

County Donegal
Action Plan
For
Social and Affordable
Housing
2004-2008

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INTRODUCTION

By Circular letter HPS 2/04 of 27th February, 2004, Housing Authorities have been requested by the Minister for the Environment, Heritage and Local Government to prepare an Action Plan that will govern the delivery of all social and affordable housing measures over the five year period 2004-2008.

Under Section 94 of the Planning and Development, Act 2000 as amended, Donegal County Council has prepared a housing strategy which forms an integral part of the development plan and is the cornerstone for future housing policy within the functional area of the authority. The social and affordable action plans, now proposed by the Minister, provide a natural follow-on from the development of these housing strategies, in that they provide a framework for the integrated and cohesive planning and delivery over the coming years of specific social and affordable housing measures in each local authority area, based on the relevant Housing Strategy.

Background

The Minister for Finance in Budget 2004 referred to the Government decision to change the financial treatment of capital spending to allow for a more structured and planned approach by introducing rolling five year multi-annual envelopes for all investment areas. This approach provides a structured basis at national level to implement new arrangements for the planning and delivering of social and affordable housing programmes which will build on the positive experiences from the multi-annual approach to the local authority housing construction programme for 2000-2003.

There has been substantial growth in investment in housing in recent years across a broad range of programmes. Provision has been made for capital spending in 2004 of over €1.8 billion which is four times the level of investment in 1997, recognising the need for a strong investment programme to tackle the broad range of on-going housing requirements.

Local authorities have played an important role in the progress made to date. Over the coming years, local authorities will continue to play the front line role in addressing and achieving an effective response to the challenging housing requirements. Apart from the direct involvement by local authorities in meeting housing needs, local authorities are increasingly involved in enabling these needs to be met through other mechanisms, e.g. through engagement with the voluntary and co-operative sector, through the supply of social and affordable housing under Part V of the Planning and Development, Acts 2000-2002 and through public private partnership arrangements.

It is necessary to ensure that the arrangements in place for planning and monitoring these programmes fully reflect this role of local authorities and ensure that the entire housing response is viewed in a strategic manner. Allied with this, is the need to ensure that the full potential of multi-annual envelopes for capital spending are exploited in a manner which ensures that the broad range of

housing measures are delivered in a holistic way and that the substantial investment achieves the desired effect in the long term by tackling real need and breaking cycles of disadvantage and dependency.

To address these issues, the Minister wishes to agree action plans with local authorities that will govern the delivery of all social and affordable housing measures over the five-year period 2004-2008. It is considered that the development of these plans will be beneficial to local authorities in identifying priority needs over the coming years and providing a coherent and co-ordinated response across all housing services, including delivery by the voluntary and co-operative housing sector.

Revision: This Plan has been revised following a meeting with Senior Officials of the Department of Environment, Heritage and Local Government held on 3rd November, 2004. The primary revision relates to the incorporation of text to support the Town Councils Plans, the integration of the Town Councils/Co Council's tables, the inclusion of the central heating programme which was approved after the initial Plan was submitted.

PART I – OVERVIEW

OVERVIEW

This part of the Plan sets out the overall aims of social and affordable housing in the context of the housing strategy. The plan addresses in summary form, the following issues:-

- Overview of current social and affordable housing need;
- Strategic objectives for the delivery of social and affordable housing measures over the period 2004-2008;
- Policies in relation to management and maintenance of stock;
- Policies on allocation of housing and
- Financial resources likely to be required to deliver the programmes.

Assessment of current social and affordable housing need

There are at present a total of 2,814 seeking rehousing from Donegal County Council which includes 159 transfers leaving a gross need of 2655. When overlap between Town Councils and applicants who may avail of other schemes are taken into account a nett need of 1858 remains. The waiting list grows at a rate of approximately 90 applicants per month. While Donegal County Council have delivered a significant programme in the period 2000-2003, the level of need continues to increase significantly. While the degree of need has changed from the previous programme where people were living in seriously unfit/overcrowded accommodation to more a case of people not being in a position to acquire their own homes as a large number are in rented accommodation which would not be as unfit as say 5 years ago. When one takes the current and projected need into account and has regard to the number of dwellings presently under construction both as part of our social and voluntary housing programme, the completion of a similar 5 Year Programme to the 2000 – 2003 programme is justified which would result in 1300 houses being constructed. While the Council will use all options for meeting the housing need a similar programme is necessary to ensure that the standard of accommodation does not fall as a result of the increased need.

Donegal County Council presently has 2092 no of rented houses in 159 individual housing estates. There are, in addition 845 no of individual houses provided as specific instance/rural cottages or in some cases individual houses purchased within estates. The age of the stock ranges from 1953 to the present day with many of the estates being constructed in a number of separate phases. Over the past number of years, Donegal County Council have taken a number of initiatives to upgrade the standard of its rented stock with the most essential elements of works being carried out. This ranged from windows and doors replacement, rewiring, installation of storage heaters in senior citizens' dwellings and improvements to roads/footpaths and sewerage treatment facilities. A number of other initiatives were also taken in the context of the improvement of estates under the Peace II funding and the Clár Programme which were focused on the revitalisation of the exterior of the estate.

Part 2 of the plan outlines how this Council propose to continue this work and to carry out a further upgrading programme of its stock and also to offset part of its capital allocation to redeem the loan already raised for this work. The savings on loan charges would be targeted at a planned maintenance programme.

Strategic objectives for capital spending over the period 2004-2008.

The response to meeting the housing need will involve a range of measures from a combination of allocation of tenancies under the Council's own social housing programme and the voluntary housing programme, the provision of assistance in the form of loans under the reconstruction loans scheme, the purchase/erection, I.W. scheme, shared ownership and affordable housing loan scheme. The Council will continue to promote the various schemes available thereby ensuring that social housing and voluntary housing is only provided to persons who cannot avail of any other scheme to meet their housing need.

Social housing

In light of the level of existing and anticipated demand, and while the Council will use all options for meeting the housing need a programme in the order of 1,300 units is proposed. 1,230 units will be provided directly by the Local Authority with 70 coming on stream under the Part V proposals although the ratio may change depending on the level of development coming on stream under Part V. As part of its preferred options policy on Part V proposals, dwellings are to be acquired on a 2:1 affordable/social housing ratio thereby providing for better social integration although this will limit the number of social houses coming on stream under the said Part V arrangements. It is anticipated that approximately 60 casual vacancies will come on stream for letting on an annual basis during the life-time of the programme.

The types of units to be constructed is obviously closely related to the make up of the housing need. While 4 and 3 bedroom units will be provided for the larger families 2 bedroom units will be constructed which will be suitable for the elderly or single parents and where special needs arise, houses will be designed to meet such needs. There are a number of examples at present where houses are being specifically designed for persons with special needs. In addition to the traditional social housing, the Council will progress the provision of accommodation under the voluntary and traveller accommodation programme.

Affordable Housing

As part of the Council's preferred options policy under the Part V arrangements, it is proposed that dwellings will be allocated on a 2:1 affordable/social basis. It is envisaged that during the life-time of the programme 140 units will be disposed of under the Part V arrangements whereas 45 units will be delivered under the 1999 affordable housing scheme. The 1999 scheme will be progressed in areas where Part V does not apply. It is anticipated that these schemes will be acquired by turnkey, particularly where the Council do not have an adequate landbank. It is envisaged that at least one affordable housing scheme will be progressed in each Electoral Area on an annual basis during the life-time of the programme.

Regeneration and remedial works

While this Council has committed significant expenditure over the past number of years in carrying out essential repairs to a number of units in its housing stock it is proposed that under the new programme, remedial works will form an important aspect of the programme. When the original plan was prepared, no decision had been taken as to how such a particular remedial works programme would be implemented, be that central heating for example may be provided in all dwellings or alternatively the approach may be to target a number of individual estates where a broad range of works necessary to bring the stock up to present day standards would be carried out. It is proposed that a total of 900 units would benefit from such a remedial works programme during the life of the Action Plan or alternatively, works done to the equivalent monetary value.

Following the submission of the original plan in May, 2004 details of the central heating programme were announced where Donegal County Council got funding of €200,000. As part of the Council's proposals for regeneration included the provision of central heating, that section of the plan has been amended to reflect the fact that under the central heating programme, the Council have targeted the installation of heating in all its housing stock over the next 5/7 years.

Taking this into account and following a meeting with Senior Officials of the Department on the 3rd November, 2004 it has also been decided that the best mechanism for the delivery of the regeneration programme is on an estate basis or sections of an estate and the plan has been amended to reflect this. The programme of works also envisages the grouping of a number of rural cottages as a unit for regeneration purposes.

Housing Management

The Council delivers its housing management service from its regional public service centres. This covers the life-time of an applicant from they apply for rehousing to subsequent disposal of the dwelling under the tenant purchase scheme where appropriate.

The Council have ring fenced monies to support tenant participation in a number of estates and runs the annual tidy housing estate competition. The Council will continue to promote tenant participation and responsibility throughout the life-time of the programme.

Traditionally Donegal County Council have expended significant amounts of money on the annual maintenance of Local Authority stock albeit in an unplanned fashion. As part of the Action Plan, a planned approach to maintenance will be examined with a view to setting aside specific funding for such a programme. The Council will seek to use its capital allocation to pay off the loan raised by the Council over the past 6 years for its major maintenance programme and use the savings in the context of a preventative maintenance programme.

Donegal County Council presently has the second lowest rental income in the country from its units and it is proposed that the differential rents scheme be reviewed in 2005 with a view to bringing it more in line with other Local Authorities. As part of its proposed scheme, Donegal County Council will link any increases in rental to a percentage of the annual increase in the non-contributory social welfare old age pension thereby ensuring that any such increases in income are not all diverted or spent on meeting rental payments.

As part of its remedial works programme, the Council propose insulation to contribute to energy conservation and it is believed that this will improve the sustainability of the existing stock. This will also form a key component in any new stock to be constructed.

Mechanisms for delivery

It is proposed that the various capital programmes will be delivered through a combination of acquisitions under Part V of the Planning and Development Acts 2000 – 2002, by the voluntary and co-operative housing sector and the Council's own construction and acquisition programmes. Under its 2004 –2008 programme, there will be more emphasis on the provision of social housing in smaller towns/villages with the acquisition of suitable landbanks in these locations to ensure the optimum return to the villages from the provision of the schemes. There will also be more emphasis on in house design leading to more design controls and efficiency of delivery and shorter lead in time. Difficulties experienced in acquiring suitable landbank in towns where Part V proposals do not apply, will obviously affect the delivery of the new programme and it is expected that in the absence of such a landbank at present, it will be 2005/2006 before significant progress will be made in the provision of housing on the Council's own landbank.

Addressing social segregation

As part of the Council's preferred options policy under Part V of the Planning and Development Acts, it is proposed that dwellings will be allocated on a 2:1 affordable/social basis. It is believed that this will avoid undue social segregation in such estates. The Council believes that the delivery of its housing management service from its regional public service centres in each of its Electoral Areas, will provide better support to estates where problems arise.

Policies on allocation of housing

Donegal County Council operate a points based system for the allocation of both its social and affordable housing. In relation to social housing, while priority is afforded to applicants who are homeless, the general criteria used is that dwellings are allocated to applicants with greatest need having regard to unfitness, overcrowding, medical, compassionate, time on list, number requiring housing. Where an applicant refuses an offer of accommodation without valid

and sufficient reason, they can lose points for time already spent on the housing list.

Under its policy for allocation of affordable housing, applications are categorised into the following categories and prioritised within each group

- Existing tenants
- On housing waiting list
- Other qualified applicants

Similarly, once an applicant has refused a reasonable offer, they may be deemed to have a lower priority than other eligible applicants and will have points deducted. A second offer refusal will result in a higher deduction of points.

Financial resources required to deliver capital works over the period 2004-2008

It is envisaged that the resources required to deliver this Action Plan will come from a range of sources as follows –

Repair of casual vacancies - €500,000 per annum

This will be funded through a combination of ring fencing a percentage of the annual maintenance budget and the refurbishment of long term voids scheme as announced by the Department where the first €10,000 will be met from the Council's own resources.

Social Housing Programme – 1300 starts - €33m per annum

This will be met from the annual capital allocation with approximately €1m coming from the Council's own resources.

Remedial works/Regeneration Proposals -€4.375m per annum plus €1m per annum on central heating in 2005 - 2008

It is envisaged that the funding for this scheme which proposes the carrying out of works on 900 dwellings throughout the life-time of the programme will be met from the capital allocation at a total cost of €21.8m. Alternatively, works to the equivalent monetary value will be carried out to a greater number of houses/estates. Under the central heating programme, works will be carried out to approximately 140 units per annum.

Planned Maintenance of Local Authority Stock - €500,000 per annum

This will be met using the savings on loan charges following the discharge of the loan raised for the major maintenance programme together with a small provision in the Annual Budget.

Voluntary and Co-operative Housing - €6m – CAS: €5.6m – LSS per annum

The capital assistance scheme will be met by direct provision from the Department on a grant basis whereas the capital loan and subsidy scheme will be met through raising loans with the Housing Finance Agency. Loan charges are recouped on a twice annual basis from the Department.

Essential Repairs/Disabled Persons Grant - €4.5m per annum

The level of activity on grants anticipates an expenditure of €4.5m on an annual basis. The Council's element of the funding will be met through the setting aside of €1m of the capital allocation plus direct provision of €500,000 in its annual budget.

Traveller Accommodation - €900,000 per annum

The Traveller Accommodation Programme will be met from the capital allocation for this programme.

Shared Ownership Scheme - €3m per annum

It is envisaged that the cost of this scheme will be €15m over the life-time of the programme. Based on an average of 50% split between mortgage and rental

equity, to fund the Council's share of the dwellings will necessitate the raising of a loan of €1½m from the Housing Finance Agency.

Affordable Housing – €5m per annum

To fund the affordable housing scheme will necessitate the raising of a loan from the Housing Finance Agency which will be offset by loan repayments. It is expected that approximately €25 m will be required to fund this programme during the life-time of the Action Plan.

Conclusion

This Plan sets out an ambitious programme of works which involves a broad range of measures which will result in a significant contribution to the accommodation and well being of the people of Donegal. The cost is estimated at €321m which will have a direct impact on the provision of new or improved accommodation to over 6,500 households during the life of the plan. When the broader aspects of preventative maintenance/ estate management and improvements are taken into account, a further 3,000 households will benefit.

Town Councils

The plan in so far as it relates to the 3 Town Councils envisages a total spend of €93m which will provide direct assistance to a further 831 households. This will involve the provision of 563 new social houses, the regeneration of 40 units, the repair of 70 casual vacancies and the provision of 158 affordable units.

PART II – DETAILS OF ACTION PLAN

ASSESSMENT OF HOUSING REQUIREMENTS

Assessment of Housing Stock Donegal County Council

Donegal County Council presently has 2092 number of rented houses in 159 individual Housing Estates. There are in addition 845 number of individual houses provided as specific instance/rural cottages or in some cases individual houses purchased within Estates. The latter cases are generally where the Local Authority bought back houses from its "own" Estates. The age of the stock ranges from 1953 to the present day with many of the Estates being constructed in a number of separate phases.

The condition of the stock would be regarded as reasonable in terms of its age albeit the older houses are obviously of a much lower standard than the more recently constructed dwellings. Over the past six years Donegal County Council have undertaken a major maintenance programme where a Loan of €3.8 million was raised to enable essential works to be carried out on the Stock. The works done covered three elements, windows and doors, roads and footpaths, and upgrading of sewerage treatment works. This work was carried out over a number of Estates and individual dwellings. Under the windows and doors programme, works were carried out in 74 Estates, whereas under the Roads and Footpath programme, works were carried out in 36 Estates. Under the upgrading of sewerage treatment systems, works were carried out on 17 Estates. Under a separate phase of the programme, a number of Senior Citizen dwellings were also upgraded with houses in a further 18 Estates being targeted. This Council also initiated a further programme for the upgrading of Senior Citizen stock in 2003 where the funding was provided from the Council's own internal receipts. Works to the value of €342,000.00 were sanctioned under this programme. Towards the end of 2003, approval was also obtained for a House Improvement/Upgrading Programme, which was confined, to the fabric of the dwellings. The works proposed were the upgrading of all electrical wiring in S.I./Scheme houses in accordance with the E.T.C.I. regulations. This work would also incorporate mains/smoke detectors to both ground floor and first floor of houses and where necessary, the insulation of the attic roof space and retrospective insulation of cavity walls by means of pump cavity insulation. Finally the replacement of all fascia/soffit and rain water goods on the Houses including ventilated soffit strips to roof space was proposed. While the cost of carrying out the works in their entirety was considered to be substantial, the focus was on the rewiring/smoke detectors element first with consideration then being given to fascia/soffit/gutter replacement depending on the remaining budget.

Under the Peace 2 programme, Donegal County Council secured funding of €240,000 to enable the revitalisation of 12 Housing Estates. The focus of the work was on the creation of family friendly areas within the Estate through the provision of seating/picnic/green areas and a further bid for funding was submitted for 2004. The Council also secured funding for the enhancement of 7 Estates under the Clar Programme in 2003 at a total cost of €84,000 Euro. All of this has contributed to the upkeep of Council Housing Stock and Donegal County Council will endeavour to offset the Loan already raised for the major maintenance programme against its

Capital Allocation over the coming years to enable it to use the savings of the Loan Charges in the context of a preventative maintenance programme.

An assessment has been carried out of the stock where a range of works which “may” require carrying out in the context of bringing all the stock up to present day standards were considered. The Council propose an ambitious programme of regeneration/remedial works which, taken in conjunction with the central heating programme will result in over 900 units being upgraded to year 2000 standards.

Buncrana Town Council

Buncrana Town Council currently has 134 No. rented houses the majority of which were constructed post 1985. The housing stock is generally in good condition.

In 2003 the Council has carried out a programme of window and door replacement in all it's older stock which has reduced considerable the number of maintenance defect complaints.

An allocation of €51,500 was received for the provision of Central Heating in the 2004 enabling work to be carried out on 12 houses. Provision has been made to carry out work on a further 15 houses in 2005 subject to the necessary grant-aid being made available

Bundoran Town Council

Bundoran Town Council currently has 74 No. rented houses spread over six No. Estates, the majority of which are in good condition in the newer Estates.

In the past the Council has carried out a programme of window and door replacement in all it's older stock, which is in reasonable condition.

Application was made to DoEHLG for the approval of Remedial Works Scheme for 10 No. OPD's at a total cost of approx. €150,000 which included improvement works and the provision of vehicular access where there is none at present.

An allocation has been received for the provision of Central Heating in the current year.

Letterkenny Town Council

Letterkenny Town Council presently has 330 rented houses. The majority of these houses (268) are located within social housing schemes with the balance of 62 being acquired as one-off purchases in various private housing estates within the town of Letterkenny.

Generally Letterkenny Town Council's housing stock is in good condition with an improvement works scheme currently ongoing. Of the housing stock of 330, 50no. dwellings do not have central heating. The Council in recent years through the provision of internal capital receipts have been in a position to completely refurbish its OPD housing stock with works including the provision of central

heating and installation of PVC fascia and soffit. The age of the housing stock would divide as follows: Pre 1980- 138, Post 1980-192.

The following tables set out the make up of the Housing Stock in Co Donegal.

Table 1A

Local authority housing stock	Donegal Co Co	Buncrana Town Council	Bundoran Town Council	L'kenny Town Council	Total
- Number of houses in estates	1732	80	63	220	2095
- Number of flats/apartments	-	24	-	17	41
- Number of one-off dwellings	845	18	1	61	925
Number of dwellings specifically designed for					
- elderly	330	11	10	32	383
- homeless	-	-	-	-	-
- people with disabilities	14	1			15
Traveller Specific Accommodation - units of permanent accommodation	16				16
TOTAL LA HOUSING STOCK	2937	134	74	330	3475

Appendix 1 shows the composition of Donegal Co Co Individual Estates

In relation to the Voluntary Housing Stock, accommodation has been provided at 30 Centres with a total of 384 units of accommodation provided. A number of the units provided for the elderly/homeless/people with disabilities would have been provided in the context of the Capital Assistance Programme and would therefore be units of accommodation within an overall building. As the Voluntary Housing is delivered by the Local Authority on behalf of the Town Councils, the information in relation to units provided has been included in the County figures and these include units in the Town Council areas. The Voluntary Housing Stock is generally in a much better state of repair than the Local Authority stock which is in most cases, attributable to its age.

The following tables set out the make up of the Voluntary Housing stock in County Donegal.

Table 1B

Voluntary and Co-operative Housing Sector	Donegal Co Co	Buncrana Town Council	Bundoran Town Council	L'Kenny Town Council	Total
- Number of houses in estates	66	5	46		117
- Number of flats/apartments	12	1			13
- Number of one-off dwellings ³	-			1	1
Number of dwellings specifically designed for					
- elderly	183				183
- homeless	35				35
- people with disabilities	36				36
TOTAL VOLUNTARY AND CO-OPERATIVE HOUSING STOCK	332	6	46	1	385

Appendix 11 shows the composition of the Voluntary Housing Stock in Co Donegal

Vacancies in housing stock Donegal County Council

The quality of new houses now being provided by housing authorities is making it somewhat more difficult to relet "second hand" casual vacancies which arise. On average, it takes 3 months to relet a vacancy with the main contributory factor being the need to carry out repairs to bring it up to a reasonable standard. This places a considerable strain on the routine maintenance budget on an annual basis. In 2003 and 2004, 30% of the maintenance budget has been ring fenced for the repair of casual vacancies.

The Department of Environment, Heritage and Local Government has already indicated to housing authorities that it is prepared to co-fund the refurbishment of units within their stock that have remained vacant for longer than 6 months. While the scheme proposed indicates that the first €10,000 for each unit should be met by the local authority, Donegal County Council are presently putting a package together which would enable a number of vacancies to be grouped for the purposes of the scheme. This approach will greatly assist in the removal of long-term voids and having them relet.

The average time taken to relet a unit of stock by the Voluntary Sector is in the order of 1 month. This shorter period is reflective of the age of the voluntary stock in the county which is comprised of much newer units, most of which have been constructed in the past 4/5 years and is therefore of a higher standard than the local authority stock.

Buncrana Town Council

There are no long term vacant houses within the Council's Housing stock. Occasionally, Casual Vacancies arise which are re-let within a minimum period of one month depending on the amount of repairs required if any.

Bundoran Town Council

There are no long term vacant houses within the Council's Housing stock. Occasionally, Casual Vacancies arise which are re-let within a minimum period of one month depending on the amount of repairs required if any.

Letterkenny Town Council

The average time taken to relet casual vacancies which arise normally takes 3 months having regard to improvements which must be carried to dwellings and also for completion of assessments. The introduction of the points scheme as part of the scheme of letting priorities has enabled casual vacancies to be re-allocated more quickly.

Table 2

	Overall % of dwellings that are empty	% of empty dwellings subject to major refurbishment schemes	% of empty dwellings unavailable for letting	% of empty dwellings available for letting	Average time taken to re-let dwellings
Local authority	0.75%	None	50%	50%	3 months
Voluntary and co-operative housing sector	0.50%	None	30%	70%	1 month
Buncrana Town Co Voluntary and co-operative housing sector	1.50%			1.50%	4 weeks
	33%			33%	6 weeks
Bundoran Town Co Voluntary and co-operative housing sector					1 month
L'kenny Town Co Voluntary and co-operative housing sector					2 wks- 2 mths

Table 3

Number of vacant houses	Donegal Co Co	Buncrana Town Council	Bundoran Town Council	L'Kenny Town Council	Total
0 – 3 months	16	2		10	28
4 – 6 months	3			-	3
7 – 12 months	3			-	3
Over 12 months	3			-	3
Total	25	2	0	10	37

Assessment of housing needs Donegal County Council

The gross number of applicants seeking rehousing from Donegal County Council is 2814 which consists of 159 applicants seeking transfer leaving 2655 gross need or a nett need of 1858 when the overlap of Town Councils and applicants who may avail of other forms of assistance are taken into account. On average there are 90 new applications received on a monthly basis. This equates to almost 1100 new applications on an annual basis which is twice the average annual number from the period 1996 to 2000. An analysis of the applicants who were housed in 2004 to-date indicate that the average waiting time was 3½ years while 60% of the applicants were on the list for less than 3 years. On the overall housing lists, 85% of those seeking rehousing are on the list for less than 5 years.

Buncrana Town Council

There are currently approx 80 applicants on the Councils Housing List of which approx 76% are categorised as “Persons not reasonable able to meet the cost of the Accommodation or obtain suitable alternative accommodation.”
10% represents “overcrowding” and “involuntary sharing.”
8% represents “Unfit or materially unsuitable” the majority of which would be materially unsuitable.
1 represents “Elderly”.
5% represents “Medical or Compassionate”.

Bundoran Town Council

There are currently approx 80 applicants on the Councils Housing List of which approx 51% are categorised as “Persons not reasonable able to meet the cost of the Accommodation or obtain suitable alternative accommodation.”
25% represents “overcrowding” and “involuntary sharing.”
10% represents “Unfit or materially unsuitable” the majority of which would be materially unsuitable.
6% represents “Elderly”.
5% represents “Medical or Compassionate”.
And 2% represents “Travellers”.

Letterkenny Town Council

Letterkenny Town Council currently has 818 persons on the housing waiting list. The majority of the applicants are in private rented accommodation or sharing with family. A high proportion of applicants are single parent families. In addition approximately 180 applicants have not yet been assessed. It is estimated that there are approximately 700 applicants on the list in receipt of rent supplement from the Department of Social and family Affairs.

The following table 4 sets out the categories of housing need.

Table 4

Categories of need as specified in Section 9(2) of the Housing Act 1988	Number of households				
	Donegal Co Co	Buncrana Town Co	B'doran Town Co	L'kenney Town Council	Total
Homeless	18		0	0	18
Travellers	14		2	28	44
Persons living in accommodation that is unfit or materially unsuitable	464		8	5	477
Persons living in overcrowded accommodation	260	10	10	30	310
Persons sharing accommodation involuntarily	148	4	10	40	202
Young persons leaving institutional care	2		0	20	22
Persons in need of accommodation on medical and compassionate grounds	130	11	4	545	690
Elderly persons	37	4	5	33	79
Disabled or handicapped persons	6	2	0	7	15
Persons not reasonably able to meet the cost of the accommodation or to obtain suitable alternative accommodation	779	49	41	110	979
TOTAL	1858	80	80	818	2836

Of the nett need of 1858 in the county area, there are 334 in receipt of rent supplement from the Department of Social and Family Affairs.

Under the 1999 Affordable Housing Scheme, Donegal County Council have allocated 43 houses in 4 different schemes. There was limited interest in the schemes which it was felt was due to the houses being part of an overall social housing scheme where the remainder of the houses were for allocation as rented Council stock. As part of the proposals for the implementation of Part V of the Planning and Development Act – Social and Affordable Housing, Donegal County Council are proposing that the split be 2:1 affordable v social. As these units will be part of an overall private scheme, the better social integration will make them more attractive from an affordable scheme viewpoint.

The 40 houses were allocated as follows-

Existing tenants 5

On waiting list	24
Other	<u>14</u>
	43

While these figures indicate that almost 70% of the units were allocated to tenants/people on the waiting list, this is also reflective of the demand for the houses as outlined above.

The number of households on the list that could avail of affordable housing schemes is estimated to be quite low. Taking the experience of the 4 affordable schemes allocated to date, this indicates that of the 43 number dwellings allocated, 24 number came from the housing lists and while this represents a sizeable percentage, these schemes were in the largest towns and an indepth trawl was necessary to obtain applicants who could meet the repayments.

In the case of homelessness, a range of housing options are the most suitable with in some cases, emergency hostel accommodation being necessary following which private rented accommodation can often be secured or a family reunites. The provision of an outreach service is seen as an invaluable assistance in meeting the needs of the homeless in terms of helping them source accommodation and helping them to manage in the new accommodation. In many instances, sheltered housing with high support services is often seen as the best option for persons experiencing homelessness.

HOUSING MANAGEMENT AND ACTIONS TO IMPROVE SOCIAL INCLUSION

Donegal County Council delivers its entire housing management system from its regional Public Service Centres. This covers the complete lifetime of an applicant from their application for housing to allocation, rent assessment and collection, maintenance repairs/improvements, tenant participation and disposal of dwelling. The Council in the past have made provision for estate management in the context of an application to the Department of the Environment, Heritage and Local Government in partnership with Meithal Forbartha na Gaeltachta for funding for 5 estates in the Gaeltacht area. Provision has also been made to ring fence €3000 for each of 2 estates in the remaining electoral areas to enable discussions to take place at local level and reach agreement on the spending of the funding depending on the particular requirements within the estate. As part of its Action Plan, Donegal County Council will continue the ring fencing of budgets for specific estates to support tenant participation. The Council will also continue to provide funding for the tidy housing estates competition which awards estates who have made an effort to maintain their estates to a high standard. The Council will also continue to source funding from various sources such as Peace II and the Clár initiative to revitalise estates and carry out improvements.

An area which the Council believes requires attention is the adoption of an Anti-Social Behaviour Policy and it is proposed that a draft policy will be placed before the members in early 2005. Training of staff will be arranged to facilitate this process. This is particularly important as under the preferred options policy for the units coming on stream under the Part V programme, to improve social inclusion, it is proposed that the ratio of dwellings acquired by the Council will be used on a ratio of 2:1 affordable/social. It is believed that an effective policy is required to deal with anti-social behaviour which also supports a vibrant residents association striving to improve their estate.

Following the submission of the original plan in May 2004, funding was secured under the Housing Management Initiative Grant Scheme 2004 for the employment of 3 no. Tenant Liaison Officers at the following locations:

- 3 no. housing estates at Glencar, Letterkenny
- Emmett Park, Castlefin and Lawne Park, Ballyshannon
- Ballina Housing Estate, Falcarragh.

The main purpose of the Housing Management Initiative Scheme, introduced in 1995, is to provide assistance to local authorities for new projects, other than routine maintenance, which allows them to improve the quality of their housing management service. The terms of the scheme provide that up to 90% of approved staffing projects and up to 50% in the case of approved general housing management initiatives, of the expenditure incurred by authorities on approved projects is recouped by the Department.

All 3 no. Tenant Liaison Officers took up duty with effect from 1st October, 2004 and are employed on a 1 year contract which will expire on the 30th September 2005.

Among the duties of the Tenant Liaison Officers employed by the Council under the Scheme are the development, preparation and drafting of a Tenant's Handbook and of an Anti-Social Behaviour Policy which will be presented in due course to the Housing SPC and subsequently the Council for ratification and adoption.

Provision has been made in Budget 2005 for the continued employment of the 3 no. tenant Liaison Officers until the expiration of their contracts in 2005.

As rental income plays an important role in funding the management and maintenance of Local Authority stock, rents are reviewed on an annual basis from the 1st August. The current differential rent scheme was adopted in 1996 and has not been updated since then other than it is calculated based on updated income. Donegal County Council spends the second lowest on maintenance at €635 per unit and has the lowest income per unit at €1022 per unit. A draft scheme has been placed before the Strategic Policy Committee although no decision has yet been taken for same and it is therefore likely that the new scheme will not be implemented until 2005. The main changes proposed are an increase in the maximum rent (to bring Donegal County Council in line with other Councils over a number of years), an increase in the contribution from subsidiary earners and a small increase in rents for those on minimum rents/senior citizens. It is also proposed that on an annual basis the rent for senior citizens, maximum contribution per subsidiary earner, maximum increase in rent and the minimum rent be increased by 15% of the annual increase of social welfare non-contributory pension. This is in line with the Department of Environment Circular EH1/2004 dated 21st January, 2004 which specifies "that no more than 15% of any increase in such pension income should be absorbed by an increase in rent". The cap on the increase in maximum contribution by subsidiary earners and maximum rent will not apply in the case of high earners. As part of its Action Plan, Donegal County Council propose to redeem the loan raised for the major maintenance programme which has been carried out over the past 6 years to carry out essential repairs on a number of dwellings. The Council also propose to carry out remedial works on a number of dwellings throughout the lifetime of the programme through the diversion of an element of the annual capital allocation for such works and also to use the savings on loan charges in the context of a preventative maintenance programme.

PROJECTED LEVELS OF ACTIVITY 2004-2008

Donegal County Council

Donegal County Council met its targets under the 2000-2003 Multi-Annual Programme where 1040 starts were allocated (including 170 S.I. cottages). At the end of December 2003 there were 348 houses under construction and it is anticipated that 208 will be completed in 2004. Donegal County Council have already submitted a Capital Programme for 2004 to the Department of Environment, Heritage and Local Government which will become part of the new programme when it is announced. The programme submitted envisaged the progression of 356 starts in 2004. In forecasting outputs/levels of activity the Council are constrained by a number of factors including the availability of funding, the capacity of the Council to achieve the forecasted outputs, the availability of land and infrastructure investment. In the following tables this Council has set out projected levels of activity which it believes are warranted and can be delivered. The Department Guidelines have indicated that outputs achieved in the past will assist in estimating the capacity of the Authority to manage and implement future programmes and this Council has demonstrated its ability to meet targets in delivering a significant Multi-Annual Programme over the period 2000-2003 where as stated 1040 starts were allocated. Furthermore this Council have successfully carried out a number of schemes to upgrade its stock through its major maintenance programme for the repair of essential elements of works on a number of dwellings/estates, upgrading of a number of senior citizens' dwellings and more recently a programme for the upgrading of wiring/insulation/fascia/soffit in dwellings.

Letterkenny Town Council

Letterkenny Town Council provided 125 starts over the period 2000-2003. The provision of housing was primarily through the purchase of turnkey housing developments. The Council have also purchased private dwelling in various areas of the town. Having regard for the lack of landbank under the Council's control the turnkey procedure is deemed to be the most successful way of delivering starts at value for money and within a reasonable timeframe. The purchase of private dwelling are very suitable for special need applicants(eg bungalows) which the Council would have great difficulty delivering through the normal construction process.

Land availability for Housing

The acquisition of suitable landbank has long been a concern for the Housing Department – in the past landbank on the edge of towns/villages was all that was available to purchase by agreement and provision of social housing on such landbank has not been successful from a value for money viewpoint but more importantly for a social inclusion aspect. The acquisition of suitable landbank coupled with high quality design will lead to considerable improvement in the social fabric of the towns/villages and it is intended that the 2004-2008 Capital Programme will focus on this strategy. In January/February 2004, the Housing Construction Department sought submissions from landowners in a large number of towns and villages for the supply of landbank in accordance with clearly specified criteria. The response was very disappointing and difficulty in acquiring suitable landbank is clearly going to affect the delivery of the new programme. In 2004 it is therefore unlikely that significant progress will be made in the provision of housing on Council landbank as had originally been hoped for and a considerably longer lead in time will be required to acquire suitable landbank. This will not however affect the overall number of units to be provided.

Infrastructure constraints

The lack of adequate water and sewerage facilities in a number of towns obviously impact on the capacity to deliver a Housing Programme. An example would be Moville where in the absence of an adequate sewerage system, independent treatment plants or alternatively significant development charges as a contribution towards a new sewerage scheme are involved and the Department have indicated that such charges can not be funded under the Capital Programme. Under the Development Levy Scheme recently adopted by the members, development charges have been excluded from social and voluntary housing projects. Notwithstanding such constraints the Council are satisfied that it can deliver the programme of 1300 new starts contained in this Plan.

PROVISION OF SOCIAL RENTED ACCOMMODATION

Part V Units Donegal County Council

The Donegal County Council Housing Strategy requires that 15% of lands zoned for residential use or a mixture of residential and other uses be made available for the provision of social and affordable housing. As part of the Council's preferred options policy, it is proposed that the 15% be made up on the basis of 10% affordable and 5% social in general terms subject to the circumstances of the particular area. It is believed that through this approach, it will provide for better social integration in the various locations where Part V is to be applied and will also make the affordable units more attractive for purchase by persons in need of housing.

Buncrana Town Council

The level of house/apartment construction has boomed in Buncrana in the past five years. However the majority of dwellings under construction are located along the boundary of the town. The census returns , as a consequence do not reflect this increase in population.

The level of construction and the number of planning permissions has significantly dropped since 2001.

On this basis in is not expected that the provisions under Part V will generate any significant number

Bundoran Town Council

The level of house/apartment construction boomed in Bundoran during the " Tax Incentive Scheme for Seaside resorts from 1995 to 2000 with some of the schemes under construction at present being the remainder ones which were granted planning permission under the scheme, prior to the introduction of Part V. The level of construction and the number of planning permissions has significantly dropped since then, and it is anticipated that at the expiry of the ten year tax benefit the housing market may become flooded.

On this basis in is not expected that Part V will generate any significant number of units which is projected at 6 No. over the period of the Plan.

Letterkenny Town Council

Letterkenny Town Council's Housing Strategy requires that 15% of lands zoned for residential use be made available for the provision of social and affordable housing. The new town plan was adopted in September 2003 which coupled with the recent boundary extension of the Town Council results in a substantial areas of land being zoned residential. The Housing Strategy proposes that the 15% would be made up on the basis of 10% affordable and 5 % social. Having regard to the continued housing development taking place in the town and the number of

planning applications currently under consideration for housing developments it is anticipated that the no. of houses as detailed under Part V will be realised.

Table 5 – Donegal County Council

Part V Units to be provided for	Indicative Number of Units				
	2004	2005	2006	2007	2008
Renting by local authority	-	10	20	20	20
Renting by a voluntary or co-operative housing body	-	5	10	10	10
Traveller specific accommodation	-	-	-	-	-

Table 5 – Buncrana Town Council

Part V Units to be provided for	Indicative Number of Units				
	2004	2005	2006	2007	2008
Renting by local authority	2	4	5	4	3
Renting by a voluntary or co-operative housing body					
Traveller specific accommodation					

Table 5 – Bundoran Town Council

Part V Units to be provided for	Indicative Number of Units				
	2004	2005	2006	2007	2008
Renting by local authority			2	4	4
Renting by a voluntary or co-operative housing body					
Traveller specific accommodation					

Table 5 – Letterkenny Town Council

Part V Units to be provided for	Indicative Number of Units				
	2004	2005	2006	2007	2008
Renting by local authority	Nil	15	15	20	20
Renting by a voluntary or co-operative housing body	N/A				
Traveller specific accommodation					

Casual Vacancies

Table 6 – Donegal County Council

Casual vacancies	Number of Units				
	2004	2005	2006	2007	2008
Estimated no. of casual vacancies in local authority stock available for reletting to first time tenants	60	60	60	60	60
Estimated no. of transfer requests to be effected.	6	6	6	6	6
Estimated no. of casual vacancies in voluntary and co-operative housing stock available for re-letting to first time tenants	5	5	5	5	5

Table 6 – Buncrana Town Council

Casual vacancies	Number of Units				
	2004	2005	2006	2007	2008
Estimated no. of casual vacancies in local authority stock available for reletting to first time tenants	4	3	3	2	3
Estimated no. of transfer requests to be effected.	0	2	3	2	2
Estimated no. of casual vacancies in voluntary and co-operative housing stock available for re-letting to first time tenants	2	3	2	1	2

Table 6 – Bundoran Town Council

Casual vacancies	Number of Units				
	2004	2005	2006	2007	2008
Estimated no. of casual vacancies in local authority stock available for reletting to first time tenants	1	1	1	1	1
Estimated no. of transfer requests to be effected.					
Estimated no. of casual vacancies in voluntary and co-operative housing stock available for re-letting to first time tenants					

Table 6 – Letterkenny Town Council

Casual vacancies	Number of Units				
	2004	2005	2006	2007	2008
Estimated no. of casual vacancies in local authority stock available for reletting to first time tenants	10	10	10	10	10
Estimated no. of transfer requests to be effected.	5	5	5	5	5
Estimated no. of casual vacancies in voluntary and co-operative housing stock available for re-letting to first time tenants	N/A				

Local Authority Housing Programme Donegal County Council

Donegal County Council met its targets under the 2000-2003 Multi-Annual Programme where 1040 starts were allocated (including 170 S.I. cottages). At the end of December 2003 there were 348 of these under construction and it is anticipated that 208 of these will be completed in 2004. This Council have submitted an interim programme for 2004 pending the new programme being announced. This envisaged the progression of 356 starts in 2004 made up of Scheme houses - 286, S.I. cottages - 40, Second hand purchases – 5, Part V acquisitions – 25. Of the 286 scheme houses which were envisaged to start in 2004, 97 of these were approved by the Department in 2003 and are therefore excluded from the table 7 giving the number of house starts for 2004. The information contained in table 7 is specific to units to be approved under the 2004-2008 programme. As part of the next programme it is intended to provide smaller schemes of up to approximately 15 houses in the context of better estate management and dealing with anti-social behaviour. The acquisition of suitable landbank has long been a concern for the Housing Department. In the past landbank on the edge of towns/villages was all that was available to purchase by agreement and provision of social housing on such landbank has not been successful from a value for money view point but more importantly from a social inclusion aspect. The acquisition of suitable landbank coupled with high quality design will lead to considerable improvement in the social fabric of the towns/villages and it is intended that the 2004-2008 Capital Programme will focus on this strategy. In January/February 2004, the Housing Department sought submissions from landowners in a large number of towns and villages for the supply of landbank in accordance with clearly specified criteria. The response was disappointing and the difficulty in acquiring suitable landbank is clearly going to affect the delivery of the new programme. In 2004 it is therefore unlikely that significant progress in the provision of housing on Council landbank as had initially been hoped for and will result in a longer lead in time. Another significant aspect of the new programme will see a greater emphasis on house design. Towards this end a procurement process is underway to acquire “standard contract documents” for a specific number of house types which will form the “building blocks” for scheme design throughout the programme. It is felt that this approach will reduce the lead in time for the provision of schemes once the landbank has been acquired.

To summarise the position regarding the 2004-2008 Capital Programme therefore:

- There will be more emphasis on the provision of social housing in the smaller towns/villages.
- More emphasis on acquiring suitable landbank in these locations to ensure the optimum return to the villages from the provision of the scheme.
- More emphasis on in-house design thus leading to more design controls and efficiency of delivery and shorter lead in time of approximately 1 year for the delivery of social housing on these lines. The following table set in gives an indication of the anticipated level of activity in the direct provision of Local Authority house starts (excluding 97 starts in 2004 which form part of the

2000-2003 programme). It also excludes the number of units becoming available for renting by the Local Authority from the Part V process.

Buncrana Town Council

Taking into account the provision of 95 units over the period of the last plan, the housing list has increased by approx. 35 applicants per year, which we project will continue over the period of the projected plan.

The Council expects to enter into a turnkey contract in the new year for 30 dwellings with a further 16/17 units per annum projected thereafter through a combination of Schemes, Turnkeys, and Purchases, for the remainder of the Plan period.

Bundoran Town Council

Taking into account the provision of 73 units (Town Council 27, Cluid 46) over the period of the last plan, the housing list has increased by approx. 20 applicants per year, which we project will continue over the period of the projected plan.

A scheme of 23 units is about to commence which will be completed in 2005, with a further 20 units per annum projected thereafter through a combination of Schemes, Turnkeys, and Purchases, for the remainder of the Plan period.

Letterkenny Town Council

It is anticipated that the use of the turnkey procedure will provide the majority of local authority house starts for the period 2004-2008. This method has proved successful in recent years and the Council will be advertising for the submission of turnkey proposals. The housing mix required will primarily be 2/3 bedroom houses, however it is proposed that accommodation suitable to the needs of single applicants having regard to the numbers on the housing list will be a priority. The Council will also continue to purchase private dwellings where appropriate and use both the extensions to dwellings/improvement works in lieu as means of satisfying particular housing needs.

Table 7 – Donegal County Council

Local Authority House Starts	Number of Units				
	2004	2005	2006	2007	2008
4 Bed units	25	24	24	24	25
3 Bed units	150	144	144	144	151
2 Bed units	84	72	72	72	75
1 Bed units					
Provision of extensions	6	6	6	6	6
Provision of Improvement works in lieu of housing	12	12	12	12	12
Sale of sites					
<u>Total</u>	277	258	258	258	269

Table 7 – Buncrana Town Council

Local Authority House Starts	Number of Units				
	2004	2005	2006	2007	2008
4 Bed units	0	0	0	0	0
3 Bed units	7	5	6	5	5
2 Bed units	16	10	10	10	10
1 Bed units	0	0	0	0	0
Provision of extensions	1	1	0	2	1
Provision of Improvement works in lieu of housing	0	0	0	0	0
Sale of sites	0	0	0	0	0
<u>Total</u>	24	16	16	17	16

Table 7 – Bundoran Town Council

Local Authority House Starts	Number of Units				
	2004	2005	2006	2007	2008
4 Bed units			2	2	
3 Bed units	2	9	8	8	12
2 Bed units		14	10	10	8
1 Bed units					
Provision of extensions					
Provision of Improvement works in lieu of housing					
Sale of sites					
<u>Total</u>	2	23	20	20	20

Table 7 – Letterkenny Town Council

Local Authority House Starts	Number of Units				
	2004	2005	2006	2007	2008
4 Bed units	2	5	5	5	5
3 Bed units	10	23	23	23	23
2 Bed units		12	12	12	12
1 Bed units	35	10	10	10	10
Provision of extensions	2	5	5	5	5
Provision of Improvement works in lieu of housing	2	5	5	5	5
Sale of sites	-	-	-	-	-
<u>Total</u>	51	60	60	60	60

Long-term Voids

The Department has already indicated to local authorities (Circular N1/04) that it is prepared to co-fund the refurbishment of units within its stock that have remained vacant for longer than 6 months. Over the past 2 years Donegal County Council has ring fenced 30% of its routine maintenance budget to cover the repair of casual vacancies. While the scheme proposed by the Department indicates that the first €10,000 of work must be met from the Council's own resources, Donegal County Council propose to submit a package to the Department where a group of houses can be refurbished as opposed to an individual dwelling being refurbished. It is envisaged that 6 no long-term voids could be refurbished each year over the lifetime of the programme as set out in Table 8 below.

Table 8

Number of long-term voids to be refurbished and re-let or sold as affordable housing	2004		2005		2006		2007		2008	
	Number of units		Number of units		Number of units		Number of units		Number of units	
	For re-letting	For sale	For re-letting	For sale	For re-letting	For sale	For re-letting	For sale	For re-letting	For sale
Donegal Co Co	6		6		6		6		6	
Buncrana Town Council										
Bundoran Town Council	-		-		-		-		-	
Letterkenny Town Council										
Total	6	0	6	0	6	0	6	0	6	0

Remedial Works/Regeneration of rundown estates

A survey has been carried out on the existing housing stock based on its age and compliance with current construction practice, building and electrical regulations. From this a number of remedial / regeneration works have been identified with a view to bringing the housing stock to current construction standards and make them comparable to properties currently being constructed where possible. All estates constructed prior to 2000 would be affected by the remedial / regeneration works to individual houses.

The items identified are set out below: this table has been amended from the original plan to take account of the central heating programme as announced by the Department in July, 2004. Under this programme, Donegal County Council has targeted works on approximately 140 units per annum with a view to having heating installed in all its stock over a 5/7 year period at a total cost of €6.1m.

Item	Description	Properties considered suitable for upgrading	Properties to be addressed under Central Heating Programme	Regeneration Budget per property	Total budget for regeneration excluding CH Prog.
1	A survey of heating systems for housing units built prior to 1988 has been. In many cases prior to this date no form of central heating was provided.	885	885	€5,000	€0
2	All houses constructed before 2000 have insufficient loft insulation to comply with either the 1997 or 2002 building regulations the degree of non compliance varies dependant on the age of the property.	1276	885	€500	€195,500
3	Generally hot water tanks before 1995 were not lagged. A survey of properties has been carried out and these shall be lagged in conjunction with item 2.	1049	885	€100	€16,400
4	In general there was no requirement for cavity wall insulation prior to 1987. An allowance has been made for providing a pumped insulation to all houses surveyed and found to have no form of cavity wall insulation.	610	0	€750	€457,500

5	The council have never replaced kitchen units that have become unusable due to wear & tear except in exceptional circumstances or where the property becomes vacant. It is proposed to replace the units identified in the survey. Units must be at least 15 years old to be considered.	630	0	€2,500	€1,575,000
6	All single glazed windows are to be replaced. The priority is initially to replace all those over 15 years old. There is a considerable stock less than this as single glazing was in use up to 1999. It is assumed that low e glass will be provided in all cases.	414	0	€4,500	€1,863,000
7	All timber facia & soffit boards are to be replaced. It is assumed any property pre 2000 will have timber. The assumed priority is all properties over 15 years old where this has not already been carried out.	827	0	€2,000	€1,654,000
8	An assessment has been made of chimneys in the housing stock. Some of the older property's chimneys require repairs a budget has been set aside for this.	110	0	€3,000	€330,000
9	It is assumed that all 1970 electric wiring is unsatisfactory and should be replaced in its entirety.	83	0	€4,000	€332,000
9a	It is further assumed that all pre 1990 post 1970 houses have no ELCB and should have one installed.	516	0	€1,000	€516,000
10	All fire backs over ten years have reached the end of their life and should be replaced. This has only been carried out on a case by case basis in a reactive way. It is proposed to carry this out routinely.	562	0	€150	€84,300
11	A number of bathroom suites have been assessed and it is proposed to replace these. It is assumed that any suite to be replaced is at least 20 years old	343	0	€1,000	€343,000

12	The majority of pre 2000 house have no smoke detectors. Electrical detectors should be fitted where possible in accordance with current building regulations	1111	0	€200	€222,200
13	A proportion of solid fuel cookers over 20years old have reached the end of their useful life. It is proposed to replace these.	343	0	€1,800	€617,400
14	All properties over five years old need painting externally. While some have been painted previously this has only been on an ad hoc basis.	572	0	€2,000	€1,144,000
15	A number of pre 1970 houses have clay pipe drains within the curtilage which are failing and should be replaced.	32	0	€2,500	€80,000
16	It is considered that the curtilage around any property that is over 25 years old requires renewal.	462	0	€500	€231,000
	SUB TOTAL				€9,661,300
	Roads (estates)	100		€ 50,000.0 0	€ 5,000,000.00
	Sanatry Services	45		€ 50,000.0 0	€ 2,250,000.00
	Regeneration Total				€16,911,300
	Central Heating Programme		885	7000	€6,195,000
	Grand Total				€23,106,300

In the event that Radon levels were to prove high in any of the houses, an additional cost of approximately of €1250 per unit would be required to install a remedial system. To survey 400 properties that may be effected and assuming a 50% fail rate, this would necessitate a budget of €270,000 (€20,000 survey/€250,000 remedial).

In addition to the foregoing each estate has been surveyed and an assessment of the upgrading requirements for communal areas has been made.

These are summarised below:

- Renewal of footpaths within estates that have become dilapidated
- Renewal of access road surfaces that have become dilapidated

- Renewal of “back lanes” on terraced schemes where these have degenerated.
- Up grading and improvement of Green areas in each estate.

A total budget of €50,000 per estate is estimated for this task for each estate constructed prior to 1995. A total of 100 estates fall into this category resulting in an estimated budget of €5,000,000.

The above figures do not include for the upgrading of the sewerage treatment plants and based on an est. cost of €50,000 per unit over 45 estates, a budget of €2.25m is estimated.

Estates constructed prior to 1995 would be effected by the regeneration works to the communal areas.

Taking the central heating programme into account and following a meeting with Senior Officials of the Department on the 3rd November, 2004 it has also been decided that the best mechanism for the delivery of the regeneration programme is on an estate basis or sections of an estate and the plan has been amended to reflect this. The programme of works also envisages the grouping of a number of rural cottages as a unit for regeneration purposes.

It is believed that a total of 900 units would benefit from such a remedial works programme during the life of the Action Plan or alternatively, works done to the equivalent monetary value. This would enable approx . 70% of the houses constructed pre 2000 to be upgraded.

Table 9 – Donegal County Council

Remedial Works/ Regeneration proposals.	Number of Units				
	2004	2005	2006	2007	2008
No. of units to benefit from remedial works/regeneration	50	150	200	250	250
Addition to stock by way of regeneration/remedial work	-	-	-	-	-
Stock removed as part of regeneration/remedial work	-	-	-	-	-

Appendix III sets out details of schemes to be upgraded under the remedial works/regeneration programme.

Table 9 – Buncrana Town Council

Remedial Works/ Regeneration proposals.	Number of Units				
	2004	2005	2006	2007	2008
No. of units to benefit from remedial works/regeneration					
Addition to stock by way of regeneration/remedial work					
Stock removed as part of regeneration/remedial work					

Table 9 – Bundoran Town Council

Remedial Works/ Regeneration proposals.	Number of Units				
	2004	2005	2006	2007	2008
No. of units to benefit from remedial works/regeneration	20	20			
Addition to stock by way of regeneration/remedial work					
Stock removed as part of regeneration/remedial work					

Table 9 – Letterkenny Town Council

Remedial Works/ Regeneration proposals.	Number of Units				
	2004	2005	2006	2007	2008
No. of units to benefit from remedial works/regeneration		25			
Addition to stock by way of regeneration/remedial work					
Stock removed as part of regeneration/remedial work					

Letterkenny Town Council

The Council proposes to carry out repairs to 25 no houses in Glenwood Park under the Remedial Works Scheme. The works required are the replacement of the doors and windows in the said dwellings with anticipated expenditure in the region of €125,000. These works together with the proposed central heating programme and a proposed painting scheme will provide a major facelift for the estate, the largest social housing estate in the town. In general terms the existing housing stock is in good condition with an annual maintenance budget in the region of €100,000.

Planned maintenance of local authority housing stock

Donegal County Council expend significant resources on an annual basis in the maintenance of its housing stock although all work is carried out on a response basis. In the context of the provision of a planned maintenance programme, works which would require to be assessed can be grouped into two categories, the dwelling and the estate. In relation to estate works, items requiring maintenance would be emptying sewage tanks, inspection of treatment plants, inspection of pumps, grass cutting, planting and boundary fencing repairs. In relation to the dwellings the works envisaged relate to gutter cleaning, drain cleaning, electrical inspection, ofch boiler, sfch boiler, inspection of sewage treatment plant in S.I.s, emptying of sewage treatment plant in S.I., chimney cleaning in O.A.P.s only. The cost of such a programme is estimated at approximately €800 per unit per annum plus an additional €5,000 per individual estate.

The following are details of indicative costings for a planned maintenance programme.

It is assumed that all properties not previously painted will be dealt with under regeneration works.

Houses

Element	Maintenance frequency (years)	Estimated Cost	Total number of properties requiring this type of maintainance	Total cost per annum
Gutter cleaning	1	€ 100.00	2937	€293,700
Drain Cleaning	1	€ 100.00	2937	€293,700
Electrical inspection	5	€ 100.00	2937	€58,740
Oil Fired Central Heating Boiler	1	€ 150.00	1019	€152,850
Solid Fuel Central Heating Boiler	2	€ 100.00	956	€47,800
Sewage Treatment Plant in SI inspection	1	€ 200.00	170	€152,000
Emptying of Sewage Treatment plant SI	1	€ 200.00	760	€152,000
Chimney cleaning OAP only	1	€ 50.00	330	€16,500

Estates

Element	Maintainance frequency (years)	Estimated cost	Unit	Number of estates	Total budget per annum
Emptying sewage tank	0.33333	€ 500.00	Ea.	45	€68,000
Inspection treatment plant	1	€ 150.00	Ea.	45	€6,750
Inspection pumps	1	€ 150.00	Ea.	10	€1,500
Grass Cutting	0.25	€ 1500	per estate	160	€240,000
Planting	2	€ 1,000.00	per estate	160	€80,000
Boundary fencing repairs	10	€1200	per estate	50	€60,000

Further analysis is required in the context of a planned maintenance programme although it is envisaged that at least one estate in each Electoral Area will have a planned maintenance programme starting in 2005. Based on the success of such a programme, this will be extended in the subsequent years.

Table 10 – Donegal County Council

Planned Maintenance	Number of Units				
	2004	2005	2006	2007	2008
Total no. of units in Housing stock	2937	3196	3446	3706	3966
No. of units benefiting from a planned maintenance programme	-	100	150	200	250

Table 10 – Buncrana Town Council

Planned Maintenance	Number of Units				
	2004	2005	2006	2007	2008
Total no. of units in Housing stock	159	176	193	200	221
No. of units benefiting from a planned maintenance programme	5	10	10	10	10

Table 10 – Bundoran Town Council

Planned Maintenance	Number of Units				
	2004	2005	2006	2007	2008

Total no. of units in Housing stock					
No. of units benefiting from a planned maintenance programme					

Table 10 – Letterkenny Town Council

Planned Maintenance	Number of Units				
	2004	2005	2006	2007	2008
Total no. of units in Housing stock					
No. of units benefiting from a planned maintenance programme					

Direct provision of Housing by Voluntary and Co-operative housing bodies

There are a large number of Voluntary Housing Organisations operating in Donegal ranging from local St Vincent De Paul Groups to the National Organisations. In addition, a number of organisations with their history originating in Northern Ireland, have formed associations in the Republic and have been active in the provision of voluntary housing. Donegal County Council fully supports the input of these organisations in meeting its housing needs and it is seen as an alternative source to meeting needs as opposed to the traditional source of housing. Over 384 units have been provided to date under this initiative together with a number of communal facilities which greatly improves the social aspect for the occupants of the units. The Council have an architect who is primarily dedicated to progressing voluntary schemes and working with the 3 Area Managers, this is seen as a significant contribution to the promotion of the input of the voluntary sector. The Council will be making a submission to the Department to seek funding for such project management costs. The Council have also drawn up guidelines for voluntary organisations in relation to how schemes are to be evaluated and this has been beneficial in the Council being able to target schemes in areas of need as opposed to a development driven approach. The voluntary schemes are considered particularly suitable for a provision of group housing units under the Capital Assistance Scheme where elderly persons or persons with disability can be accommodated in a sheltered environment. Under the Capital Loan and Subsidy Housing Scheme, a number of schemes have been advanced and while this Council fully supports this scheme, it has concerns in relation to the fact that individuals within the scheme can not purchase their houses as can be done in relation to local authority dwellings.

The following tables sets out details of anticipated number of units to be provided over the lifetime of the programme. This information is based on data supplied by the Irish Council for Social Housing and from the Council's own interaction with the voluntary organisations in the context of schemes presently under consideration. The units provided under the Capital Assistance Scheme in many instances are designed for the elderly and people with special needs and the Council works closely with the North Western Health Board and the voluntary organisations in this regard.

Table 11 - Donegal County Council

Capital Assistance Scheme Housing starts	Number of Units				
	2004	2005	2006	2007	2008
4 Bed units					
3 Bed units					
2 Bed units		25	25	25	25
1 Bed units	34	25	25	25	25
Bed spaces in hostel accommodation			5	5	

Table 11- Buncrana Town Council

Capital Assistance Scheme Housing starts	Number of Units				
	2004	2005	2006	2007	2008
4 Bed units					
3 Bed units					
2 Bed units					
1 Bed units					
Bed spaces in hostel accommodation					

Table 11 - Bundoran Town Council

Capital Assistance Scheme Housing starts	Number of Units				
	2004	2005	2006	2007	2008
4 Bed units					
3 Bed units					
2 Bed units					
1 Bed units					
Bed spaces in hostel accommodation					

Table 11 - Letterkenny Town Council

Capital Assistance Scheme Housing starts	Number of Units				
	2004	2005	2006	2007	2008
4 Bed units					
3 Bed units					
2 Bed units					
1 Bed units					
Bed spaces in hostel accommodation					

Table 12 – Donegal County Council

Capital Loan and Subsidy Housing Scheme Starts	Number of Units				
	2004	2005	2006	2007	2008
4 Bed units	2				
3 Bed units	54	20	20	20	20
2 Bed units	48	20	20	20	20
1 Bed units	12				

Table 12 – Buncrana Town Council

Capital Loan and Subsidy Housing Scheme Starts	Number of Units				
	2004	2005	2006	2007	2008
4 Bed units					
3 Bed units					
2 Bed units					
1 Bed units					

Table 12 – Bundoran Town Council

Capital Loan and Subsidy Housing Scheme Starts	Number of Units				
	2004	2005	2006	2007	2008
4 Bed units					
3 Bed units					
2 Bed units					
1 Bed units					

Table 12 – Letterkenny Town Council

Capital Loan and Subsidy Housing Scheme Starts	Number of Units				
	2004	2005	2006	2007	2008
4 Bed units					
3 Bed units					
2 Bed units					
1 Bed units					

Summary of position in relation to provision of social rented accommodation

Table 13 – Donegal County Council

Local authority	Number of Units				
	2004	2005	2006	2007	2008
Casual vacancies arising	60	60	60	60	60
No. of long term voids to be refurbished and re-let	6	6	6	6	6
Units acquired under Part V (excluding Traveller specific accommodation)		10	20	20	20
Units completed under contract to local authority	259	240	240	240	251
Units added/removed from stock through regeneration programmes	+ -	+ -	+ -	+ -	+ -
	--	--	--	--	--
	net -	net -	net -	net -	net -
A: Net additional local authority stock available for letting	325	316	326	326	337
Voluntary and co-operative housing sector	Number of Units				
	2004	2005	2006	2007	2008
Casual vacancies arising					
Units made available under Part V	-	5	10	10	10
Units provided directly by voluntary and co-operative housing sector	150	90	90	90	90
B: Total additional voluntary housing available for letting	150	95	100	100	100
Total additional social rented housing stock available for letting (A+B)	475	411	426	426	437

Table 13 – Buncrana Town Council

Local authority	Number of Units				
	2004	2005	2006	2007	2008
Casual vacancies arising	4	3	3	2	3
No. of long term voids to be refurbished and re-let					
Units acquired under Part V (excluding Traveller specific accommodation)	2	4	5	4	3
Units completed under contract to local authority	23	15	16	15	15
Units added/removed from stock through regeneration programmes	-	-	-	-	-
	net	net	net	net	net
A: Net additional local authority stock available for letting	29	22	24	21	21
Voluntary and co-operative housing sector	Number of Units				
	2004	2005	2006	2007	2008
Casual vacancies arising	2	3	2	1	2
Units made available under Part V					
Units provided directly by voluntary and co-operative housing sector					
B: Total additional voluntary housing available for letting	2	3	2	1	2
Total additional social rented housing stock available for letting (A+B)	31	25	26	22	23

Table 13 – Bundoran Town Council

Local authority	Number of Units				
	2004	2005	2006	2007	2008
Casual vacancies arising	1	1	1	1	1
No. of long term voids to be refurbished and re-let					
Units acquired under Part V (excluding Traveller specific accommodation)			2	4	4
Units completed under contract to local authority	2	23	20	20	20
Units added/removed from stock through regeneration programmes	+	+	+	+	+
	-	-	-	-	-
	net	net	net	net	net
A: Net additional local authority stock available for letting	2	24	23	25	25
Voluntary and co-operative housing sector	Number of Units				
	2004	2005	2006	2007	2008
Casual vacancies arising					
Units made available under Part V					
Units provided directly by voluntary and co-operative housing sector					
B: Total additional voluntary housing available for letting					
Total additional social rented housing stock available for letting (A+B)	2	24	23	25	25

Table 13 – Letterkenny Town Council

Local authority	Number of Units				
	2004	2005	2006	2007	2008
Casual vacancies arising	10	10	10	10	10
No. of long term voids to be refurbished and re-let	-	-	-	-	-
Units acquired under Part V (excluding Traveller specific accommodation)	-	15	15	20	20
Units completed under contract to local authority	47	50	50	50	50
Units added/removed from stock through regeneration programmes	+	+	+	+	+
	-	-	-	-	-
	net	net	net	net	net
A: Net additional local authority stock available for letting	57	75	75	80	80
Voluntary and co-operative housing sector	Number of Units				
	2004	2005	2006	2007	2008
Casual vacancies arising					
Units made available under Part V					
Units provided directly by voluntary and co-operative housing sector					
B: Total additional voluntary housing available for letting					
Total additional social rented housing stock available for letting (A+B)	57	75	75	80	80

FUTURE RENTAL ASSISTANCE ARRANGEMENTS AND STRUCTURED LONG-TERM ARRANGEMENTS WITH THE PRIVATE RENTED SECTOR

As indicated at paragraph 13 of Circular HPS 2/4, proposals for improvements in the area of rental housing assistance are being considered by the relevant Government Departments, including the development of an appropriate Local Authority role in addressing the needs of rent supplement claimants who have long-term housing need. The intention is that, subject to Government decisions, rent supplement recipients assessed as having long-term housing need will be catered for by Local Authorities through accommodation based approaches, rather than payment of rent allowances. The Department suggests that the meeting of these needs is likely to involve a combination of social housing and the development of new “PPP – type” approach and that it is intended to implement the new approach initially through a pilot programme in a selection of areas.

For the past number of years, managers and staff from a range of public sector agencies operating in Donegal including the Department of Social and Family Affairs, DSFA, North Western Health Board (NWHB), FÁS, Comhairle and Donegal County Council have been working on the development of options for the greater co-ordination/integration of public service delivery around the needs of the customer. Against this background, Donegal County Council has been invited by the Department of Social and Family Affairs to submit a proposal for the development of a pilot project, which would test these recommendations through the implementation of a “PPP – type” arrangement. The research carried out to-date indicated that the greatest concentration of claimants was in the Letterkenny area (747 out of a county-wide total of 1883 in June 2003). Of these 747 cases 218 claimants were in receipt of a rent supplement payment for a period in excess of 2 years. The first major task is to carry out a detailed analysis of the long-term cases to determine for example the quality of their existing accommodation and its suitability for their needs both short-term and long-term, their relative priority on housing waiting lists and the realistic prospects of being allocated a tenancy having regard to predicted availability of social housing over the period 2004 – 2008 and the patterns of ownership of the properties occupied by these claimants. Such an analysis should therefore distinguish a number of defined categories of claimants including

- (a) those long-term cases whose existing accommodation meets their needs but do not have high priority on housing waiting lists,
- (b) those long-term cases whose existing accommodation is not suitable, but who are unlikely to be offered Local Authority housing in the foreseeable future,
- (c) those cases which are currently between 6 and 12 months old, with a view to predicting their long-term needs.

A Strategy is required to be made available to meet the varying needs of the claimants in the different categories where for example in relation to group (a), the most logical alternative would be to enter into an arrangement with their landlord whereby the Local Authority would enter a long-term lease arrangement for the property. A range of issues would have to be addressed under this

arrangement including the terms under which rent arrangements are made (rental amount, period etc), the management / maintenance of properties, procedures for the filling of vacancies in event of the original tenant moving on, rights of tenants to purchase the properties and options when lease runs out.

It is envisaged that such a programme of works would take approximately 12 months to deliver.

Following the submission of the original plan in May, 2004, Donegal County Council has been selected as a pilot county in the delivery of the Rental Accommodation Scheme. Work is presently ongoing in carrying out data matching on applicants who are in receipt of long-term rent supplement against the Councils waiting lists. Arising from this work, proposals will be developed to enable the Council to assume responsibility for such long-term recipients in the context of providing an accommodation based solution as opposed to a financial assistance type approach.

HOUSING NEEDS OF THE ELDERLY AND PEOPLE WITH A DISABILITY

(a) Social Housing

In the context of provision of dwellings for the elderly, Donegal County Council provide a number of two bedroom units which can be used by the elderly or smaller families. The proportion of dwellings within an individual estate is determined having regard to the level of need within the area where a scheme is proposed. Dwellings for persons with a disability are provided on a specific basis having regard to the individual needs of an applicant. In the case of the provision of specific instance cottages, this is easily managed as the individual who will occupy the dwelling is known at the outset and a dwelling can be tailored according to the specific needs.

(b) Essential Repairs Grant and Disabled Persons Grant

Donegal County Council carried out a detailed review of its policies in relation to the Disabled Persons and Essential Repairs Grants Scheme in 2002. Under the Disabled Persons Grant Scheme, works which are considered to be necessary in the context of the provision of better accommodation for a person with a disability are covered with standard costings also in place based on the level and standard of accommodation which is deemed necessary.

The policy which is in place meets the following objectives –

- Maintains the discretion of the Council in terms of what works are covered under the scheme.
- Has regard to and is in general accordance with the spirit of the Department Guidelines in relation to the provision of assistance under the scheme.
- Ensures that the grant remains a targeted grant for the provision of suitable accommodation for persons with a disability.
- Ensures that the funds available for grants will meet the accommodation needs of the most needy in the most appropriate manner.
- The scheme will meet its primary purpose to assist the carrying out of works which are reasonably necessary for the purpose of rendering a house more suitable for the accommodation of a person with a disability and the ongoing need to obtain best possible value for money.

Under the Essential Repairs Grant Scheme, it is designed to specifically meet the needs of the elderly population whereas at the same time to ensure that the most essential elements of repairs are carried out. Again standard costings are in place and through this mechanism the Council ensures that the monies are being spent on the essential repairs which are necessary. The scheme which is in place, in relation to works qualification, grant levels, coupled with applicants eligibility, maintains the key focus of the grant in that it is a targeted grant at meeting the needs of

the most needy and the monies go towards covering the most essential repairs.

In terms of predicting outputs under both the Essential Repair and Disabled Persons Grants Scheme, there are certain constraints to be borne in mind. Firstly it is dependent on the level of finance that is provided in the Council's annual Budget to its meeting the cost of its proportion of the grant. Historically Donegal County Council have made annual provision for loan charges to enable the raising of a loan to cover its proportion of the grants whereas the Department has now advised that direct provision must be made each year in its budgetary provisions. Secondly the Department issue an annual allocation which limits the amount which the Local Authority can spend on the grants.

Donegal County Council has spent in excess of €19m on these grants over the past five years representing the highest spend by any Housing Authority outside of the Dublin area. Over 2500 grants were paid during this period and Donegal County Council are committed to continuing to meet the needs of the disabled and the elderly over the lifetime of this plan.

The following tables set out the predicted levels of activity having regard to need and likely finances.

Table 14

Essential Repairs Grants	Number of grants				
	2004	2005	2006	2007	2008
Donegal County Council	400	400	400	400	400
Buncrana Town Council					
Bundoran Town Council	-	-	-	-	-
Letterkenny Town Council					
Total	400	400	400	400	400

Table 15

Disabled Persons Grant	Number of grants				
	2004	2005	2006	2007	2008
Donegal County Council	250	250	250	250	250
Buncrana Town Council					
Bundoran Town Council	-	-	-	-	-
Letterkenny Town Council					
Total	250	250	250	250	250

To ensure that the Council is in a position to continue to meet the significant level of demand, it will seek to allocate €1m of the Capital Programme towards meeting the Council's cost of funding the scheme. The balance will be met through direct provision in the Annual Budget.

HOMELESSNESS

A Homeless Action Plan has now been drawn up in consultation with the North Western Health Board and a direct input from the Homeless Forum (made up of representatives from the various fora in Donegal).

Having regard to the research carried out to date it is probable that a small number of further units will be required in Inishowen and South of the County. Given the recent extension to the Colmcille hostel, the needs in Letterkenny Town are currently being met.

In relation to the outreach service and having regard to the success of the outreach worker currently located in the Colmcille Hostel in Letterkenny, it is likely that approval will be sought also for the continuation of this service.

Having regard to the number of voluntary projects being supported by the Council throughout the County the demand for Sheltered Accommodation is largely being met through that source.

Table 16 – Donegal County Council

Homeless Accommodation	Number of units				
	2004	2005	2006	2007	2008
Provision of new emergency accommodation	-	-	5	5	-
Provision of new "move-on" accommodation including					
- transitional accommodation		-	-	-	-
- long-term supported accommodation		5	5	5	5
- long-term independent accommodation		5	5	5	5
Provision of new settlement/outreach services					
- Number of new services to be provided	1	-	-	-	-
- Number of people who will access the service	250				

Table 16 – Buncrana Town Council

Homeless Accommodation	Number of units				
	2004	2005	2006	2007	2008
Provision of new emergency accommodation					
Provision of new “move-on” accommodation including <ul style="list-style-type: none"> - transitional accommodation - long-term supported accommodation - long-term independent accommodation 					
Provision of new settlement/outreach services <ul style="list-style-type: none"> - Number of new services to be provided - Number of people who will access the service 					

Table 16 – Bundoran Town Council

Homeless Accommodation	Number of units				
	2004	2005	2006	2007	2008
Provision of new emergency accommodation					
Provision of new “move-on” accommodation including <ul style="list-style-type: none"> - transitional accommodation - long-term supported accommodation - long-term independent accommodation 					
Provision of new settlement/outreach services <ul style="list-style-type: none"> - Number of new services to be provided - Number of people who will access the service 					

Table 16 – Letterkenny Town Council

Homeless Accommodation	Number of units				
	2004	2005	2006	2007	2008
Provision of new emergency accommodation					
Provision of new “move-on” accommodation including <ul style="list-style-type: none"> - transitional accommodation - long-term supported accommodation - long-term independent accommodation 			1		
Provision of new settlement/outreach services <ul style="list-style-type: none"> - Number of new services to be provided - Number of people who will access the service 					

The County figures include the Town Councils proposals and are included in the figures for the CAS/LSS Schemes.

TRAVELLER ACCOMMODATION

Donegal County Council

Following on from the judicial review proceedings taken against Donegal County Council in the High Court, the County Manager, in February 2001 put in place an emergency accommodation programme for 42 indigenous families in various locations around the county. Significant progress has been made in putting in place the Permanent Traveller Accommodation Programme 2000-2004 which would alleviate the need for many of the temporary emergency sites. While major progress has been made, several of the temporary sites were required to remain in existence for a further period beyond the end of December 2003 as plans are advanced to explore if some of these could be proposed as permanent accommodation sites in accordance with the strategy previously agreed. In areas where the accommodation need has been met, these sites will no longer be required. In relation to the 60 families that were identified in March 2002 as being in need of accommodation, there are now only 22 left to accommodate. Of these there are 2 single instance cottages approved, a further S.I. at stage of land purchase. The final 18 are considered to require group housing (5) scheme housing (6) permanent halts (5) and S.I.s (2). The Council will continue to progress the implementation of the Permanent Traveller Accommodation Programme in accordance with the agreed strategy.

Letterkenny Town Council

The Council in recent years have been very proactive in including traveller families in housing allocations which has proved to be very successful. It is envisaged that this policy will continue during the life of this plan.

Table 17

Permanent Halting sites	Number of bays				
	2004	2005	2006	2007	2008
Donegal County Council		20	10	5	5
Buncrana Town Council					
Bundoran Town Council					
Letterkenny Town Council					
Total		20	10	5	5

Table 18 – Donegal County Council

Other accommodation	Number of units				
	2004	2005	2006	2007	2008
New group housing units		4	3	2	
Refurbished group housing units	2				
Single instance houses		2	1	1	1
Number of proposed purchases	1	1	1	1	1
Traveller households to be housed under main LA housing programme or voluntary and co-operative housing programme (figures already included in other tables)	3	8	8	8	8

Table 18 – Buncrana Town Council

Other accommodation	Number of units				
	2004	2005	2006	2007	2008
New group housing units					
Refurbished group housing units					
Single instance houses					
Number of proposed purchases					
Traveller households to be housed under main LA housing programme or voluntary and co-operative housing programme (figures already included in other tables)					

Table 18 – Bundoran Town Council

Other accommodation	Number of units				
	2004	2005	2006	2007	2008
New group housing units					
Refurbished group housing units					
Single instance houses		1	1	1	
Number of proposed purchases					
Traveller households to be housed under main LA housing programme or voluntary and co-operative housing programme (figures already included in other tables)					

Table 18 – Letterkenny Town Council

Other accommodation	Number of units				
	2004	2005	2006	2007	2008
New group housing units					
Refurbished group housing units					
Single instance houses					
Number of proposed purchases					
Traveller households to be housed under main LA housing programme or voluntary and co-operative housing programme (figures already included in other tables)	2	8	8	10	10

The county figures include the Town Councils proposals.

AFFORDABLE HOUSING SCHEMES

Shared Ownership Scheme

Donegal County Council welcomes the change (January, 2003) in the method of calculating the updated value of the Council's equity under the above scheme. As the value is linked to interest rates/rent paid, it is more equitable and makes the scheme more attractive. The Council will continue to promote the scheme as an alternative to social housing or where applicants can not meet the full repayments on a loan at the outset.

Table 19

Estimated Number of shared ownership transactions	Number of Transactions				
	2004	2005	2006	2007	2008
Donegal County Council	20	20	20	20	20
Buncrana Town Co					
Bundoran Town Co					
Letterkenny Town Co					
Total	20	20	20	20	20

Affordable Housing Donegal County Council

In the case of the 1999 affordable scheme, this Council envisages that this will be applied in Electoral Areas where there no lands zoned under the housing strategy. Schemes will not be progressing under the Part V arrangements in those areas.

Given the demand for holiday homes in many areas, it is envisaged that such a scheme will be targeted in those areas. As this Council does not have a landbank in these towns, the Council will be seeking site subsidy to make the dwellings affordable having regard to the income levels in the area. The Council will however take cognisance of the need to ensure the effective use and maximum benefit of any available funds for site subsidy having regard, inter alia, to the need to ensure that dwellings are being offered at an affordable price. In general terms, the Council will seek to sell a dwelling in the order of a 20% reduction in market value. It is envisaged that these schemes will be acquired by turnkey, particularly where the Council do not have a suitable landbank.

In relation to the affordable housing units to be acquired under the Part V scheme, these will be interspersed in estates on a ratio of 2:1 affordable/social which will contribute to better social integration.

The figures indicated in table 20 relates to starts. It is anticipated that these schemes will also be completed within the year.

Table 20 – Donegal County Council

Affordable Housing	Number of Units				
	2004	2005	2006	2007	2008
Number of Units to be provided by the local authority under the 1999 Affordable Housing Scheme (including houses provided by voluntary or co-operative housing bodies <u>on an agency basis</u> to local authorities)	20	10	5	5	5
No. of units to be obtained by the local authority under Part V	-	20	40	40	40
No of units to be delivered by voluntary or co-operative housing bodies under 1999 scheme	-	-	-	-	-
No of units to be delivered by voluntary or co-operative housing bodies under Part V	-	-	-	-	-
No. of units to be provided through refurbishment of voids (see paragraph 21, table 7)	-	-	-	-	-
No. of units to be provided under <i>Sustaining Progress Affordable Housing Initiative</i>	-	-	-	-	-
Total	20	30	45	45	45

Table 20 – Buncrana Town Council

Affordable Housing	Number of Units				
	2004	2005	2006	2007	2008
Number of Units to be provided by the local authority under the 1999 Affordable Housing Scheme (including houses provided by voluntary or co-operative housing bodies <u>on an agency basis</u> to local authorities)					
No. of units to be obtained by the local authority under Part V	2	4	5	4	3
No of units to be delivered by voluntary or co-operative housing bodies under 1999 scheme					
No of units to be delivered by voluntary or co-operative housing bodies under Part V					
No. of units to be provided through refurbishment of voids (see paragraph 21, table 7)					
No. of units to be provided under <i>Sustaining Progress Affordable Housing Initiative</i>					
Total	2	4	5	4	3

Table 20 – Bundoran Town Council

Affordable Housing	Number of Units				
	2004	2005	2006	2007	2008
Number of Units to be provided by the local authority under the 1999 Affordable Housing Scheme (including houses provided by voluntary or co-operative housing bodies <u>on an agency basis</u> to local authorities)					
No. of units to be obtained by the local authority under Part V					
No of units to be delivered by voluntary or co-operative housing bodies under 1999 scheme					
No of units to be delivered by voluntary or co-operative housing bodies under Part V					
No. of units to be provided through refurbishment of voids (see paragraph 21, table 7)					
No. of units to be provided under <i>Sustaining Progress Affordable Housing Initiative</i>					
Total					

Table 20 – Letterkenny Town Council

Affordable Housing	Number of Units				
	2004	2005	2006	2007	2008
Number of Units to be provided by the local authority under the 1999 Affordable Housing Scheme (including houses provided by voluntary or co-operative housing bodies <u>on an agency basis</u> to local authorities)	-	-	-	-	-
No. of units to be obtained by the local authority under Part V	-	30	30	40	40
No of units to be delivered by voluntary or co-operative housing bodies under 1999 scheme	-	-	-	-	-
No of units to be delivered by voluntary or co-operative housing bodies under Part V	-	-	-	-	-
No. of units to be provided through refurbishment of voids (see paragraph 21, table 7)					
No. of units to be provided under <i>Sustaining Progress Affordable Housing Initiative</i>					
Total		30	30	40	40

Letterkenny Town Council

It is envisaged that there will be 30/40 units affordable housing units obtained per year under Part V having regard to both the Housing Strategy and the recent adoption of the Letterkenny & Environs Town Plan. The planning applications for largescale housing developments currently under consideration should result in the number of units proposed in the plan being attained.

Town Councils

Buncrana Housing Action Plan

Table 1A

Local authority housing stock	County/ City Council	Borough Council	Town Council	Total
- Number of houses in estates			80	
- Number of flats/apartments			24	
- Number of one-off dwellings			18	
Number of dwellings specifically designed for				
- elderly			11	
- homeless				
- people with disabilities			1	
Traveller Specific Accommodation				
- units of permanent accommodation				
TOTAL LA HOUSING STOCK			134	

Table 1B

Voluntary and Co-operative Housing Sector	County/ City Council area	Borough Council area	Town Council area	Total
- Number of houses in estates			5	5
- Number of flats/apartments			1	1
- Number of one-off dwellings				
Number of dwellings specifically designed for				
- elderly				
- homeless				
- people with disabilities				
TOTAL VOLUNTARY AND CO-OPERATIVE HOUSING STOCK			6	6

Table 2

	Overall % of dwellings that are empty	% of empty dwellings subject to major refurbishme nt schemes	% of empty dwellings unavailable for letting	% of empty dwellings available for letting	Average time taken to re-let dwellings
Local authority	1.5%			1.5%	4 Weeks
Voluntary and co-operative housing sector	33%			33%	6 Weeks

Table 3

Number of vacant houses	County/ City Council	Borough Council	Town Council	Town Council	Total
0 – 3 months			2		
4 – 6 months					
7 – 12 months					
Over 12 months					
TOTAL			2		

Table 4

Categories of need as specified in Section 9(2) of the Housing Act 1988	Number of households			
	County Council/City Council	Borough Council	Town Council	Total
Homeless				
Travellers				
Persons living in accommodation that is unfit or materially unsuitable				
Persons living in overcrowded accommodation			10	
Persons sharing accommodation in-voluntarily			4	
Young persons leaving institutional care				
Persons in need of accommodation on medical and compassionate grounds			11	
Elderly persons			4	
Disabled or handicapped persons			2	
Persons not reasonably able to meet the cost of the accommodation or to obtain suitable alternative accommodation			49	
TOTAL			80	

Table 5

Part V Units to be provided for	Indicative Number of Units				
	2004	2005	2006	2007	2008
Renting by local authority	2	4	5	4	3
Renting by a voluntary or co-operative housing body	0	0	0	0	0
Traveller specific accommodation					

Table 6

Casual vacancies	Number of Units				
	2004	2005	2006	2007	2008
Estimated no. of casual vacancies in local authority stock available for reletting to first time tenants	4	3	3	2	3
Estimated no. of transfer requests to be effected.	0	2	3	2	2
Estimated no. of casual vacancies in voluntary and co-operative housing stock available for reletting to first time tenants	2	3	2	1	2

Table 7

Local Authority House Starts	Number of Units				
	2004	2005	2006	2007	2008
4 Bed units	0	0	0	0	0
3 Bed units	7	5	6	5	5
2 Bed units	16	10	10	10	10
1 Bed units	0	0	0	0	0
Provision of extensions	1	1	0	2	1
Provision of Improvement works in lieu of housing	0	0	0	0	0
Sale of sites	0	0	0	0	0
TOTAL	24	16	16	17	16

Table 8

Number of long-term voids to be refurbished and re-let or sold as affordable housing	2004		2005		2006		2007		2008	
	Number of units		Number of units		Number of units		Number of units		Number of units	
	For re-letting	For sale	For re-letting	For sale	For re-letting	For sale	For re-letting	For sale	For re-letting	For sale
County/ City Council										
Borough Council										
Town council										
Town council										
TOTAL										

Table 9

Remedial Works/ Regeneration proposals.	Number of Units				
	2004	2005	2006	2007	2008
No. of units to benefit from remedial works/regeneration					
Addition to stock by way of regeneration/remedial work					
Stock removed as part of regeneration/remedial work					

Table 10

Planned Maintenance	Number of Units				
	2004	2005	2006	2007	2008
Total no. of units in Housing stock	159	176	193	200	221
No. of units benefiting from a planned maintenance programme	5	10	10	10	10

Table 11

Capital Assistance Scheme Housing starts	Number of Units				
	2004	2005	2006	2007	2008
4 Bed units					
3 Bed units					
2 Bed units					
1 Bed units					
Bed spaces in hostel accommodation					

Table 12

Capital Loan and Subsidy Housing Scheme Starts	Number of Units				
	2004	2005	2006	2007	2008
4 Bed units					
3 Bed units					
2 Bed units					
1 Bed units					

Table 13

Local authority	Number of Units				
	2004	2005	2006	2007	2008
Casual vacancies arising	4	3	3	2	3
No. of long term voids to be refurbished and re-let					
Units acquired under Part V (excluding Traveller specific accommodation)	2	4	5	4	3
Units completed under contract to local authority	23	15	16	15	15
Units added/removed from stock through regeneration programmes	-	-	-	-	-
	net	net	net	net	net
A: Net additional local authority stock available for letting	29	22	24	21	21

Voluntary and co-operative housing sector	Number of Units				
	2004	2005	2006	2007	2008
Casual vacancies arising	2	3	2	1	2
Units made available under Part V					
Units provided directly by voluntary and co-operative housing sector					
B: Total additional voluntary housing available for letting	2	3	2	1	2
Total additional social rented housing stock available for letting (AB)	31	25	26	22	23

Table 14

Essential Repairs Grants	Number of grants				
	2004	2005	2006	2007	2008
- County/ City Council Council					
- Borough Council					
- Town Council					
- Town Council					
TOTAL					

Table 15

Disabled Persons Grant	Number of grants				
	2004	2005	2006	2007	2008
- County/ City Council Council					
- Borough Council					
- Town Council					
- Town Council					
TOTAL					

Table 16

Homeless Accommodation	Number of units				
	2004	2005	2006	2007	2008
Provision of new emergency accommodation					
Provision of new "move-on" accommodation including <ul style="list-style-type: none"> - transitional accommodation - long-term supported accommodation - long-term independent accommodation 					
Provision of new settlement/outreach services <ul style="list-style-type: none"> - Number of new services to be provided - Number of people who will access the service 					

Table 17

Permanent Halting sites	Number of bays				
	2004	2005	2006	2007	2008
County/City council					
Borough Council					
Town Council					
Town Council					
TOTAL					

Table 18

Other accommodation	Number of units				
	2004	2005	2006	2007	2008
New group housing units					
Refurbished group housing units					
Single instance houses					
Number of proposed purchases					
Traveller households to be housed under main LA housing programme or voluntary and co-operative housing programme (figures already included in other tables)					

Table 19

Estimated Number of shared ownership transactions	Number of Transactions				
	2004	2005	2006	2007	2008
- County/ City Council					
- Borough Council					
- Town Council					
- Town Council					
TOTAL					

Table 20

Affordable Housing	Number of Units				
	2004	2005	2006	2007	2008
Number of Units to be provided by the local authority under the 1999 Affordable Housing Scheme (including houses provided by voluntary or co-operative housing bodies <u>on an agency basis</u> to local authorities)					
No. of units to be obtained by the local authority under Part V	2	4	5	4	3
No of units to be delivered by voluntary or co-operative housing bodies under 1999 scheme					
No of units to be delivered by voluntary or co-operative housing bodies under Part V					
No. of units to be provided through refurbishment of voids (see paragraph 21, table 7)					
No. of units to be provided under <i>Sustaining Progress Affordable Housing Initiative</i>					
TOTAL	2	4	5	4	3

Bundoran Housing Action Plan

Table 1A

Local authority housing stock	County/ City Council	Borough Council	Town Council	Total
- Number of houses in estates			63	
- Number of flats/apartments				
- Number of one-off dwellings			1	
Number of dwellings specifically designed for <ul style="list-style-type: none"> - elderly - homeless - people with disabilities 			10	
Traveller Specific Accommodation <ul style="list-style-type: none"> - units of permanent accommodation 				
TOTAL LA HOUSING STOCK			74	

Table 1B

Voluntary and Co-operative Housing Sector	County/ City Council area	Borough Council area	Town Council area	Total
- Number of houses in estates			46 (Cluid)	
- Number of flats/apartments				
- Number of one-off dwellings				
Number of dwellings specifically designed for <ul style="list-style-type: none"> - elderly - homeless - people with disabilities 				
TOTAL VOLUNTARY AND CO-OPERATIVE HOUSING STOCK			46	

Table 2

	Overall % of dwellings that are empty	% of empty dwellings subject to major refurbishment schemes	% of empty dwellings unavailable for letting	% of empty dwellings available for letting	Average time taken to re-let dwellings
Local authority					One month
Voluntary and co-operative housing sector					

Table 3

Number of vacant houses	County/ City Council	Borough Council	Town Council	Town Council	Total
0 – 3 months				0	
4 – 6 months				0	
7 – 12 months				0	
Over 12 months				0	
Total				0	

Table 4

Categories of need as specified in Section 9(2) of the Housing Act 1988	Number of households			
	County Council/City Council	Borough Council	Town Council	Total
Homeless			0	
Travellers			2	
Persons living in accommodation that is unfit or materially unsuitable			8	
Persons living in overcrowded accommodation			10	
Persons sharing accommodation in-voluntarily			10	
Young persons leaving institutional care			0	
Persons in need of accommodation on medical and compassionate grounds			4	
Elderly persons			5	
Disabled or handicapped persons			0	
Persons not reasonably able to meet the cost of the accommodation or to obtain suitable alternative accommodation			41	
TOTAL			80	

Table 5

Part V Units to be provided for	Indicative Number of Units				
	2004	2005	2006	2007	2008
Renting by local authority			2	4	4
Renting by a voluntary or co-operative housing body					
Traveller specific accommodation					

Table 6

Casual vacancies	Number of Units				
	2004	2005	2006	2007	2008
Estimated no. of casual vacancies in local authority stock available for reletting to first time tenants	1	1	1	1	1
Estimated no. of transfer requests to be effected.					
Estimated no. of casual vacancies in voluntary and co-operative housing stock available for re-letting to first time tenants					

Table 7

Local Authority House Starts	Number of Units				
	2004	2005	2006	2007	2008
4 Bed units			2	2	
3 Bed units	2	9	8	8	12
2 Bed units		14	10	10	8
1 Bed units					
Provision of extensions					
Provision of Improvement works in lieu of housing					
Sale of sites					
TOTAL	2	23	20	20	20

Table 8

Number of long-term voids to be refurbished and re-let or sold as affordable housing	2004		2005		2006		2007		2008	
	Number of units		Number of units		Number of units		Number of units		Number of units	
	For re-letting	For sale	For re-letting	For sale	For re-letting	For sale	For re-letting	For sale	For re-letting	For sale
County/ City Council										
Borough Council										
Town council	0	0	0	0	0	0	0	0	0	0
Town council										
Total										

Table 9

Remedial Works/ Regeneration proposals.	Number of Units				
	2004	2005	2006	2007	2008
No. of units to benefit from remedial works/regeneration	20	20			
Addition to stock by way of regeneration/remedial work					
Stock removed as part of regeneration/remedial work					

Table 10

Planned Maintenance	Number of Units				
	2004	2005	2006	2007	2008
Total no. of units in Housing stock					
No. of units benefiting from a planned maintenance programme					

Table 11

Capital Assistance Scheme Housing starts	Number of Units				
	2004	2005	2006	2007	2008
4 Bed units					
3 Bed units					
2 Bed units					
1 Bed units					
Bed spaces in hostel accommodation					

Table 12

Capital Loan and Subsidy Housing Scheme Starts	Number of Units				
	2004	2005	2006	2007	2008
4 Bed units					
3 Bed units					
2 Bed units					
1 Bed units					

Table 13

Local authority	Number of Units				
	2004	2005	2006	2007	2008
Casual vacancies arising	1	1	1	1	1
No. of long term voids to be refurbished and re-let					
Units acquired under Part V (excluding Traveller specific accommodation)			2	4	4
Units completed under contract to local authority	2	23	20	20	20
Units added/removed from stock through regeneration programmes	+	+	+	+	+
	-	-	-	-	-
	net	net	net	net	net
A: Net additional local authority stock available for letting	2	24	23	25	25
Voluntary and co-operative housing sector	Number of Units				
	2004	2005	2006	2007	2008
Casual vacancies arising					
Units made available under Part V					
Units provided directly by voluntary and co-operative housing sector					
B: Total additional voluntary housing available for letting					
Total additional social rented housing stock available for letting (A+B)	2	24	23	25	25

Table 14

Essential Repairs Grants	Number of grants				
	2004	2005	2006	2007	2008
- County/ City Council Council					
- Borough Council					
- Town Council					
- Town Council					
Total					

Table 15

Disabled Persons Grant	Number of grants				
	2004	2005	2006	2007	2008
- County/ City Council Council					
- Borough Council					
- Town Council					
- Town Council					
Total					

Table 16

Homeless Accommodation	Number of units				
	2004	2005	2006	2007	2008
Provision of new emergency accommodation					
Provision of new "move-on" accommodation including <ul style="list-style-type: none"> - transitional accommodation - long-term supported accommodation - long-term independent accommodation 					
Provision of new settlement/outreach services <ul style="list-style-type: none"> - Number of new services to be provided - Number of people who will access the service 					

Table 17

Permanent Halting sites	Number of bays				
	2004	2005	2006	2007	2008
County/City council					
Borough Council					
Town Council					
Town Council					
Total					

Table 18

Other accommodation	Number of units				
	2004	2005	2006	2007	2008
New group housing units					
Refurbished group housing units					
Single instance houses		1	1	1	
Number of proposed purchases					
Traveller households to be housed under main LA housing programme or voluntary and co-operative housing programme (figures already included in other tables)					

Table 19

Estimated Number of shared ownership transactions	Number of Transactions				
	2004	2005	2006	2007	2008
- County/ City Council					
- Borough Council					
- Town Council					
- Town Council					
Total					

Table 20

Affordable Housing	Number of Units				
	2004	2005	2006	2007	2008
Number of Units to be provided by the local authority under the 1999 Affordable Housing Scheme (including houses provided by voluntary or co-operative housing bodies <u>on an agency basis</u> to local authorities)					
No. of units to be obtained by the local authority under Part V					
No of units to be delivered by voluntary or co-operative housing bodies under 1999 scheme					
No of units to be delivered by voluntary or co-operative housing bodies under Part V					
No. of units to be provided through refurbishment of voids (see paragraph 21, table 7)					
No. of units to be provided under <i>Sustaining Progress Affordable Housing Initiative</i>					
Total					

Letterkenny Housing Action Plan

Table 1A

Local authority housing stock	County/ City Council	Borough Council	Town Council	Total
- Number of houses in estates			220 (No Heat 49)	
- Number of flats/apartments			17	
- Number of one-off dwellings			61	
Number of dwellings specifically designed for <ul style="list-style-type: none"> - elderly - homeless - people with disabilities 			32(No Heat 1)	
Traveller Specific Accommodation <ul style="list-style-type: none"> - units of permanent accommodation 			N/A	
TOTAL LA HOUSING STOCK			330	

Condition of rented properties: Good to reasonable (Improvement works programme ongoing)

Age of rented housing stock 138 - circa 15 – 30 years
192 - circa 9mth – 14years

Table 1B

Voluntary and Co-operative Housing Sector	County/ City Council area	Borough Council area	Town Council area	Total
- Number of houses in estates			NIL	
- Number of flats/apartments			NIL	
- Number of one-off dwellings			1 (Capacity 6 persons)	
Number of dwellings specifically designed for <ul style="list-style-type: none"> - elderly - homeless - people with disabilities 			NIL	
TOTAL VOLUNTARY AND CO-OPERATIVE HOUSING STOCK			1	

Table 2

	Overall % of dwellings that are empty	% of empty dwellings subject to major refurbishment schemes	% of empty dwellings unavailable for letting	% of empty dwellings available for letting	Average time taken to re-let dwellings
Local authority	N/A				2 wks – 2months
Voluntary and co-operative housing sector	N/A				

Table 3

Number of vacant houses	County/ City Council	Borough Council	Town Council	Town Council	Total
0 – 3 months			10		
4 – 6 months			-		
7 – 12 months			-		
Over 12 months			-		
TOTAL			10		

Table 4

Categories of need as specified in Section 9(2) of the Housing Act 1988	Number of households			
	County Council/City Council	Borough Council	Town Council	Total
Homeless			-	
Travellers			28	
Persons living in accommodation that is unfit or materially unsuitable			5	
Persons living in overcrowded accommodation			30	
Persons sharing accommodation involuntarily			40	
Young persons leaving institutional care			20	
Persons in need of accommodation on medical and compassionate grounds			545	
Elderly persons			33	
Disabled or handicapped persons			7	
Persons not reasonably able to meet the cost of the accommodation or to obtain suitable alternative accommodation			110	
TOTAL			818	
Not assessed 180				

Table 5

Part V Units to be provided for	Indicative Number of Units				
	2004	2005	2006	2007	2008
Renting by local authority	Nil	15	15	20	20
Renting by a voluntary or co-operative housing body	N/A				
Traveller specific accommodation					

Table 6

Casual vacancies	Number of Units				
	2004	2005	2006	2007	2008
Estimated no. of casual vacancies in local authority stock available for reletting to first time tenants	10	10	10	10	10
Estimated no. of transfer requests to be effected.	5	5	5	5	5
Estimated no. of casual vacancies in voluntary and co-operative housing stock available for re-letting to first time tenants	N/A				

Table 7

Local Authority House Starts	Number of Units				
	2004	2005	2006	2007	2008
4 Bed units	2	5	5	5	5
3 Bed units	10	23	23	23	23
2 Bed units		12	12	12	12
1 Bed units	35	10	10	10	10
Provision of extensions	2	5	5	5	5
Provision of Improvement works in lieu of housing	2	5	5	5	5
Sale of sites	-	-	-	-	-
TOTAL	51	60	60	60	60

Table 8

Number of long-term voids to be refurbished and re-let or sold as affordable housing	2004		2005		2006		2007		2008	
	N/A									
	Number of units		Number of units		Number of units		Number of units		Number of units	
	For re-letting	For sale	For re-letting	For sale	For re-letting	For sale	For re-letting	For sale	For re-letting	For sale
County/ City Council										
Borough Council										
Town council										
Town council										
Total										

Table 9

Remedial Works/ N/A Regeneration proposals.	Number of Units				
	2004	2005	2006	2007	2008
No. of units to benefit from remedial works/regeneration					
Addition to stock by way of regeneration/remedial work					
Stock removed as part of regeneration/remedial work					

Table 10

Planned N/A Maintenance	Number of Units				
	2004	2005	2006	2007	2008
Total no. of units in Housing stock					
No. of units benefiting from a planned maintenance programme					

Table 11

Capital Assistance Scheme Housing starts N/A	Number of Units				
	2004	2005	2006	2007	2008
4 Bed units					
3 Bed units					
2 Bed units					
1 Bed units					
Bed spaces in hostel accommodation					

Table 12

Capital Loan and Subsidy Housing Scheme Starts N/A	Number of Units				
	2004	2005	2006	2007	2008
4 Bed units					
3 Bed units					
2 Bed units					
1 Bed units					

Table 13

Local authority	Number of Units				
	2004	2005	2006	2007	2008
Casual vacancies arising	10	10	10	10	10
No. of long term voids to be refurbished and re-let	-	-	-	-	-
Units acquired under Part V (excluding Traveller specific accommodation)	-	15	15	20	20
Units completed under contract to local authority	47	50	50	50	50
Units added/removed from stock through regeneration programmes	+	+	+	+	+
	-	-	-	-	-
	net	net	net	net	net
A: Net additional local authority stock available for letting	57	75	75	80	80
Voluntary and co-operative housing sector	Number of Units				
	2004	2005	2006	2007	2008
Casual vacancies arising					
Units made available under Part V					
Units provided directly by voluntary and co-operative housing sector					
B: Total additional voluntary housing available for letting					
Total additional social rented housing stock available for letting (A+B)	57	75	75	80	80

Table 14

Essential Repairs Grants N/A	Number of grants				
	2004	2005	2006	2007	2008
- County/ City Council Council					
- Borough Council					
- Town Council					
- Town Council					
TOTAL					

Table 15

Disabled Persons Grant N/A	Number of grants				
	2004	2005	2006	2007	2008
- County/ City Council Council					
- Borough Council					
- Town Council					
- Town Council					
TOTAL					

Table 16

Homeless Accommodation	Number of units				
	2004	2005	2006	2007	2008
Provision of new emergency accommodation					
Provision of new "move-on" accommodation including <ul style="list-style-type: none"> - transitional accommodation - long-term supported accommodation - long-term independent accommodation 			1		
Provision of new settlement/outreach services <ul style="list-style-type: none"> - Number of new services to be provided - Number of people who will access the service 					

Table 17

Permanent Halting sites N/A	Number of bays				
	2004	2005	2006	2007	2008
County/City council					
Borough Council					
Town Council					
Town Council					
TOTAL					

Table 18

Other accommodation	Number of units				
	2004	2005	2006	2007	2008
New group housing units					
Refurbished group housing units					
Single instance houses					
Number of proposed purchases					
Traveller households to be housed under main LA housing programme or voluntary and co-operative housing programme (figures already included in other tables)	2	8	8	10	10

Table 19

Estimated Number of shared ownership transactions	Number of Transactions				
	2004	2005	2006	2007	2008
N/A					
- County/ City Council					
- Borough Council					
- Town Council					
- Town Council					
Total					

Table 20

Affordable Housing	Number of Units				
	2004	2005	2006	2007	2008
Number of Units to be provided by the local authority under the 1999 Affordable Housing Scheme (including houses provided by voluntary or co-operative housing bodies <u>on an agency basis</u> to local authorities)	-	-	-	-	-
No. of units to be obtained by the local authority under Part V	-	30	30	40	40
No of units to be delivered by voluntary or co-operative housing bodies under 1999 scheme	-	-	-	-	-
No of units to be delivered by voluntary or co-operative housing bodies under Part V	-	-	-	-	-
No. of units to be provided through refurbishment of voids (see paragraph 21, table 7)					
No. of units to be provided under <i>Sustaining Progress Affordable Housing Initiative</i>					
Total		30	30	40	40

GLOSSARY OF TERMS

Capital Assistance Scheme	This scheme enables approved housing bodies to provide accommodation for special needs categories such as the elderly, homeless, elderly returning emigrants and disabled persons. 75% of the houses in each project are let by the approved housing bodies to persons whose applications for local authority housing have been approved by the local authority, homeless persons or local authority tenants who return their dwellings to the local authority. The remaining houses are let to people nominated by the approved housing body.
Capital Loan and Subsidy Scheme	This scheme (formerly known as the Rental Subsidy Scheme) enables approved housing bodies to provide housing for renting, particularly to meet the needs of low-income families. The houses are let by the approved housing bodies to persons whose applications for local authority housing have been approved by the local authority.
Casual vacancies	Where a unit is vacated by its tenant and is available for re-letting.
Local authority Service indicators	In May 2000 a defined set of service indicators was introduced to local authority services by which improvements in service to the public could be assessed and tracked over time. A revised set of indicators was published in January 2004.
Planned Maintenance	Non-response maintenance. Scheduled maintenance with the aim of conserving a unit. This could include e.g. the replacement of windows in a unit but the replacement of windows in a whole scheme would be defined as remedial works.
Regeneration	A regeneration project includes the refurbishment of units in an estate but also takes the wider social aspects into account.
Remedial Works	Works which take place in a whole scheme of units such as the refurbishment of the units, installation of central heating or replacement of windows.
Voids	<p>A vacant unit unavailable for letting. The unit could be unavailable for letting for a variety of reasons such as it is in need of major refurbishment or it may be in an area which is undesirable to housing applicants.</p> <p>A unit which has been vacated by tenants so that refurbishment works can take place is not a void if the same</p>

	tenants will reoccupy the house when the works are complete.
Long term Void	As above but the unit has been vacant for 6 months or more.

Appendix 1 Individual Estates - Donegal County Council

Electoral Area	Estate name	Town	Number in rent	Number in tenant purchase
1	BONEMAINE	BRIDGEND	11	4
1	HSBRIDGEND	BRIDGEND	18	0
1	SKEOGCTAGS	BRIDGEND	2	0
1	ARDCRANA	BUNCRANA	14	0
1	COCKHILL	BUNCRANA	1	2
1	CRANAVIEW	BUNCRANA	23	12
1	NHBURNFOOT	BURNFOOT	4	1
1	PAIRCANGHRIA	BURNFOOT	12	0
1	MONESS	BURT	1	2
1	ARDCOLGAN	CARNDONAGH	4	3
1	CONVENTROAD	CARNDONAGH	46	4
1	NEWKILLEA	CARRIGANS	3	1
1	NHCARRIGANS	CARRIGANS	19	2
1	PAIRCANMHUIL	CARRIGANS	10	0
1	GADDYDUFFHS	CLONMANY	22	2
1	STBODENSTC	CULDAFF	22	2
1	NSGLENEELY	GLEENEELY	6	0
1	GREENCASTLE	GREENCASTLE	6	0
1	STPAULSPRK	GREENCASTLE	7	1
1	HSINCHISLE	INCH ISLAND	6	0
1	SWILLYVIEW	INCHISLAND	1	6
1	BALLYMENA	MALIN	15	1
1	MILLBROOKTC	MALIN	1	3
1	ARDFOYLE	MOVILLE	4	0
1	FOYLEVIEW	MOVILLE	19	1
1	OGARAVILLAS	MOVILLE	12	6
1	CRAIGPARK	MUFF	22	0
1	GROVEMUFF	MUFF	13	0
1	NHNEWTON	NEWTOWN	28	
1	COLEHILL	NEWTOWNCUNNINGHAM	23	5
1	WOODTHORPE	NEWTOWNCUNNINGHAM	12	0
1	OTHER		147	67
2	FORGEAVENUE	BALLINTRA	19	
2	ERNEDALEHTS	BALLYSHANNON	37	14
2	LAWNEPARK	BALLYSHANNON	46	
2	SAIMERDRIVE	BALLYSHANNON	34	
2	NHCARRICK	CARRICK	7	
2	SLIEVELEAG	CARRICK	6	
2	DRUMROOSKE	DONEGAL	22	7
2	HSLAGHEY	DONEGAL	12	
2	MARIONVILLS	DONEGAL	1	6
2	OCLEIRIGHAV	DONEGAL	9	4
2	RAILWAYPARK	DONEGAL	26	
2	STJOSEPHAV	DONEGAL	1	
2	STMARYSPRK	DONEGAL	11	
2	OMAOLCHONAIR	DONEGALTOWN	3	6
2	CASTLEVIEW	DUNKINEELY	16	6
2	STMARYSCLS	DUNKINEELY	4	

2	COUGHLANAVE	FROSSES	14	
2	HSFROSSES	FROSSES	2	
2	ASCALMHUIRE	GLENCOLMCILLE	9	2
2	CASHELGLEN	GLENCOLMCILLE	2	1
2	MARINEVWDR	KILCAR	6	
2	CONLINROAD	KILLYBEGS	28	4
2	HARBOURVIEW	KILLYBEGS	5	
2	STCUMMINS	KILLYBEGS	13	5
2	BLUESTACKDRV	LETTERBARROW	9	
2	HALLDEMESNE	MOUNTCHARLES	5	
2	STPATRICKS	PETTIGO	1	
2	TERMONVILLS	PETTIGO	14	3
2	ARDESKINHTS		1	
2	NSBALLINTRA		7	
2	OTHER		141	50
3	NHANNAGRY	ANNAGRY	17	
3	ARDCONNELL	ARDARA	10	2
3	DRUMAGHEYPK	ARDARA	24	
3	NHARDARA	ARDARA	7	
3	NHARRANMORE	ARRANMORE	5	2
3	ANCHOILL	BURTONPORT	14	
3	BIRCHHILL	CREESLOUGH	17	
3	CREESLOUGH	CREESLOUGH	14	
3	MUCKISHTCE	CREESLOUGH	8	
3	STRANACORCRA	DERRYBEG	9	
3	HSDOOCHARY	DOOCHARY	12	
3	CHAPELROAD	DUNFANAGHY	14	
3	ARDCHROINE	DUNGLOE	16	9
3	STPETERSTC	DUNGLOE	6	1
3	BALLINA	FALCARRAGH	39	7
3	CARROWCANNON	FALCARRAGH	18	
3	ARDCOLMCILE	FINTOWN	3	
3	ARDMCGILL	GLENTIES	14	8
3	ARDPATRICK	GLENTIES	2	
3	THEROCK	GLENTIES	17	
3	HSGORTAHORK	GORTAHORK	10	
3	TORYISLAND	TORYISLAND	5	
3	NHFINTOWN		8	
3	OTHER		284	56
3	RNAMARA		19	
4	ARDNARI	LETTERKENNY	64	
4	DRMCGINLEY	LETTERKENNY	12	4
4	FAIRGREENHIL	LETTERKENNY	39	2
4	GLENCAR	LETTERKENNY	2	4
4	BALLINDRAIT	LIFFORD	4	
4	BEECHWOODGR	LIFFORD	30	
4	BUTCHERST	LIFFORD	4	
4	CONEYBURROW	LIFFORD	14	
4	CROAGHANHTS	LIFFORD	57	
4	PORTHALLHS	LIFFORD	26	
4	ABBEYPARK	MANORCUNNING HAM	16	
4	ABBEYVILLAS	MANORCUNNING HAM	7	1
4	FRARNOLDTC	MANORCUNNING	11	4

		HAM		
4	STEUNANSTC	MANORCUNNING HAM	29	4
4	HSRAPHOE	RAPHOE	12	
4	MEADOWHILL	RAPHOE	31	2
4	PARKVIEW	RAPHOE	15	
4	ARDBAITHIN	STJOHNSTON	19	9
4	CANALROAD		7	
4	GLENDALEDR		32	
4	OTHER		94	26
5	CHURCHROAD	CARRIGART	7	1
5	GLENCGART	CARRIGART	1	
5	MULROYVIEW	CARRIGART	11	
5	NHURLAGH	CARRIGART	5	
5	UMLAGH	CARRIGART	3	1
5	LARGANREAGH	DOWNINGS	1	2
5	RADHARCMARA	DOWNINGS	23	
5	NSKERRYKEEL	KERRYKEEL	26	
5	STBRIDGTCE	KERRYKEEL	1	2
5	ROSEMOUNT	KILMACRENNAN	11	6
5	NHCHURCHILL	LETTERKENNY	4	
5	NHTRENTAGH	LETTERKENNY	1	
5	DRUMBERN	MILFORD	2	
5	LOUGHRDMIL	MILFORD	7	
5	LRMTMARION	MILFORD	16	2
5	MOUNTMARION	MILFORD	6	
5	MOYLEVIEW	MILFORD	10	3
5	NHKILMACRD	MILFORD	3	
5	BACKLANERAMN	RAMELTON	2	4
5	BRIDGEND	RAMELTON	8	2
5	BRIDGESTREET	RAMELTON	4	1
5	CHESTNUTGRV	RAMELTON	9	9
5	GLENVIEW	RAMELTON	3	
5	LENNONVIEW	RAMELTON	15	
5	POUNDSTREET	RAMELTON	5	1
5	STMARYSTCE	RAMELTON	3	
5	ABBEYVIEW	RATHMULLAN	6	8
5	CHAPELRDRATH	RATHMULLAN	10	3
5	NHTERMON	TERMON	6	1
5	NHKILMACRN		17	
5	OTHER		91	24
6	BARNESCOURT	BALLYBOFEY	12	
6	GLENFINROAD	Ballybofey	23	
6	GLENPATRICK	BALLYBOFEY	30	
6	HAWTHORNCLS	BALLYBOFEY	14	
6	EMMETPARK	CASTLEFIN	34	
6	GRAHAMSLAND	CASTLEFIN	1	
6	HILLHEAD	CASTLEFIN	21	3
6	HSDONEYLOOP	CASTLEFIN	6	
6	LISCOOLEYVL	CASTLEFIN	13	
6	NHBROCKAGH	CLOGHAN	1	1
6	DEEVIEW	CONVOY	10	
6	MILLTOWN	CONVOY	1	
6	OAKPARK	CONVOY	23	
6	TOWNPARKS	CONVOY	15	6

6	STBRIDGCRES	DRUMKEEN	16	1
6	CURRAGH	KILLYGORDON	10	4
6	RAILWAYAVE	KILLYGORDON	30	
6	RAILWAYROAD	KILLYGORDON	12	
6	ARDMCCOOL	STRANORLAR	31	15
6	CHAPELCLOSE	STRANORLAR	10	
6	CHURCHVIEW	STRANORLAR	3	1
6	HILLTOPCRES	STRANORLAR	32	
6	MULREANYTCE	STRANORLAR	12	3
6	MARKETCLOSE		10	
6	OTHER		88	25

Appendix 1 Individual Estates - Letterkenny Town Council

No of Houses in Estates				
Estate	Family	Apartments	OPD	Total
Ard O'Donnell	6			6
Beechwood Road			10	10
Binnion Avenue	1			1
Cnocanar Avenue	1			1
Croaghpatrick Av	3			3
Daly Terrace	1			1
Derryveagh Avenue	5		4	9
Dr McGinley Road	2			2
Gaeltex	14			14
Garage Court	17			17
Gartan Avenue	3			3
Glenwood Park	58		3	61
Iona Road	2			2
Isle View		4		4
James Larkin Court	12			12
Leck Cottages	12			12
Lui na Greine	5	12		17
McClures Terrace	1			1
McMahon Villas	1			1
McNeely Villas	12			12
Muckish Avenue	3		12	15
Oatfield Terrace	2			2
Slieve Sneacht Road	6			6
Sprackburn Crescent			3	3
St Eunans Terrace	1			1
Windmill View	52			52
	220	16	32	268
No of One Off Dwellings	61	1		62
Overall Total	281	17	32	330

Appendix 11**Summary of Voluntary Housing Stock
April 2004**

Reference	Voluntary Body	Town	Houses in Estate	Flats/Apts	Houses for Elderly	Accomodation for Homeless	For Persons with Disability	Age	Comment
DONEGAL E A									
V57	North & West Housing Association	Ballyshannon	4					2003	
V61	Dgl Assoc. for mentally handicapped	Ballyshannon					5	2002	
V4	SVDP	Ballyshannon			4			1982	
V4a	SVDP	Ballyshannon			2			1990	
V15a	SVDP	Donegal Town			2			1995	
V30	Carrick Mental Health Asc	Carrick			11			1998	
V23	SVDP	Bundoran			14			1996	
V23a	SVDP	Bundoran			9			1996	
V26a	Cluid Housing Association	Bundoran	46					1999	

Reference	Voluntary Body	Town	Houses in Estate	Flats/Apts	Houses for Elderly	Accomodation for Homeless	For Persons with Disability	Age	Comment
GLENTIES E A									
V10a	SVDP	Derrybeg			7			1993	
V14	SVDP	Glenties			16			1992	
V16	SVDP	Creelagh			14			1993	
V10b	SVDP	Derrybeg			6			1996	
V26b	Cluid Housing Association	Dungloe	37		10		6	1999	

Reference INISHOWE N E A	Voluntary Body	Town	Houses in Estate	Flats/Apts	Houses for Elderly	Accomod ation for Homeless	For Persons with Disability	Age	Comment
V43	Michael & K Connelly Foundation	Malin			20			2001	
V20c	Clonmany Mental Health Asc	Clonmany			7			2001	
V5	SVDP	Buncrana			10			1989	
V6	SVDP	Buncrana			4			1991	
V6c	SVDP	Buncrana			2			1995	
V9	Clonmany Mental Health Asc	Clonmany			2			1995	
V20	Clonmany Mental Health Asc	Clonmany			9			1994	
V20a	Clonmany Mental Health Asc	Clonmany					12	1996	
V6b	SVDP	Buncrana			9			1996	
V17a	SVDP	Moville			6			1995	
V31	White Oaks Hsg Asc	Muff				21		1998	
V6d	SVDP	Buncrana			2			2000	

Reference L'KENNY E A	Voluntary Body	Town	Houses in Estate	Flats/Apts	Houses for Elderly	Accomod ation for Homeless	For Persons with Disability	Age	Comment
V89	Oglagh Naisiunta Na Heireann Teoranta	Lkenny		7				2002	
V22a	SVDP	Lkenny				6		2002	
V12	Donegal Cheshire Homes Foundation	Lkenny					11	1989	
V22	SVDP	Lkenny				8		1995	

V12a	Donegal Cheshire Homes Foundartion	Lkenny					2	1998	
V68	Newgrove Housing Association	Lifford		10				2002	

Reference MILFORD E A	Voluntary Body	Town	Houses in Estate	Flats/Apts	Houses for Elderly	Accomod ation for Homeless	For Persons with Disability	Age	Comment
V42	Cluid Housing Association	Carrigart	9	18	8			2001	
V39	North & West Housing Association	Rathmullan	13					1997	
V29	SVDP	Fanad			7			1997	
V63	North & West Housing Association	Milford	8					2002	

Reference	Voluntary Body	Town	Houses in Estate	Flats/Apts	Houses for Elderly	Accomodation for Homeless	For Persons with Disability	Age	Comment
Stranorlar E A									
V3	SVDP	Ballybofey			10			1990	
V28	SVDP	Castlefin			2			1997	

Appendix III

Donegal County Council Remedial Works/Regeneration Proposals

While a final decision on the specific schemes to be undertaken will be taken in conjunction with the members on a electoral area basis, the following table is indicative of how such a programme would be implemented.

2004 - 42 units (provided under central heating programme)

2005 - 150 units

Rural cottages	30 units
Colehill	10 units
Convent Road	10 units
Erne Dale Heights	10 units
Conlin Road	10 units
Ballina	10 units
Annagry	10 units
Croaghan Heights	10 units
Meadow Hill	10 units
Radharc Na Mara	10 units
Lennon View	10 units
Emmet Part	10 units
Hilltop Crescent	10 units

2006 - 200 units

Rural cottages	40 units
Bonemaime	9 units
O'Gara Villas	12 units
Grove, Muff	6 units
O'Cleary Avenue	9 units
St Mary's Park	11 units
Laghey	6 units
Stranacorcra	9 units
Ardconnell	9 units
Anchoill	8 units
Abbey Villas	7 units
Raphoe	12 units
Dr McGinley Rd	8 units
Chestnut Grove	9 units
Chapeldrath	9 units
Moyle View	10 units
Chapel Close	10 units
Mulreany Tce	12 units
Liscooley	4 units

2007 - 200 units

Rural cottages	40 units
Colehill	13 units
Convent Road	13 units

Erne Dale Heights	13 units
Conlin Road	13 units
Ballina	15 units
Annagry	12 units
Croaghan Heights	13 units
Meadow Hill	13 units
Radharc Na Mara	13 units
Rosemount	10 units
Lennon View	5 units
Emmet Park	14 units

Hilltop Crescent 13 units

2008 - 200 units

Rural cottages	40 units
Grove, Muff	6 units
Ballymena	15 units
Crana View	6 units
Laghey	6 units
SL League	13 units
St Cummins Hill	8 units
Ancholl	6 units
Ard McGill	14 units
Chapel Road	6 units
Dr McGinley Road	4 units
Fr Arnold Tce	12 units
Ard Baithin	10 units
St Mary's Terrace	14 units
Church Road	6 units
Termon	4 units
Liscooley	9 units
Townparks	15 units
St Bridgets Crescent	6 units