes	6	6
Group Halting Sites	1	1
Housing First Tenancies	0	1
LAAWS	3	3
Total	19	20
Overall Total		39

Table 6: Traveller Accommodation Programme

Meath County Council will endeavour to ensure best practice is adopted in the development of new Traveller specific accommodation, including success factors as composition/compatibility of families sharing a group housing scheme, design and maintenance, location, consultation with Travellers, meeting needs and interagency involvement. A Traveller Accommodation Programme will be developed to succeed the current plan to meet the accommodation needs of the County’s indigenous Traveller community. In formulating this Programme, consideration will be given to the projected need of Travellers and future family formations during the period of the Programme.

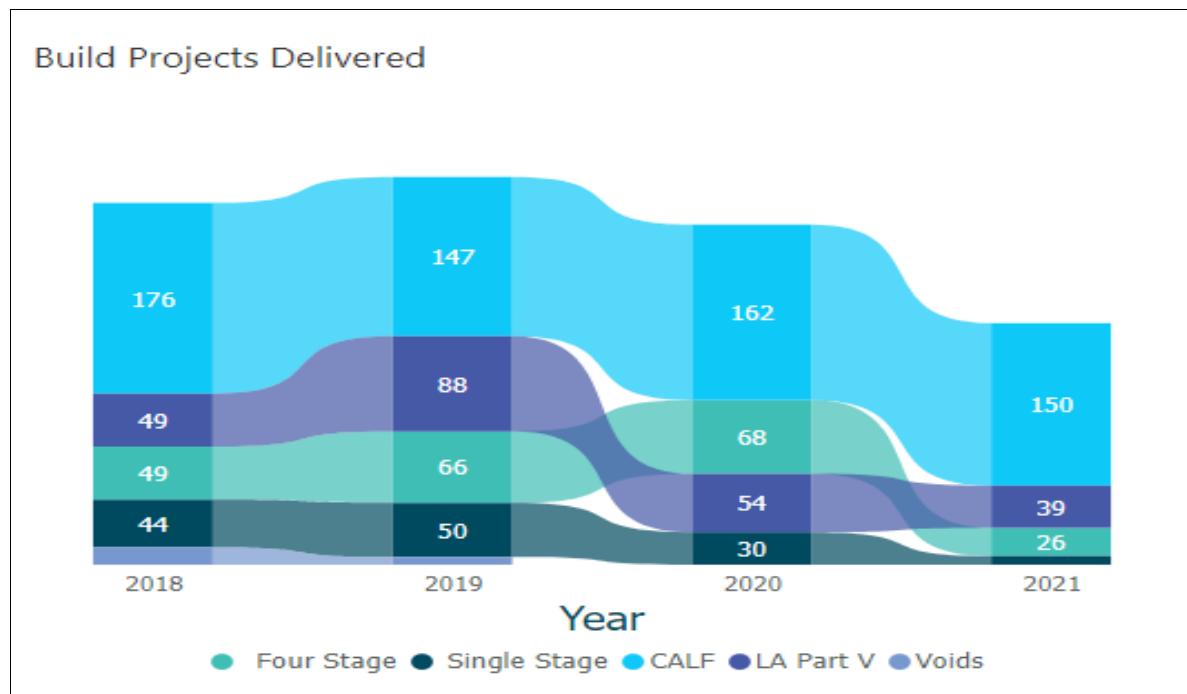
3.0 Operating Environment

3.1 Delivery for the Period 2018-2021

A brief analysis is provided of social housing delivery over the past four years, in order to inform likely projected delivery for the period 2022-2026 across the different delivery mechanisms.

In terms of capital housing delivery over the past four years, 1,229 new social housing units have been delivered across a number of delivery mechanisms, namely, Meath County Council direct construction (199 units), Meath County Council turnkey key acquisitions (117 units), Part V (230 units), Approved Housing Body (Capital Advance Leasing Facility) (635 units), Approved Housing Body (Capital Assistance Scheme) (25 units) and, Voids brought back in to LA use (23 units).

The percentage breakdown of the 1,229 new social units delivered across the various mechanisms is presented in Figure 1.



SchemeTypeDescription	2018	2019	2020	2021	Total
Four Stage	49	66	68	26	209
CAS CONSTRUCTION	17				17
SHIP CONSTRUCTION	32	36	68	26	162
SHIP CONSTRUCTION RAPID		30			30
Single Stage	44	50	30	8	132
CAS CONSTRUCTION TURNKEY				8	8
SHIP CONSTRUCTION SINGLE STAGE	4	3			7
SHIP CONSTRUCTION TURNKEY	40	47	30		117
CALF	176	147	162	150	635
AHB CALF Turnkey	130	101	127	115	473
CALF Part V	46	46	35	35	162
LA Part V	49	88	54	39	230
LA Part V	49	88	54	39	230
Voids	16	7			23
Voids Capped	16	7			23
Total	334	358	314	223	1,229

Figure 1: Breakdown of Social Housing Units

The extent of Part V and Approved Housing Body delivery is indicative of the level of private sector housing developments in the County during the period concerned. The location of County Meath in the Greater Dublin Region is a significant factor in driving private sector housing construction, and this is likely to be the case into the time period subject to this Action Plan.

3.2 Land Bank

In 2015, under the auspices of the Social Housing Strategy, 15 sites throughout the County were put forward, and subsequently approved as direct construction projects.

In 2018, Meath County Council completed a further strategic review of its land bank. The purpose of this review was to identify the next wave of direct construction projects that could be progressed at the time. A further four sites were identified and subsequently progressed.

The ultimate conclusion of the 2018 Land Bank Review was that Meath County Council's landbank was exhausted in terms of scale and ultimate suitability for social housing purposes.

Meath County Council's direct construction programme for the period 2017-2021 comprises 25 sites throughout the County, totaling 571 units. A total of 215 units across 12 sites has been completed to date.

Subsequently, Meath County Council has actively been pursuing land acquisition and has acquired four sites. In addition, a number of derelict sites under the auspices of our Vacant Homes Action Plan (5 sites) have been acquired. However, it is clear from the above, that substantial land bank acquisition will be required in order to secure future direct construction delivery by Meath County Council in the key areas of demand during the lifetime of Housing for All to 2030.

The remaining sites from our original landbank that provides potential for future delivery for the period under consideration of this Action Plan include:

LA Site Reference Number	Location	Zoning Status	Possible No. of Units	Comments
MH-0003	Farganstown Navan	Residential	0	Land zoned residential post-2027 in accordance with County Development Plan Core Strategy.
MH-0009	Ratoath	Residential	8	
MH-0007	Cortown	Unzoned	0	Rural
MH-0021	Loughcrew Hill, Oldcastle	Residential	48	
MH-0022	Loughcrew Close, Oldcastle	Residential	20	
MH-0017	Blackfriary Trim	Residential	4	
MH-0018	Friarspark, Trim	Residential	2	
MH-0019	Drumree	Unzoned	0	Rural Node
MH-0005	Dunsany	Unzoned	0	Rural Node
MH-0001	Nobber	Residential	8	Part of site very steep
MH-0020	Abbeyland, Navan	Residential	10	
MH-0002	Connaught Street, Athboy	Residential	40	
	Total		140	

Table 7: Existing Landbank

Land acquisition will be targeted in those settlements of significant social housing demand in the County, as highlighted in Section 2.1. The quantity of projected land acquisition required is captured in Section 4.10

3.3 Vacant Homes

Meath County Council's Vacant Homes Action Plan continues to advance across its various strands including i) the continuous review of vacant privately-owned units, that may be of interest to Meath County Council, in its capacity as a Housing Authority, ii) Buy & Renew acquisitions, iii) derelict unit site opportunities, and iv) the use of Compulsory Purchase Orders, where deemed necessary. To date 312 units have been added to the Vacant Homes Register. 174 units have been removed leaving a total of 138 live properties.

With regard to iii) vacant/derelict sites, five such sites are currently being progressed as direct social housing schemes including Carrick Street Regeneration (Kells), Swan Lane (Navan), Brews Hill (Navan), Pitcher Lane (Kells) and Haggard Street (Trim). The combined yield from these sites will be 73 units, with the opportunity to progress the respective agendas of age friendly, disability and rightsizing on a number of these sites.

The possibility does exist to replicate the potential of such vacant/derelict sites, for the purposes of social housing provision in the County. Accordingly, vacant homes/sites will represent an important pillar of Meath County Council's social housing capital programme under Housing for All, with additional staffing resources to be assigned to reflect this intent.

Meath County Council’s Vacant Homes Action Plan is currently being reviewed and will include increased measures to address vacancy, in the line with the objectives of Housing for All, including annual targets for delivery through Buy and Renew construction.

3.4 Approved Housing Body Engagement

Meath County Council has developed strong working relationships with the Approved Housing Body Sector in recent years.

The strength of this partnership is reflected in the considerable number of new social housing delivered by Approved Housing Bodies in the County, with the support of Meath County Council and the Department of Housing, Local Government & Heritage.

As noted earlier under Section 3.1, for the period 2018-2021, Approved Housing Body delivery (turnkey units) represented 52% of overall delivery. Similar to the commentary on the extent of Part V delivery for the same period, the level of private construction development has presented opportunities for the Approved Housing Body sector in the County through the Capital Advance Lease Facility (CALF), which have been proactively availed of.

It is anticipated that this ratio of delivery between Meath County Council and the Approved Housing Bodies will be 66:34 for the period 2022-2026. Meath County Council is committed to continuing to work collaboratively with Approved Housing Bodies in fulfilling our common objective of social housing delivery for those applicants on our social housing waiting list.

4.0 Approved Pipeline Delivery 2022-2026

4.1 Meath County Council Direct Construction

Table 8 outlines Meath County Council’s direct construction projects that have been approved by the Department of Housing, Local Government & Heritage, and are at various points of the Staged approval process. In total, there are 18 such projects, totaling 421 units.

Project Name	Settlement	Municipal District	No. of Units	Estimated Completion
Blackhill Crescent	Donacarney	Laytown-Bettystown	2	2022
Donore	Donore	Laytown-Bettystown	21	2022
Broville	Laytown	Laytown-Bettystown	1	2022
Gleniden Court	Enfield	Trim	1	2022
Pitcher Lane	Kells	Kells	4	2023
Kildalkey Road, Athboy	Athboy	Kells	28	2023
Nangle Court	Navan	Navan	15	2023

Ratholdron Court	Navan	Navan	26	2023
Swan Lane	Navan	Navan	6	2023
Brews Hill	Navan	Navan	6	2023
Lagore Road	Dunshaughlin	Ratoath	42	2023
Church View	Rathmoylon	Trim	22	2023
Haggard Street	Trim	Trim	4	2023
Abbeylands	Navan	Navan	8	2024
Tailteann	Navan	Navan	8	2024
Castle Street, Ashbourne	Ashbourne	Ashbourne	74	2024
Archdeaconary	Kells	Kells	22	2024
Carrick Street, Regeneration	Kells	Kells	47	2024
Farganstown	Navan	Navan	84	2024
TOTAL NUMBER OF APPROVED UNITS			421	

Table 8: Meath County Council Approved Pipeline Direct Construction

4.2 Meath County Council Turnkey

Meath County Council has the following approved turnkey acquisition projects:

Project Name	Settlement	Municipal District	No. of Units	Estimated Completion (Year)
The Brambles	Duleek	Laytown-Bettystown	16	2022
Oldcastle Rd	Kells	Kells	12	2022
Carlanstown	Kells	Kells	2	2022
Connaught Street	Athboy	Kells	7	2022
TOTAL NUMBER OF APPROVED UNITS			37	

Table 9: Meath County Council Approved Turnkey Acquisitions

4.3 Part V of the Planning & Development Act 2000

An analysis of Part V delivery has been completed in order to determine the potential this delivery mechanism has for the period 2022-2026.

As evident in Table 10, housing developments that have a Part V agreement in place totals 186 units. 50 of these units will be acquired by Approved Housing Bodies, with the balance of units (136 units) to be acquired directly by Meath County Council. These agreed Part V units are considered to be approved pipeline in respect of Part V delivery.

A further analysis reveals a further 562 Part V units that could accrue from extant planning permissions, but as of yet, no Part V agreements are in place. Furthermore, there are a number of Strategic Housing Developments (SHDs) / Large-scale Residential Developments (LRDs) within the County that have the potential of further Part V delivery, should they commence on site.

Neither extant planning permission nor SHDs/LRDs that are yet to be subject to Part V agreements are included as approved Part V delivery. However, the analysis does confirm the potential of Part V as a key mechanism for the delivery of social housing for the period 2022 – 2026.

Project Name	Settlement	Municipal District	No. of Units	Estimated Completion Year
AHB Acquired Part V				
Abbey Road	Duleek	Laytown-Bettystown	2	2022
Bryanstown	Drogheda	Laytown-Bettystown	28	2022
Beaufort Place	Navan	Navan	2	2022
Athboy Road	Navan	Navan	6	2022
Knightsbrook	Trim	Trim	2	2022
The Willows	Dunshaughlin	Ratoath	8	2022
Commons	Duleek	Laytown - Bettystown	2	2022
Total AHB Acquired Part V			50	
Meath County Council Acquired Part V				
The Glebe	Rathmolyon	Trim	2	2022
Ringfort	Rathmolyon	Trim	1	2022
Effernock	Trim	Trim	6	2022
Willmount View	Kells	Kells	5	2022

Druid's Glen	Athboy	Kells	1	2022
Castlefarm	Dunboyne	Ratoath	10	2022
The Willows	Dunshaughlin	Ratoath	12	2022
Millerstown	Kilcock	Ratoath	10	2022
Cranog	Ratoath	Ratoath	2	2022
Drumree Road	Dunshaughlin	Ratoath	1	2022
Narrow Ways	Bettystown	Laytown-Bettystown	2	2022
Millarstown	Kilcock	Ratoath	2	2023
The Willows	Dunshaughlin	Ratoath	8	2023
Avourwen	Drogheda	Laytown-Bettystown	10	2022
The Brambles	Duleek	Laytown-Bettystown	2	2022
Berford	Duleek	Laytown-Bettystown	3	2022
Kingsgate	Duleek	Laytown-Bettystown	2	2022
Delvin Mews	Stamullen	Ashbourne	2	2022
Killelland	Ashbourne	Ashbourne	1	2022
Kestrel Manor	Drogheda	Laytown-Bettystown	7	2023
Bracken Hill	Kilmessan	Trim	3	2023
Effernock	Trim	Trim	13	2023
Oakley Park	Enfield	Trim	7	2023
Effernock	Trim	Trim	10	2024
Maudlin Vale	Trim	Trim	4	2024
Effernock	Trim	Trim	10	2024
Total Meath County Council Acquired Part V			136	
TOTAL NUMBER OF AGREED PART V UNITS			186	

Table 10: Existing Part V Agreements – Total Number of Units per Settlement/Municipal District

4.4 Approved Housing Bodies

Funding approval is in place for 9 Approved Housing Body projects, which are detailed in Table 11.

Project Name	Settlement	Municipal District	No. of Units	Estimated Completion (Year)
Narrow Ways	Bettystown	Laytown-Bettystown	12	2022
Commons	Duleek	Laytown-Bettystown	20	2022
Gort Fionnbarra	Navan	Navan	30	2022
Beaufort Place	Navan	Navan	19	2022
Tailteann	Navan	Navan	8	2024
Athboy Road	Navan	Navan	57	2022
The Willows	Dunshaughlin	Ratoath	88	2023
Knightsbrook	Trim	Trim	20	2022
Royal Oaks	Enfield	Trim	16	2022
Total Number of Approved Units			270	

Table 11: Approved Housing Body Approved Projects

4.5 Leasing

Seven projects are currently approved in respect of long-term leasing, as outlined below.

Project Name	Settlement	Municipal District	No. of Units	Estimated Completion (Year)
Pitcher Lane	Kells	Kells	15	2022
2 one off units	Kells	Kells	2	2022
2 one off units	Navan	Navan	2	2022
Glenn Boann	Donacarney	Laytown - Bettystown	12	2022
Aylesbury	Clonee	Ratoath	73	2023
Total Number of Approved Units			104	

Table 12: Current Approved Long-Term leasing Projects

4.6 Summary Profile of Current Approved Pipeline

Table 13 provides a summary profile of all approved pipeline units across all delivery mechanisms. As noted, there are currently a total of 1,018 approved units in the pipeline, representing confirmed delivery between 2022 and 2026.

In terms of delivery between Meath County Council and Approved Housing Bodies, the delivery ratio in respect of approved pipeline delivery exceeds the 60% required from Meath County Council.

Delivery Mechanism	No. of Units
MCC Direct Construction	421
MCC Turnkey Acquisition	37
Part V (Agreements in place) (MCC + AHB)	186
AHB	270
Leasing	104
Total	1018

Table 13: Distribution of Approved Pipeline Delivery per Delivery Mechanisms

The approved pipeline delivery is distributed across the Municipal Districts in Table 14.

Municipal District	No. of Units
Ashbourne	77
Kells	145
Laytown-Bettystown	142
Navan	277
Ratoath	256
Trim	121
Total	1018

Table 14: Distribution of Approved Pipeline Delivery per Municipal District

4.7 Balance of Delivery to be Identified

In terms of the overall target as set for Meath County Council, the confirmed delivery as reported in Section 4.6 above, represents 67% of the overall target set by the DHLGH for the period 2022 to 2026.

Accordingly, there is a balance of **507** units (33%) to be identified for delivery to achieve the target for the period 2022-2026.

4.8 Projected Net Social Housing Need

It is assumed that required delivery will need to be in accordance with the figures generated by the Council's interim Housing Need Demand Assessment (HNDA), which indicates a total requirement of 1731 units in the social rent category over the next five-year period.

4.9 Assumed Pipeline Delivery

Section 3.1 outlined the delivery trend across the various capital mechanisms for the past four years. This analysis has revealed the following:

- Average Part V delivery was 90 units per year
- Average AHB delivery was 134 units per year

Based on the above and discussions with Developers and AHB's, a calculation has been made in respect of assumed pipeline delivery for the period 2022-2026, including the average delivery for both Part V and AHB activity, plus pipeline on the existing landbank of Meath County Council (inclusive of derelict/regeneration sites), turnkey acquisitions and leasing. Table 15 profiles this assumed delivery for the period concerned, totaling 1,733 units which is 208 units higher than our target.

Year	Part V	Existing Land Bank	Future Land Purchases	LA Turnkey	LA Regeneration	AHB	Leasing	Total	Projected Net Housing Need 2022-2026
2022	72	25	-	37	-	228	31	393	355
2023	40	153	-	-	-	138	73	404	361
2024	62	196	75	-	47	111	-	491	347
2025	46	-	125	-	-	44	-	215	333
2026	57	22	151	-	-	0	-	230	335
Total	277	396	351	37	47	521	104	1,733	1,731

Table 15: Assumed Pipeline Delivery

4.10 Balance of Delivery Required to Fulfil Projected Net Need

The HNDA figure of 1,731 exceeds the target set for Meath of 1,525 which means that an additional 206 units will have to be delivered in global terms. The current and assumed pipeline will not be capable of delivering the required units and land purchase is required.

Table 16 below outlines the future programme for social housing delivery in the context of the interim HNDA and the deficit in the assumed pipeline delivery in Table 15.

However, it should be noted that this level of delivery while sufficient to deal with new demand as per the HNDA will not be sufficient to clear current net need which stood at 1,609 as per Table 4. In addition to this there are transfer applicants of 280 with specific needs such as disability which increases the pent-up demand to 1,889. It is Meath County Council's preference that these additional units would be delivered through direct construction, in the first instance. In order to achieve same, assuming an average density of 35 units per hectare, circa 54 hectares of land will need to be acquired by the Council in key settlements of social housing demand in the County. Any

new land purchase now will only accrue delivery from 2025 onwards, with an average of 314 units required per annum between 2025 and 2030 to deal with this aspect. The Council will therefore pursue site acquisition in strategic locations in conjunction with the DHLGH.

The HNDA numbers have been split on the basis of gross housing need in each MD, as per Table 16.

Municipal District	Net Need	Approved Pipeline	Required Balance	Projected Pipeline	Difference
Ashbourne	356	77	279	206	74
Kells	130	145	-15	42	-57
Laytown - Bettystown	243	142	101	87	14
Navan	537	277	260	235	25
Ratoath	164	256	-92	84	-176
Trim	179	121	58	61	-3
Total	1,609	1,018	591	715	-124

Table 16: Allocation of Projected target per Municipal District

The following tables show the breakdown of units per Municipal District for the period 2022-2026.

ASHBOURNE MUNICIPAL DISTRICT – TARGET 356 UNITS									
	LA Part V	Existing Landbank	Future Land Purchases	LA Turnkey	LA Regeneration	AHB	LEASING	Total Units	Key Settlements
Approved Pipeline	3	74	0	0	0	0	0	77	Ashbourne
Balance of Units	12	0	170	0	0	24	0	206	
TOTAL	15	74	170	0	0	24	0	283	

Table 17: Allocation of Projected Target – Ashbourne Municipal District

KELLS MUNICIPAL DISTRICT – TARGET 130 UNITS									
	LA Part V	Existing Landbank	Future Land Purchases	LA Turnkey	LA Regeneration	AHB	LEASING	Total Units	Key Settlements
Approved Pipeline	6	54	0	21	47	0	17	145	Kells, Athboy, Oldcastle
Balance of Units	1	0	0	0	0	41	0	42	
TOTAL	7	54	0	21	47	41	17	187	

Table 18: Allocation of Projected Target – Kells Municipal District

LAYTOWN-BETTYSTOWN MUNICIPAL DISTRICT – TARGET 243 UNITS									
	LA Part V	Existing Landbank	Future Land Purchases	LA Turnkey	LA Regeneration	AHB	LEASING	Total Units	Key Settlements
Approved Pipeline	26	24	0	16	0	64	12	142	Bettystown, Laytown, Duleek
Balance of Units	24	0	60	0	0	3	0	87	
TOTAL	50	24	60	16	0	67	12	229	

Table 19: Allocation of Projected Target – Laytown Bettystown Municipal District

NAVAN MUNICIPAL DISTRICT – TARGET 537 UNITS									
	LA Part V	Existing Landbank	Future Land Purchases	LA Turnkey	LA Regeneration	AHB	LEASING	Total Units	Key Settlements
Approved Pipeline	0	153	0	0	0	122	2	277	Navan
Balance of Units	49	10	75	0	0	101	0	235	
TOTAL	49	163	75	0	0	223	2	512	

Table 20: Allocation of Projected Target – Navan Municipal District

RATOATH MUNICIPAL DISTRICT – TARGET 164 UNITS									
	Part V	Existing Landbank	Future Land Purchases	LA Turnkey	LA Regeneration	AHB	LEASING	Total Units	Key Settlements
Approved Pipeline	45	42	0	0	0	96	73	256	Dunshaughlin, Ratoath, Dunboyne, Clonee
Balance of Units	40	8	20	0	0	16	0	84	
TOTAL	85	50	20	0	0	112	73	340	

Table 21: Allocation of Projected Target - Ratoath Municipal District

TRIM MUNICIPAL DISTRICT – TARGET 179 UNITS									
	Part V	Existing Landbank	Future Land Purchases	LA Turnkey	LA Regeneration	AHB	LEASING	Total Units	Key Settlements
Approved Pipeline	56	27	0	0	0	38	0	121	Trim, Enfield
Balance of Units	15	4	26	0	0	16	0	61	
TOTAL	71	31	26	0	0	54	0	182	

Table 22: Allocation of Projected Target – Trim Municipal District

COUNTY SUMMARY – TARGET 1,731 UNITS									
	Part V	Existing Landbank	Future Land Purchases	LA Turnkey	LA Regeneration	AHB	LEASING	Total Units	
Approved Pipeline	136	374	0	37	47	320	104	1,018	
Balance of Units	141	22	351	0	0	201	0	715	
TOTAL	277	396	351	37	47	521	104	1,733	

Table 23: Allocation of Projected Target – County Summary

4.11 Potential Constraints/Risks

The following potential constraints have been identified that may hinder Meath County Council's ability to deliver new social housing delivery to the extent envisaged in this Action Plan:

- I. A decrease in private sector housing development in the County, that will impact on the potential of both Part V and Approved Housing Body delivery
- II. Inability to acquire the requisite landbank in order to secure a pipeline of direct construction units by Meath County Council beyond existing land bank projects
- III. Potential difficulties recruiting and retaining suitably qualified staff for this purpose
- IV. Cost and availability of Materials and Labour

PART B – AFFORDABLE HOUSING

5.0 Affordability Constraint

5.1 Housing Need Demand Assessment

The Housing Need Demand Assessment (HNDA) is the basis by which Meath County Council has identified the scale of affordability need in the County, and thereafter the number of affordable homes required per year.

The HNDA comprises a standardized methodology that can quantify the current and projected housing needs of a particular local authority, including in relation to different tenures.

The HNDA tool is informed by the ERSI research report on *Regional Demographics and Structural Housing Demand at a County Level*, published in December 2020. Furthermore, the HNDA tool must consider the key housing market drivers, including:

- Household Formation
- House Prices & Projected Growth/Decline
- Rent Levels and Projected Growth/Decline
- Loan to Value Mortgage Rates, Lending Criteria and Access to Finance
- Levels of Economic Activity
- Employment Rates & Projected Increase/Decrease
- Income Levels & Projected Growth/Decline

The analysis for Meath indicates a requirement of approximately 461 for affordable housing units when considered in the context of overall housing stock delivery in the county.

The total number of affordable homes identified for the period 2022-2026 has been calculated to be 461 units.

5.2 Priority Settlements for Affordable Delivery

Meath County Council has identified the following settlements that will be targeted for affordable delivery:

- Ashbourne
- Bettystown
- Dunboyne
- Dunshaughlin
- Navan
- Ratoath
- Trim

5.3 Affordable Delivery Mechanisms

Table 1 outlines the Affordable Housing Target, which sets a target of 151 direct delivery by Meath County Council for the period 2022-2026. A summary of the delivery mechanisms that will be pursued by Meath County Council in attaining affordable housing delivery in the County is outlined below:

- **Affordable Purchase Dwelling Arrangements**
 - Provision of homes at reduced prices for first time buyers or those seeking a fresh start
 - Affordable purchase price should be at least 15% less than the market value.
 - Meath County Council will retain an equity stake in the property (up to 30%)
 - Units are either acquired by Meath County Council (Advance Purchase Arrangements) or constructed directly, for the purpose of affordable housing
 - Funding available – Affordable Purchase Fund
- **Cost Rental**
 - Tenants pay rent that covers the cost of building and managing the home
 - Rents should be at least 25% less than market rents
 - Cost rental units can be delivered by Meath County Council or Approved Housing Bodies
 - Funding Source – Affordable Purchase Fund (Meath County Council), Cost Rental Equity Loan (Approved Housing Bodies)
- **Part V**
 - Part V requirement increased to 20% - at least half must be applied to social housing provision, and up to half of which may be applied to affordable/cost rental housing
 - Effective from 3rd September 2021

- Transition arrangements do apply with respect to timelines when lands were acquired and date of planning permission

As highlighted in Section 3.2, Meath County Council has in effect exhausted its historic land bank providing social housing. Accordingly, at this point there is limited opportunity, if any, to advance directly constructed Affordable Purchase Dwelling Arrangements during the first five years of Housing for All in Co. Meath.

Similarly, given the transition arrangements pertaining to the uplift in the Part V percentage to cater for affordable housing up to 2026, it is unlikely that any significant delivery of affordable homes will be provided through this mechanism between 2022-2026.

Based on the above, it is anticipated that the key delivery mechanisms for affordable homes in the short term will be through Advance Purchase Arrangements of un-commenced development by Meath County Council and cost rental homes delivered through Approved Housing Bodies via the Cost Rental Equity Loan. This delivery will be dependent on opportunities being identified through private developments in the settlements identified as having an affordability constraint.

6.0 Affordable Housing Delivery Programme 2022-2026

Meath County Council has been given an overall target of 151. The HDNA analysis for Meath indicates a requirement of approximately 461 affordable housing units.

As noted above, the Council does not have immediate availability of land for the purpose of constructing schemes of affordable housing. A call for proposals has been issued to purchase units on a turnkey basis in uncommenced residential developments. As a result, affordable delivery from these developments can happen from late 2024 onwards. In addition to the above cost reduced units under Local Infrastructure Housing Activation Fund (LIHAF) are to be provided over the period of the plan in Navan (75) and Ratoath (10).

Appendix 1

Breakdown of Housing Demand per first preference Area of Choice according to house type as at 31/03/2022

ASHBOURNE MD					
	NO. OF APPLICANTS	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	FOUR BEDROOM
Ardcath	5	1	2	2	0
Ashbourne	498	170	229	88	11
Bellewstown	7	2	4	0	1
Julianstown	7	2	5	0	0
Kentstown	30	14	12	3	1
Kilbride	3	2	0	1	0
Skryne	6	2	2	1	1
Stamullen	19	6	8	4	1
TOTAL	575	199	262	99	15

KELLS MD					
	NO. OF APPLICANTS	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	FOUR BEDROOM
Athboy	115	56	39	14	6
Carlanstown	38	15	14	8	1
Carnaross	14	5	7	1	1
Cortown	10	5	2	2	1
Crossakiel	8	4	4	0	0
Drumconrath	13	8	4	1	0
Fordstown	1	1	0	0	0
Kells	239	109	90	28	12
Kilberry	6	1	5	0	0
Kilmainhamwood	9	3	5	1	0
Meath Hill	1	1	0	0	0
Moynalty	13	6	6	1	0
Nobber	13	7	4	1	1
Oldcastle	36	25	7	3	1
TOTAL	516	246	187	60	23

LAYTOWN/BETTYSTOWN MD					
	NO. OF APPLICANTS	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	FOUR BEDROOM
Bettystown	280	118	130	25	7
Donacarney	22	4	12	3	3
Donore	26	11	11	4	0
Drogheda (Meath)	20	5	8	7	0
Duleek	70	30	32	5	3
Grangerath	32	11	16	3	2
Laytown	27	18	5	4	0
Lobinstown	5	1	2	2	0
Mornington	14	3	7	4	0
RathKenny	2	2	0	0	0
Slane	33	12	11	9	1
TOTAL	531	215	234	66	16

NAVAN MD					
	NO. OF APPLICANTS	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	FOUR BEDROOM
Bohermeen	9	5	4	0	0
Castletown	9	3	1	3	2
Dunderry	6	2	4	0	0
Navan	1408	611	531	199	67
Robinstown	4	1	1	0	2
TOTAL	1436	622	541	202	71

RATOATH MD					
	NO. OF APPLICANTS	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	FOUR BEDROOM
Batterstown	10	5	4	1	0
Clonee	62	17	31	13	1
Dunboyne	100	37	38	18	7
Dunsany	12	2	7	2	1
Dunshaughlin	118	56	42	16	4
Kilcock	8	3	4	1	0
Kilmessan	18	5	7	3	3
Ratoath	55	22	25	5	3
TOTAL	383	147	158	59	19

TRIM MD					
	NO. OF APPLICANTS	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	FOUR BEDROOM
Ballinabrackey	1	1	0	0	0
Ballivor	49	16	26	4	3
Clonard	6	2	3	1	0
Enfield	67	29	22	8	8
Kildalkey	5	1	3	0	1
Longwood	18	4	6	3	5
Rathmolyon	12	5	4	3	0
Summerhill	26	11	10	4	1
Trim	256	113	104	35	4
TOTAL	440	182	178	58	22

COUNTY SUMMARY PER MUNICIPAL DISTRICT									
	NO. OF APPLICANTS	ONE BEDROOM		TWO BEDROOM		THREE BEDROOM		FOUR BEDROOM	
ASHBOURNE	575	199	34.61%	262	45.57%	99	17.22%	15	2.61%
KELLS	516	246	47.67%	187	36.24%	60	11.63%	23	4.46%
LAYTOWN - BETTYSTOWN	531	215	40.49%	234	44.07%	66	12.43%	16	3.01%
NAVAN	1436	622	43.31%	541	37.67%	202	14.07%	71	4.94%
RATOATH	383	147	38.38%	158	41.25%	59	15.40%	19	4.96%
TRIM	440	182	41.36%	178	40.45%	58	13.18%	22	5.00%
COUNTY SUMMARY	3881	1611	41.51%	1560	40.20%	544	14.02%	166	4.28%



comhairle chontae na mí
meath county council