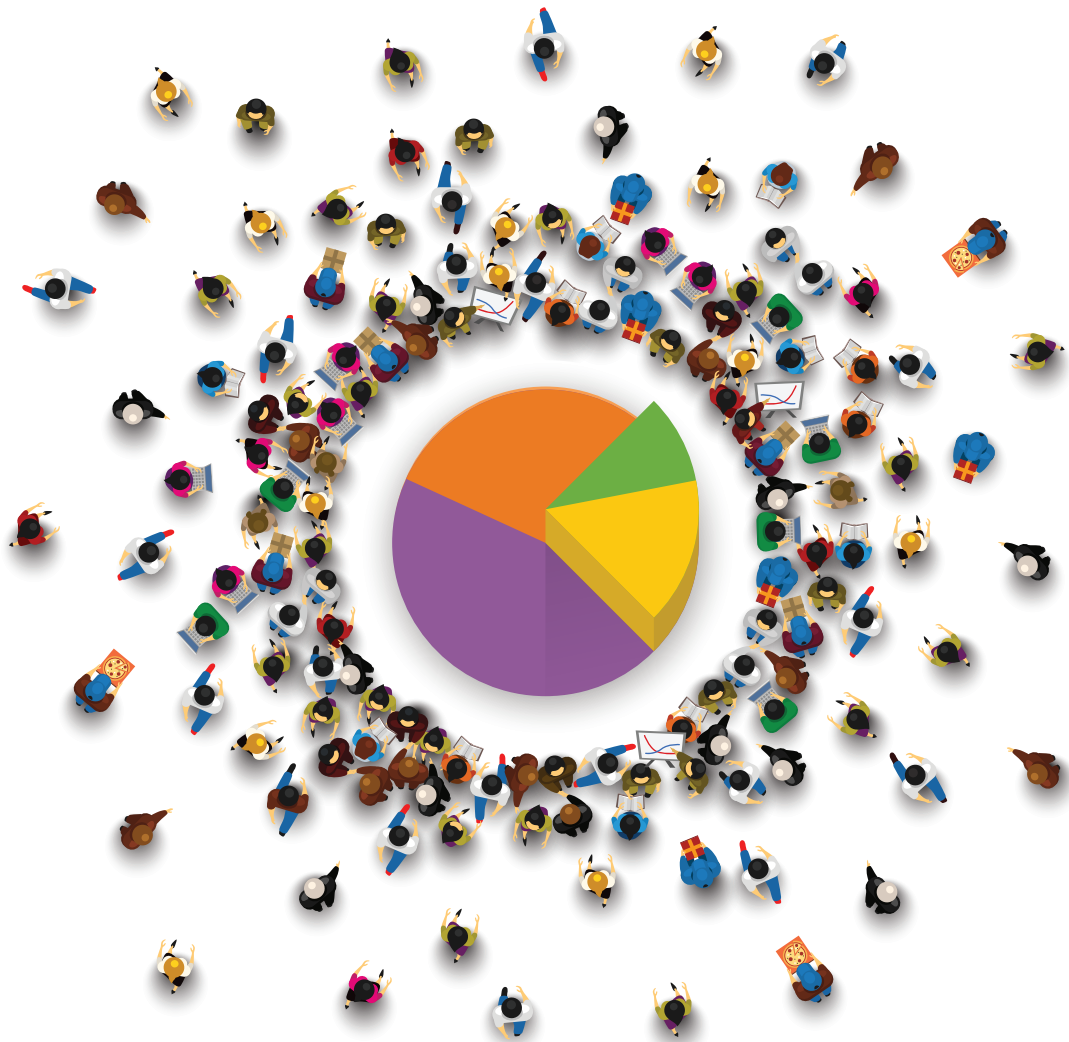


# Socio-Economic Profile 6:

## Housing



## SOCIO-ECONOMIC PROFILE 6 - HOUSING

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**HOUSING - TYPE, TENURE, VACANCY, COMPLETIONS, SUPPORTS, MARKET PRICES and YEAR BUILT**

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This section explores the housing profile of Wexford, highlighting its dynamic nature and outlining some of its key characteristics. The following combination of Census based indicators along with data sourced from other authoritative sources are used to provide an in depth housing profile of the county: Housing Type, Tenure, Vacancy, Housing Completions, Housing Supports, Market Prices, Year of Construction and Housing Facilities.

This report forms part of a series of 6 thematic reports on 'Economy', 'Commuting Flows', 'Demographics', 'Education and Skills' and 'Health and Disability'. All reports are primarily derived from the results from Census 2016 but also include additional datasets from other key authoritative sources in Ireland.

Wexford has the twelfth largest housing stock in the State with total stock (occupied and unoccupied) recorded at 68,206 in the 2016 Census. Of this total, 79.5% of stock was occupied, 9.7% holiday homes, 8.7% vacant and 2.1% temporally absent.

Patterns of growth have been uneven throughout the county with northern parts of the county experiencing higher rates of growth than other areas - driven by its proximity to the Greater Dublin Area commuter belt. An analysis of the age of housing stock in the county reveals that almost 43% of all housing in the Gorey MD has been built since 2001. In contrast, rates are much lower in other MDs: Enniscorthy (35%), New Ross (33%) and Wexford (29%).

However, since 2011 there has been a considerable slowdown in the growth of new housing development both in Wexford and across the State. Levels of construction and new builds have been extremely low with only 2% of occupied houses in the State built since 2011. This figure is marginally higher in Wexford where only 2.2% of houses were built since the previous Census (2011 onwards).

## Key Facts

- 1. Wexford is a significant residential base within the region.** According to the 2016 Census, the total number of occupied households within Wexford was 54,232. This represents 3.2% of the State total (1.7 million), 9% of the Southern Regional Assembly (580k) and 35.4% of the South-East Strategic Planning Area (SPA) (153,382).
- 2. Conventional housing is the dominant house type in Wexford.** Over 94% or 51,033 of occupied housing in Wexford is classed as Conventional Housing (house/bungalow). This rate is considerably higher than the State average of 86.5%. Flats and Apartments represent just 4.3% (2,319) of housing which is considerably lower than the State average of 11.85. Since 2011, however, the number of Flats and Apartments in Wexford has increased by 17.2% which suggests a shift in development trends towards Flats and Apartments.
- 3. Home ownership rates in Wexford remain high.** According to the 2016 Census, 71.5% of households in Wexford are Owner Occupied, considerably higher than the State average (67.6%) and the 13th highest number of all local authorities. Since 2011, there has been a significant drop in mortgaged households with a decrease of -8.5% or 1,541 households. This decrease is primarily due to a lack of access to finance and housing supply.

**4. The private rental sector is expanding in Wexford.** The rate of private rented properties in Wexford (14.6%) is lower than the State (18.2%) average. However, the rate of growth in Wexford (3.7%) is more than twice the State (1.4%) average. There is a clear spatial distribution to the private rented sector with highest rates and numbers all located in the main settlements.

**5. Private Rented sector is heavily supported by State intervention funding.** The private rental housing market is heavily subsidised by state funding in the form of Housing Assistance Payments (HAP), the Rental Accommodation Scheme (RAS) and Rent Supplement. In total, there are now (q2, 2017) 231 HAP tenancies in Wexford, 724 households linked to RAS (approximately €4m in Wexford in 2016) and 1,871 recipients of Rent Supplement 36.1% short term and 63.9% long-term). An analysis of the number of recipients of Rent Supplement relative to the number of private rented households in Wexford reveals (AIRO calculations) that Wexford is the second highest rate of private sector dependency on Rent Supplement in the State.

**6. Wexford has an active property market with increasing prices for Rents and Sales.** Rental accommodation in Wexford is relatively low in comparison to other eastern counties in Ireland. The average monthly rental in the county is now €636 (approx 15% higher than 2014) with higher rates in the north of the county (Gorey = €721, 23% higher than 2014). The value and volume of sales area also increasing in Wexford and in the year to November 2017, a total of 1,312 residential property transactions were recorded in Wexford. Across the Eircode Routing Key areas located in Wexford, Y35 Wexford (477) recorded the highest volume of transactions followed by Y25 Gorey (379), Enniscorthy (323) and New Ross (154). The average value of a sold property in Wexford in this period was €163,186 - the 12th highest average price in the State.

**7. Rates of vacant housing have reduced in Wexford.** According to Census 2016 there were 5,918 vacant properties (excluding holiday homes) recorded in Wexford. This figure marks a reduction of 20% since Census 2011. The Census vacancy rate currently stands at 8.7% which is marginally below the State (9.1%) average. Of the vacant properties in Wexford, 44.3% are considered Short Term vacant (Occupied in 2011, Vacant in 2016) and 33.8% are considered Long Term (Vacant in 2011 and 2016). There is considerable public debate regarding the accuracy of the Census vacancy figures with GeoDirectory recording a vacancy rate of 3.8% in Wexford (Q2 2017). While different methodologies are in place, it should be acknowledged that in general the Census vacancy numbers will have certainly dropped since the 2016 Census enumeration. The vacancy section in this report explores the Census vacancy figures in more detail and focusses on both short and long-term vacancy and potential reasons for vacancy.

**8. Wexford has a large proportion of Holiday Homes.** Holiday homes make up 9.7% (6,629) of the total housing stock in Wexford. This figure is the 3rd highest rate in the State and the 4th highest number. Holiday homes are largely concentrated to the coastal areas of the south and east of the county.

**9. Construction of new houses in Wexford exceeded the State average.** In the period since the 2011 Census, 1,191 or 2.2% of all housing in Wexford was constructed. This was marginally higher than the State (2%) average and represents the 9th highest rate of all local authorities. Of all new housing constructed between 2011 and 2016, 29.1% was built in the Gorey MD, 25.4% in the Wexford MD, 23.7% in the Enniscorthy MD and 21.9% in the New Ross MD.

## SOCIO-ECONOMIC PROFILE – HOUSE TYPE

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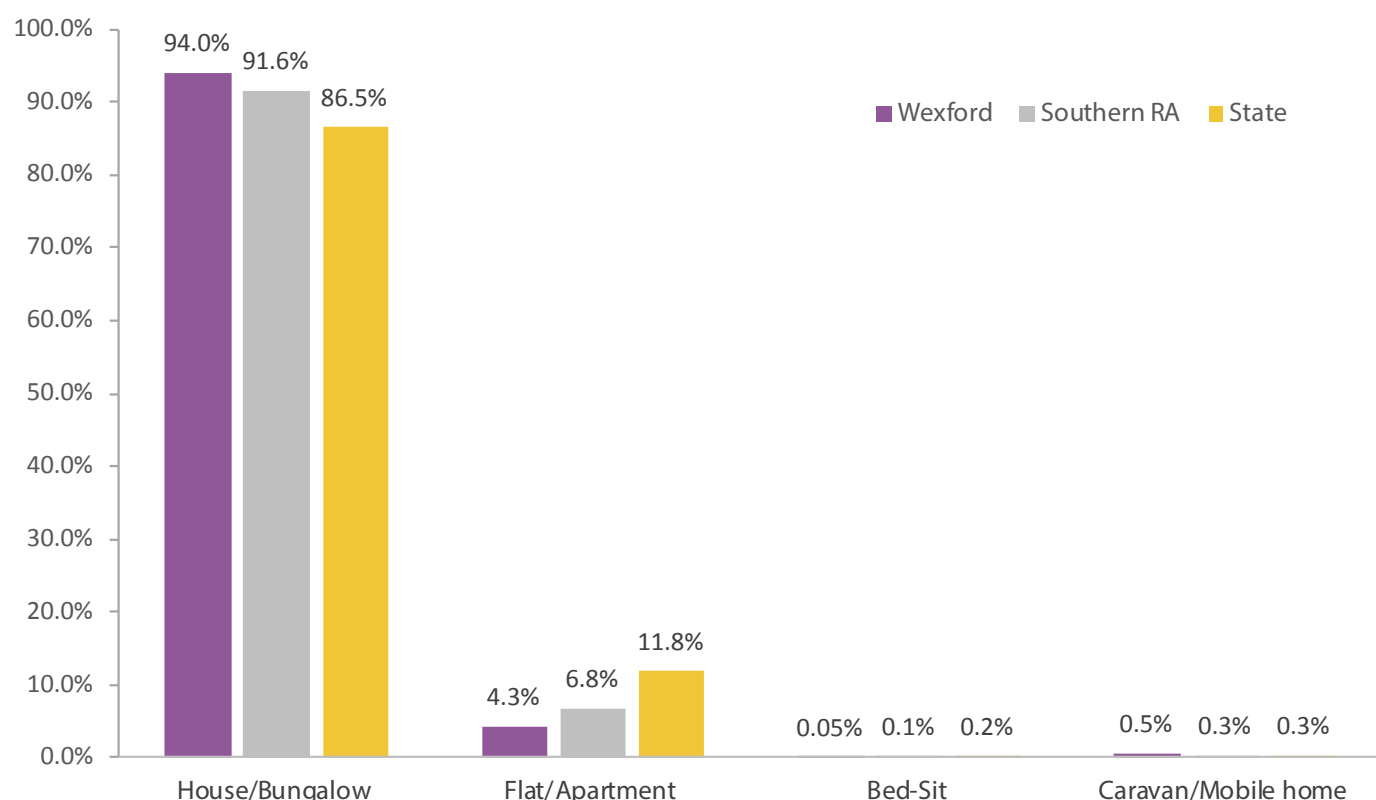


Figure 1.1: Housing Tenure - Summary, 2016 (Source: CSO & AIRO)

The vast majority of housing across the State and in Wexford can be separated into two main groups; Conventional housing and Apartments. Recent changes in government guidelines/regulations mean that the proportionate share of bed-sits has reduced as they are no longer a viable form of accommodation and this may lower the rates locally and nationally. The graphic above details the breakdown of occupied households in Wexford, the Southern Regional Assembly and the State. Households are classified across four categories: House/Bungalow, Flat/Apartment, Bed-Sit and Caravan/Mobile Home.

Conventional housing (House/Bungalow) represents 94% of all occupied households in Wexford and is considerably higher than the regional (91.6%) and State (86.5%) averages. Since 2011, the number of households classed as within conventional housing in Wexford has increased by 2.8% or 1,396 which is marginally higher than the rate of growth in the State (2.3%).

There are 2,319 Flats or Apartments in Wexford and this represents 4.3% of all occupied households. This figure is considerably lower than the State average (11.8%). Since 2011, the number of households classed as residing in Flats or Apartments increased by 17.2% or 340 occupied households. This figure exceeds the rate of growth in the State at 13.1%. It is important to note that this is not a result of new builds in flats/apartments since 2011 and likely to be in-fill in existing and vacant flats/apartments as recorded in Census 2011.

The following indicators provide more detail on conventional housing and apartments within and across Wexford.



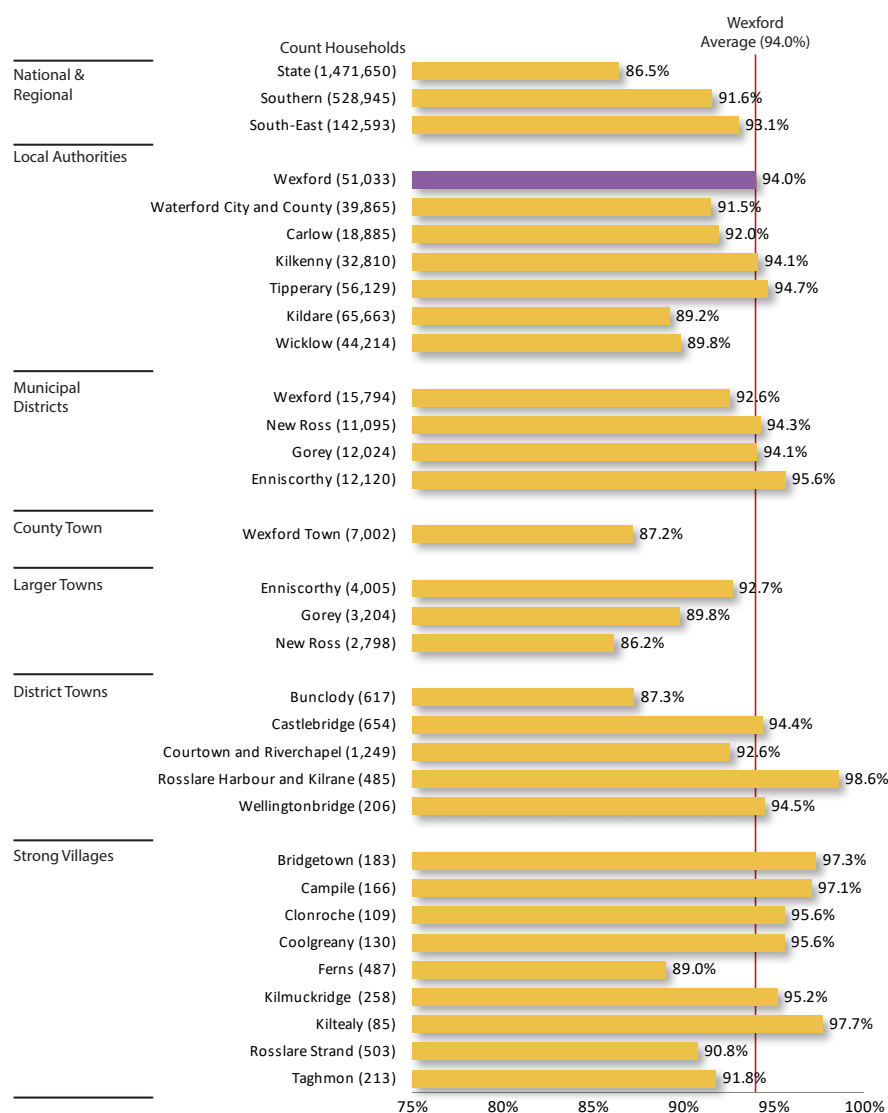


Figure 2.1: Household Type - Conventional Housing, 2016 (Source: CSO &amp; AIRO)

How is Wexford performing?  
% Households

10/31

Local Authority  
1 is the highest, 31 is the lowest

↑

National  
Higher than Average

↑

Southern RA  
Higher than Average

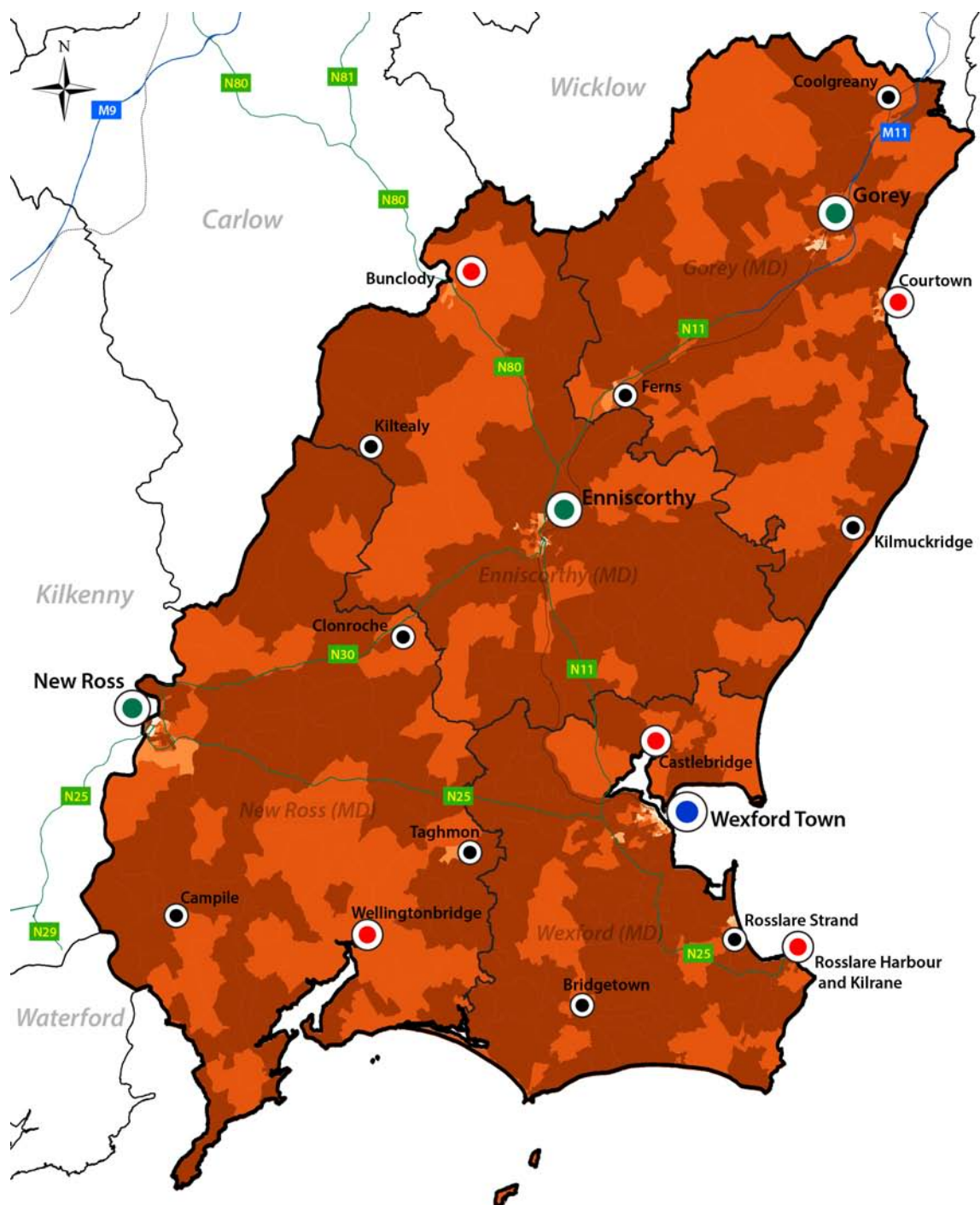
How is Wexford performing?  
Count Households

12/31

Local Authority  
1 is the highest, 31 is the lowest

- According to the 2016 Census, the number of households classed as 'Conventional Housing' (house/bungalow) in Wexford was 51,033 and represents 94% of the total households. This rate is higher than the State (86.5%), the Southern RA (91.6%) South-East SPA (93.1%) averages.
- Relative to other local authorities, Wexford has the 12th highest number of 'Conventional Housing' in the State and the 10th highest rate. The highest rates in the State are in Roscommon (96%) and Mayo (94.8%) with the lowest in Dublin City (63.1%) and Cork City (73.9%). Since 2011, the total number of conventional housing in Wexford has increased by 1,396 (2.8%).
- At the Municipal District level there is a small variation with the highest rate recorded in Enniscorthy MD (95.6%). In contrast to this, New Ross MD (94.3%), Gorey MD (94.1%) and Wexford MD (92.6%) have lower rates. Across the settlement hierarchy highest rates are found in Rosslare Harbour and Kilrane (98.6%), Kiltealy (97.7%), Bridgetown (97.3%), Campile (97.1%), Clonroche (95.6%) and Coolgreany (95.6%).





Housing Type: Percentage of Households - Conventional Housing, 2016



Map 2.1: Household Type - Conventional Housing, 2016 (Source: CSO & AIRO)

- The map provides an illustration of the rates of 'Conventional Housing' within and across the Wexford Small Areas (SAs). High concentrations are found throughout the county, however, highest rates (over 97%) are distributed throughout rural parts of the county where there are low levels of alternative housing types.

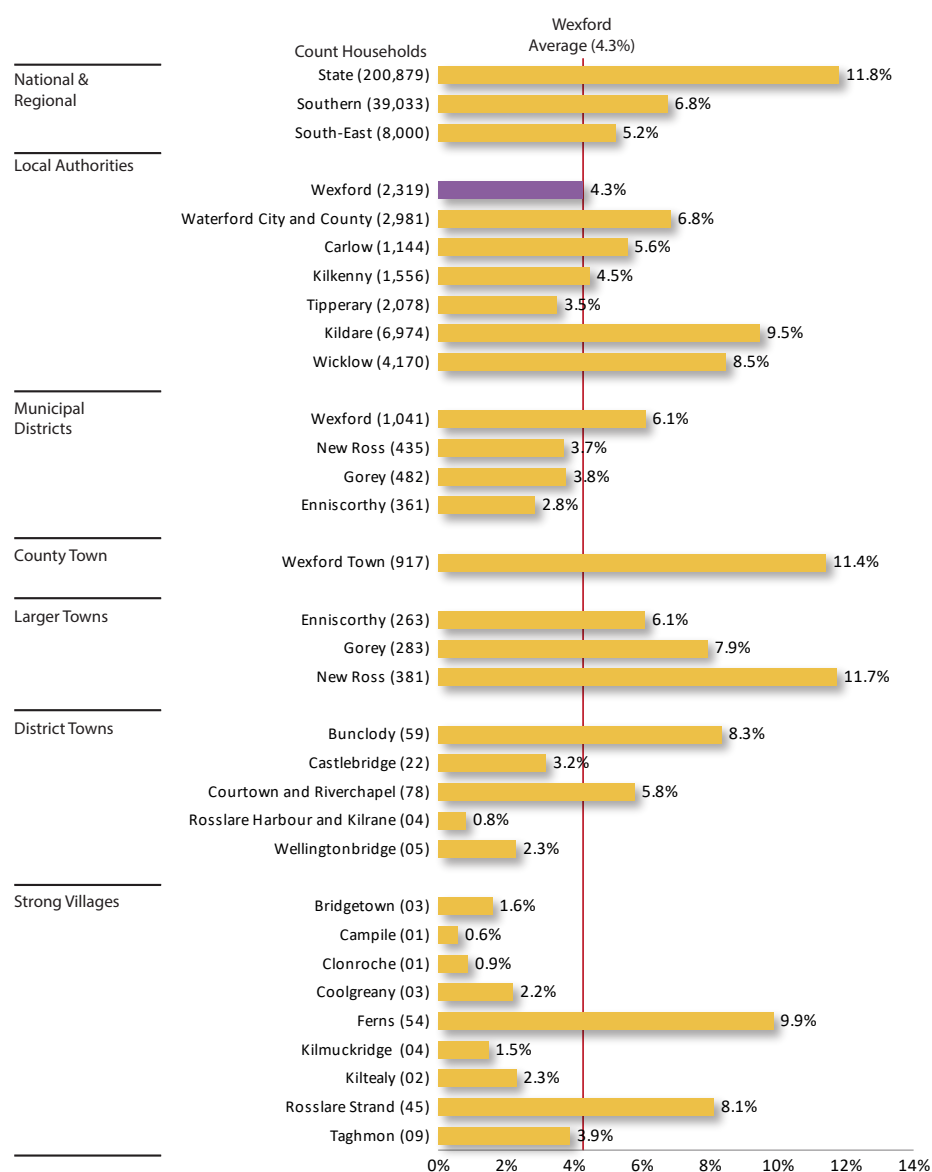


Figure 3.1: Household Type - Flats/Apartments, 2016 (Source: CSO & AIRO)

How is Wexford performing?  
% Households

21/31

Local Authority  
1 is the highest, 31 is the lowest



National  
Lower than average



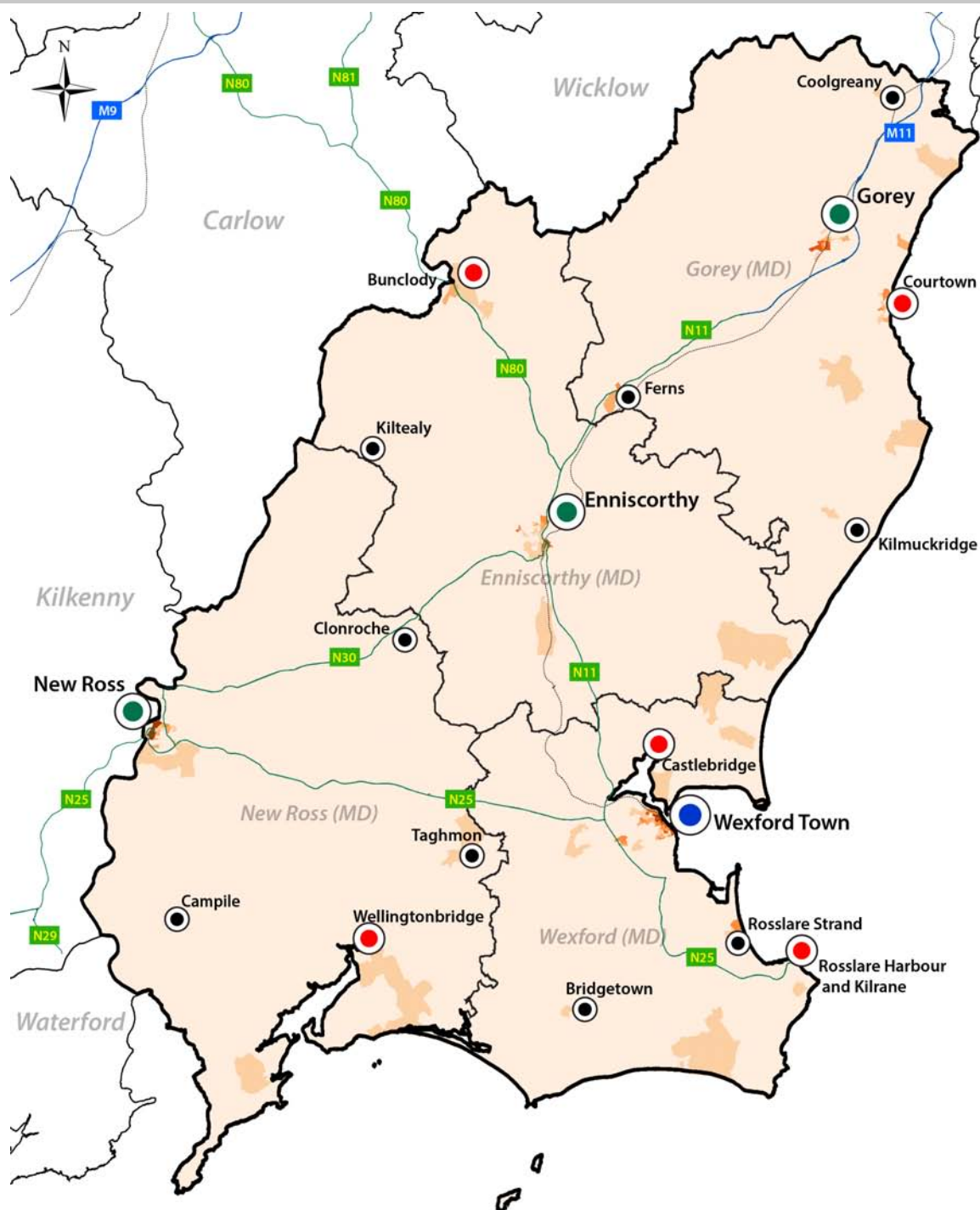
Southern RA  
Lower than average

How is Wexford performing?  
Count Households

17/31

Local Authority  
1 is the highest, 31 is the lowest

- According to the 2016 Census, the number of households classed as 'Flats/Apartments' in Wexford was 2,319 and represents 4.3% of the total households. This rate is lower than the State (11.8%), Southern RA (6.8%) South-East SPA (5.2%) averages.
- Relative to other local authorities, Wexford has the 15th lowest number of 'Flats/Apartments' in the State and the 11th lowest rate. The highest rates in the State are in Dublin City (34.3%) and Galway City (23.6%) with the lowest in Roscommon (2.4%) and Tipperary (3.5%). Since 2011, the total number of households classed as residing in 'Flats/Apartments' in Wexford has increased by 340 (17.2%).
- At the Municipal District level there is a considerable variation with the highest rate recorded in Wexford MD (6.1%). In contrast to this, Gorey MD (3.8%), New Ross MD (3.7%) and Enniscorthy MD (2.8%) have much lower rates. Across the settlement hierarchy highest rates are found in New Ross (11.7%), Wexford Town (11.4%), Ferns (9.9%), Bunclody (8.3%) and Rosslare Strand (8.1%).



Housing Type: Percentage of Households - Apartments/Flats, 2016



Map 3.1: Household Type - Flats/Apartments, 2016 (Source: CSO & AIRO)

The map provides an illustration of the rates of 'Flats/Apartments' within and across the Wexford Small Areas (SAs). Highest concentrations are limited primarily to urban settlements with the largest settlements of Wexford, New Ross, Gorey and Enniscorthy recording the highest rates.

## SOCIO-ECONOMIC PROFILE – HOUSING TENURE

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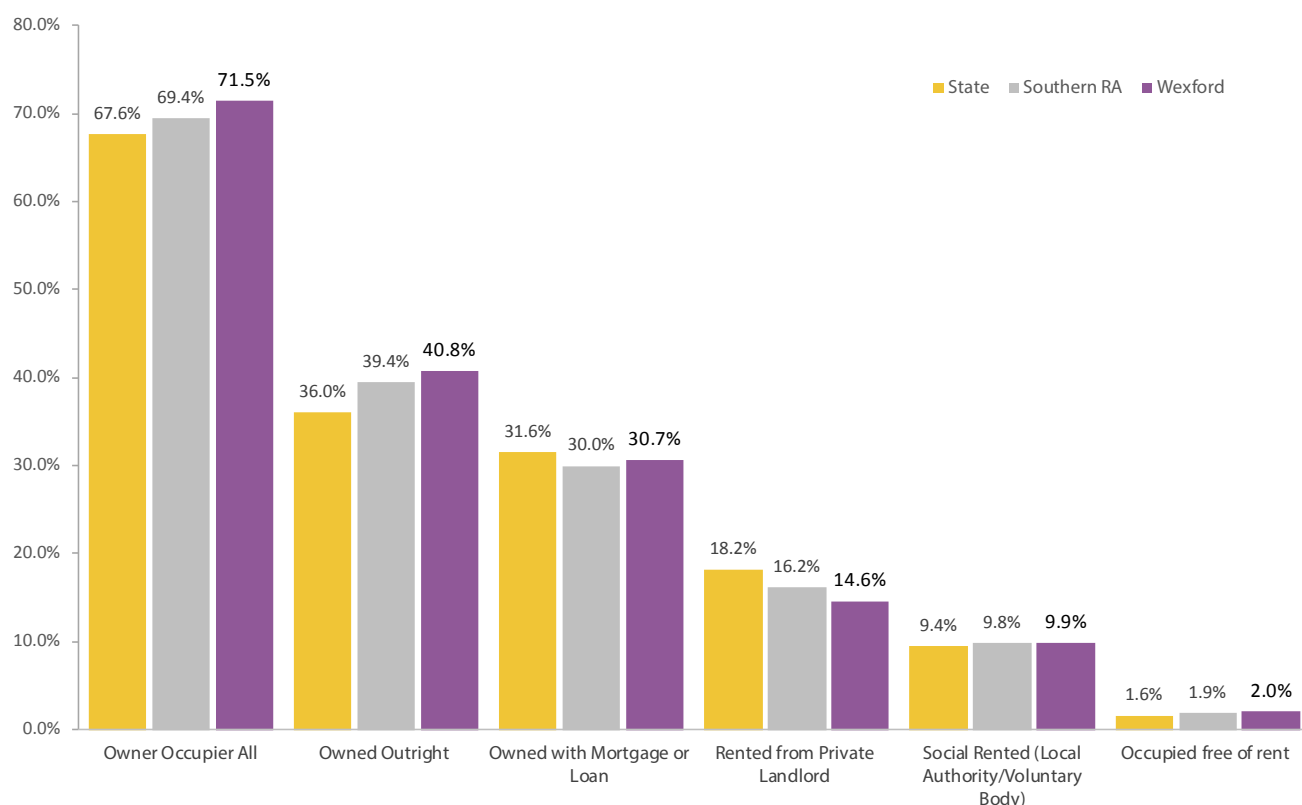


Figure 4.1: Housing Tenure - Summary, 2016 (Source: CSO & AIRO)

The graphic above details the housing tenure in place across Wexford, the Southern Regional Assembly and the State. Housing tenure is separated into five categories: Owner Occupied without a mortgage, Owner Occupied with a mortgage, Private Rented, Social Rented (including renting from both LA and Voluntary Body) and Rent Free.

Since 2011, there has been a significant drop in mortgaged households primarily due to lack of supply and access to finance. In contrast, there has also been an increase in homes owned outright and households living in the Private Rented sector. Nevertheless, home ownership rates remain high in Wexford: 71.5% of households are owner occupied with 40.3% owned outright and 30.7% with mortgages. The rates of owner occupation in Wexford are higher than the Southern RA (69.4%) and State (67.6%) averages.

The rate of Private Rented households in Wexford (14.6%) is considerably lower than the State average (18.2%). Rates, however, have increased steadily since 2011 with the sector growing by 3.7%. In contrast, the rate of growth in the State was 1.4%.

The rate of change within the Social Rented sector is more in line with the national picture. Social Rented housing represents 9.9% of all households in Wexford. This figure is marginally higher than the State (9.4%) average. Since Census 2011, there has been an increase of 13.3% or 626 in social rented households. This figure is marginally higher than the rate of increase recorded in the State (11.1%).

The following indicators provide more detail on each one of these housing tenure variables.



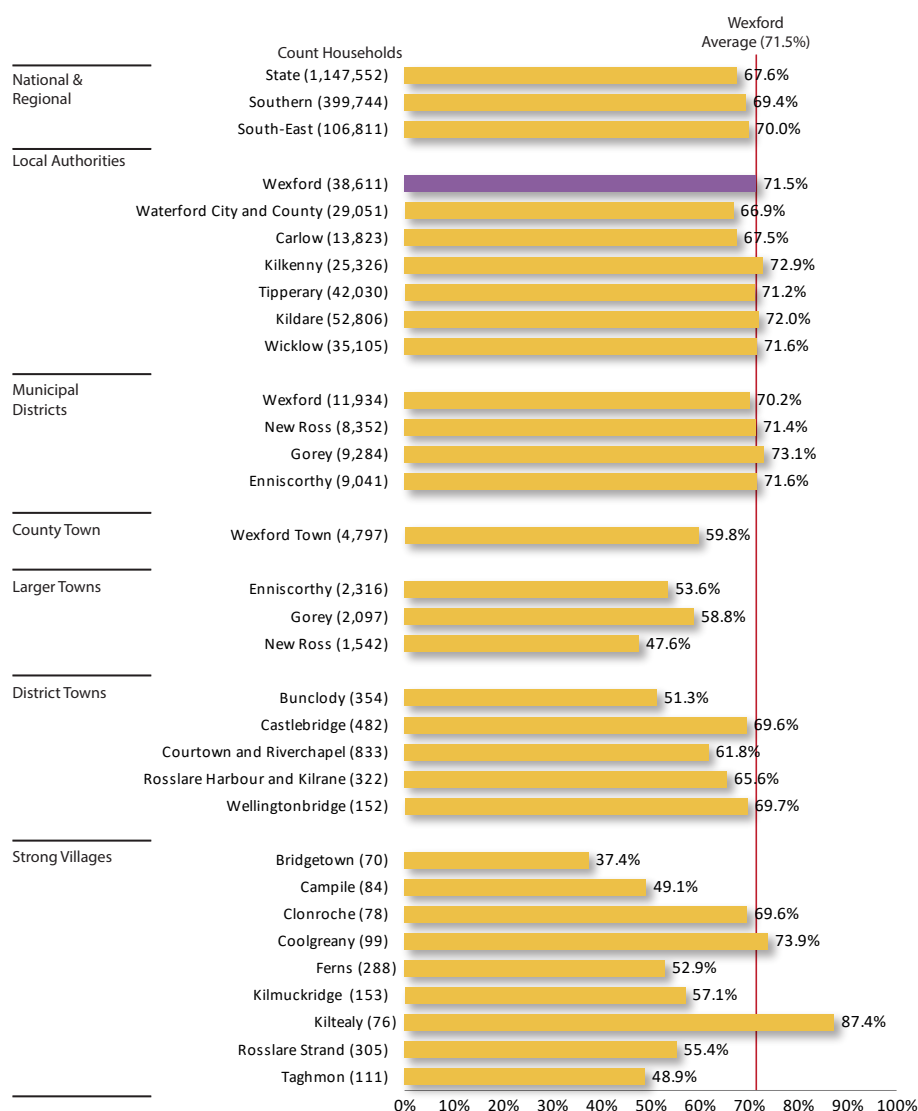


Figure 5.1: Tenure Owner Occupier All, 2016 (Source: CSO & AIRO)

How is Wexford performing?  
% Households



**Local Authority**  
1 is the highest, 31 is the lowest



**National**  
Higher than Average



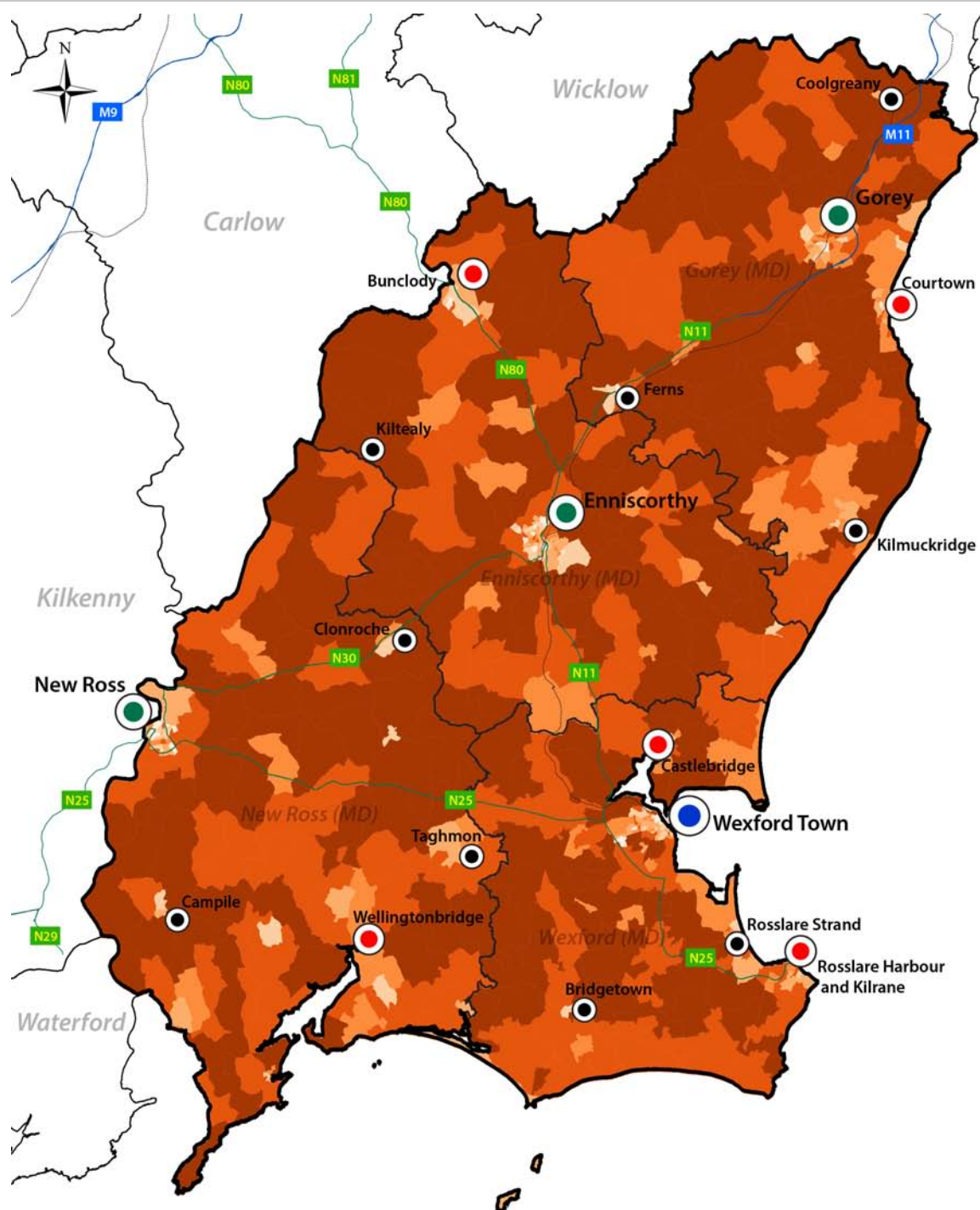
**Southern RA**  
Higher than Average

How is Wexford performing?  
Count Households



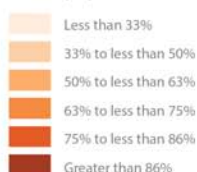
**Local Authority**  
1 is the highest, 31 is the lowest

- According to the 2016 Census, the number of households classed as 'Owner Occupied' in Wexford was 38,611 and represents 71.5% of the total households. This rate is higher than the State (67.6%), the Southern RA (69.4%) and South-East SPA (70%) averages.
- Relative to other local authorities, Wexford has the 11th highest number of 'Owner Occupied' households in the State and the 16th highest rate. The highest rates in the State are in Galway County (76.8%) and Meath (76.2%) with the lowest in Galway City (46.7%) and Dublin City (49.8%). Since 2011, the total number of 'Owner Occupied' households in Wexford has increased by 85 (0.2%).
- At the Municipal District level there is a small variation with the highest rate recorded in Gorey MD (73.1%). In contrast to this, Enniscorthy MD (71.6%), New Ross MD (71.4%) and Wexford MD (70.2%) have lower rates. Across the settlement hierarchy highest rates are found in Kiltealy 87.4%, Coolgreany (73.9%), Wellingtonbridge 69.7%, Castlebridge (69.6%), Clonroche (69.6%) and Rosslare Harbour and Kilrane (65.6%).



Housing Tenure: Percentage of Households - Owner Occupied, 2016

% Households - Owner Occupied  
Small Areas (SAs)



Settlement Hierarchy



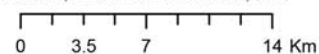
Contextual Layers



Wexford  
County Council



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Data Source: CSO/AIRO  
Produced by: All-Ireland Research Observatory (AIRO)



Map 5.1: Tenure Owner Occupier All, 2016 (Source: CSO & AIRO)

The map provides an illustration of the rates of 'Owner Occupied' households within and across the Wexford Small Areas (SAs). Highest concentrations are visible across rural parts of the county with mixed concentrations recorded in and surrounding medium to large urban settlements.



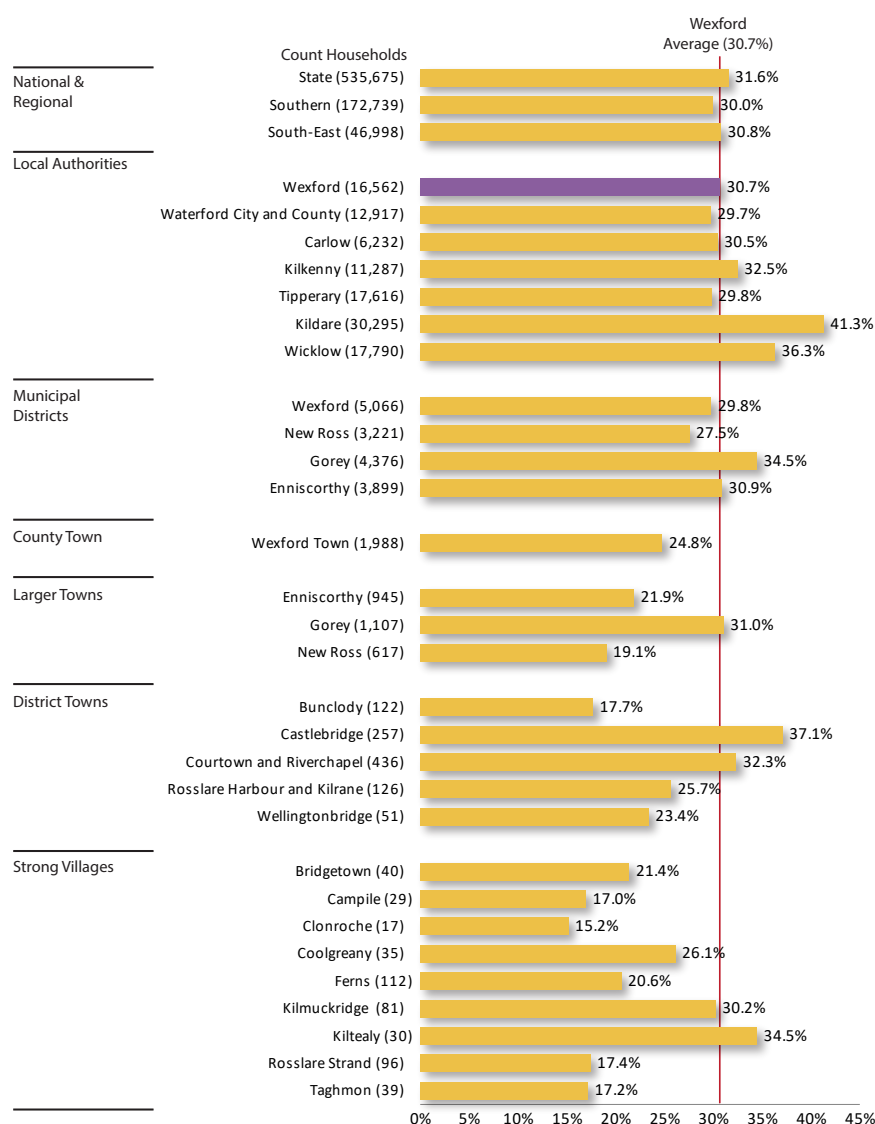


Figure 6.1: Tenure Owner Occupier with Mortgage or Loan, 2016 (Source: CSO &amp; AIRO)

How is Wexford performing?  
% Households

17/31

Local Authority  
1 is the highest, 31 is the lowest



National  
Lower than average



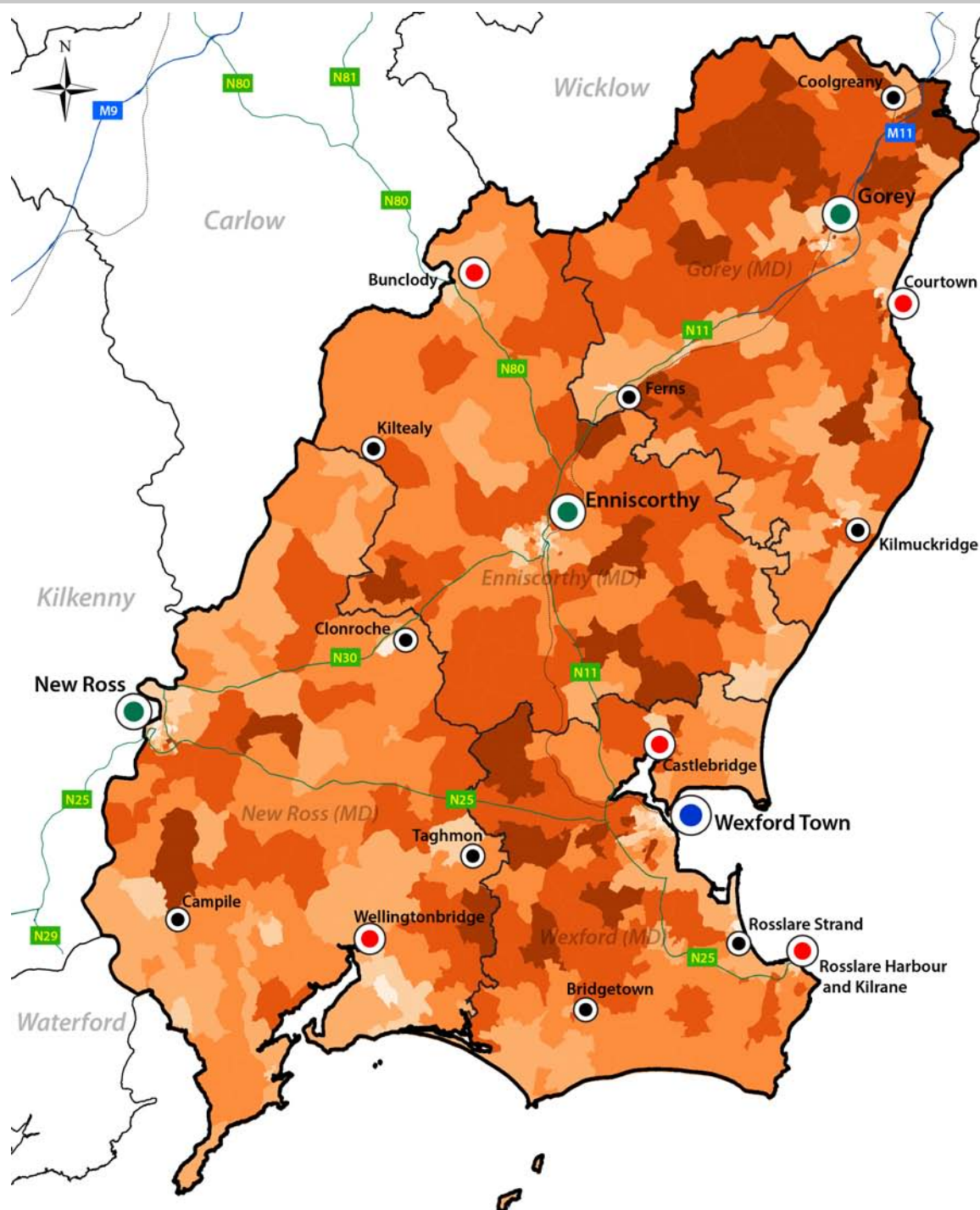
Southern RA  
Higher than Average

How is Wexford performing?  
Count Households

12/31

Local Authority  
1 is the highest, 31 is the lowest

- According to the 2016 Census, the number of households classed as 'Owner Occupier with Mortgage or Loan' in Wexford was 16,652 and represents 30.7% of the total households. This rate is lower than the State (31.6%) and South-East SPA (30.8%) averages and marginally higher than the Southern RA (30%) average.
- Relative to other local authorities, Wexford has the 12th highest number of 'Owner Occupied with Mortgage or Loan' households in the State and the 17th highest rate. The highest rates in the State are in Meath (43.3%) and Fingal (41.4%) with the lowest in Cork City (18.1%) and Galway City (21.1%). Since 2011, the total number of 'Owner Occupied with Mortgage or Loan' households in Wexford has decreased by -1,541 (-8.5%).
- At the Municipal District level there is a some variation with the highest rates recorded in Gorey MD (34.5%). In contrast to this, Enniscorthy MD (30.9%), Wexford MD (29.8%) and New Ross MD (27.5%) have lower rates. Across the settlement hierarchy, highest rates are found in Castlebridge (37.1%), Kiltealy (34.5%), Courtown and Riverchapel (32.3%), Gorey (31%), Kilmuckridge (30.2%) and Coolgreany (26.1%).



Housing Tenure: Percentage of Households - Owner Occupied with Mortgage, 2016



Map 6.1: Tenure - Owner Occupier with Mortgage or Loan, 2016 (Source: CSO &amp; AIRO)

■ The map provides an illustration of the rates of 'Owner Occupied with Mortgage' households within and across the Wexford Small Areas (SAs). A clear distribution is visible with highest rates found in hinterland areas of the key settlements. Gorey and its surrounding hinterland present the largest concentration.

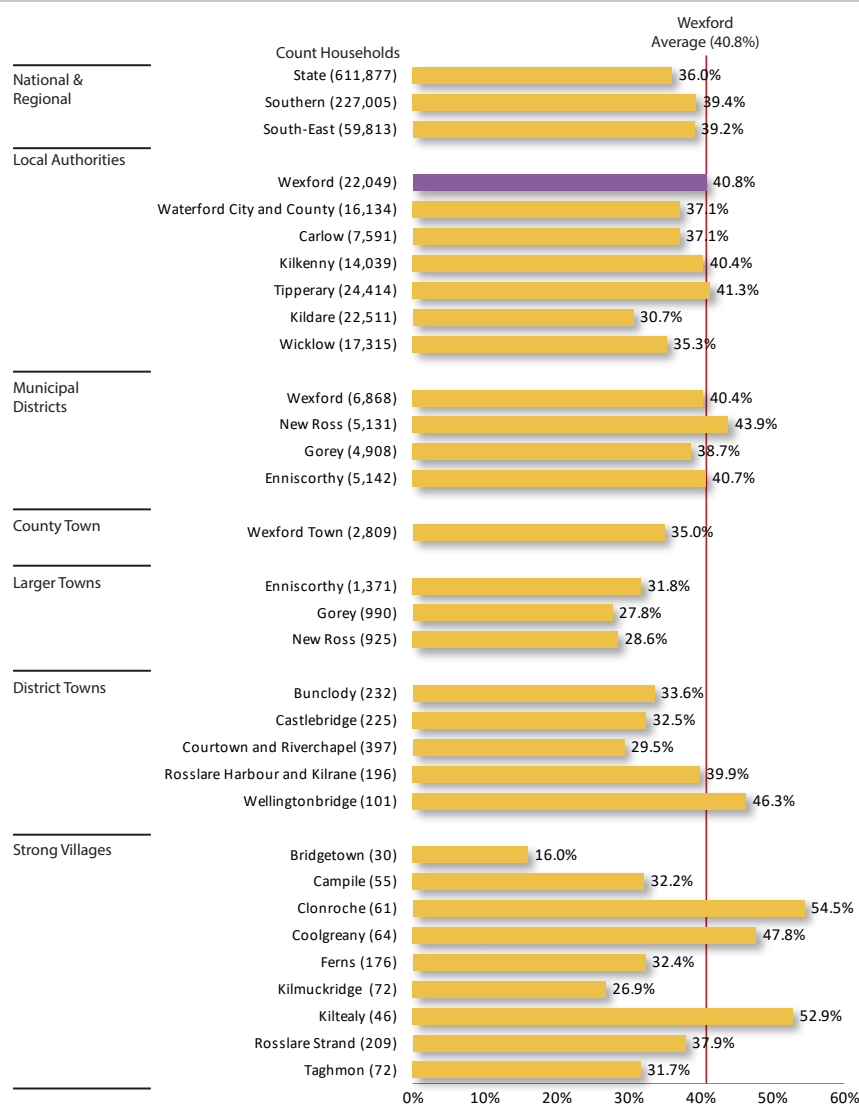


Figure 7.1: Tenure Owner Occupier no Mortgage, 2016 (Source: CSO &amp; AIRO)

How is Wexford performing?  
% Households

11/31

Local Authority  
1 is the highest, 31 is the lowest

↑

National  
Higher than Average

↑

Southern RA  
Higher than Average

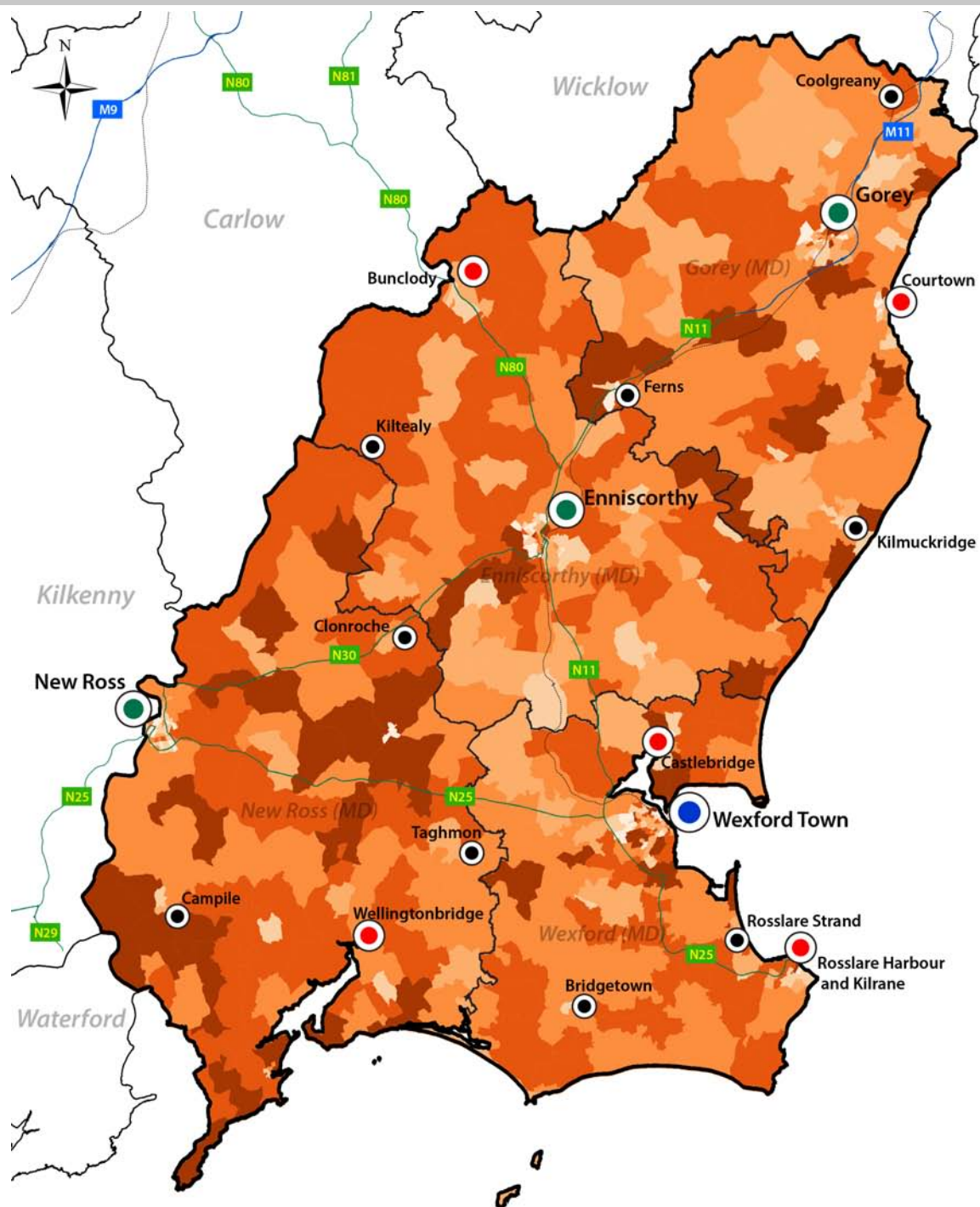
How is Wexford performing?  
Count Households

13/31

Local Authority  
1 is the highest, 31 is the lowest

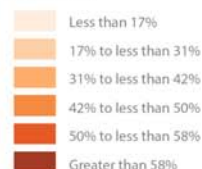
- According to the 2016 Census, the number of households classed as 'Owner Occupier with No Mortgage or Loan' in Wexford was 22,049 and represents 40.8% of the total households. This rate is higher than the State (36%), the Southern RA (39.4%) and South-East SPA (39.2%) averages.
- Relative to other local authorities, Wexford has the 13th highest number of 'Owner Occupier No Mortgage or Loan' households in the State and the 11th highest rate. The highest rates in the State are in Mayo (46.7%) and Roscommon (46.2%) with the lowest in Galway City (25.6%) and Fingal (26.3%). Since 2011, the total number of 'Owner Occupied with No Mortgage or Loan' households in Wexford has increased by 1,626 (8%).
- At the Municipal District level there is a considerable variation with the highest rate recorded in New Ross MD (43.9%). In contrast to this, Enniscorthy MD (40.7%), Wexford MD (40.4%) and Gorey MD (38.7%) have much lower rates. Across the settlement hierarchy highest rates are found in Clonroche (54.5%), Kiltealy (52.9%), Coolgreany (47.8%), Wellingtonbridge (46.3%) and Rosslare Harbour and Kilrane (39.9%).





Housing Tenure: Percentage of Households - Owner Occupied no Mortgage, 2016

% Households - OO no Mortgage  
Small Areas (SAs)



Settlement Hierarchy



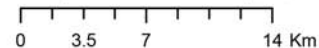
Contextual Layers



Wexford  
County Council



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Data Source: CSO/AIRO  
Produced by: All-Ireland Research Observatory (AIRO)



Map 7.1: Tenure Owner Occupier no Mortgage, 2016 (Source: CSO & AIRO)

- The map provides an illustration of the rates of 'Owner Occupied with No Mortgage' households within and across the Wexford Small Areas (SAs). A west/east distribution is visible with highest concentrations recorded throughout the west and across rural parts of the county.

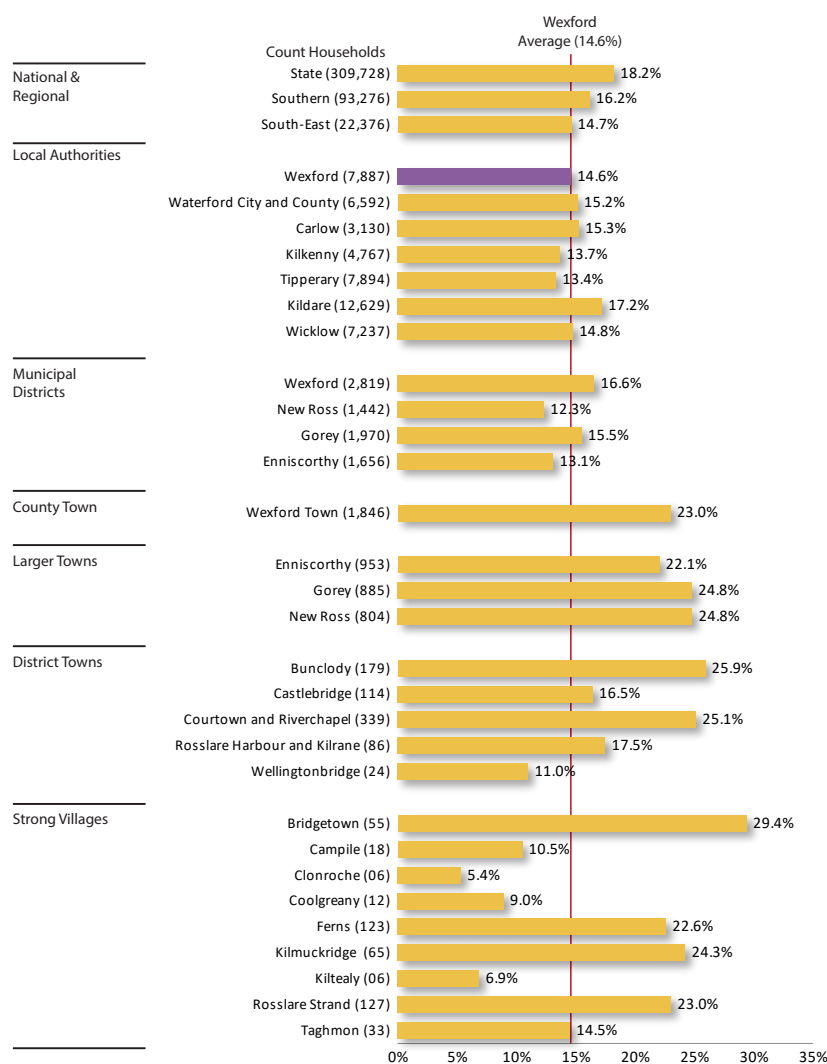


Figure 8.1: Tenure Private Rented, 2016 (Source: CSO & AIRO)

How is Wexford performing?  
% Households

20/31

Local Authority  
1 is the highest, 31 is the lowest

↓

National  
Lower than average

↓

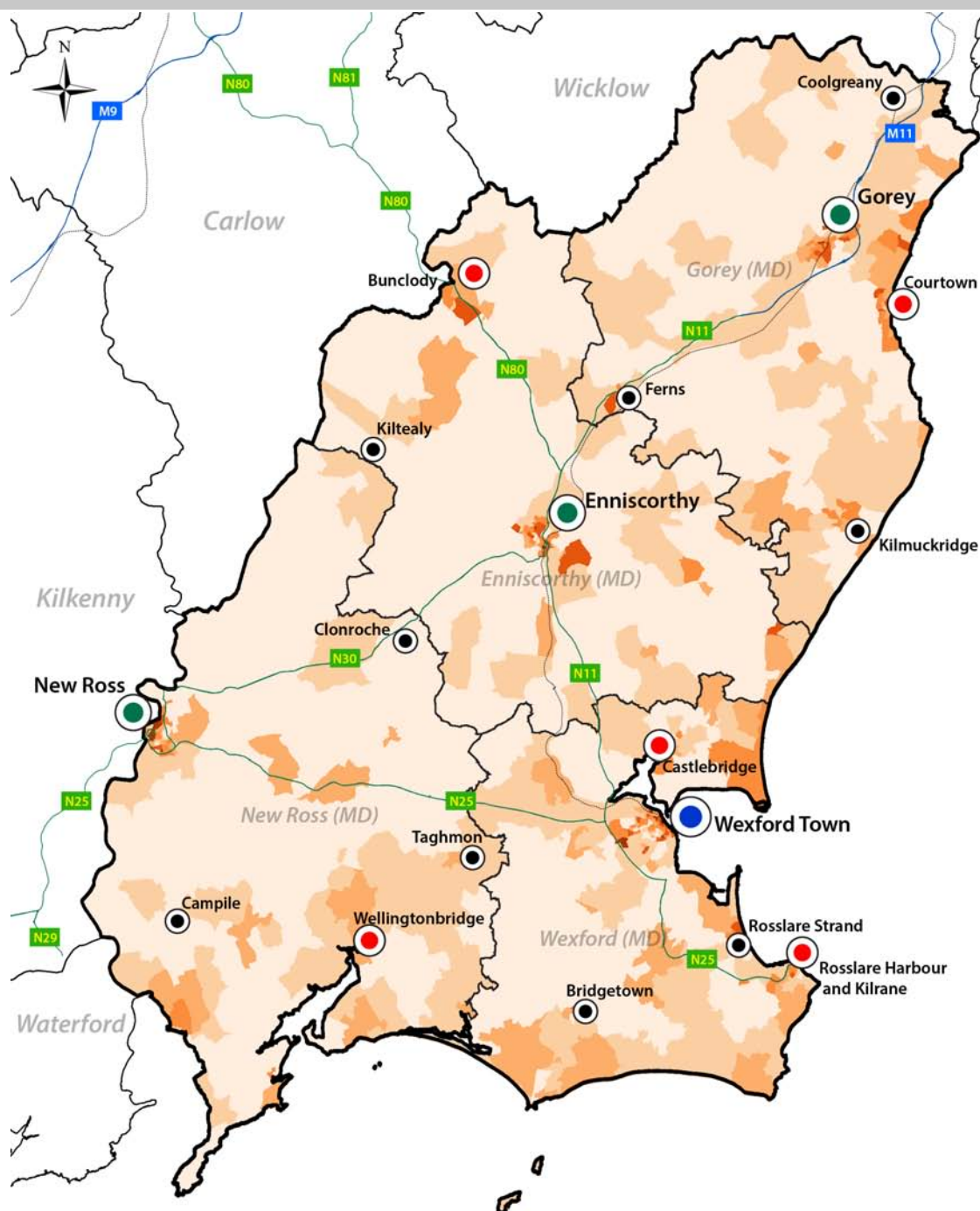
Southern RA  
Lower than average

How is Wexford performing?  
Count Households

13/31

Local Authority  
1 is the highest, 31 is the lowest

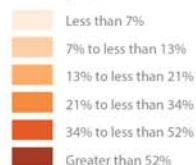
- According to the 2016 Census, the number of households classed as 'Private Rented' in Wexford was 7,887 and represents 14.6% of the total households. This rate is lower than the State (18.2%), the Southern RA (16.2%) South-East SPA (14.7%) averages. It's important to note that a sizeable proportion of 'Private Rented' housing is supported by schemes such as RAS, HAP and Rent Supplement etc.
- Relative to other local authorities, Wexford has the 13th highest number of 'Private Rented' households in the State and the 12th lowest rate. The highest rates in the State are in Galway City (35.5%) and Dublin City (29.7%) with the lowest in Donegal (12.7%) and Tipperary (13.4%). Since 2011, the total number of 'Private Rented' households in Wexford has increased by 284 (3.7%).
- At the Municipal District level there is a considerable variation with the highest rates recorded in Wexford MD (16.6%) and Gorey MD (15.5%). In contrast to this, New Ross MD (12.3%) and Enniscorthy MD (13.1%) have much lower rates. Across the settlement hierarchy highest rates are found in Bridgetown (29.4%), Bunclody (25.9%), Courtown and Riverchapel (25.1%), Gorey (24.8%) and New Ross (24.8%).



Housing Tenure: Percentage of Households - Private Rented, 2016

% Households - Private Rented

Small Areas (SAs)



Settlement Hierarchy



Contextual Layers



Wexford  
County Council



AIRO

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Data Source: CSO/AIRO  
Produced by: All-Ireland Research Observatory (AIRO)

0 3.5 7 14 Km

Map 8.1: Tenure Private Rented 2016 (Source: CSO & AIRO)

The map provides an illustration of the rates of 'Private Rented' households within and across the Wexford Small Areas (SAs). Highest concentrations are limited primarily to and around urban settlements with the largest settlements of Wexford, New Ross, Gorey and Enniscorthy recording the highest rates. High rates are also recorded in Bridgetown, Buncloody and Courtown.



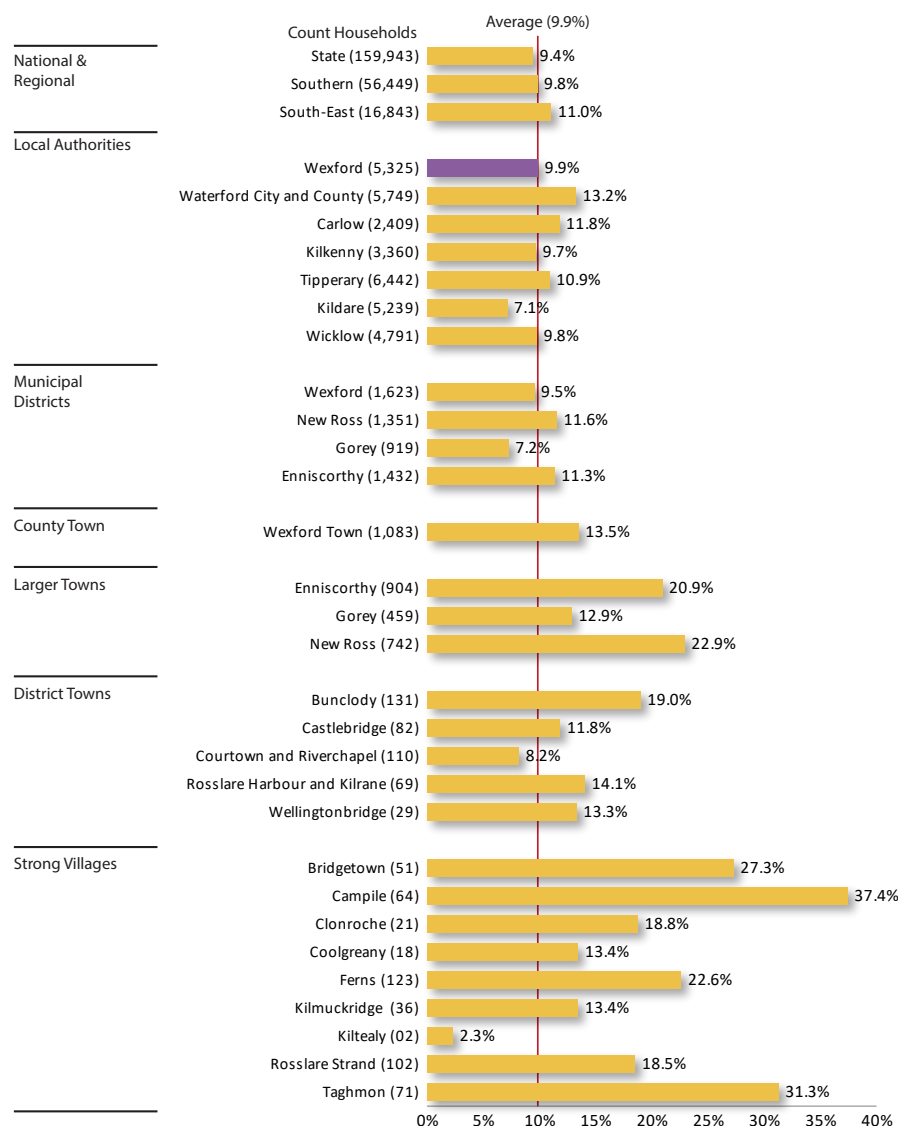


Figure 9.1: Tenure Social Rented, 2016 (Source: CSO & AIRO)

How is Wexford performing?  
% Households

12/31

Local Authority  
1 is the highest, 31 is the lowest

↑

National  
Higher than Average

↑

Southern RA  
Higher than Average

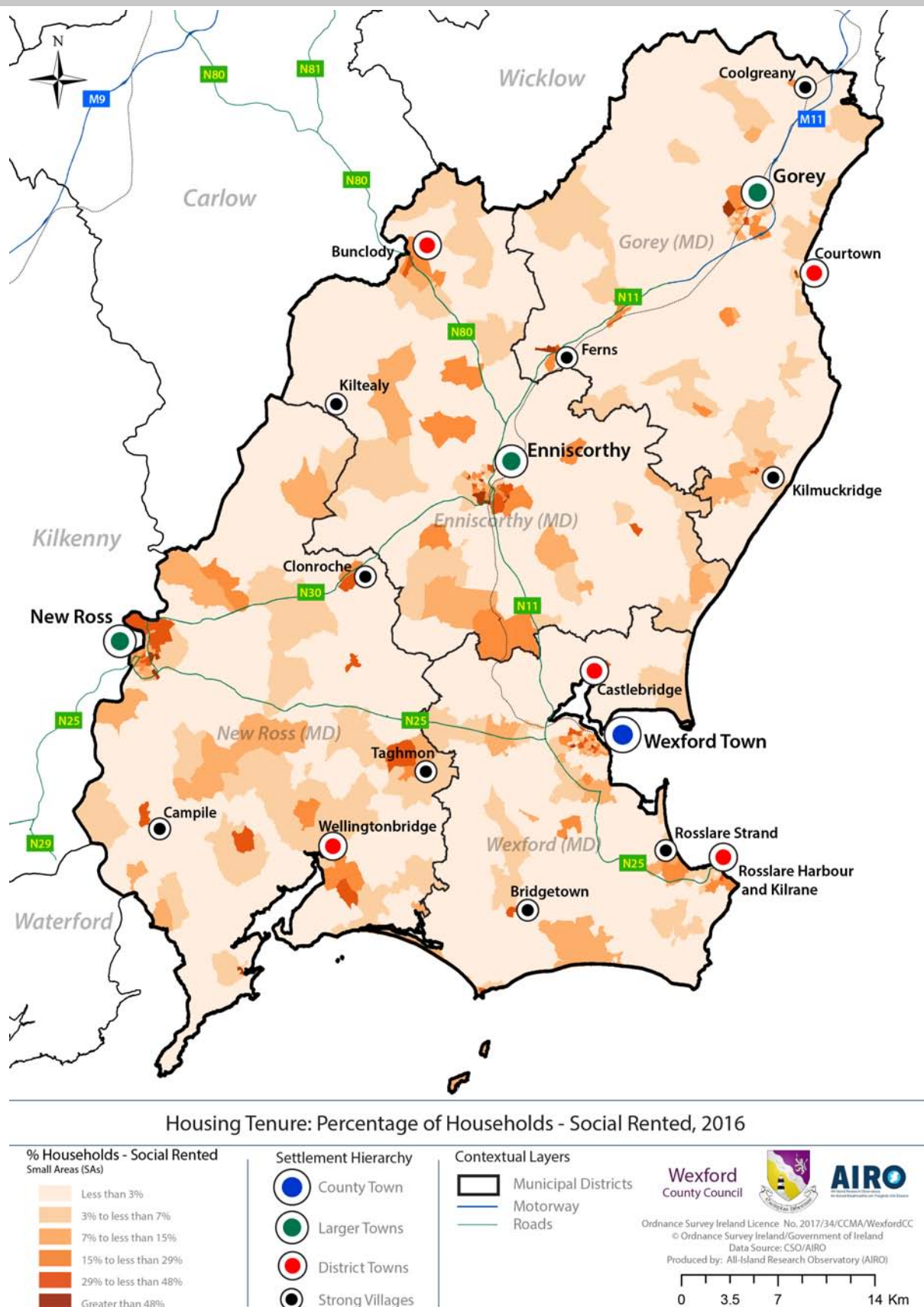
How is Wexford performing?  
Count Households

11/31

Local Authority  
1 is the highest, 31 is the lowest

- According to the 2016 Census, the number of households classed as 'Social Rented' in Wexford was 5,325 and represents 9.9% of the total households. This rate is higher than the State (9.4%) and Southern RA (9.8%) averages and lower than the South-East SPA (11%) average.
- Relative to other local authorities, Wexford has the 11th highest number of 'Social Rented' households in the State and the 12th highest rate. The highest rates in the State are in Cork City (17.7%) and Longford (14.6%) with the lowest in Galway County (4.9%) and Meath (5.6%). Since 2011, the total number of 'Social Rented' households in Wexford has increased by 626 (13.3%).
- At the Municipal District level there is a considerable variation with the highest rates recorded in New Ross MD (11.6%) and Enniscorthy MD (11.3%). In contrast to this, Gorey MD (7.2%) and Wexford MD (9.5%) have lower rates. Across the settlement hierarchy highest rates are found in Campile (37.4%), Taghmon (31.3%), Bridgetown (27.3%), New Ross (22.9%) and Ferns (22.6%).





Map 9.1: Tenure Social Rented, 2016 (Source: CSO & AIRO)

The map provides an illustration of the rates of 'Social Rented' households within and across the Wexford Small Areas (SAs). Highest concentrations are limited primarily to and around medium and large urban settlements. Pockets are also visible across rural parts of the county with concentrations visible to the west.

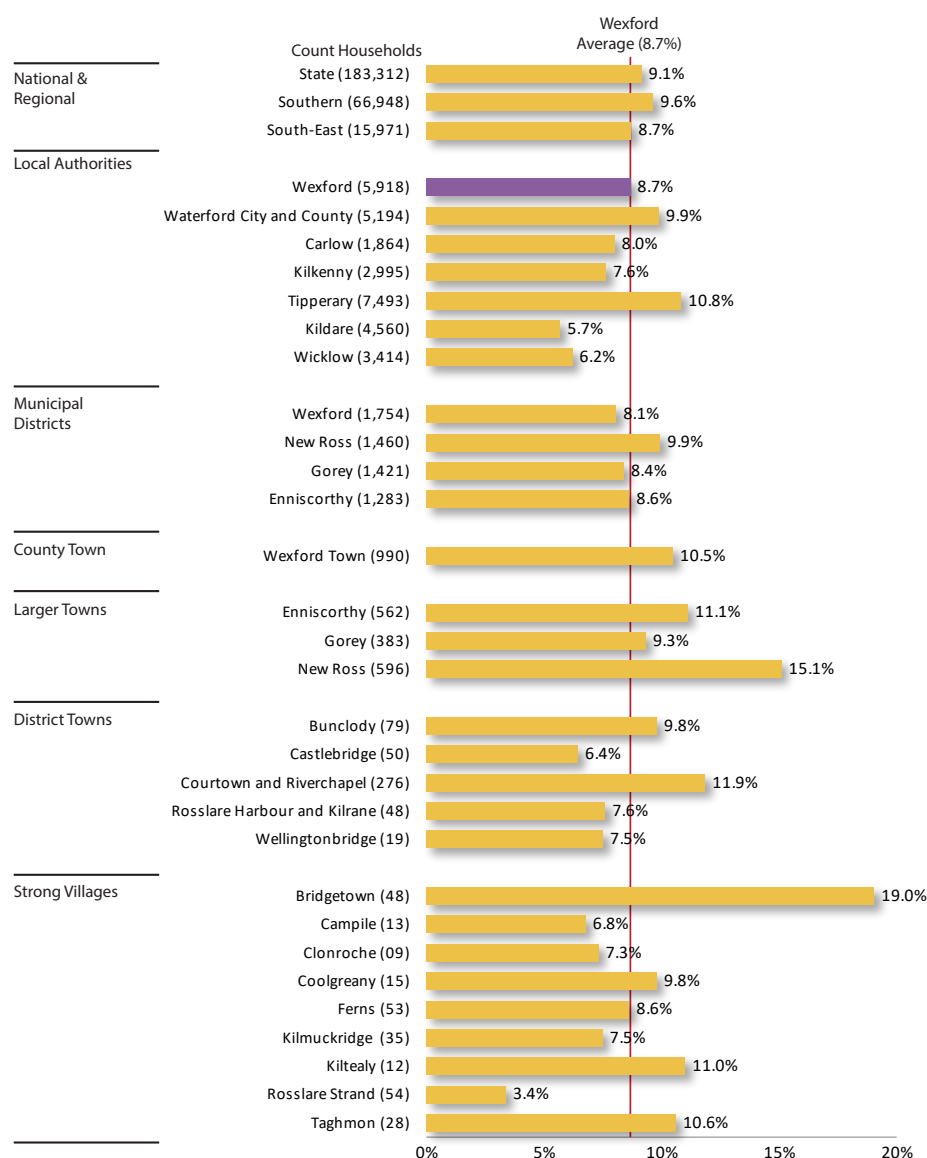


Figure 10.1: Vacant Houses (excludes Holiday Homes), 2016 (Source: CSO &amp; AIRO)

How is Wexford performing?  
% Housing Stock

18/31

Local Authority  
1 is the highest, 31 is the lowest



National  
Lower than average



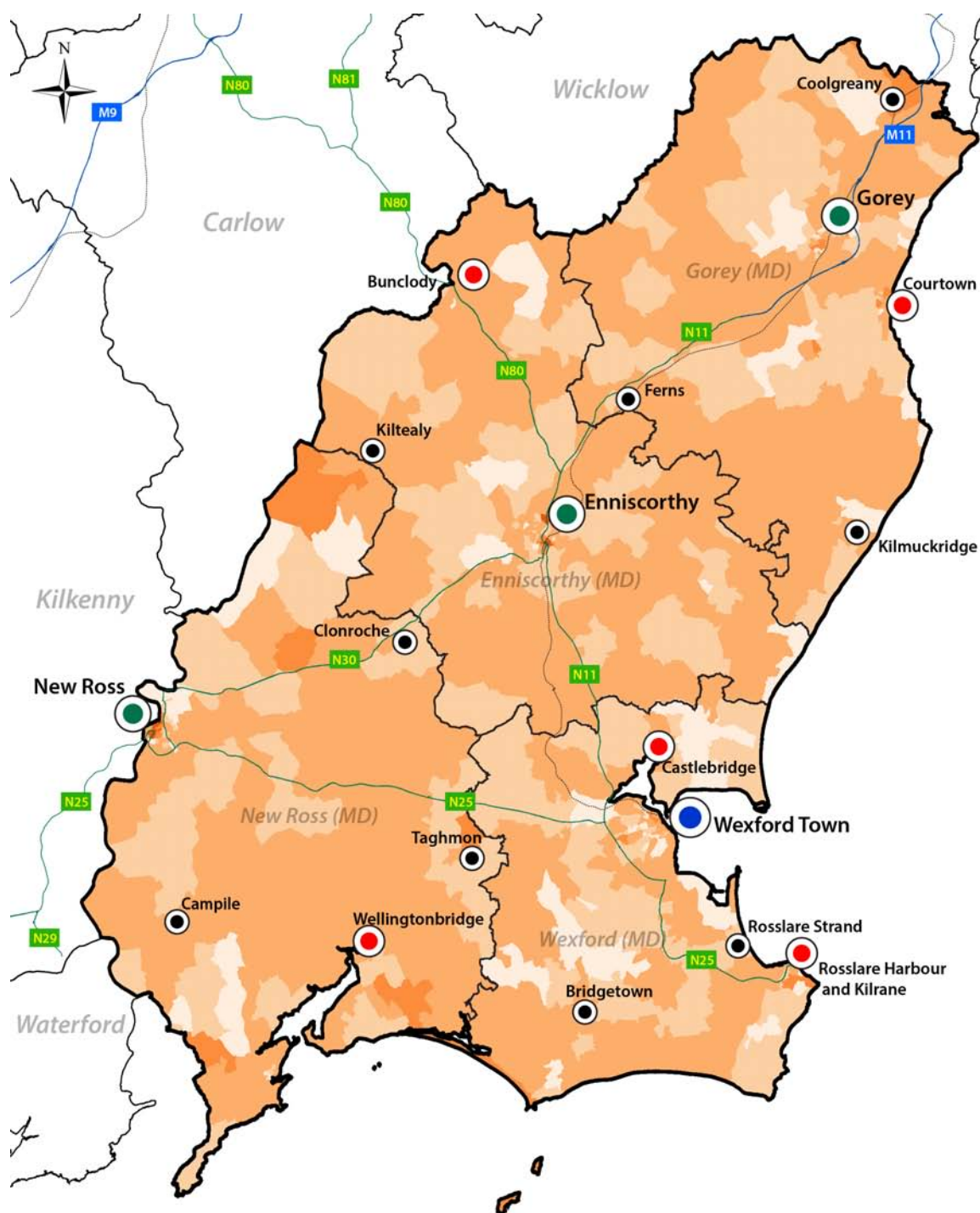
Southern RA  
Lower than average

How is Wexford performing?  
Count Housing Stock

10/31

Local Authority  
1 is the highest, 31 is the lowest

- According to the 2016 Census, the number of dwellings classed as 'Vacant (excluding Holiday Homes)' in Wexford was 5,918 and represents 8.7% of the total housing stock. This rate is lower than the State (9.1%) and Southern RA (9.6%) averages and in line with the South-East SPA (8.7%) average.
- Relative to other local authorities, Wexford has the 10th highest number of 'Vacant' dwellings in the State and the 14th lowest rate. The highest rates in the State are in Leitrim (19.9%) and Roscommon (17%) with the lowest in South Dublin (3.6%) and Fingal (4.7%). Since 2011, the total number of 'Vacant' dwellings in Wexford has decreased by 1,496 (20.2%).
- At the Municipal District level there is a small difference with the highest rate recorded in New Ross MD (9.9%). In contrast to this, Wexford MD (8.1%), Gorey MD (8.4%) and Enniscorthy MD (8.6%) have lower rates. Across the settlement hierarchy highest rates are found in Bridgetown (19%), New Ross (15.1%), Courtown and Riverchapel (11.9%), Enniscorthy (11.1%), Kiltealy (11%) and Taghmon (10.6%).



Housing Vacancy: Percentage of Housing Stock Vacant (less Holiday Homes), 2016



Map 10.1: Vacant Houses (excludes Holiday Homes), 2016 (Source: CSO & AIRO)

- The map provides an illustration of the rates of 'Housing Vacancy' within and across the Wexford Small Areas (SAs). Highest concentrations are mainly in rural and peripheral parts of the county although there are some concentrations of high rates (32%) in main urban areas (Enniscorthy and Gorey etc).



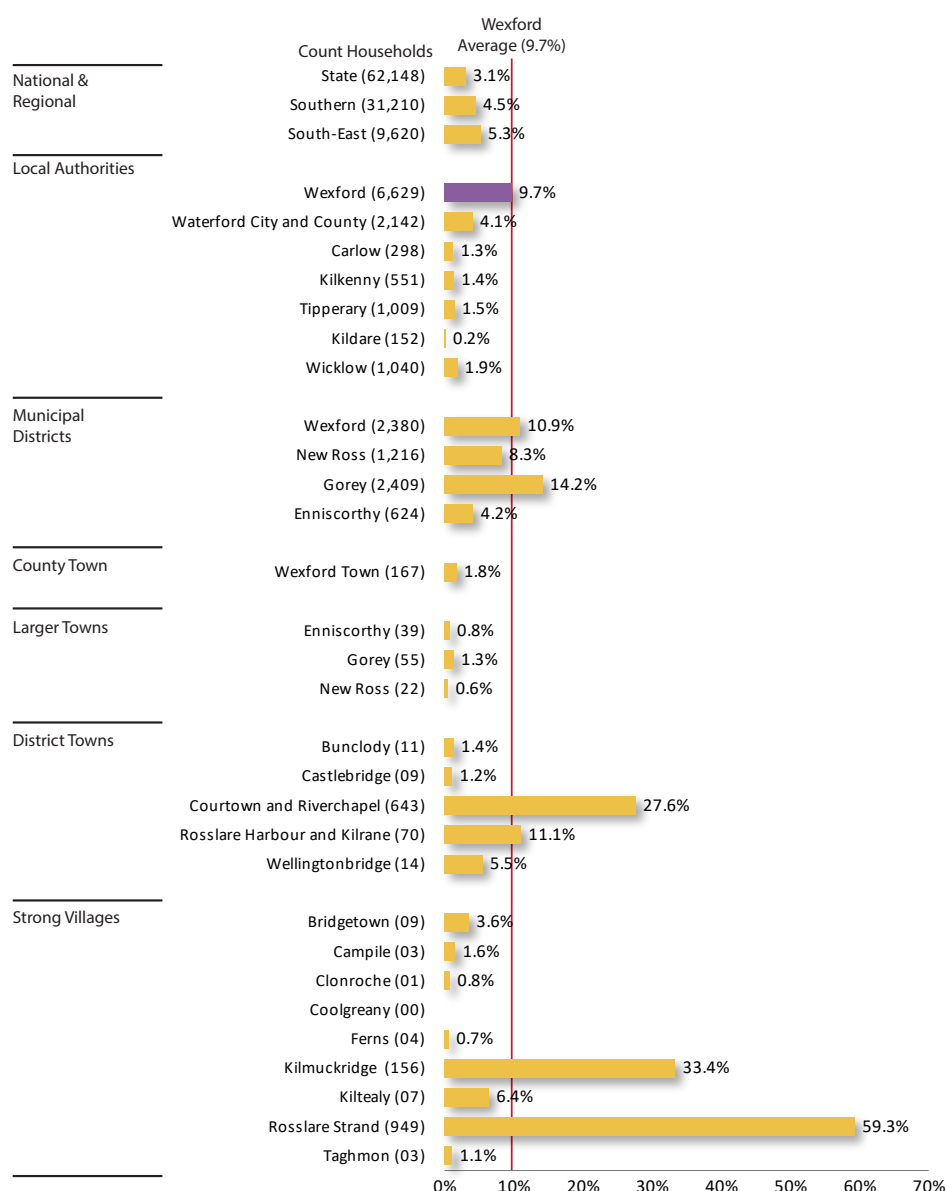


Figure 11.1: Holiday homes, 2016 (Source: CSO &amp; AIRO)

How is Wexford performing?  
% Housing Stock



**Local Authority**  
1 is the highest, 31 is the lowest



**National**  
Higher than Average



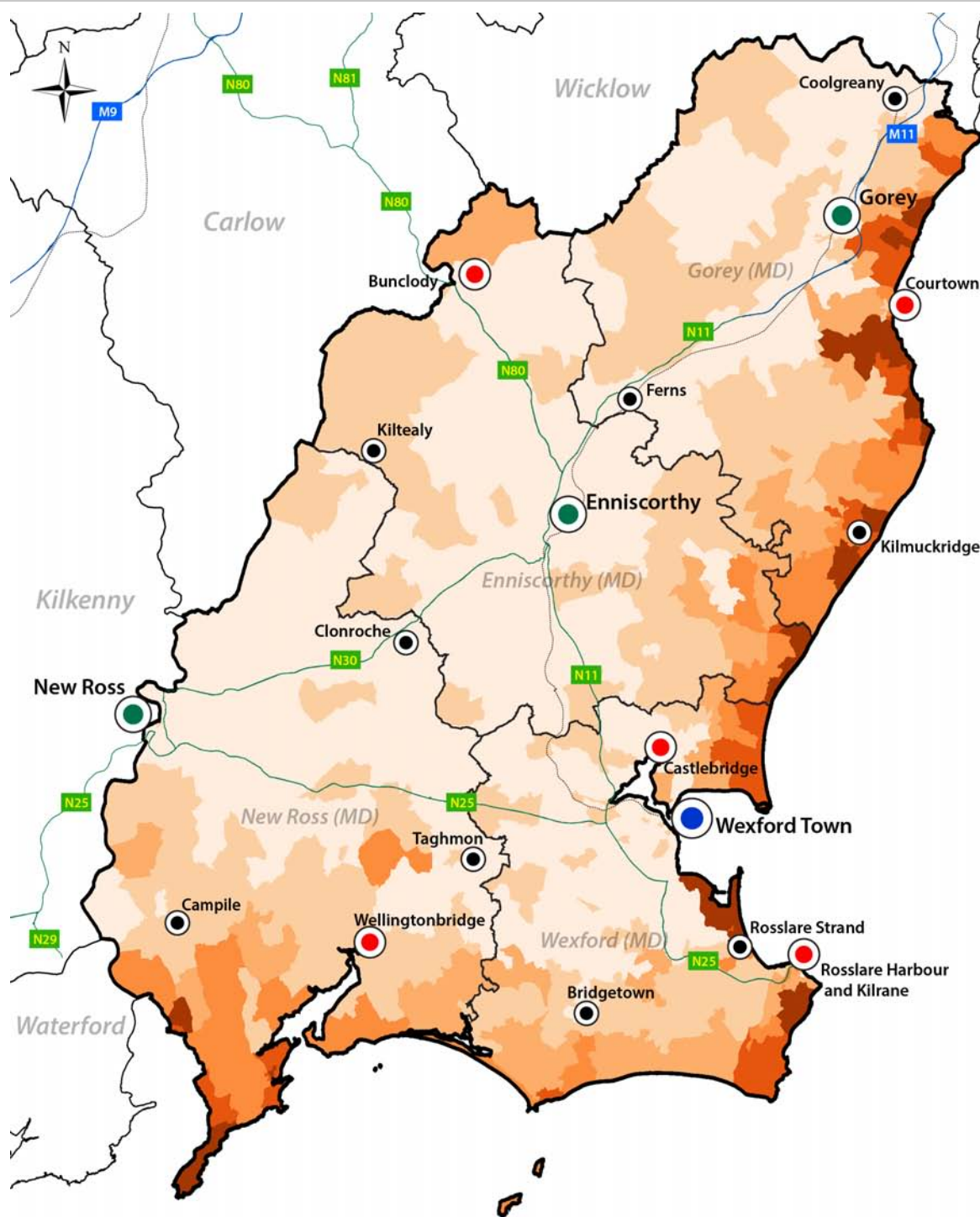
**Southern RA**  
Higher than Average

How is Wexford performing?  
Count Housing Stock



**Local Authority**  
1 is the highest, 31 is the lowest

- According to the 2016 Census, the number of dwellings classed as 'Holiday Homes' in Wexford was 6,629 and represents 9.7% of the total housing stock. This rate is higher than the State (3.1%), the Southern RA (4.5%) South-East SPA (5.3%) averages.
- Relative to other local authorities, Wexford has the 4th highest number of 'Holiday Homes' in the State and the 3rd highest rate. The highest rates in the State are in Donegal (13.4%) and Kerry (10.9%) with the lowest in South Dublin (0%) and Cork City (0.1%). Since 2011, the total number of 'Holiday Homes' in Wexford has decreased by 286 (4.1%).
- At the Municipal District level there is a considerable variation with the highest rates recorded in Gorey MD (14.2%) and Wexford MD (10.9%). In contrast to this, Enniscorthy MD (4.2%) and New Ross MD (8.3%) have much lower rates. Across the settlement hierarchy highest rates are found in Rosslare Strand (59.3%), Kilmuckridge (33.4%), Courtown and Riverchapel (27.6%), Gorey (14.2%) and Rosslare Harbour and Kilrane (11.1%).



Holiday Homes: Percentage of Housing Stock - Holiday Homes, 2016



Map 11.1: Holiday homes, 2016 (Source: CSO & AIRO)

The map provides an illustration of the rates of 'Holiday Homes' within and across the Wexford Small Areas (SAs). As expected, highest concentrations are all on the coastal areas stretching the length of the east coast and also on the south coast. Rates are very low (<3%) in much of central and inland Wexford.

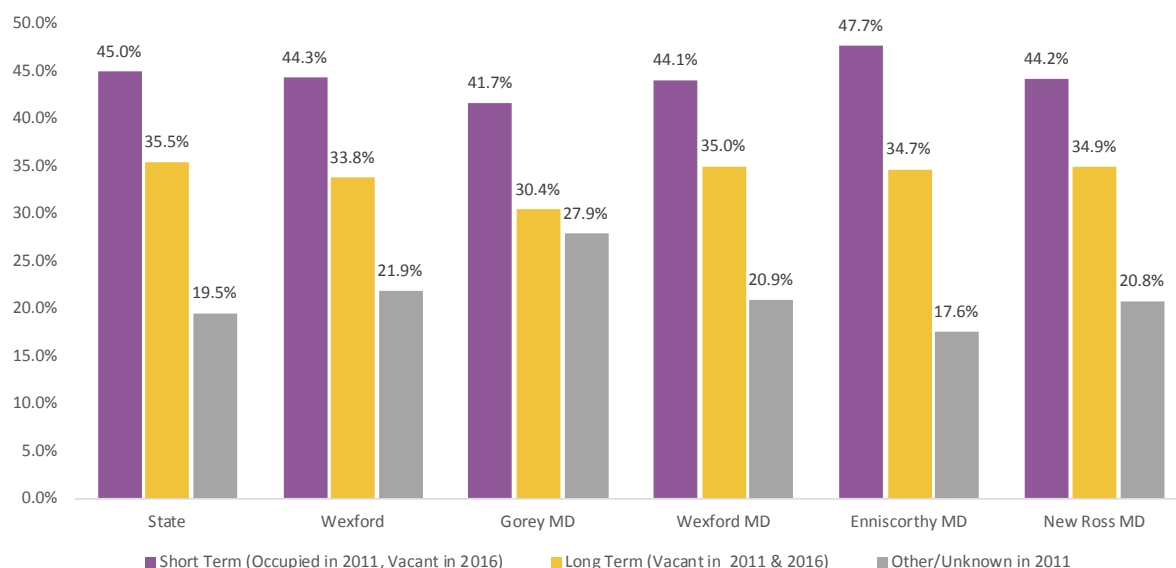


Figure 12.1: Short Term/Long Term Vacancy, 2016 (Source: CSO & AIRO)

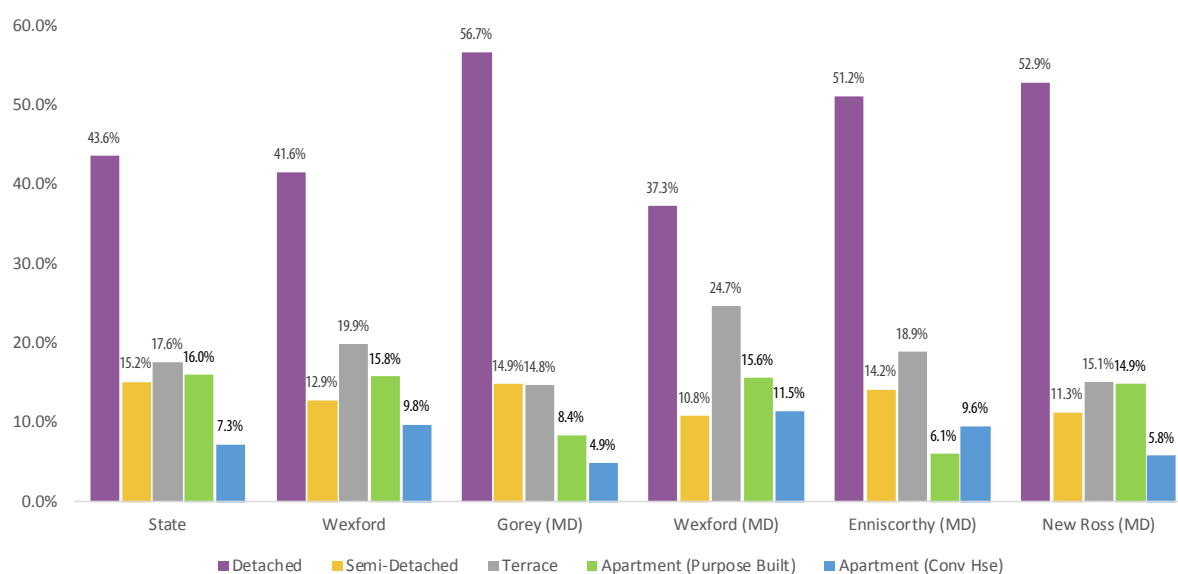


Figure 12.2: Vacant Houses by Property Type, 2016 (Source: CSO & AIRO)

- Figure 12.1 above profiles 'Long Term' and 'Short Term' housing vacancy across the State, Wexford and the Wexford Municipal Districts. 'Short Term' vacancy is defined as properties that were classed as occupied in Census 2011 and classed as vacant in Census 2016. 'Long Term' vacancy is defined as properties that were classed as vacant in 2011 and also vacant in 2016. According to Census 2016, 33.8% of vacant properties in Wexford were 'Long Term' vacant. This figure is lower than the State (35.5%) average. At Municipal District level, Wexford (35%), New Ross (34.9%) and Enniscorthy (34.7%) all recorded 'Long Term' rates in line with the State, while Gorey recorded a considerably lower rate (30.4%).
- Figure 12.2 above details vacant properties in the State, Wexford and Wexford MDs by detailed 'House Type'. Detached houses make up for the majority of vacant housing in the State (43.6%) and in Wexford (41.6%). At Municipal District level more than half of all vacant properties are Detached houses in Gorey (56.7%), Enniscorthy (51.2%) and New Ross (52.9%). Wexford MD is the exception with 37.3% of vacant properties classed as Detached. In general the distribution in Wexford is broadly in line that with the State profile (Fig. 12.2). Wexford has a marginally higher rate of vacant Terraced houses (19.9%) and Apartments (Converted House) (9.8%) in comparison the State averages of 17.6% and 7.3% respectively.

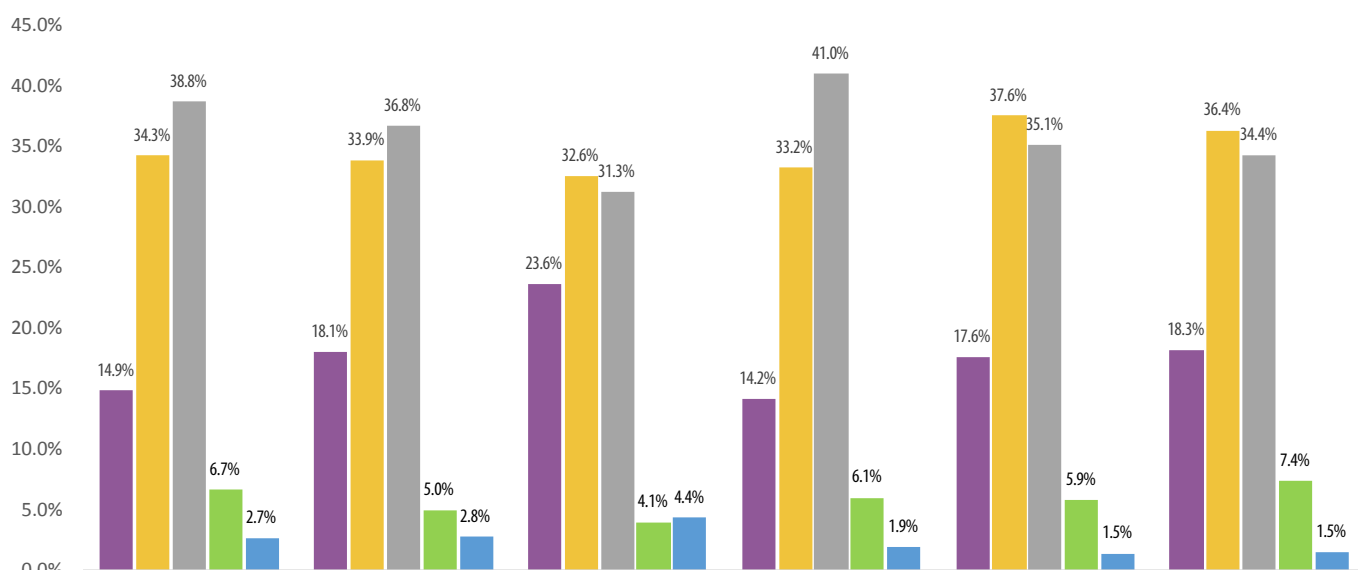


Figure 12.3: Vacant Houses by Tenure Status of Previous Occupant, 2016 (Source: CSO & AIRO)

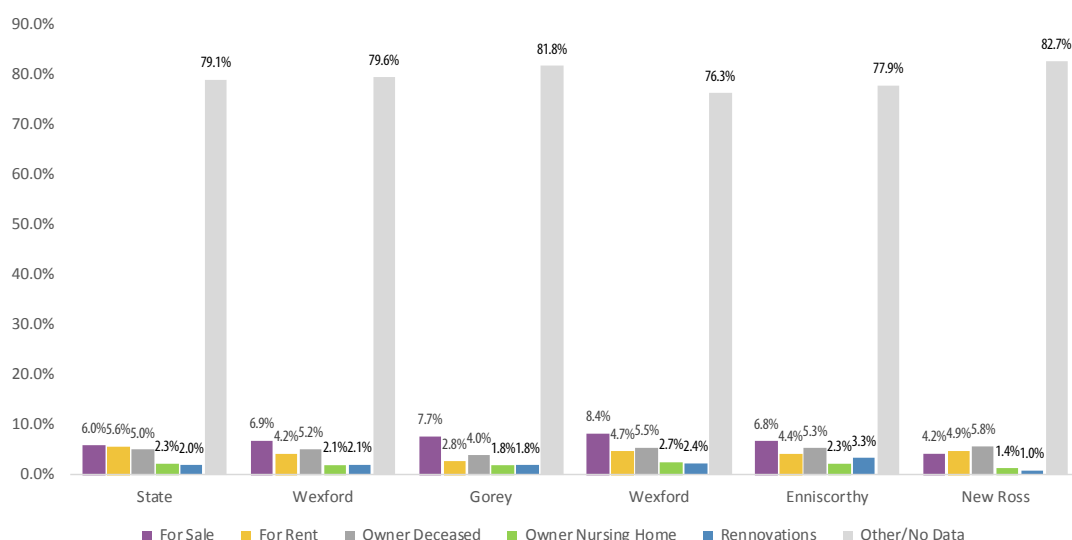


Figure 12.4: Vacant Houses by Reason for Vacancy, 2016 (Source: CSO & AIRO)

Figure 12.3 above details the 'Previous Tenure Status' of properties Occupied in 2011 that are now Vacant in 2016 for the State, Wexford and the Wexford Municipal Districts. As described in Figure 12.1, these properties are classified as 'Short Term' vacant properties. In 2016, there were 82,437 'Short Term' vacant properties in the State and 2,339 in Wexford. Of the 2,339 properties in Wexford, the majority of were 'Rented (Private/Vol Body)' (36.8%) in 2011. This figure is marginally below the State average of 38.8%. The second highest tenure status was 'Owner Occupied No Mortgage' (33.9%) followed by 'Owner Occupied with Mortgage' (18.1%). Interestingly, the 'Owner Occupied with Mortgage' rate in Wexford was much higher than the State average of 14.9%.

Figure 12.4 above details the 'Reason for Vacancy' of properties Vacant in 2016 for the State, Wexford and the Wexford Municipal Districts. There is a limited sample of data available (from Census 2016) with almost 80% of properties in the State classified as 'No Data/Other'. Of the 20% that provide details on 'Reason for Vacancy' in Wexford\*, 6.9% are 'For Sale', 4.2% 'For Rent', 5.2% have the 'Owner Deceased', 2.1% 'Owner in a Nursing Home' and 2.1% are vacant due to 'Construction or Renovations'. There are also some interesting trends at the individual MD level.

\*No Data: Wexford (79.1%), Gorey MD (81.8%), Wexford MD (76.3%), Enniscorthy MD (77.9%) and New Ross MD (82.7%).



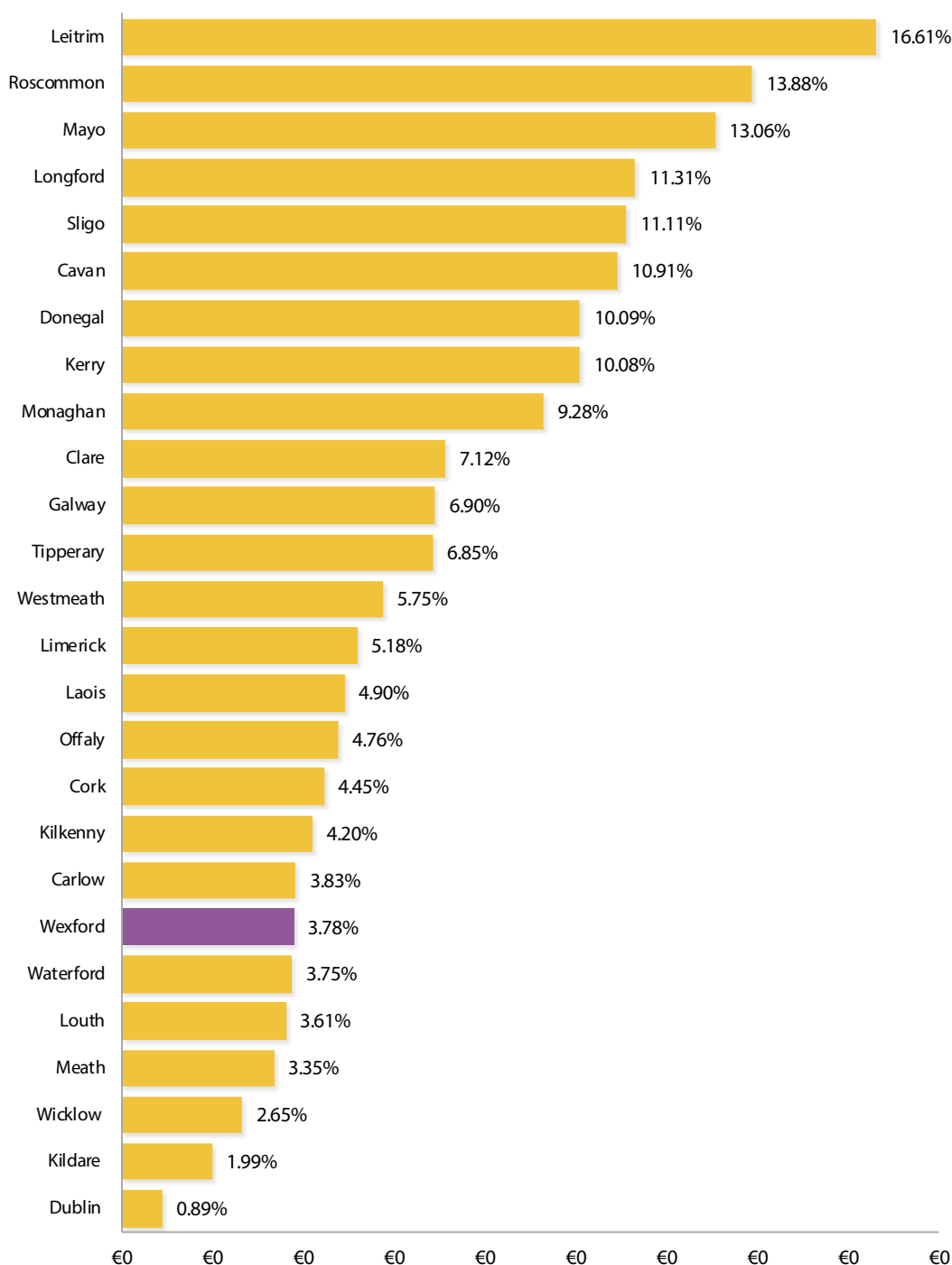


Figure 12.5: GeoDirectory Housing Vacancy (Source: GeoDirectory)

- The main source of data on vacant units is the Census of Population, which measures the vacant residential stock every five years. GeoDirectory provides an estimate of the stock of vacant units at any point in time, with the figures reported every six months in the GeoView publication. GeoDirectory report a vacant stock of 96,243 address points or units in June 2017, while the 2016 Census reported a vacant stock of 183,312 address points or units, as of April 2016. Thus the GeoDirectory figure is around half the Census figure, which is a substantial difference, of the order of 87,000 dwellings across the State.
- According to the latest GeoDirectory figures, the vacancy rate in Wexford is 3.78% and is the 7th lowest rate in the State. This is in sharp contrast to the Census results which records the vacancy rate in Wexford at 8.7% and the 18th highest rate in the State.

## SOCIO-ECONOMIC PROFILE – HOUSING COMPLETIONS, SUPPORTS & MARKET SUMMARY

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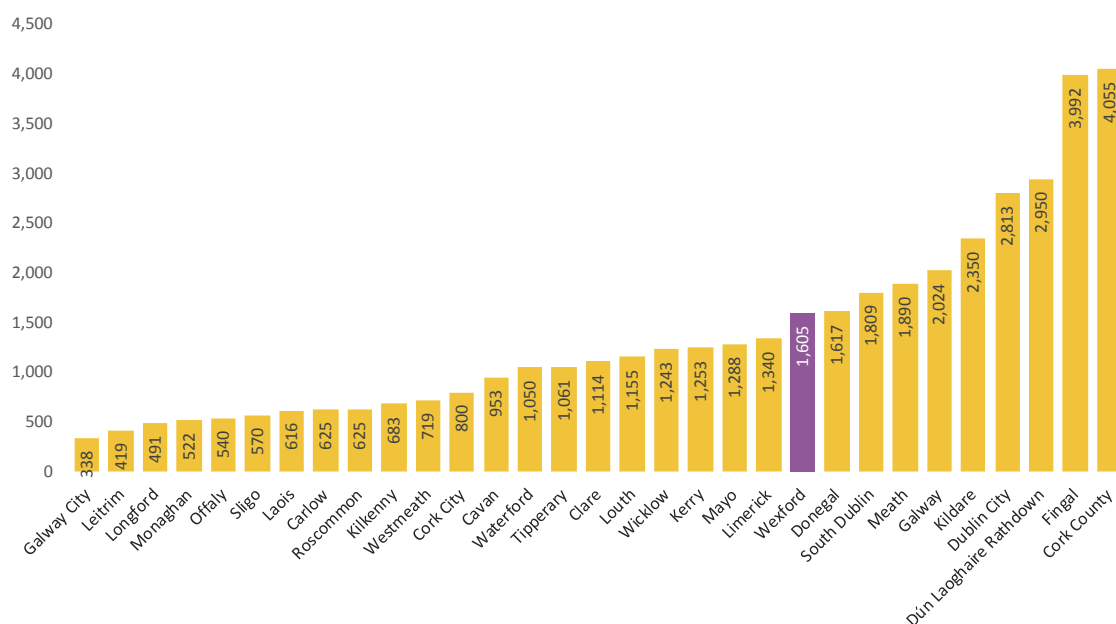


Figure 14.1: Total Housing Completions 2014 to 2017Q1 (Source: DHPLG &amp; ESB)

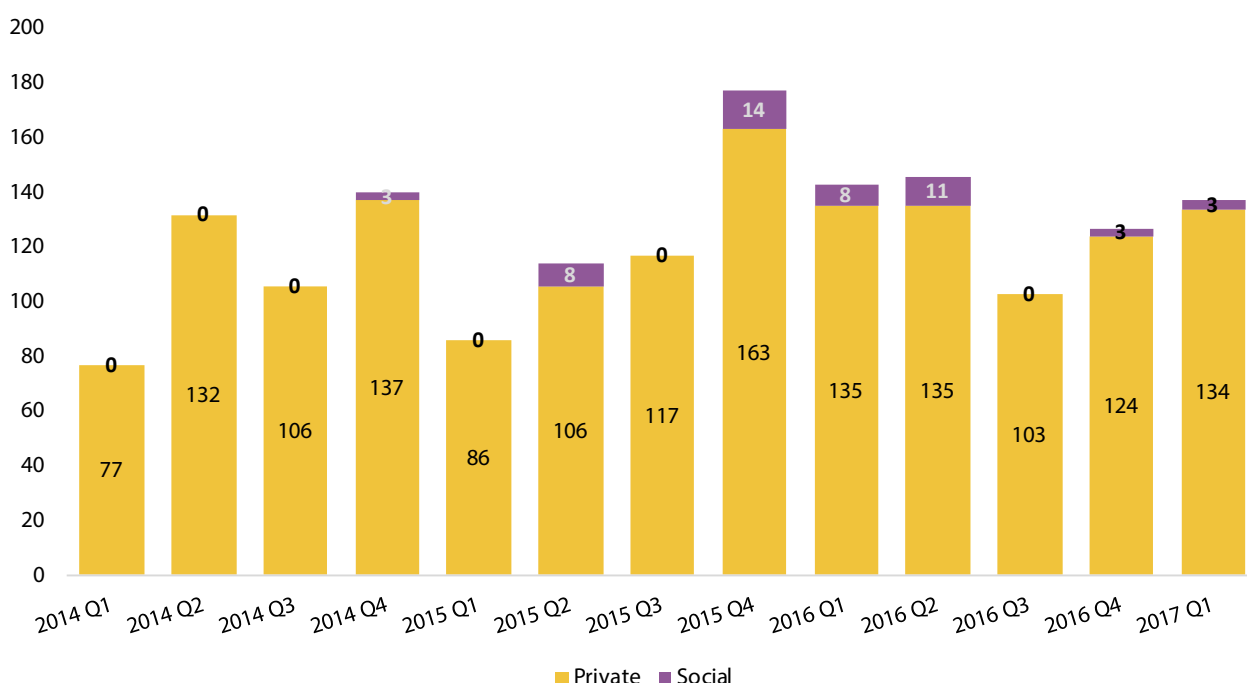


Figure 14.2: Housing Completions Wexford, 2014 to 2017Q1 by Sector (Source: DHPLG &amp; ESB)

- According to the latest figures from the DHPLG (ESB Connections), there have been a total of 1,605 new electricity connections to the ESB Network in Wexford between 2014 and 2017 Q1. This indicator has been used as a proxy for house completions for many years, as it represents the best available indicator that a residential unit is becoming available for occupation. It measures the number of homes connected to the electricity grid and thus becoming available for use. It does not reflect work in progress. This dataset includes one-off homes, multi-unit scheme developments and apartments as well as some re-connections to the grid.
- Wexford has recorded the 10th highest number of completions in this period and the highest number in the South-East SPA. Of the 1,605 completions recorded in this period, only 3% or 50 connections were recorded in properties classed as social housing. The detailed breakdown of completions by private/social sector is presented in the graphic above.

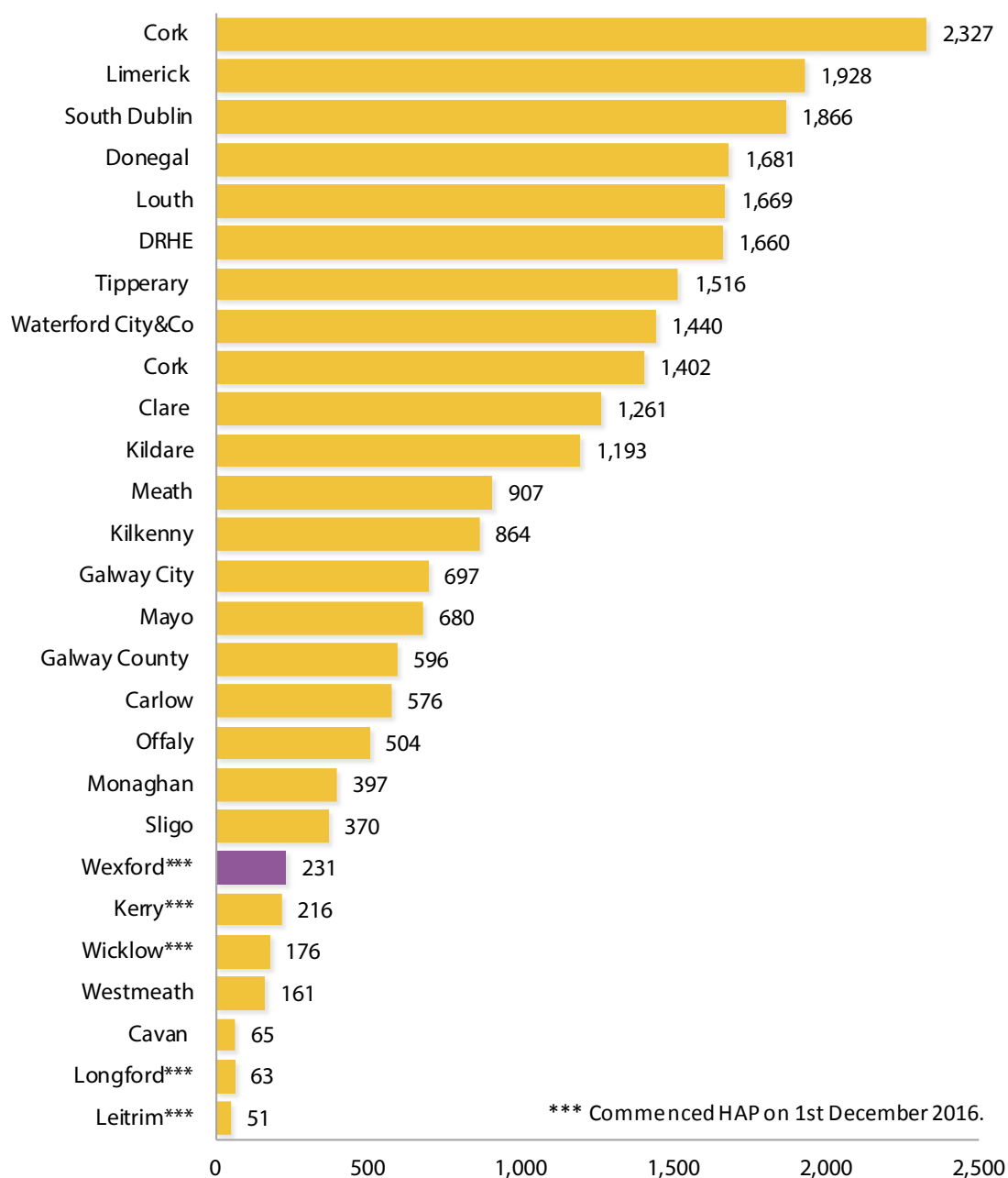


Figure 15.1: Housing Assistance Payments (HAP), Q2 2017 (Source: Department for Housing, Planning and Local Government)

- HAP is a form of social housing support provided by all local authorities. HAP means that local authorities can provide housing assistance for households who qualify for social housing support, including many long-term Rent Supplement recipients. Under HAP, local authorities will make payments, subject to rent limits, on behalf of the HAP recipient directly to the landlord in respect of rent. The HAP recipient will then pay a rent contribution to the local authority. The rent contribution is a differential rent – that is, a rent set by the local authority based on income and the ability to pay.
- According to the latest DHPLG statistics on HAP Tenancies, there are now a total of 231 HAP tenancies in Wexford. This is the 7th lowest number in the State. The above graphic details the number of tenancies within local authorities. While some local authorities have high numbers of tenancies already transferred (Cork, Limerick, Louth etc) a number of local authorities still have very low numbers as HAP only commenced on 1st December 2016 (Wexford, Wicklow etc).

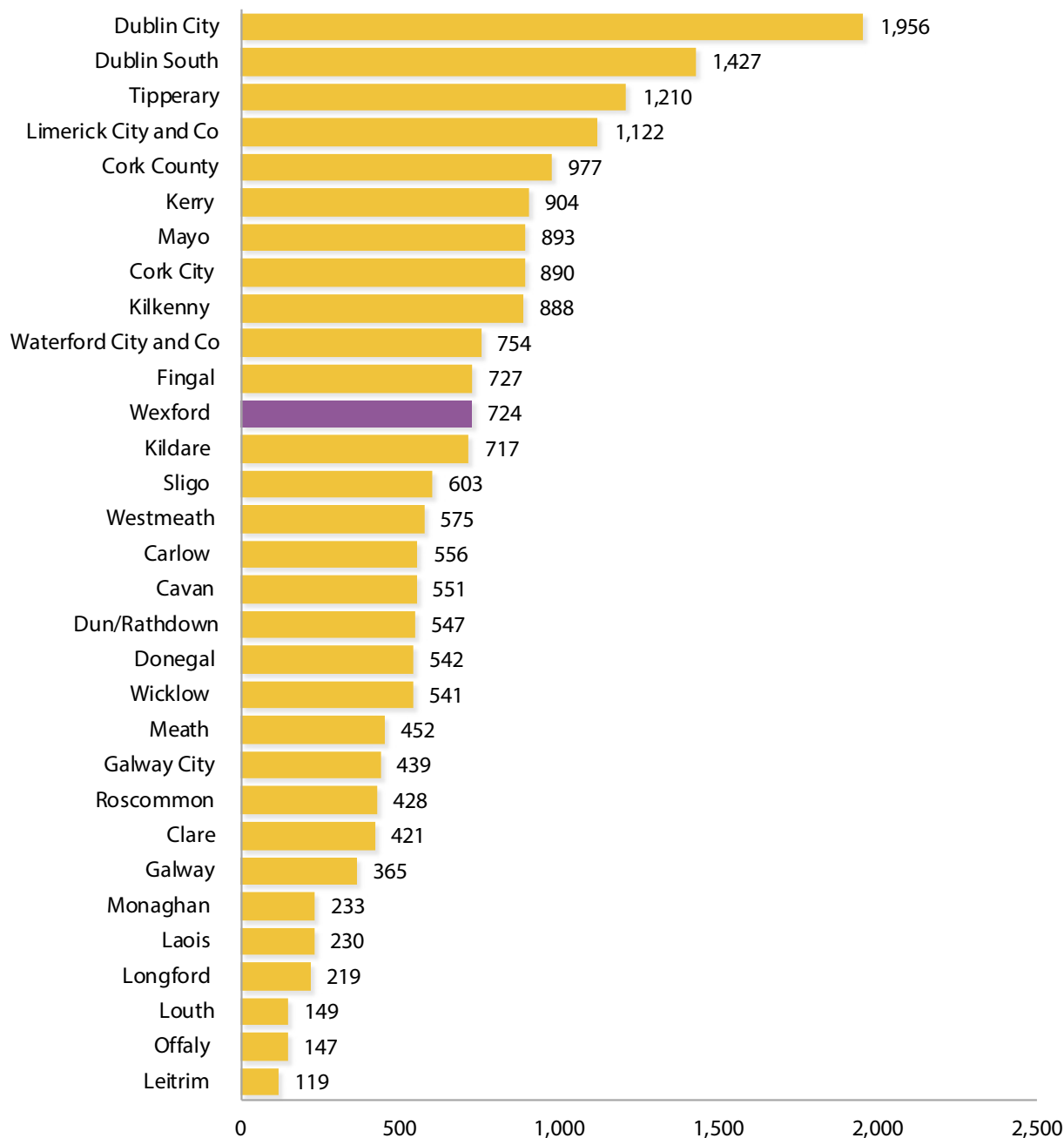


Figure 16.1: Rental Accommodation Scheme (RAS), 2016 (Source: Department for Housing, Planning and Local Government)

- The Rental Accommodation Scheme (RAS) is a social housing support for persons who are in receipt of long-term rent supplement (>18 months). The RAS scheme is run by local authorities. Under RAS, local authorities draw up contracts with landlords to provide housing for an agreed term for people with a long-term housing need. The local authority pays the rent directly to the landlord on behalf of the tenant.
- According to the latest DHPLG statistics on RAS there were 724 RAS tenancies in Wexford in 2016. This accounts for 3.6% of all RAS tenancies in the State (20,300). The estimated annual cost to the Exchequer of RAS in Wexford was €4 million in 2016 with an overall estimated cost of €131 million in the State.

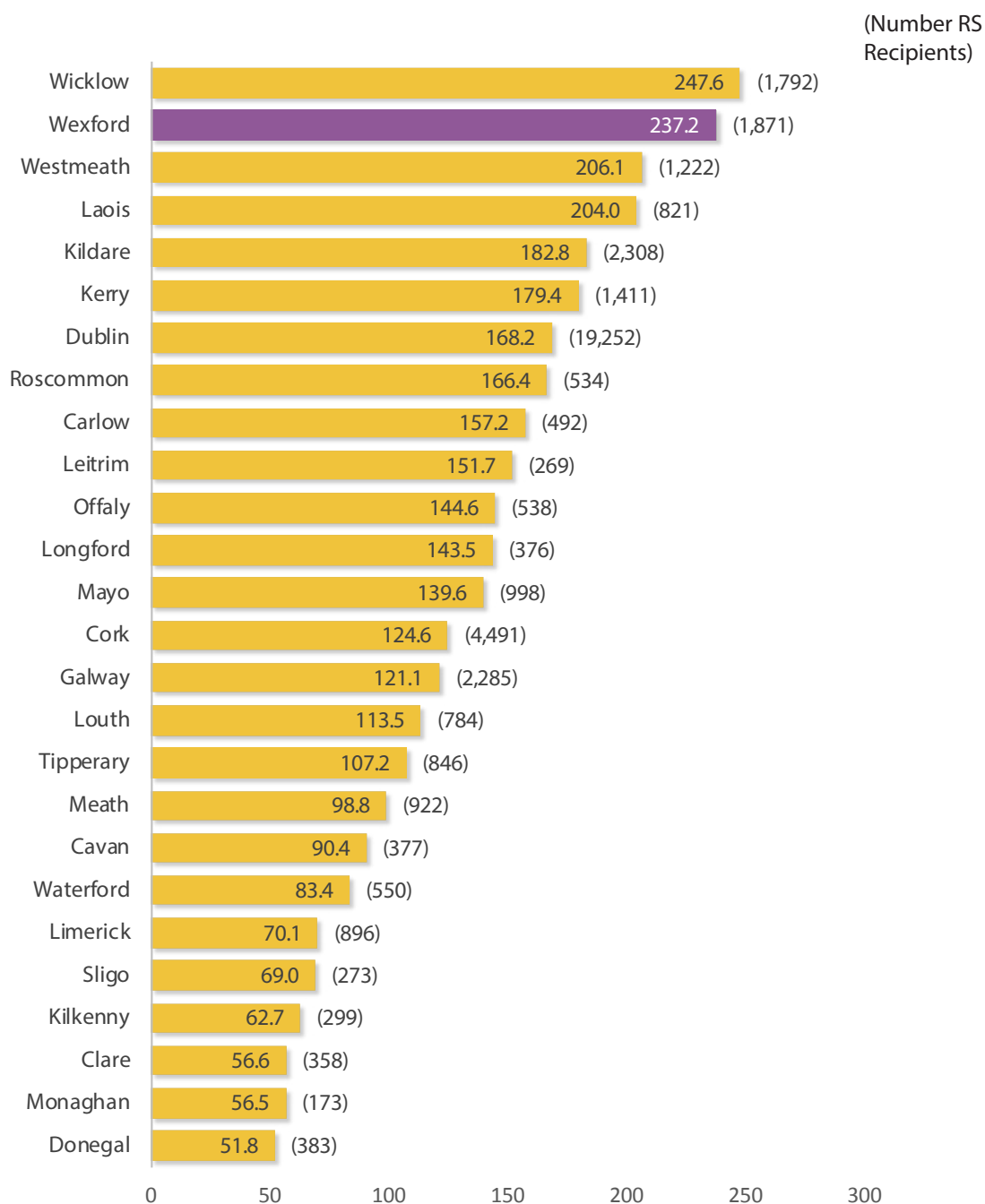


Figure 17.1: Rent Supplement Payments, 2016 (Source: Department of Social Protection)

- According to the Statistical Information on Social Welfare Services 2016 Report there were 1,871 recipients of Rent Supplement in Wexford in 2016, a reduction of 282 on 2015. This accounts for 3.8% of State recipients in 2016. Of these, 675 (36.1%) are short term (less than 18 months) and 1,196 (63.9%) long term (greater than 18 months). Increasing levels of people on long term Rent Supplement is an area of concern as this target group are technically eligible for Social Housing (or indeed RAS or HAP).
- Further insight into this can be gained by calculating the number of rent supplement recipients per 1,000 private rented households in local authorities. This calculation reveals that at a rate of 237.2 per 1,000 rented households, Wexford has the second highest rate of dependence on rent supplement in the State. This figure is significantly higher than the State average of 143. It should be noted that Rent Supplement numbers and calculated rates have decreased in recent years with the growing transition of long-term recipients to the Housing Allocation Payment (HAP).

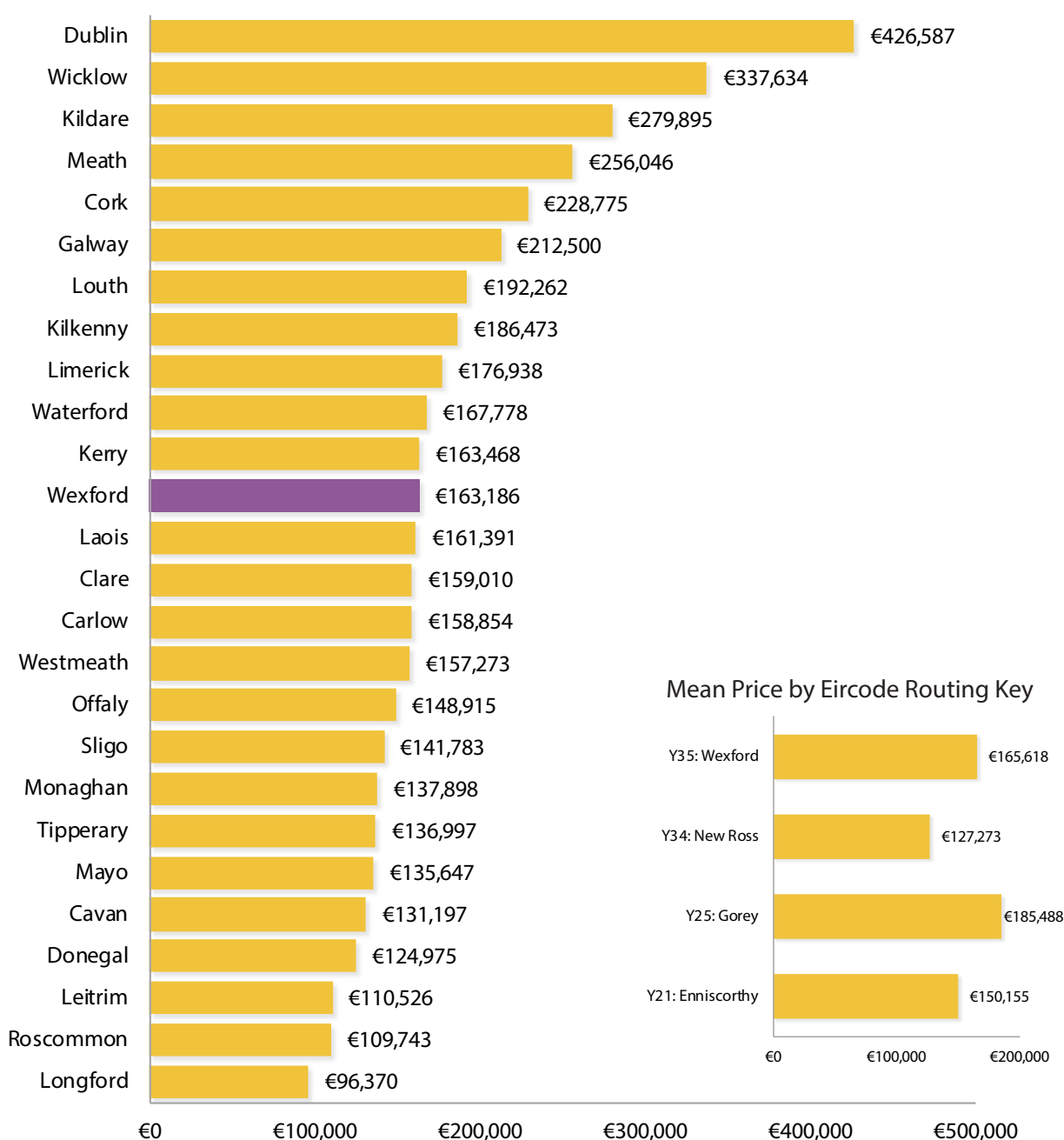


Figure 18.1: Mean Sale Price, 2016 (Source: CSO Residential Property Price Index &amp; AIRO)

- The CSO has developed the Residential Property Price Index (RPPI) which is designed to measure the change in the average prices paid for residential properties in Ireland. The principal data-source for this resource is Stamp Duty returns filed with the Revenue Commissioners. In addition to the Residential Property Price Index scores, the CSO provides details on mean property prices based on the overall volume and value of sales across any specified time period and a range of geographic scales.
- In the year to November 2017, the mean house price in Wexford was €163,186. This price was the 12th highest recorded in the State, the 5th highest in the Southern RA and the 3rd highest in the South-East SPA. Dublin (€426,587) recorded the highest mean price in the State with Longford (€96,370) the lowest. Wexford is split into four Eircode Routing Keys. Of these areas, Y25 Gorey (€185,488) recorded the highest mean price with New Ross (€127,273) the lowest by a margin of almost €60k.



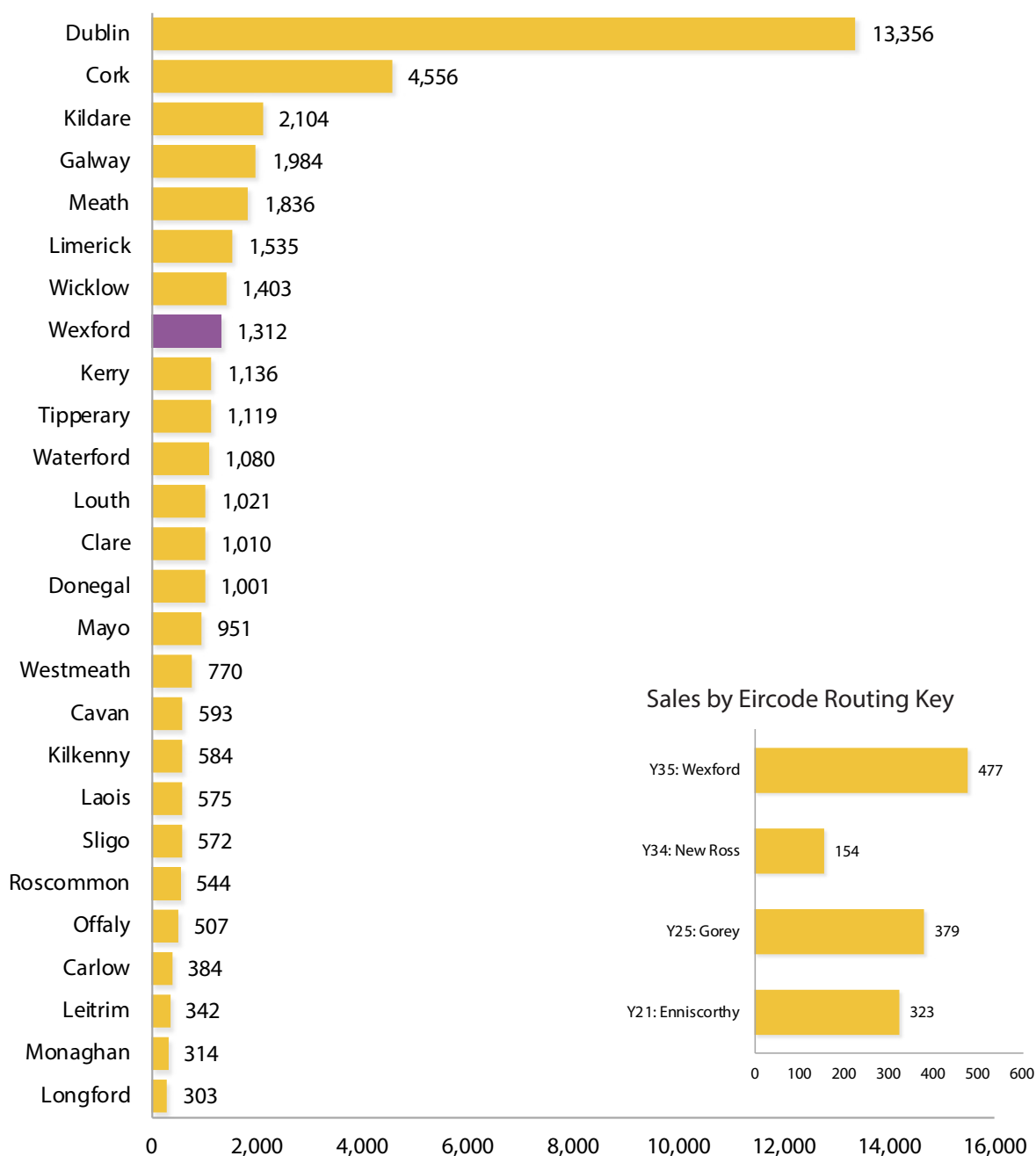


Figure 19.1: Volume of Sales, 2016 (Source: CSO Residential Property Price Index & AIRO)

- The CSO has developed the Residential Property Price Index (RPPI) which is designed to measure the change in the average prices paid for residential properties in Ireland. The principal data-source for this resource is Stamp Duty returns filed with the Revenue Commissioners. In addition to the Residential Property Price Index scores, the CSO provides details on mean property prices based on the overall volume and value of sales across any specified time period and a range of geographic scales.
- In the year to November 2017, a total of 1,312 Stamp Duty returns were executed by the Revenue Commissioners in Wexford. This figure was the 8th highest in the State, the 3rd highest in the Southern RA and the highest in the South-East SPA. Relative to the Eircode Routing Keys, the highest volume of sales was recorded in Y35 Wexford (477), followed by Y25 Gorey (379) and Y21 Enniscorthy (323). Y34 New Ross (154) recoded a considerably lower volume of sales in the same period.

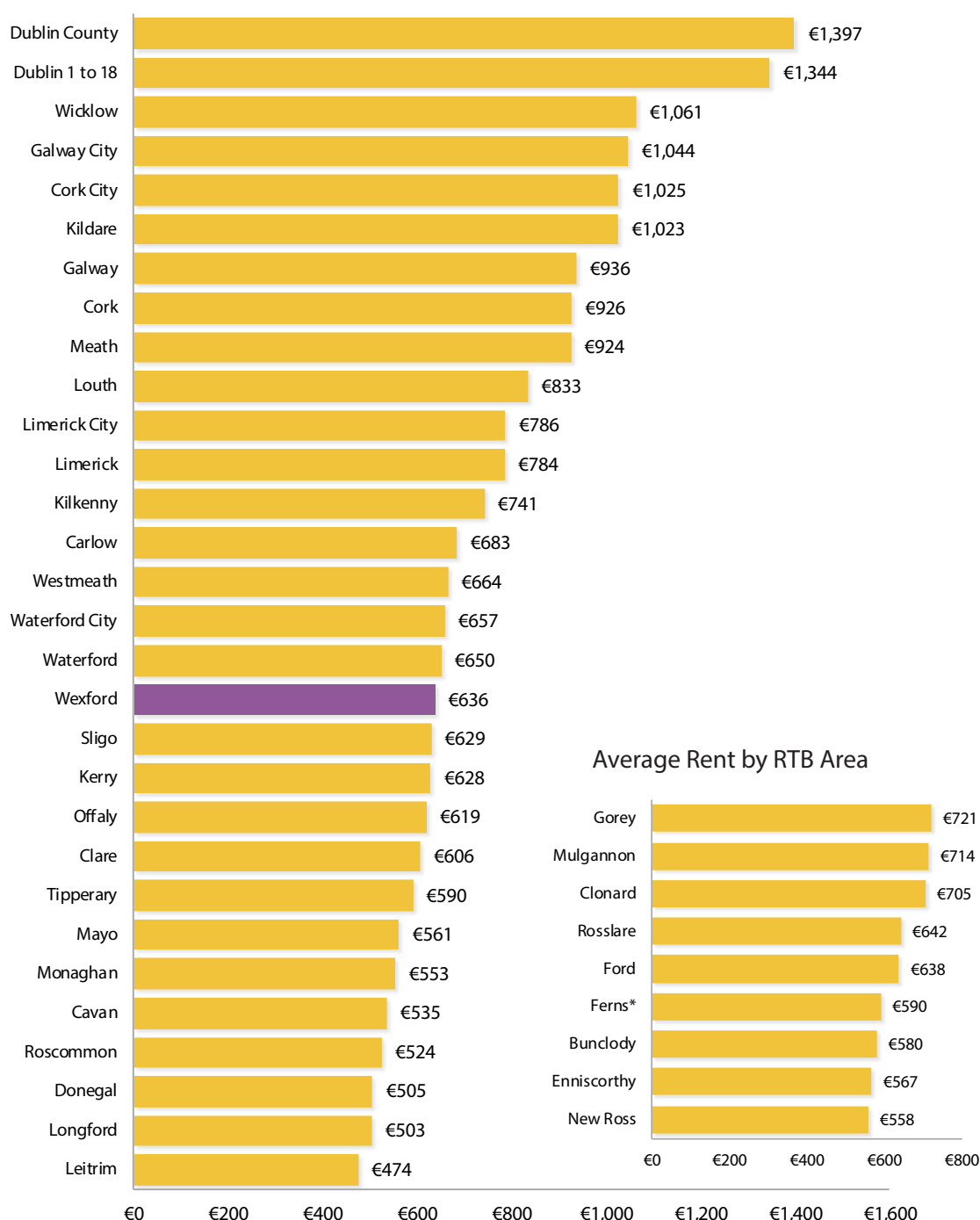


Figure 20.1: Average Rent Price, 2016 (Source: Residential Tenancies Board & AIRO)

- The Residential Tenancies Board (RTB) provides quarterly rental Index based on 341,000 tenancies across the State. The outputs are aggregated to County level along with specified localities which are defined by the RTB. The index is populated with information on building size and type and is the authoritative resource for monitoring the Private Rental sector.
- In Q3 2017, Wexford recorded the 13th lowest average rent (all property types/all property sizes) in the State at €636 per month. The highest average rent recorded was in County Dublin (€1,397) and the lowest in Leitrim (€474 per month). Across the settlements defined by the RTB, the highest rents were recorded in Gorey (€721 p/m), Mulgannon (Wexford Town) (€714 p/m) and Clonard (Wexford Town) (€705 p/m). New Ross recorded the lowest average rent of €558 p/m.

## SOCIO-ECONOMIC PROFILE – YEAR BUILT

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## SOCIO-ECONOMIC PROFILE – YEAR BUILT

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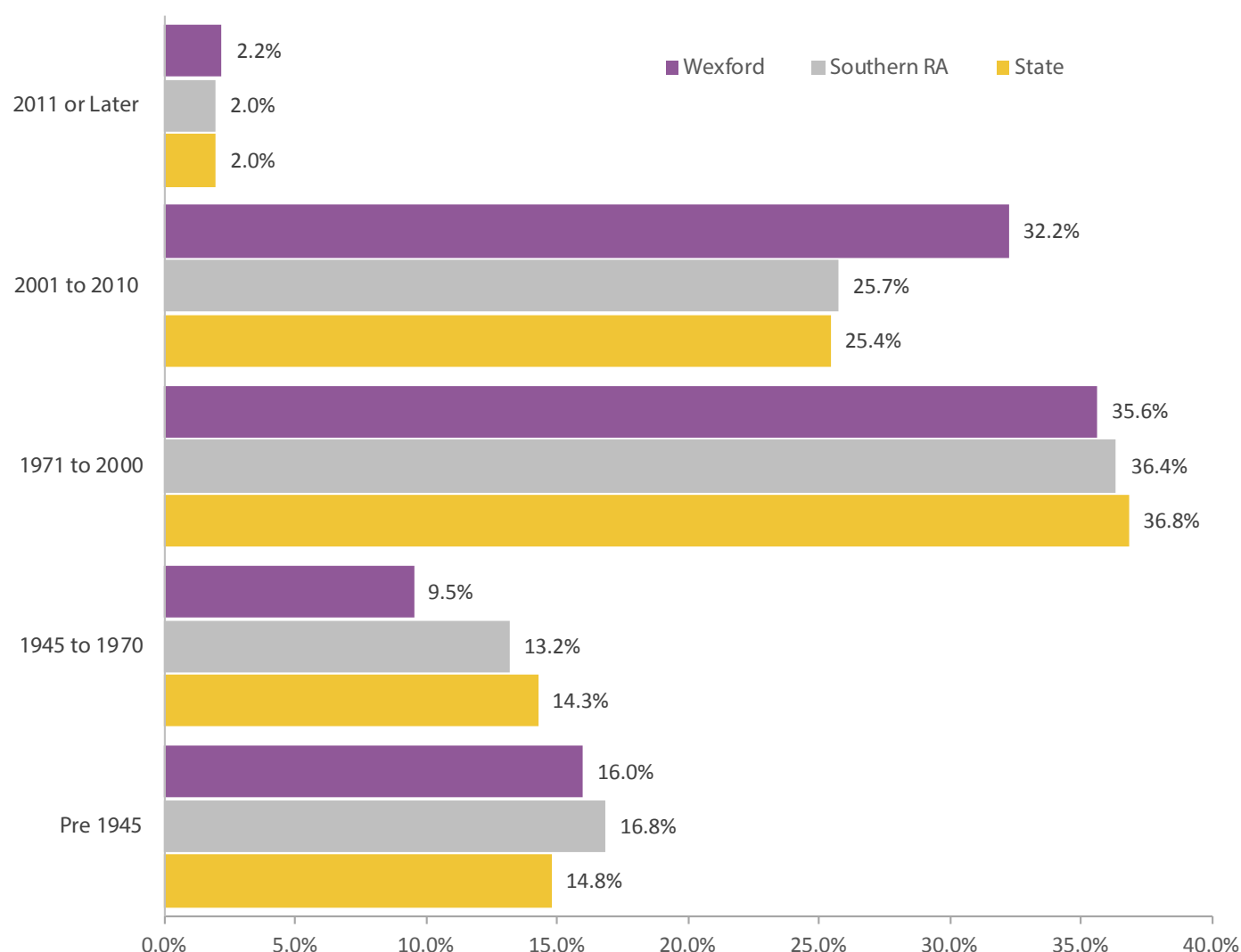


Figure 21.1: Year Built Summary, 2016 (Source: CSO & AIRO)

Since 2011, there has been a dramatic slowdown in the construction of housing across the State and in Wexford with an increase of just 2.2% or 1,191 in occupied households added in this period. This figure is marginally above the State average of 2% (33,436).

In the ten year period prior to 2011, almost a third (32.2% or 17,414) of current housing in Wexford was built. This rate of expansion was considerably higher the State (25.4%) and Southern RA (25.7%) averages.

Since 1971, 70% of all housing in Wexford was built and highlights the levels of growth which was considerably higher than the State (64%) average rate of growth. This was the 9th highest rate of housing growth in the State.

The graphic above details a summary of occupied housing by 'Year Built' in Wexford, the Southern Regional Assembly and the State. The data is presented across five periods: Pre 1945, 1945 to 1970, 1971 to 2000, 2001 to 2010 and 2011 or Later.

The following indicators provide more detail on the levels of construction throughout Wexford for the periods '2001 to 2010' and '2011 or Later'.



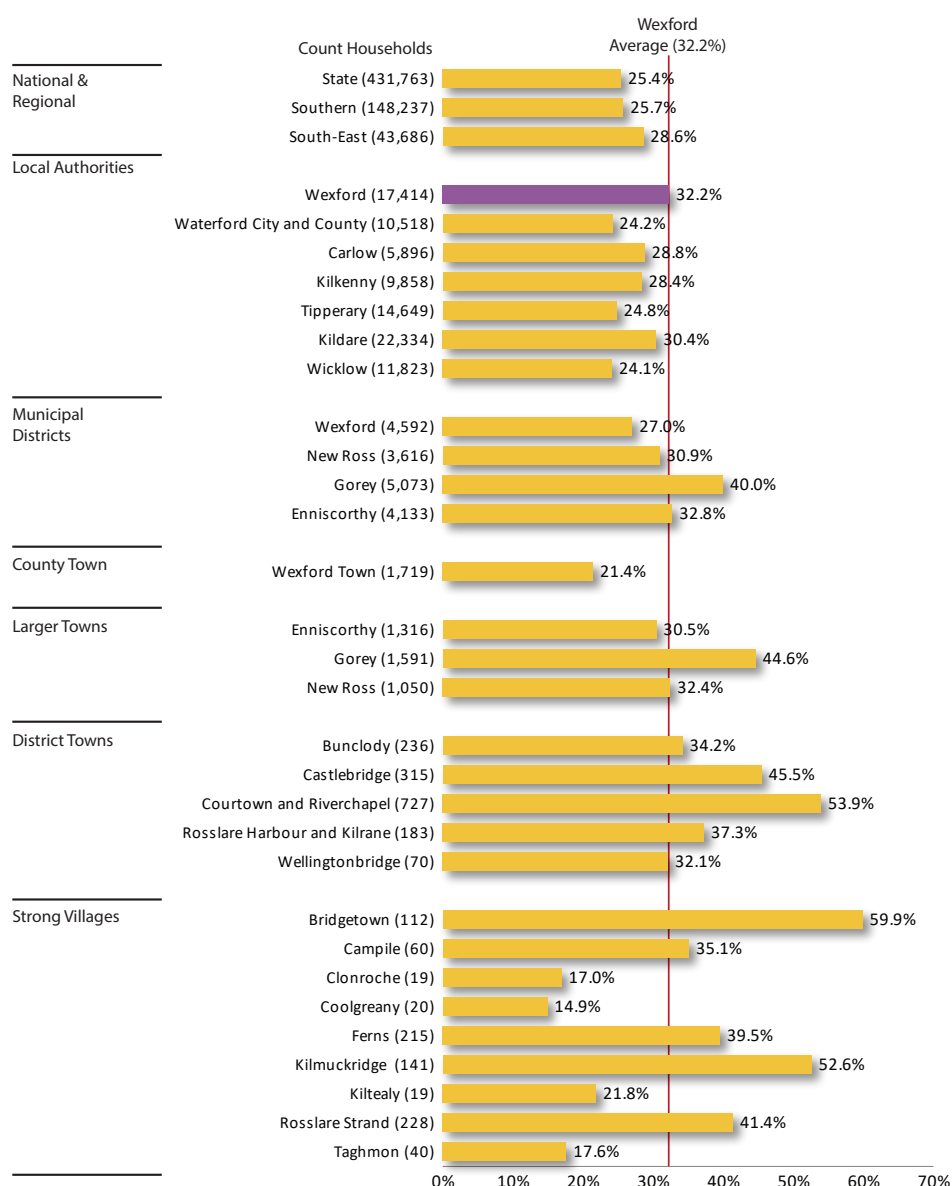


Figure 22.1: Year Built - 2001 to 2010, 2016 (Source: CSO &amp; AIRO)

How is Wexford performing?  
% Households

7/31

**Local Authority**  
1 is the highest, 31 is the lowest

↑

**National**  
Higher than Average

↑

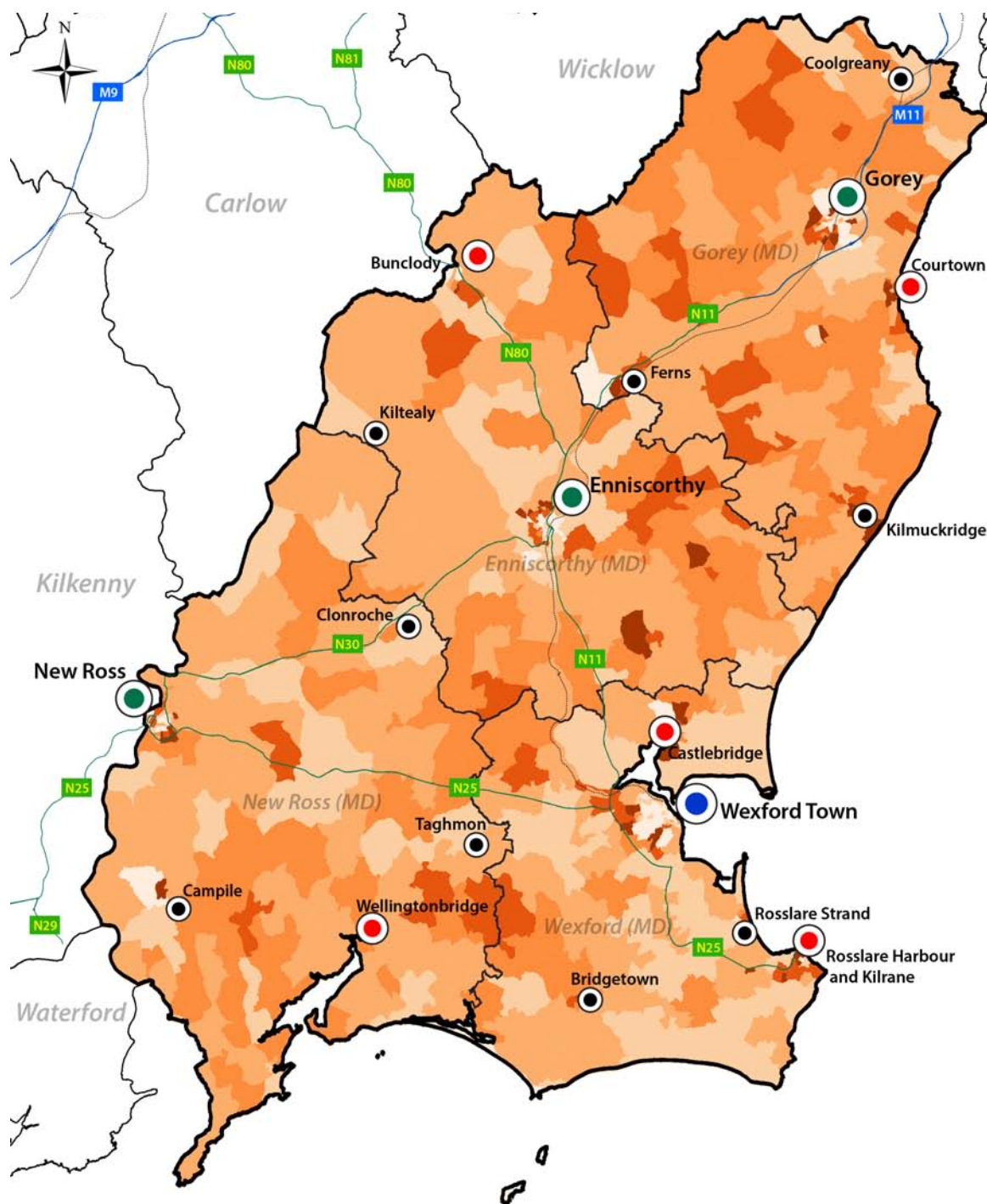
**Southern RA**  
Higher than Average

How is Wexford performing?  
Count Households

8/31

**Local Authority**  
1 is the highest, 31 is the lowest

- According to the 2016 Census, the number of households built in the years '2001 to 2010' in Wexford was 17,414 and represents 32.2% of the total households. This rate is higher than the State (25.4%), the Southern RA (25.7%) and South-East SPA (28.6%) averages.
- Relative to other local authorities, Wexford has the 8th highest number of households built in the years '2001 to 2010' in the State and the 7th highest rate. The highest rates in the State are in Laois (36.9%) and Cavan (35.6%) with the lowest in Cork City (11.6%) and Dublin City (13.3%).
- At the Municipal District level there is a considerable variation with the highest rate recorded in Gorey MD (40%). In contrast, Enniscorthy MD (32.8%), New Ross MD (30.9%) and Wexford MD (27%) have much lower rates. Across the settlement hierarchy highest rates are found in Bridgetown (59.9%), Courtown and Riverchapel (53.9%), Kilmuckridge (52.6%), Castlebridge (45.5%) and Gorey (44.6%).



Housing Age: Percentage of Households - Built 2001-2010, 2016



Map 22.1: Year Built - 2001 to 2010, 2016 (Source: CSO & AIRO)

The map provides an illustration of the rates of households built in the years '2001 to 2010' within and across the Wexford Small Areas (SAs). Highest concentrations are visible in the north of the county, in close proximity to Gorey, Courtown and surrounding areas.

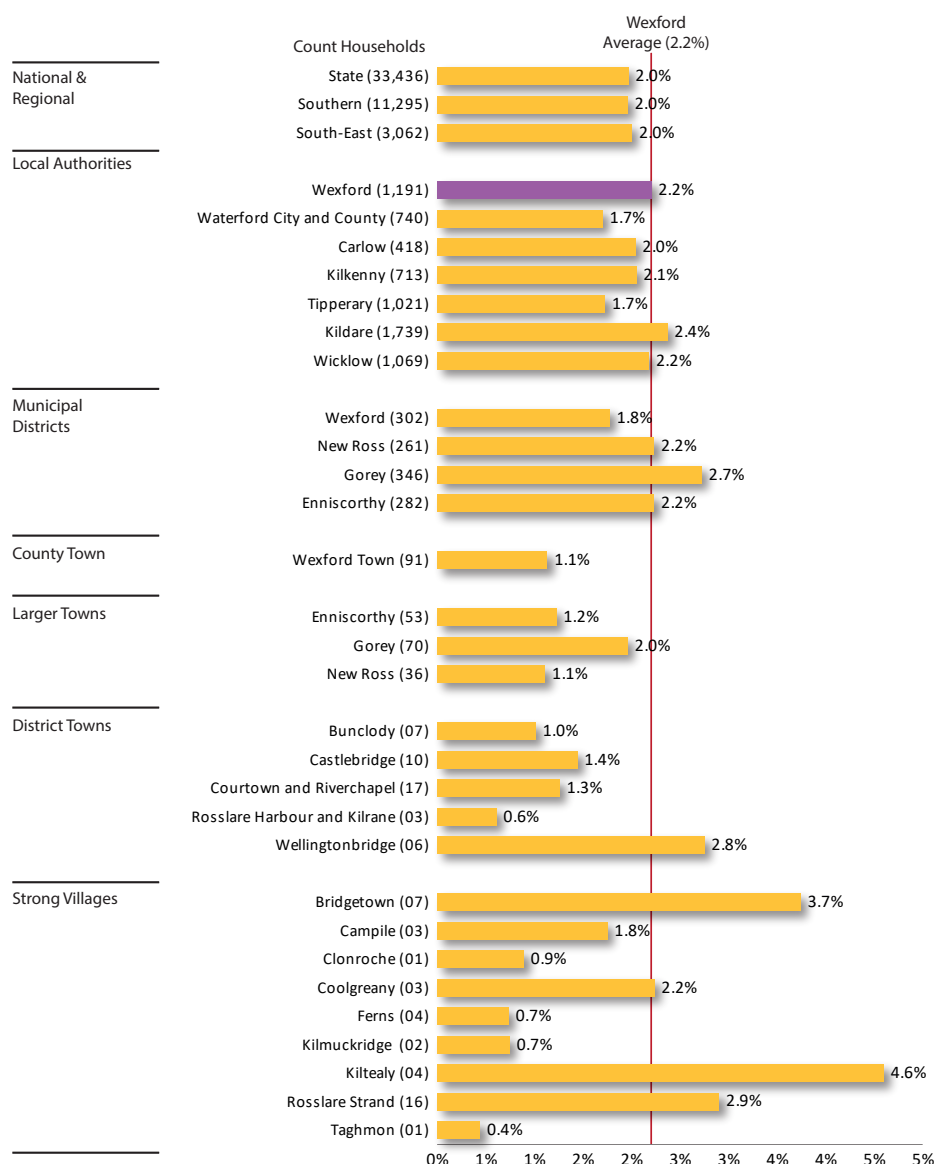


Figure 23.1: Year Built - 2011 to 2016, 2016 (Source: CSO & AIRO)

How is Wexford performing?  
% Households

9/31

Local Authority  
1 is the highest, 31 is the lowest

↑

National  
Higher than Average

↑

Southern RA  
Higher than Average

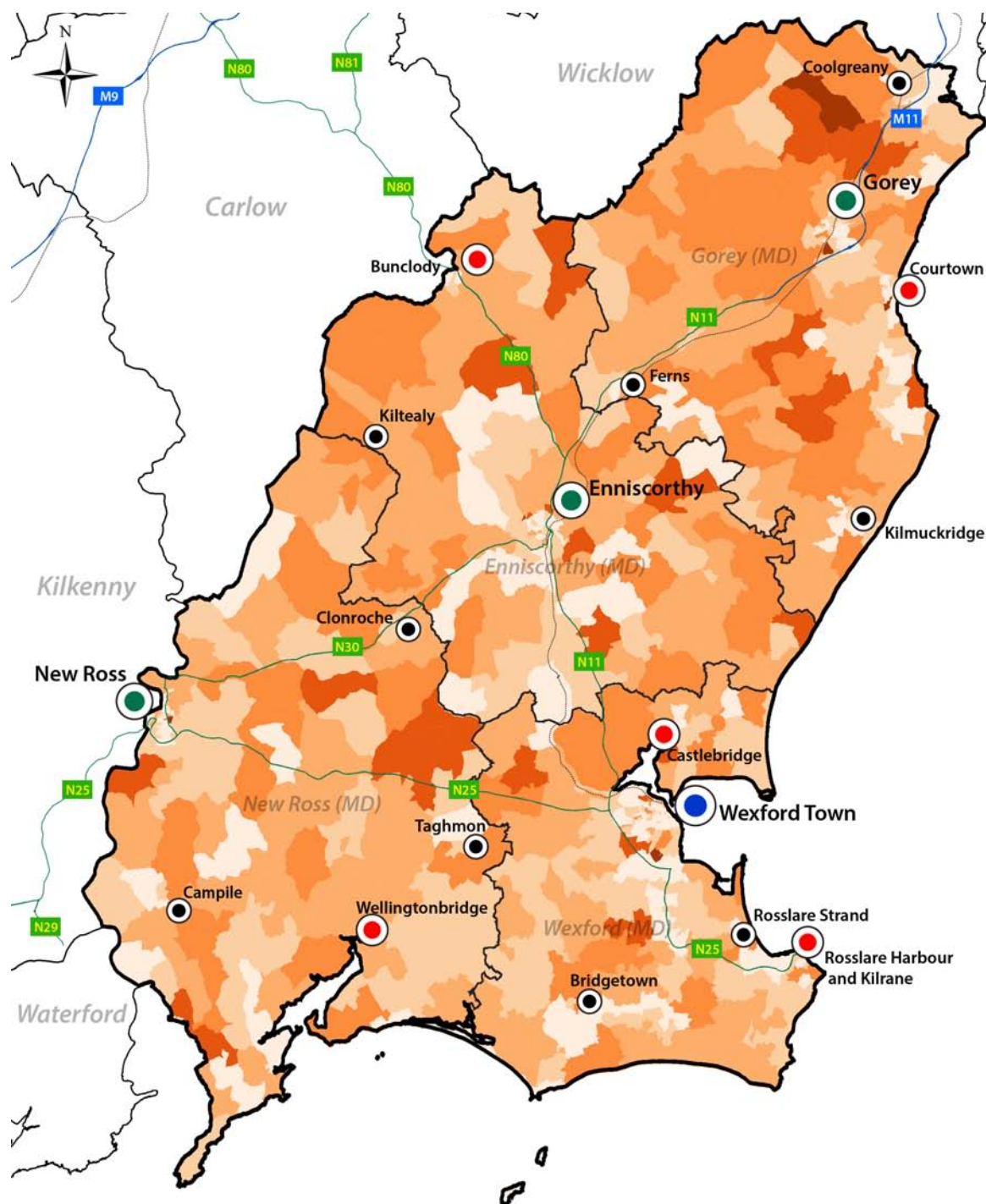
How is Wexford performing?  
Count Households

10/31

Local Authority  
1 is the highest, 31 is the lowest

- According to the 2016 Census, the number of households built in the years '2011 to 2016' in Wexford was 1,191 and represents 2.2% of the total households. This rate is higher than the State (2%), the Southern RA (2%) and South-East SPA (2%) averages.
- Relative to other local authorities, Wexford has the 10th highest number of households built in the years '2011 to 2016' in the State and the 9th highest rate. The highest rates in the State are in Fingal (2.6%) and Laois (2.5%) with the lowest in Cork City (1.1%) and Galway City (1.1%).
- At the Municipal District level there is a small variation with the highest rate recorded in Gorey MD (2.7%). In contrast, Enniscorthy MD (2.2%), New Ross MD (2.2%) and Wexford MD (1.8%) have lower rates. Across the settlement hierarchy highest rates are found in Killealy (4.6%), Bridgetown (3.7%), Rosslare Strand (2.9%), Wellingtonbridge (2.8%), Coolgreany (2.9%) and Gorey (2%).





Housing Age: Percentage of Households - Built 2011 onwards, 2016



Map 23.1: Year Built - 2011 to 2016, 2016 (Source: CSO & AIRO)

The map provides an illustration of the rates of households built in the years '2011 to 2016' within and across the Wexford Small Areas (SAs). Highest concentrations are visible in the north of the county, between Gorey and Coolgreany.

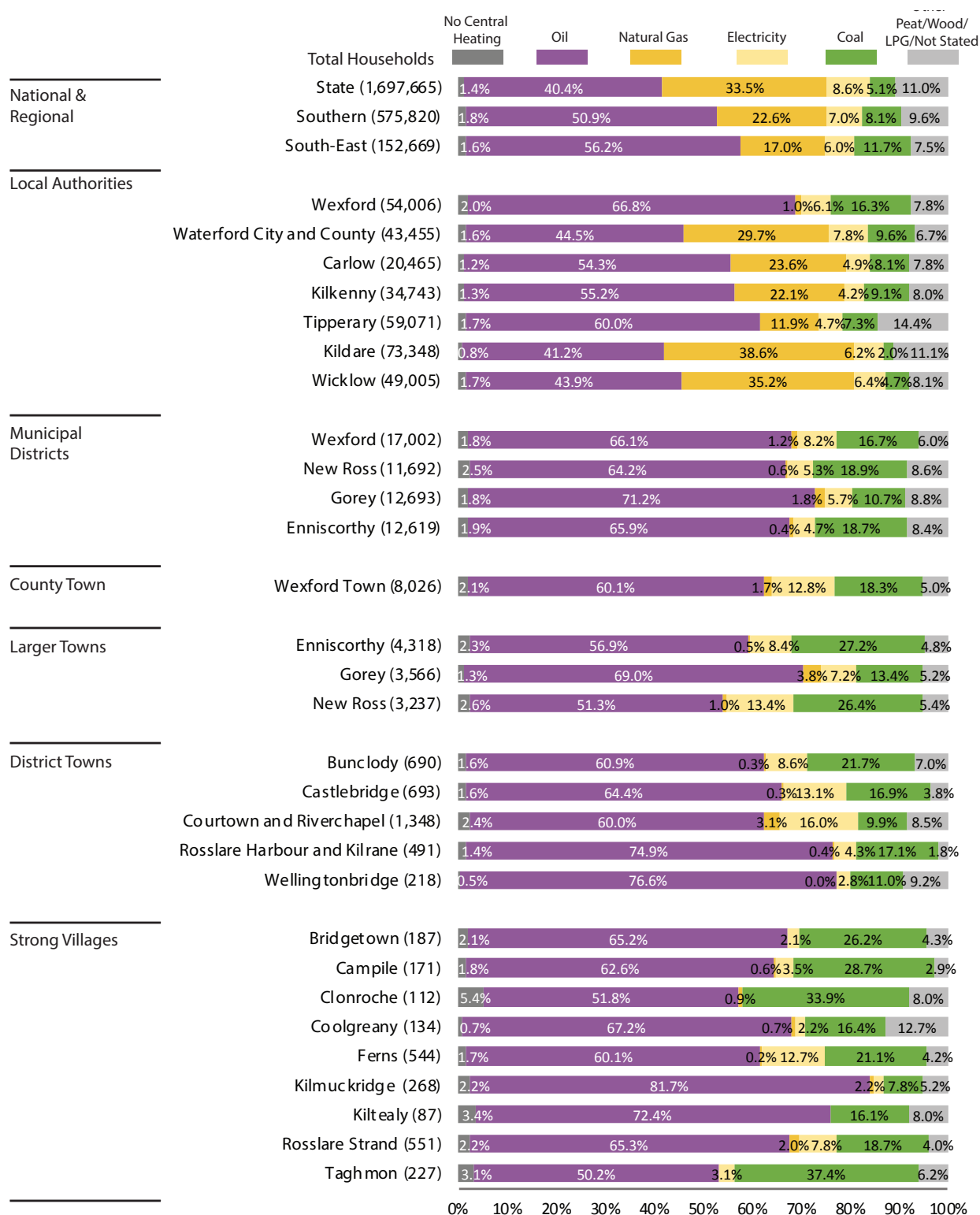


Figure 24.1: Heating Type, 2016 (Source: CSO & AIRO)

- According to the 2016 Census, the dominant form of Home Heating in Wexford households is 'Oil' (66.8% or 36,098 households). This figure is considerably higher than the State (40.4%) average and higher than both the Southern RA (50.9%) and South-East SPA (56.2%) averages. Relative to other local authorities, Wexford has the 4th highest number and the 3rd highest rate of households using 'Oil' as the main source of home heating.
- Of the other forms of home heating, 'Coal' (16.3%) ranks the second highest form of heating in Wexford. This rate is again considerably higher than the State (5.1%), Southern RA (8.1%) and South-East SPA (11.7%) averages and is the highest rate of all local authorities.



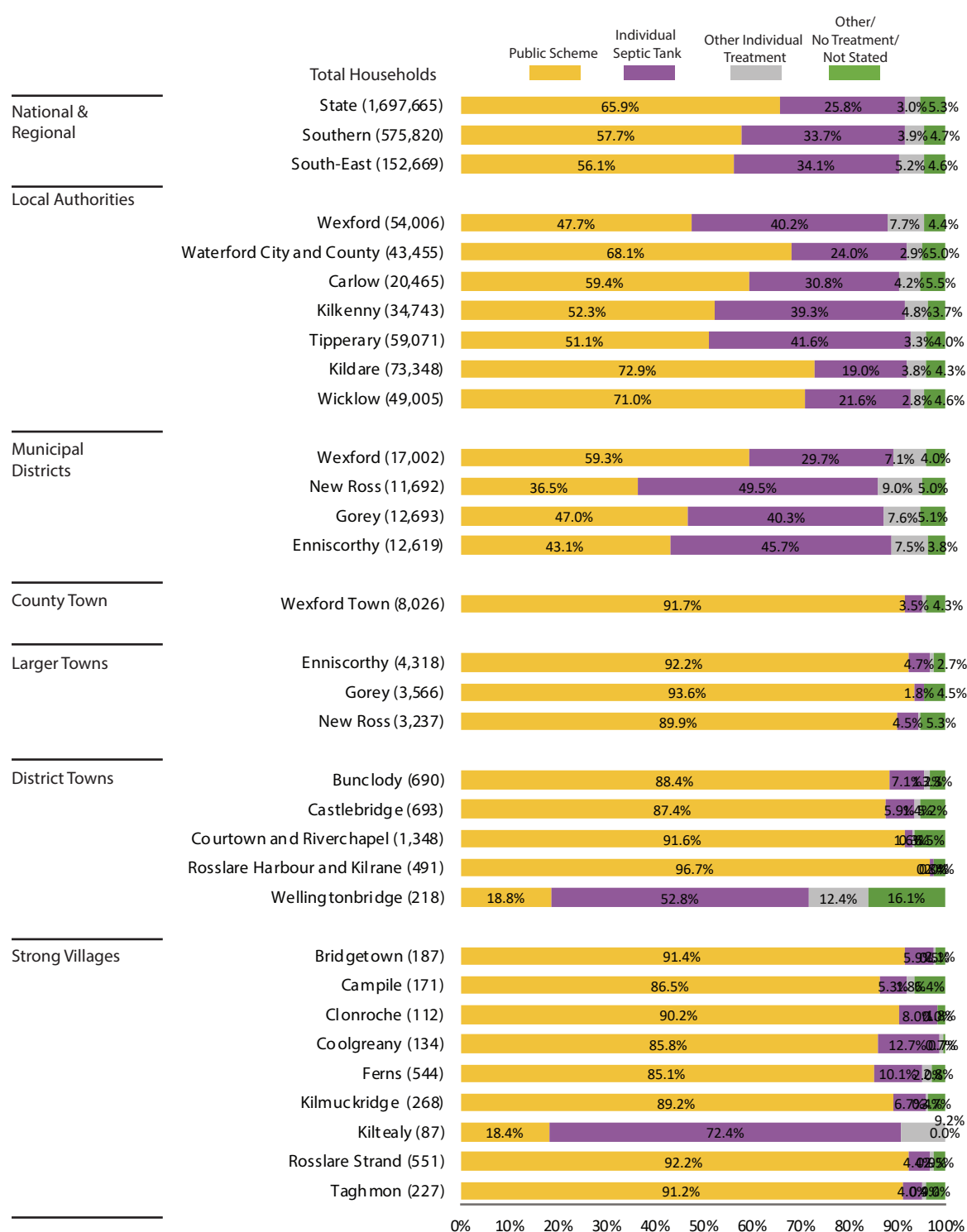


Figure 25.1: Sewerage Type, 2016 (Source: CSO & AIRO)

- According to the 2016 Census, the dominant form of Sewerage Type in Wexford is 'Public Scheme' with a rate 47.7% or 25,742 households. This figure is considerably lower than the State (65.9%), Southern RA (57.7%) and South-East SPA (56.1%) averages. Relative to other local authorities, Wexford has the 14th highest number and the 10th lowest rate of households using a 'Public Scheme'.
- Of the other forms of sewerage type, 'Individual Septic Tank' (40.2%) ranks the second highest of sewerage types in Wexford. This rate is considerably higher than the State (25.8%) average and is the 12th highest rate of all local authorities. 'Individual Septic Tanks' are the dominant sewerage types in the Municipal Districts of New Ross (49.5%) and Enniscorthy (45.7%).

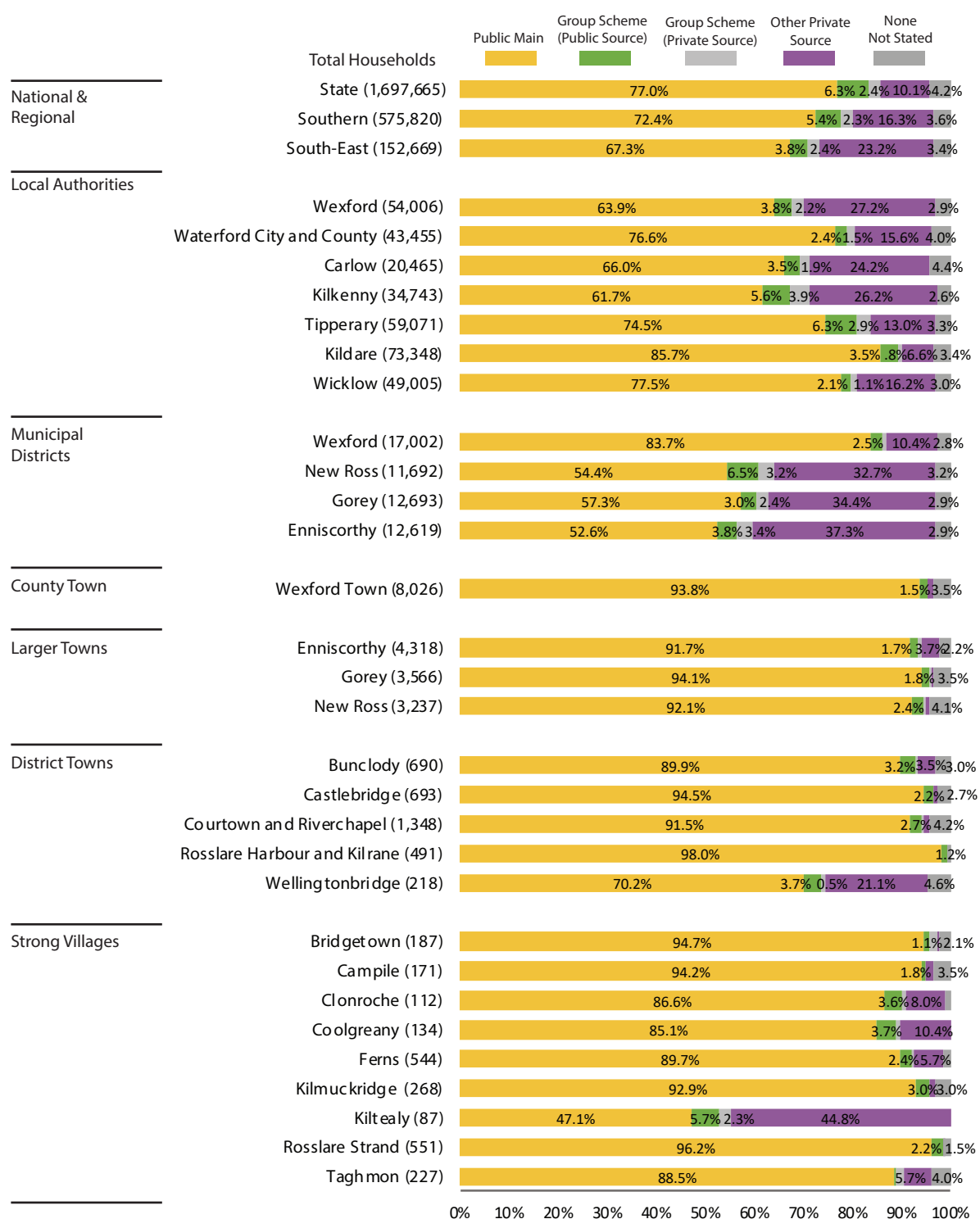


Figure 26.1: Water Supply Type, 2016 (Source: CSO & AIRO)

- According to the 2016 Census, the dominant Water Supply type in Wexford is 'Public Main' (63.9% or 25,742 households). This figure is considerably lower than the State (77%), the Southern RA (72.4%) and South-East SPA (67.3%) averages. Relative to other local authorities, Wexford has the 15th highest number and the 7th lowest rate of households with 'Public Main' as the main water supply type.
- Of the other forms of water supply, 'Other Private Source' (27.2%) ranks the second most popular form of water supply in Wexford. This rate is considerably higher than the State (10.1%) average and is the highest rate of all local authorities.









