

Appendix 3

Variations 1 & 2

Wexford County Council
County Development Plan 2001
Variation No. 1
Housing Strategy

VARIATION MADE ON FEBRUARY 11TH 2002

WEXFORD COUNTY DEVELOPMENT PLAN 2001

VARIATION NO. 1 (1.1 TO 1.6 INCLUSIVE) 2000

VARIATION 1.1

INTRODUCTION

Add the following sentence to the final paragraph of the Introduction:

“the Plan also incorporates the County Wexford Housing Strategy 2001 as required by Part V of the Planning and Development Act 2000”

To read:

“The Plan comprises this document, the written statement, and a range of maps. The written statement and maps should be read in conjunction with each other. Reference should also be made to the individual Town and Environs Plans which, with the County Development Plan, are designed to ensure that the future planning and development of County Wexford is approached in an integrated and balanced way. The Plan also incorporates the County Wexford Housing Strategy 2001 as required by Part V of the Planning and Development Act 2000. The Housing Strategy is contained in Appendix 3 of the Plan”.

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VARIATION NO. 1 (1.1 TO 1.6 INCLUSIVE) 2001

VARIATION 1.2

At the end of Paragraph 4.1 add:

“The Housing Strategy for County Wexford is set out in Appendix 3 of this Plan. This identifies the number of housing units to be provided in County Wexford over the Plan period taking into consideration population, household, house price and income projections. In particular the Strategy estimates that the requirement in respect of social and affordable housing during the six year period of the Strategy will amount to 3764 units”.

To read:

“The provision of housing has a particular relevance to a major principle of sustainable development, i.e., meeting the economic and social needs of people in a manner that does not degrade natural systems and placing special emphasis on the needs of the disadvantaged. The County Council is both the Planning and Housing Authority. In these dual roles it can influence the supply, scale and location of new housing which is critical in the achievement of balanced spatial development and ensure the highest standards in siting and design. The Housing Strategy for County Wexford is set out in Appendix 3 of this Plan. This identifies the number of housing units to be provided in County Wexford over the Plan period taking into consideration population, household, house price and income projections. In particular the Strategy estimates that the requirement in respect of social and affordable housing during the six year period of the Strategy will amount to 3764 units”. It is an objective of the Council to secure the implementation of the Housing Strategy.

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VARIATION NO. 1 (1.1 TO 1.6 INCLUSIVE) 2001

VARIATION 1.3

Amend the first sentence of Paragraph 4.2.

To read:

“In general terms, the Council seeks to:”

WEXFORD COUNTY DEVELOPMENT PLAN 2001

VARIATION NO. 1 (1.1 TO 1.6 INCLUSIVE) 2001

VARIATION 1.4

Amend Paragraph 4.4

To read:

“Increased provision of social and affordable housing is a key priority identified in the National Development Plan 2000 – 2006. The Council is committed to providing for social and affordable housing needs through the various measures identified in the Housing Strategy 2001 set out in Appendix 3 of the Plan. It is an objective of this Plan to ensure that 20% of land zoned for residential use or for a mixture of residential and other uses shall be made available for the provision of social and affordable housing in accordance with the provisions of Section 94(4)(a)(c) of the Planning and Development Act 2000 and in accordance with the requirements of the Housing Strategy 2001 prepared in accordance with Part V of the Planning and Development Act 2001. Whilst this is its general policy, the Council will take into account the particular circumstances and locations of individual areas and sites and may, where considered appropriate, accept a percentage lower than 20% for the provision of social and affordable housing”.

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VARIATION NO. 1 (1.1 TO 1.6 INCLUSIVE) 2001

VARIATION 1.5

Existing Paragraph No. 4.8 to be replaced by the following:

To read:

New Section 4.8

Section 96(2) of the Planning and Development Act 2000 provides that where an application for permission is made on land which is the subject of an objective to reserve land for social and affordable housing, the granting of such permission may be conditional upon the applicant entering into an agreement with the Planning Authority in relation to the land. This requirement does not apply to applications for four or less housing units or for housing on land of 0.2 hectares or less. It is the intention of the Council to negotiate agreements in a positive manner at the earliest possible stage in the planning control process recognising the business environment in which the developer has to operate. The Council further recognises the important contribution which the private sector will make in providing housing in the County over the Plan period and the need to achieve a sustainable balance between private, social and affordable housing. Although the transfer of land will be the normal requirement in formulating an agreement, in certain circumstances an agreement may be made on the basis of the transfer of housing units or partially/fully serviced sites. In so far as it is known at the time of making the agreement, the Council will indicate its intentions to the applicant regarding the provision of social and affordable housing on the specific site so as to establish between all parties an understanding of the nature of the agreement before a decision on the application is made. In formulating an agreement, the Council will consider:

- the proper planning and sustainable development of its area.

- the Housing Strategy and the relevant objectives in the Development Plan and any Local Area Plan.
- the need to ensure the overall coherence of the particular development.
- the views of the applicant regarding the impact of the agreement on the development.
- the need for social integration.

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VARIATION NO. 1 (1.1 TO 1.6 INCLUSIVE) 2001

VARIATION 1.6

Insert additional Paragraph 4.8.1

To read:

In implementing its Social Housing Programme the Council will:

- have regard to the “Social Housing Guidelines – Site Selection”, Department of the Environment and the Council’s Design Guide for Residential Areas.
- develop a programme of environmental improvements in housing development.
- encourage resident involvement and participation in housing development and implement an estate management policy.

County Wexford

Housing Strategy

2001-2006

**Prepared in accordance with Part V of the Planning &
Development Act 2000**

Wexford County Council

Enniscorthy Urban District Council

New Ross Urban District Council

Wexford Corporation

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1. SOCIAL AND AFFORDABLE HOUSING

1.1 Background

Earlier development of this strategy has identified the expected need for Social and Affordable Housing over the life of the Development Plan 2001-2006. Tables 1.5.2 reveals the required numbers in this regard.

1.2 Government Policy

The main influences on present social housing policy are the “Plan for Social Housing”, announced by the Minister for the Environment in February, 1991. This was followed by “Social Housing – The Way Ahead” launched by the Government in May 1995 and further augmented by the Government publication “Action on Housing” introduced in June, 2000.

The specific policy objectives are as follows:

- To promote home ownership.
- To promote a more diverse and well managed rented sector.
- To ensure that households, who are not in a position to provide housing from their own resources have accommodation available to them at affordable prices.
- To promote the conservation and improvement of public and private housing.
- To reduce the extent and effects of social segregation.
- To enable a prompt and adequate response to accommodation needs of homeless people.
- To enable the provision of suitable housing and halting site accommodation for the Travelling community.

Specific initiatives are as follows:

- *the local authority housing programme,*
- *the increased utilisation of partnerships with the voluntary sector,*
- *the promotion of the Shared Ownership Scheme,*
- *the provision of extensions and improvement works in lieu of housing*
- *the promotion of Tenant Purchase Schemes,*
- *Mortgage Allowance Scheme,*
- *Essential Repairs,*
- *House Purchase and Improvement Loans,*
- *Disabled Persons Grants.*

Wexford County Council has adopted a Traveller Accommodation Programme and is preparing an Action Plan to provide a coherent response to homelessness. The Housing Management Policy Statement adopted by the Council in 1993 addressed many of the aforementioned policy objectives and also recognises the importance of tenant participation through properly structured estate management programmes.

1.3 Issues Considered In Preparing The Strategy

Regard has been had to the following:

- *Existing demand for Social and Affordable Housing*

- *Projected demand for Social and Affordable Housing*
- *Local Authority Land Banks*
- *Multi-Annual Housing Programme (2000-2003)*
- *Voluntary Sector Initiatives*
- *Traveller Accommodation Programme (2000-2004)*
- *Needs of Special Interest Groups*
- *County Wexford Rural Development Strategy*
- *Wexford Local Authority Statutory Development Plans*

1.4 Current Local Authority Housing Stock

The utilisation of the Wexford local authorities current housing stock is extremely high with void periods being kept to a minimum, due to necessary pre-tenancy repairs, or in exceptional cases, involving fire damage, etc.

The current rented housing stock in the County amounts to 2,893 units.

While the housing stock generally is of high quality, in some cases, low cost housing options pursued during the 1970's have necessitated the introduction of remedial works schemes, to bring houses up to modern day standards in the context of building control regulations, etc.

The expansion of this scheme is currently under examination. A further scheme of enhancement includes the provision of heating systems in dwellings provided for elderly people. Current convention suggests a movement away from open fire systems in units of this nature and this will be addressed by the Wexford authorities, with the installation of more convenient heating systems.

Maintenance programme initiatives which are in progress or planned by the Council include:-

- *Annual Maintenance Works*
- *Pilot Improvement Works*
- *Joint Local Authorities/Tenant Housing Maintenance Scheme*

The benefits of the above initiatives will result in improvements to the Council's housing stock and to customer service. These initiatives will be implemented across all housing stock within the timeframe of this Strategy.

The Council is committed to high quality design practices, including energy efficiency, with a view to building sustainable, self reliant communities within the framework of the Housing Strategy.

1.5 Assessment of Housing Need

In accordance with Section 9 of the Housing Act 1988, Wexford Local Authorities conducted an assessment of housing needs in March, 1999. The assessment indicated the gross need, taking into account all of the social housing options, including:-

- *Shared Ownership Loans,*
 - *the provision of private sites,*
 - *house extensions*
 - *improvement works in lieu of rehousing*
 - *standard social housing.*

In the context of a detailed examination of needs in each case, the gross need is then distributed across the various social housing options, resulting in a net need to be met by direct social housing provision. At that time, the need established was 1,392 persons.

For the purposes of this strategy, the Wexford housing authorities (including Enniscorthy and New Ross UDC's and Wexford Corporation) have compiled the data set out in Table 1.5.1, indicating a breakdown of households on the housing lists of the respective local authorities.

1.5.1 Assessment of Housing Needs (1999)	
New Ross Urban	
Enniscorthy Urban	
Wexford Corporation	
Council	

The Assessments Of Needs carried out in 1993, 1996 and 1999 indicates that the number of housing applicants have increased. The range of housing options provided in these years, including Local Authority Social Housing and voluntary housing, will have had a significant impact on the numbers seeking housing in the 1999 assessment. There are currently 2,201 housing applications being assessed as outlined in Table 1.5.2. Caution must be exercised in using these figures as an indicator of real demand due to the following factors:-

- (a) many applicants apply to a number of housing authorities,*
- (b) rental subsidy applicants must be housing applicants.*
- (c) all housing applicants are currently being assessed and it is evident that duplication exists with applicants applying to more than one authority.*

Even taking account of these factors the trend is towards increased demand as more people find it more difficult to achieve home ownership. Experience has also shown that the pattern of local authority housing demand reflects societal change in general. The design and layout of particular housing projects will focus on:-

- (a) The needs of various categories,*
- (b) The need for social integration,*
- (c) The need for building sustainable communities.*

While traditional family type housing (i.e. 3 bedroom houses) will continue to be a major component of the Social Housing Programme and notwithstanding the fact that smaller families may not always remain so, it is clear that there is an increasing demand for one and two bedroom accommodation. This poses design challenges and challenges in relation to social integration, which must be dealt with at the planning stage. Indeed the challenge for the future will be to develop and design schemes with a higher density, while facilitating an expanded range of options and integration of housing development.

Table 1.5.2 Housing Strategy – Categorisation Of Housing Applications Received @ 23/06/2001					
Area	Total	Earner	Non-Earner	Travellers	Homeless
New Ross	210	31	163	15	1
Enniscorthy	227	42	130	53	2
Gorey	288	90	190	7	1
Wexford	262	44	192	22	4
Council Area Total	987	207	675	97	8
Urbans					

New Ross	400	59	290	49	2
Enniscorthy	235	58	161	16	0
Wexford Corporation	579	168	387	13	11
Urban Total	1214	285	838	78	13
Overall Total	2201	492	1513	175	21

1.6 Housing Land

In general terms the local authorities land banks are adequate to satisfy the requirements for the Multi-Annual Housing Programme (2000-2003). Table 1.6 indicates the total available land bank of circa. 238 acres, spread throughout County Wexford and varying from 1 acre to 26 acres in plot size.

A number of factors will influence the development of the land bank as shown, including the following:

- *Where the Housing Authorities have larger parcels of land, e.g. in excess of 5 acres, it is imperative in the context of social integration that as many housing options as possible are pursued on such sites. In this context, the Wexford local authorities will seek to promote the provision of voluntary housing, affordable housing, Traveller accommodation, shared ownership housing and private site housing, in conjunction with and adjacent to social and private housing.*
 - *There are areas where there are infrastructure constraints for developing the Land Bank. However, these deficiencies will be addressed as part of the Water Services Infrastructure Development Programme.*
 - *The Council will continue to acquire land in strategic areas in accordance with the County Wexford Housing and Rural Development Strategies (Peter Bacon & Associates), and to deliver housing options for local people in their communities.*

1.6	
LOCATION OF HOUSING LAND AT 01/01/2001	
Adamstown	3 Acres
Ballaghkeen	3 Acres
Boolavogue	7 Acres
Bridgetown	2 Acres
Bunclody	17 Acres
Campile	6.5 Acres
Castlebridge	12 Acres
Clonroche	6 Acres
Coolcotts	27 Acres
Crossabeg	3.5 Acres
Enniscorthy	42 Acres
Fethard	3.5 Acres
Gorey	42 Acres
Monamolin	1.5 Acres
New Ross	37 Acres
Park	7 Acres
Rosslare Strand	11 Acres
Taylorstown	7 Acres
Total	238 Acres

1.7 Multi-annual Housing/Construction/Acquisition Programme

The National Development Plan (2000-2006) provides £6 billion for social and affordable housing over the period of the Plan. A key objective of the National Development Plan is to increase the provision of Social Housing. In response to this objective, the Department of the Environment and Local Government introduced for the first time the concept of multi-annual programming in order to deliver an additional 35,000 units nationally over the period of the plan.

Wexford County Council and the urban authorities in County Wexford have been allocated 970 housing starts for their multi-annual housing programmes over the period 2000-2003. For the purposes of this strategy, it is assumed that similar levels of construction, (i.e. 238 per annum) will be funded by the Department of the Environment & Local Government post 2003 and up to 2006.

It is open to local authorities to front load the provision of housing during the early years of the programme if the necessary land bank is available, the necessary design and planning procedures are put in place, and the capacity exists within the construction sector locally to take up the demand. For its part, Wexford County Council will have accelerated its construction programme by circa. 25% by the end of 2001.

As part of the Multi-Annual Programme, it is open to local authorities to purchase up to 25% of its allocated housing starts. This is particularly relevant to the larger urban areas where land availability is critical and to instances in which there are severe constraints within the construction sector to take up the demand from the Local Government sector.

1.7 Estimated Housing Yield from Local Authority Activity (2000-2006)					
Year	Social Housing	Casual Vacancies	Subsidised Sites	Affordable Housing	Total
2000	145	72	-	-	217
2001	140	72	53	77	342
2002	210	72	50	106	438
2003	212	72	20	75	379
2004	238	92	20	75	425
2005	238	92	20	50	400
2006	238	92	20	50	400

1.8 Affordable Housing & Subsidised Sites

In June 2000, Wexford County Council set up an 'Affordable Housing Unit' within the Housing Section. The purpose of this unit is to promote the concept of self help through the provision of advice and information, and to facilitate the provision of low cost housing and sites to people with incomes below a specified figure. It is intended to integrate the provision of Affordable Housing and subsidised sites into the Social Housing Programme.

Particular emphasis is being attached to the promotion of the 'Mortgage Allowance Scheme' under which local authority tenants and tenants of voluntary housing bodies can avail of up to £9,000 if they surrender their existing dwelling.

Currently there are 393 applicants seeking affordable housing from Wexford County Council and the urban authorities. It is intended to deliver 612 units of accommodation in the period 2000-2006 through the provision of Affordable housing and subsidised sites.

Table 1.8 outlines the location and number of affordable houses and subsidised sites which the local authorities are currently planning to provide.

Table 1.8 Affordable Housing & Subsidised Sites Proposals 2000-2001			
<u>Location Of Affordable Housing</u>	<u>No. Of Houses</u>	<u>Subsidised Sites</u>	<u>No.</u>
<u>Enniscorthy U.D.C.</u>		Castlebridge	6
Ross Road	32	Taghmon	8
Paddocks	6	Clonroche	6
		New Ross	6
<u>New Ross U.D.C.</u>		Bunclody	10
Morrisseysland	36	Enniscorthy	6
		Gorey	6
<u>Wexford County Council</u>		Rosslare Strand	6
Rosslare Harbour	19		
Castlebridge	26		
Gorey	64		
<u>Wexford Corporation (allocated)</u>	-		29
Total	183	Total	83

1.9 Role of Voluntary Housing Associations

Local authorities also encourage tenants who are living in accommodation which now exceeds their needs to move to smaller scale accommodation with the resulting vacancies being allocated to larger families, etc. Based on trends over the last 3 years, it is assumed that casual vacancies will continue to occur at approx. the rate of 45 per annum.

The voluntary housing sector has been playing an important role in the provision of social housing accommodation in recent years. It's role is significant both in the term of output and improving the status and perception of social housing generally.

Table 1.9 indicates the current involvement of the voluntary sector in providing accommodation in County Wexford. It is the intention of the Wexford authorities to further involve the voluntary sector, particularly on larger sites and specifically in the provision of Traveller accommodation, in future years of the Multi-Annual Programmes. It is also desirable that the role of the voluntary sector could be expanded in relation to the delivery of affordable and social housing units on lands made available under Part Five of the Planning & Development Act, 2000.

TABLE 1.9 CURRENT INVOLVEMENT OF THE VOLUNTARY SECTOR				
Name of Association	No. of units Completed at June 2001		No. of units in Planning / Construction at June 2001.	
	Rental Subsidy	Capital Assistance	Rental Subsidy	Capital Assistance
Respond	128	18	14	-
Enniscorthy Community Housing Ltd.	-	27	-	-
St. Pancras	12	-	114	-
St. Vincent De Paul	-	2	20	6
Enniscorthy Community Workshop	-	6	-	18
Tagoat	-	10	10	-
Grantstown	-	13	-	11
Irish Assoc for Autism	-	9	-	-
Wexford Mental Health	-	5	-	8
Camphill	-	23	-	
Others	-	10	-	26
Sub totals	140	96	158	69
Totals		236		227

The Council works in partnership with the voluntary housing sector to provide housing, in areas where there is demand, for low income families (**Rental Subsidy Scheme**) and for the elderly, homeless and physically/mentally challenged (**Capital Assistance Scheme**).

140 units of accommodation have been provided under the **Rental Subsidy Scheme** with another 158 units currently in planning and the **Capital Assistance Scheme** has provided 96 units of accommodation to date with 69 units in planning also.

The **National Development Plan** provides for an eight fold increase in output from the Sector and with more than 130 persons in need of sheltered accommodation currently living with their families or in institutional care the demand for housing in the Sector will continue.

The Councils strategy is to continue to develop linkages with the Voluntary Housing Sector and to assist it in meeting the housing needs of its clients.

1.10 Housing of Persons with Special Needs

In dealing with categories under this heading, one is for the most part referring to the Travelling community, homeless, the elderly, disabled and expatriates.

In recent years local authorities have been examining the needs of expatriates living abroad in poor circumstances. Suitable arrangements and accommodation will be provided to re-integrate those in need into their native communities.

Occasionally, circumstances may arise where special needs cases need to be considered in isolation and where purpose built housing is provided. The Council caters for people with special needs through direct provision of housing, facilitating the voluntary housing sector and through grant-aid for the elderly or for persons with disabilities requiring modifications to their homes.

The following is a brief summary of activity, with regard to the aforementioned groups:

1.10.1 Homeless Persons

The Housing Act, 1998 defines circumstances in which a person shall be regarded as being homeless.

These circumstances include victims of family violence, rough sleepers and homelessness due to emergencies such as fire & flood.

The government has recently adopted “Homelessness – An Integrated Strategy”. This Strategy recognises that homelessness is increasingly a symptom of social problems that cannot be addressed solely in a housing context. There is a need for a comprehensive approach involving shelter, health and welfare and support to re-integrate into local communities and to prevent them becoming homeless in the first place.

Under the auspice of the Social Housing Policy Committee a Homeless Forum has been established to prepare a Strategy for the County. The membership of the Forum includes representatives from local authorities, health board and voluntary organisations. The Action Plan to provide a coherent response to homelessness is currently being prepared and should be completed by early August, 2001. The assessment of the extent of homelessness in Wexford identified 100 individuals as being homeless in the County. The Homelessness Strategy will set out how all services for the homeless are to be provided and to identify in each case which particular body is to provide a particular service.

1.10.2 The Elderly

The Wexford Authorities have and will continue to provide accommodation specific to the needs of the elderly.

The provision of home services and other onsite facilities will assist the elderly in continuing to reside in their own homes. Such facilities become more sustainable and effective when accommodation for the elderly is clustered and within easy reach of town/village centres. This accommodation will include a mix of house types, the latter being suitable for the accommodation of a relative or carer in cases where applicants are elderly and incapable of living independently.

The design of new accommodation will incorporate facilities such as oil fired central heating and level access showers as required. The existing housing stock will also be adapted to improve facilities for elderly people.

1.10.3 Disabled Persons

The Council has met and will continue to address the housing needs of disabled persons who require house modifications.

The demand for this scheme is increasing annually -
76 applications in 1999, 110 in 2000, and 93 to date for 2001.

1.10.4 Traveller Accommodation

Wexford County Council adopted a Traveller Accommodation Programme for the period 2000 – 2004, to put in place the necessary procedures, measures, resources and facilities, which are required to successfully accommodate 249 Traveller families in a manner that will address all concerns relating to the provision of the accommodation.

The programme proposes the following accommodation :-

- *The provision of 69 County Council and UDC houses,*
- *The provision of 94 houses in group housing schemes by the County Council and Urban District Councils.*
- *The accommodation of 62 families in permanent and temporary halting sites located in each Council Electoral Area,*
- *Provision has been allowed for 24 families to purchase houses either from their own resources or with the assistance of loans from Wexford County Council,*
- *The purchase of a number of single houses will also be considered by the Council to accommodate families with particular needs.*

Wexford County Council will be responsible for the implementation of the Programme in the County area, including the New Ross and Enniscorthy Urban District Council areas.

Wexford Corporation will be responsible for the implementation of its own Traveller Accommodation Programme, which will involve co-ordination with Wexford Co. Council in relation to the accommodation of Traveller families.

1.11 Housing Loans

The Loans and Grants Section will continue to proactively assist potential purchasers to achieve home-ownership by promoting the loans schemes on offer, providing local information clinics and giving advice and facilitating the transition to home ownership.

The Council provides loans for the following purposes:

Purchase of new houses.
Purchase of second-hand houses.
Construction of new houses.
Improvements and extensions to houses.

There are a number of loan schemes as set out below which offer individual financial options to borrowers. These loan types are specially designed to enable as many people as possible to achieve home ownership, even in the current climate of high house prices.

The loan options are:
Small Dwellings Acquisition Act Loans (SDAA),
Shared Ownership Loans,
Tenant Purchase Loans
Affordable Housing Loans.

The demand for loans is increasing as the following table illustrates and as the affordable housing schemes are constructed, demand for loans will be greater than in recent years.

Loan Type:	No. Recd Year 2000	No. Recd. To June 2001
SDAA	9	12
Shared Ownership	41	21
Tenant Purchase	26	13
Affordable Housing	22	0
Improvement Loans	10	5

1.12 Essential Repair Grants

The Essential Repair Grant Scheme provides for necessary repairs to the roofs, chimneys and walls of dwellings which are unfit for human habitation where the occupant(s) are aged 65 years and over.

The demand for Grant-Aid is increasing as illustrated hereunder:

Applications received 2000	27
Applications received 2001	34

The demand for grants will be related to the quality of the existing housing stock.

1.13 Co. Wexford Rural Development Strategy

In developing a Housing Strategy the various actions and initiatives outlined previously will act as a mechanism to achieve the objectives of the Rural Development Strategy. The maintenance of the role, vitality, character and setting of the County's small towns and villages is central to the Council's Rural Development Strategy. In support of the Council will:-

- *Provide necessary physical and social infrastructure*
- *Promote the consolidation and enhancement of the character and identity of the towns and villages by upgrading amenities and facilities*
- *Promote these areas as foci for house building to meet local need.*
- *Work to revitalise and regenerate those areas which are stagnating so as to ensure that they continue to contribute to the social and economic wellbeing of their communities.*

1.14 Considerations

There are a number of issues which must be considered in developing a Housing Strategy for Wexford:-

- *As indicated in paragraph 1.6, in the context of the availability of housing land, there are 238 acres of housing land available for the delivery of the local authorities Social Housing Programme in County Wexford. However, demand patterns in rural areas may not match land availability.*
- *If this authority were to rely on the opportunity provided by Part Five of the Planning and Development Act 2000 for the delivery of its Social Housing Programme, it would also have to rely on the general assumption that private sector development would happen at locations consistent with locations of need in terms of social housing. In rural areas, for example where housing demand is associated with rural depopulation and social exclusion, it may well not be the most attractive location for private sector development.*

- In utilising Part Five of the Planning and Development Act 2000, the local authority must be conscious of issues of design, density, integration, etc. In this context, flexibility of approach is desirable rather than over reliance on one particular delivery mechanism. Detailed design and density considerations will be dealt with as part of the Planning process.

1.15 Conclusions

The Housing Strategy for Co. Wexford prepared by Peter Bacon & Associates came to the following conclusions in relation to social and affordable housing requirements. These requirements are in addition to the current housing list and are exclusive of the housing demand and need of Travellers, the Homeless, and Asylum Seekers. Table 1.15.1 shows the number of social housing units required under each eligibility criteria.

This Strategy recognises the important contribution of the private sector in providing housing. In this regard, the achievement of a sustainable balance between private and social housing is a strong aspiration of this strategy.

Wexford Local Authorities will continue to support and to encourage private home-ownership. This can be achieved through an ever widening range of incentives to assist and guide housing applicants. The Local Authorities directly focus on meeting the essential needs of housing applicants and in particular, initiatives such as the Affordable Housing Booklet and the holding of Housing Clinics on a regular basis, are examples of how the Local Authorities provide support for housing applicants.

The spatial spread of housing projects throughout the county will be an important design and planning issue and will be a direct contribution to rural development.

The Part V Planning & Development Act 2000 is a mechanism to augment the historic housing provision by Local Authorities and must be considered in the light of the resources and funding arrangements for the Housing Programme.

1.15.1 Social and Affordable Housing Requirements (Number of Units)						
	2	3	4	5	6	
ble (Adjusted)						
Earners)						
Non-Earners)						
Number						

Table 1.15.2 shows the number of housing applications received at June, 2001.

Table1.5.2 Housing Applications Received @ 23/06/2001					
Electoral Area	Total	Earners	Non-Earner	Travellers	Homeless
New Ross	610	90	453	64	3
Enniscorthy	462	100	291	69	2
Gorey	288	90	190	7	1
Wexford	841	212	579	35	15
Total	2201	492	1513	175	21

An assumption is being made that the level of housing applications reflects the demand for social housing, although following assessment of all applicants, a number of applicants will be found to be eligible for

alternative housing options such as private rented accommodation, improvement works in lieu of rehousing, or other social housing options, etc.

The current number of housing applicants and projected social and affordable housing units required during the six year period of the Strategy amount to 3764. This represents 74 % of the total number of units which will be provided, as estimated by Peter Bacon & Associates in his analysis. Accordingly under Part V of the Planning & Development Act, 2000, the Council will take a uniform 20% of all private housing development. This Housing Strategy will be implemented throughout it's lifetime through a process of discussion and consultation during the Planning process, particularly with regard to private development in the housing sector.

*Seamus Dooley
County Manager
9th July, 2001*

*Kieran O'Brien
Director of Housing & Environment*

Wexford County Council
County Development Plan 2001

Variation No. 2

Additions to the Record of Protected Structures

VARIATION MADE ON FEBRUARY 11TH 2002

ADDITIONS TO THE RECORD OF PROTECTED STRUCTURES

1. Mulrankin Castle, Mulrankin, Bridgetown
2. Ballyhealy Castle, Ballyhealy, Kilmore
3. Kilmokea House, Great Island, Campile
4. Dunmain House, New Ross
5. Polehore House, Wexford