

APPENDIX C

County Donegal Development Plan

2006-2012 (as varied)

HOUSING STRATEGY



1.0 INTRODUCTION

This housing strategy represents a comprehensive review of the Council's previous housing strategy (2002).

The Housing Strategy is prepared under Part V of the Planning and Development Acts 2000 – 2004 wherein the principal objective is to encourage and facilitate a level of housing supply that will meet the housing needs of all sectors of the population within the areas covered by individual Local Authorities Development Plans.

Therefore, this strategy examines the future housing needs of the population together with the likely future need for social and affordable housing. The strategy addresses the need for future mix of house types in line with changing population trends and examines opportunities to counteract undue social segregation.

The Act also recognises that a housing strategy shall provide, that, as a general policy, a specified percentage, not being more than 20% of the land zoned for residential use shall be reserved for the provision of social and affordable housing.

HOW TO USE THIS HOUSING STRATEGY

This document consists of a summary of statistical analysis of future population trends, housing supply and demand. The full statistical analysis can be examined within the background paper entitled, "The Housing Strategy 2006 – 2012; Statistical Analysis", available by contacting the Central Planning Unit, Donegal County Council, County House, Lifford. The strategy subsequently sets out a series of policy objectives arising from key statistics that will be implemented during the life of the County Donegal Development Plan 2006 - 2012.

EXECUTIVE SUMMARY

This Housing Strategy provides a comprehensive review of statistics in relation to demographics, demand for social and affordable housing and planned provision. This statistical analysis is comparative with that set out in the previous Housing Strategy (2002) but makes advancement of the previous strategy as it examines the statistics at a more detailed level. In terms of the objectives, this Housing Strategy continues to reserve 15% of land zoned residential or mixed use for social and affordable housing as had been reserved in the Housing Strategy 2002. This strategy subsequently builds on the foundations of the objectives of the Housing Strategy 2002 to address for example, social segregation, preparation of Local Area Plans, provision of advice. Two new objectives have been included in order to firstly, co-ordinate the Local Area Plan programme with the need for social and affordable housing in specific settlements and secondly, to strive to achieve appropriate house type mixes to respond to changing demographics of persons on the housing list, using the experiences set out in the document entitled, "Fixed Tenure Housing Estates: Development, Design, Management Outcomes", published by the Housing Unit.

2.0 STATISTICAL ANALYSIS

This chapter sets out a summary of a statistical analysis of changing trends in terms of population, house construction and demand. A full statistical analysis can be examined in the background paper entitled, "The Housing Strategy 2006 – 2012; Statistical Analysis", prepared by the Research & Policy Unit, Donegal County Council.

2.1 ANALYSIS OF HOUSING CONSTRUCTION

The 2002 Census identifies seven towns in County Donegal as aggregate town areas, namely Donegal Town, Ballybofey/Stranorlar, Carndonagh, Letterkenny, Bunrana, Ballyshannon and Bundoran. All other areas are classified as aggregate rural areas. The analysis shows that there has been a growth of the number of private households in permanent private housing units in aggregate town areas. Notwithstanding, in 2002, the majority of permanent private housing units are located in aggregate rural areas (75.5%) and a minority in aggregate town areas (24.7%).

During the period 2000 – 2004, there were approximately 13,964 houses completed in Donegal comparative to 9876 completions during the period 1996 – 2000. However, Donegal's share of house completions in the border region was, in fact, higher in 1996 – 2000 (37.6%) than during 2000 – 2004 (34%). Therefore, County Donegal's share of total completions was eroded vis-à-vis the border counties over the period 2000 – 2004.

As in the 1996 – 2000 period, of all the 13,964 houses completed from 2000 – 2004, 88.3% of these houses were completed by the private sector and 11.7% by the public sector.

In terms of age distribution of households, the County has experienced two booms in housing construction; firstly between 1961 – 1980 (construction doubled) and secondly between 1981 – 2002.

Average household size has decreased over the period 1961 – 2002 from 4.03 to 3.02.

2.2 HOUSING UNITS GRANTED PERMISSION

In County Donegal, during the period 1996 – 2000, 17,392 units were granted planning permission. The 2000 – 2004 period shows an increase in the number of units granted planning permission to 20,841 (a 20% increase). Furthermore, of the 20,841 units granted during 2000 – 2004, 19,936 represented housing units and only 905 represented apartments.

In relation to the Town Councils, from 2000 – 2004, the majority of all applications granted in Town Council's were in Letterkenny, followed by Bunrana and then Bundoran (64%, 22% and 14% respectively). The total number of units permitted in the Town Council's during 2000 – 2004 has decreased from the period 1996 – 2000. This is particularly evident in Bundoran having regard to the cessation of the "pilot tax incentive scheme".

In terms of the total housing units constructed in County Donegal and the Town Councils, only 64% of all units permitted have been constructed. This would indicate a surplus of potential housing units (7,892) or 36% of all units have yet to be constructed. The 36% surplus (2000 – 2004) is a decrease on the 1996 – 2000 figure (49%) suggesting that the pace of development or construction has somewhat increased over the last five years.

2.3 HOLIDAY HOMES

The Housing Strategy 2001 estimated that 23% of all houses granted planning permission during 1996 – 2000 period were holiday homes. Comparatively, during the period 2000 – 2004, 17.7% of the total number of units granted planning permission were holiday homes. In terms of completions however, the analysis indicates that more holiday homes were constructed in 2000 – 2004 period compared to 1996 – 2000.

Analysis of the spatial distribution of holiday homes shows that it is most evident that there has been growth of clusters of multiple holiday home developments in Moville / Greencastle, Dunfanaghy / Portnablagh, Derrybeg / Bunbeg. Concentration of single holiday homes is most notable in the peripheral fringes of the north west, south west and along the Lough Foyle shore front.

2.4 SPATIAL DISTRIBUTION OF HOUSING UNITS GRANTED

In line with the approach taken in the Housing Strategy 2001, the "Set 1" towns include Letterkenny, Buncrana, Bundoran, Moville, Carndonagh, Ballybofey / Stranorlar, Donegal Town, Ballyshannon, Killybegs, Ardara, Glenties, Dungloe, Bunbeg / Derrybeg, Falcarragh, Milford, Lifford, Raphoe. During 2000 – 2004, 37% of total units granted in the County and Town Councils, were located in the larger Set 1 towns, a figure that is 1.5% higher than its comparison figure for the 1996 – 2000 period. This growth in the Set 1 towns can be accounted for by the extension of the Letterkenny boundary and restrictions on the number of "once off" housing permitted.

The analysis shows that the smaller Set 2 towns (Greencastle, Muff, Burnfoot, Bridgend, Killea, Newtowncunningham, Convoy, Castlefinn, Rossnowlagh, Dunfanaghy / Portnablagh, Downings, Rathmullen, Ramelton and Kilmacrennan) have experienced a drop with regards to the number of units permitted there. Whilst the analysis of Set 1 and Set 2 towns provides a comparison with statistics over the 1996 – 2000 period, it must be noted that the drop in growth of smaller Set 2 towns may be attributed to County Development Plan 2000 (as varied) policy that applies a quota on the number of new residential dwellings permitted in towns with a population of 600 or less (1996 census). As a result, a number of the Set 2 towns have reached their quota of new housing units that can be granted planning permission contributing to a drop in the number of units permitted there.

2.5 PROJECTED HOUSING DEMAND 2006 - 2012

Population projections for the purposes of the Housing Strategy are derived from the "Regional Population Projections 2006 – 2011" published in May, 2005 by the Central Statistics Office

These projections predict that the border counties will sustain an average annual population increase of 1.2% up to 2021. This projection is based on the M1F2 Medium Scenario Model, which largely assumes a continuation of recent demographic trends.

Therefore, to place these projections into a County Donegal context, the 1.2% per annum regional population projection increase up to 2021, is applied at a County level in the table below, up until the end of the County Development Plan period (2012).

(N.B. Increases applied since 2002 Census Statistics).

Table 1: County Donegal Population Projections

YEAR	PROJECTED POPULATION
2003	139,226
2004	140,897
2005	142,588
2006	144,298
2007	146,030
2008	147,782
2009	149,556
2010	151,350
2011	153,167
2012	155,005

When applied at a County level, these statistics indicate a projected average annual increase of population in County Donegal of 1753 persons. Based on an average household size of 3.02 (as continuation of current trends) this would suggest the need for 580 new households per annum up to 2012.

This figure is quantified by highlighting that projections are prepared on the basis of the projected border region population increase, applied to the County Donegal scenario and does not take account of inter-county variances such as County birth rates, in-migration, out-migration. Notwithstanding, the figures generated represent a guide in the formulation of objectives for the purposes of the Housing Strategy for County Donegal.

3.0 SOCIAL AND AFFORDABLE HOUSING

Part V of the Planning and Development Act, 2000 requires that the County Housing Strategy must make provision for both social and affordable housing. In this regard, this strategy defines social housing as rented housing provided either by the Local Authority, or by a Voluntary or Co-operative Housing Body. Affordable Housing is defined as owner-occupier, or shared ownership housing provided at a price below market value.

3.1 EXISTING DEMAND FOR SOCIAL AND AFFORDABLE HOUSING AND TRAVELLER ACCOMMODATION

In 2004, net social housing demand in County Donegal was 2064 representing 4.7% of total private households in the County at the time. In comparison, in 1996, overall net social housing demand was 1467, representing 3.7% of all households in the County at that time. These figures demonstrate a growth in social housing demand during the period 2000 --2004.

In terms of social housing demand at electoral area level, at 15th June 2005, Letterkenny Electoral Area experienced the highest demand at 644 and Milford Electoral Area experienced the lowest demand at 191.

The average annual application rate for social housing has again increased over the period 2000 – 2004 (978.8 per annum,) when compared with the 1996 – 2000 figures where the average annual application rate was 531.

The demographics of applicants for social housing are changing over the period, as the average age of applicants is decreased from 41 years in 2000 to 37 years in 2005.

In terms of waiting lists, the average waiting time is 3½ years compared to an average 4 years in 2000/01 signifying a reduction in waiting times.

In the County Council and Town Council areas, social housing demand in 1996 – 2000 period was primarily driven by applicants whose main reason for seeking accommodation were that they were living in unfit or unsuitable accommodation or in over- crowded accommodation. This analysis shows that this trend has changed in that the main reason for making a housing application in 2000 – 2004 is that applicants are unable to meet the cost of accommodation. This signifies a changing environment for social housing demand affected by constantly rising house prices.

Under the 1999 Affordable Housing Scheme, Donegal County Council have allocated 43 houses in 4 different schemes. In terms of demand, there was only limited interest in the schemes which may be largely attributed to the houses being part of an overall social housing scheme where the remainder of the houses were for allocation as rented Council stock.

The demand for Traveller accommodation was examined in July, 2004 in the "Assessment of Travellers Needs". It highlights that 47 families in County Donegal are in need of accommodation. Of this total, 37 families required scheme housing, 5 families require group housing, 3 families require halting sites and 2 families require specific instance or individual housing/SI Cottages.

The programme also identifies the need for the provision of at least three permanent Transient sites in the County during the duration of the Accommodation Programme with one of these sites to be completed before the end of 2006. Policy UB4 of

Chapter 5 of the County Donegal Development Plan 2006 outlines steps, methodology and progress to date in this regard.

3.2 SUPPLY OF SOCIAL AND AFFORDABLE HOUSING AND TRAVELLER ACCOMMODATION

Traditionally, the Local Authority focused on meeting such housing need through the limited direct provision approach. At present, the Local Authority plays an important role in meeting the needs of affordable accommodation through:-

- Shared ownership arrangements.
- Affordable housing initiatives.
- Support for voluntary co-operative housing schemes.
- The provision of private housing sites.
- Loans and grants to purchase/improve dwellings
- Land acquisition programmes for public/private housing.
- Opening of zoned land – “serviced land” initiative.
- Zoning additional housing land – in Development Plans and Local Area Plans.
- The application of increased residential densities where applicable.

In the context of housing provision, it is extremely important to integrate the above initiatives and to work where possible in co-operation with the private sector to increase housing supply.

According to the “County Donegal Action Plan for Social and Affordable Housing 2004 – 2008”, Donegal County Council exceeded its targets under the 2000 – 2003 Multi-Annual Programme (this included 170 SI. Cottages).

In terms of actual starts on social housing, there were 1132 actual start over the period 2000 – 2003 (excluding Town Council’s). The largest share of actual starts occurred in Letterkenny Electoral Area paralleled against the highest demand for social housing in the Letterkenny Electoral Area also.

Furthermore, and with implications for supply, the Housing Directorate has been concerned in relation to the acquisition of suitable landbanks for the purpose of supply of Social Housing. Experience has shown, that only landbanks on the edge of towns was available to purchase by agreement which, by virtue of location, further excluded tenants of Local Authority housing. In the 2004 – 2008 Capital Programme, it is intended to place more emphasis on the acquisition of suitable landbank in the heart of towns and villages improving the social fabric of these settlements. In addition, there will be more emphasis on in-house design and efficiency in delivery, resulting in a shorter lead in time (1 year approx.) for the delivery of social housing.

Future planned starts for County Donegal 2004 – 2008 are detailed in the “County Donegal Action Plan for Social & Affordable Housing 2004 – 2008”. The Plan states that there are a total of 1646 Local Authority starts planned over the period 2004 – 2008 in the County Council and Town Council Areas (1230 for the County, 84 for Buncrana Town Council, 85 for Bundoran Town Council, 247 for Letterkenny Town Council).

In terms of planned provision of affordable housing, the “County Donegal Action Plan for Social and Affordable Housing 2004 – 2008”, indicates that there are 185 affordable housing units planned by Donegal County Council. Of the total, 45 units will be provided by the Local Authority under the 1999 Affordable Housing Scheme and 140 units will be obtained under Part V. In Letterkenny Town Council, it is envisaged that there will be over 140 affordable housing units provided over the period 2004 – 2008 and these will be obtained under Part V. There will be 18

affordable housing units provided under Part V in Buncrana Town Council area during 2004 – 2008. Figures for Bundoran Town Council are not available.

It is envisaged that the voluntary sector will play a significant part in meeting the social and affordable housing needs in County Donegal. Total stock of Voluntary Housing in County Donegal in 2004 equalled 482. The "County Donegal Action Plan for Social & Affordable Housing 2004 – 2008", proposes 234 voluntary units plus 10 bed spaces in hostel accommodation under the Capital Assistance Scheme up to 2008.

In terms of meeting Travellers housing needs, targets are set out in the "Traveller Accommodation Programme 204 – 2008", wherein it is indicated that Donegal County Council intends to provide suitable accommodation for all indigenous families, who were identified in the "Assessment of Traveller Need", in July, 2004, over the period of the Accommodation Programme. This will be done through permanent halts, specific instance/individual housing, group housing, scheme housing. This programme also identifies the need for the provision of at least 3 permanent transient sites in the County with one of these sites to be completed before the end of 2006 in accordance with steps and methodology outlined in Policy UB4 of Chapter 5 of the County Donegal Development Plan 2006.

3.3 MEETING NEEDS

The response to meeting the housing need will involve a range 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 scheme, affordable housing scheme, and traveller accommodation programme.

In meeting this need, guidance in relation to the availability of the various schemes will be essential and the implementation of Part V will be integral; particularly in relation to affordable housing given the changing categories of need for applicants on the housing list.

The following table (Table 2) provides a cumulative summary of the statistics in terms of meeting existing social housing demand of 2064 in 2004, by means of a variety of planned provision over the period 2004 – 2008.

Table 2:

SCHEME	NO. OF PLANNED UNITS TO BE PROVIDED 2004 - 2008
Local Authority starts	1646
Affordable Housing (excluding Bundoran Town Council)	343
Voluntary Housing Units under Capital Assistance Scheme (excluding Town Councils)	244
Capital Loan and Subsidy Housing Starts (excluding Town Councils)	276
Traveller Accommodation	47
TOTAL	2556

Therefore, planned provision leading to 2008 is adequate to cater for social housing demand at 2004. Having regard to the projected population and projected new households per annum (580) as set out at Section 2.5 of this strategy, the advancement of implementation of Part V is paramount in order to continue to meet social housing demand and in this regard, Part V should be continued to be implemented in terms of 15% reservation of land for residential use.

4.0 NATIONAL POLICY FRAMEWORK

Since the adoption of the first housing strategies in County Donegal and the Town Council's, a number of changes to the associated policy framework have occurred and these are considered on the following pages.

4.1 NATIONAL SPATIAL STRATEGY & REGIONAL PLANNING GUIDELINES:-

The National Spatial Strategy (NSS), published in 2002, sets out a coherent national planning framework for Ireland for the next twenty years. Balanced regional development is the key concept of this strategy wherein a series of Gateways and Hubs are identified throughout the country. In terms of Donegal, Letterkenny is identified as a linked Gateway with Derry and the strategy promotes the concept of a Strategic Transport Corridor that links Letterkenny and Derry across the border and with Sligo to the south. The strategy identifies the Gateway as an urban centre with a strengthened role, which would drive development in the region. The strategy also stresses the importance of other settlements in playing a complementary role to the Gateway so as to ensure the wider area will benefit from the critical mass provided by the Gateway.

The Regional Planning Guidelines build on the provision of the NSS and identify a more detailed regional strategy by means of identifying towns for urban strengthening, towns for urban support and towns with special functions.

4.2 SUSTAINABLE RURAL HOUSING GUIDELINES:-

The Sustainable Rural Housing Guidelines published by the DoEHLG, April 2005, contain a wide range of new measures on the issue of rural or "one-off" housing. The guidelines recognise the strong and continuing tradition of people living in rural areas wherein subject to good planning practice, people with rural links are to be favoured for planning.

Furthermore, the guidelines state that a housing strategy should be used to take a more analytically based approach to identifying the level of future housing requirements in both urban and rural areas and in responding to such requirements in assessing development proposals.

5.0 COUNTY DONEGAL POLICY FRAMEWORK FOR THE LOCATION OF NEW HOUSING AND SUPPLY OF HOUSING LAND

It is appropriate that the following commentary on the location of new housing in the County refers to the policies contained in the plan.

5.1 COUNTY DONEGAL DEVELOPMENT PLAN 2006 (CDP 2006) AND DEVELOPMENT/LOCAL AREA PLANS

The CDP 2006 sets out the policy framework for the location of new housing in the County between 2006 – 2012. Meanwhile, development plans have been adopted for Letterkenny, Buncrana and Bundoran that provide a policy and zoning context for the urban areas.

Under the 1963 planning legislation, plans have been adopted for Moville, Carndonagh, Ballyshannon and Killybegs, consisting of lands zoned for various purposes including residential. Under the Planning & Development Acts, 2000 – 2004, a series of Local Area Plans with land zoned for residential development have been adopted for the following towns: Muff, Killea, Burnfoot, Bridgend, Castlefinn, Rosstownlagh, Ballybofey / Stranorlar and Donegal Town.

The CDP 2006 sets out housing policies for towns and villages, that do not have a Development Plan or Local Area Plan and for rural areas. Within this policy, higher density multiple development will only be permitted within defined control points. Outside control points, the policy gives priority to persons who can demonstrate a bona fide “need” for a house in the rural area.

The housing strategy is also guided by the County Spatial Strategy as set out in the plan. This strategy identifies:

1. Letterkenny as a linked Gateway with Derry.
2. A series of settlements for urban strengthening at the sub-Gateway level comprising Ardara, Ballybofey/Stranorlar, Ballyshannon, Bridgend, Buncrana, Bundoran, Carndonagh, Castlefinn, Convoy, Donegal Town, Dungloe/Bunbeg/Derrybeg (linked centre), Falcarragh, Glenties, Killybegs, Kilmacrennan, Milford, Newtowncunningham, Ramelton, Raphoe.
3. A series of settlements in proximity to the Gateways for urban support comprising Burnfoot, Carrigans, Fahan, Killea, Manorcunningham, Muff and St. Johnston.
4. Rural support for rural villages and sustaining rural communities.
5. Support for Gaeltacht areas.
6. Centres with special functions.

Planning permission was granted for 20,841 units during 2000 – 2004. During the same period, 13964 units were completed, resulting in a surplus of 6887 units that are not implemented (33% of total permitted).

Having regard to the statistics presented, the projected housing demand can be readily met by the housing proposals in the CDP 2006 and by the residential zonings in the adopted Development Plans and Local Area Plans. Furthermore, arising from an assessment of control points, it is estimated that there is at least 16,720 acres of undeveloped lands available within control points.

Part V of the Act applies to lands zoned for residential and mixed use purposes and provision of these lands has been radically increased since the previous housing strategy due to a programme of preparation of Local Area Plans for settlements. The Council is now undertaking a further prioritisation of local area planning programme for each electoral area so that the amount of zoned land will further increase in due course.

At a local level, there have been a number of documents developed including:-

- The development of the "Five Year Acton Plan for Social & Affordable Housing 2004 – 2008", which sets out the overall aims of social and affordable housing in the County.
- The Rent Supplement Initiative.
- The Traveller Accommodation Programme 2005 – 2008.
- Guidelines on the implementation of Part V, 2004.

At present, the Councils as Housing Authorities, are reviewing a number of specific housing policies, through the Housing/Building SPC process:-

- Policy on rural cottages (S.I.'s)
- Housing policy in Gaeltacht areas
- Provision of affordable housing.
- Support for voluntary housing.
- Estate Management.
- Implementation of Building Control Act/Building Regulations.

6.0 HOUSING STRATEGY GOALS AND OBJECTIVES

6.1 GOAL:

To facilitate and support the provision of a standard of accommodation for the people of County Donegal, which best meets their needs and aspirations.

6.2 OBJECTIVES, POLICIES AND PROPOSALS:

1. To reserve 15% of land zoned for residential use or a mixture of residential and other uses for the provision of social and affordable housing. Allocation of percentages in terms of social and affordable will be on the basis of 5% social and 10% affordable as a guide. Exact percentages shall be subject to negotiation to meet the needs as determined.

The Council will continue to impose the following condition on all planning applications for housing on the relevant zoned lands:-

Prior to commencement of development, the applicant/developer shall enter into an agreement with the Council under Section 92(2) of the Planning & Development Act 2000 as amended by Section 3 of the Planning and Development Act 2002 for:-

- a. Transfer of part of lands within application site; or*
 - b. The building and transfer of houses within application site; or*
 - c. The transfer of fully or partially serviced site with application site; or*
 - d. Transfer of other lands; or*
 - e. The building and transfer of housing on other lands; or*
 - f. The transfer of fully or partially serviced sites on other lands; or*
 - g. The payment of an agreed sum of money; or*
 - h. A combination of (a) and any one or more of other options (i.e. (b) – (g))*
- Reason: To comply with the Council housing strategy .*

2. To provide through Public Services Centres and through the 4 Town Councils advice to applicants in relation to the range of housing assistance available in accordance with all current schemes.

This service shall ensure applicants are aware of the range of options available and the most appropriate option identified. This is considered to be integral to the delivery of adequate supply to meet need ensuring the most efficient use of resources and schemes available.

3. The Council will consult with the DoEHLG and the relevant groups representing the range of disabled people to promote and develop the concept of lifetime adaptable housing to meet the needs of people with disabilities, the elderly, single persons and changing family situations.

Experience shall be taken from the construction of a lifetime adaptable house in Bruckless and Ballyshannon.

Priority will be placed on the early identification of needs in terms of lifetime adaptable housing together with appropriate tailoring of mix of house types to meet the identified needs.

4. The Council propose to further bridge the gap between the housing waiting list and the various supply mechanisms through the continued active promotion of voluntary housing. Additional housing units supplied through the voluntary agencies to be also secured by way of turnkey and direct construction methods.

The Council will continue their efforts to promote the activity of the voluntary housing bodies including implementation of guidelines for voluntary organisations in relation to how schemes are to be evaluated, so as to target schemes in areas of need as opposed to a development driven approach.

5. Donegal County Council propose to ensure a mix of social, affordable and private housing in all housing areas and the development of neighbourhood centres where appropriate by engaging in wide consultation with various agencies within the County and through its Electoral Area Committees and the Housing/Building Strategic Policy Committee. Standards to be set and achieved in this activity to meet the accepted practice as set out in all relevant guidelines, including the childcare guidelines, as issued by the Department of Environment, Heritage and Local Government.

The requirement under objective 1 that 15% of all zoned lands be reserved for social and affordable housing guided by a 5% social and 10% affordable shall be used in order to offset social segregation. The Council will also take into consideration the size and location of individual turnkey, voluntary and purchase schemes to prevent over concentration of any one social group and to avoid over concentration of social and affordable housing in larger settlements.

The Council will seek to develop a model concept of neighbourhood centre with a range of play and other facilities derived from experience of implementation of housing strategy since 2002 and in terms of policies and zonings set out in adopted Development Plans and Local Area Plans (e.g. Letterkenny & Environs Development Plan and Killea Local Area Plan).

6. The Council will further develop systematic monitoring and review systems to monitor the delivery of housing relative to demand and to avoid undue segregation in the light of changing patterns of demand.

Annual reports will be prepared to monitor the procurement of housing and to review the need for agreements under Section 96(2). The monitoring system will ensure the annual update of background paper to this strategy entitled, "The Housing Strategy 2006 – 2012: Statistical Analysis". The monitoring system will ensure the appropriate review of policy.

7. The Council will strive to acquire and maintain a reasonable housing landbank for both general and specialised housing needs as part of its overall housing procurement policy with input of the Planning Section, the Housing Section and the support of Services supplying critical environment in maintaining a landbank consistent with the need for housing and the sustainable development of the County.

The Council will acquire and maintain a housing landbank as part of its overall procurement policy. A more detailed landbank acquisition and utilisation policy will be prepared to guide location, scale and use of lands to be acquired. In particular, an assessment of land identification for the purposes of land acquisition will be a consideration in the preparation of Local Area Plans.

8. The Council will seek to allocate an adequate measure of funding through the annual Budget process and otherwise to maintain all of its rented stock to an acceptable standard and specifically to upgrade older stock using all available funding sources. Upgrading and maintenance of stock will be carried out in full consultation with tenants and residents associations with input from the Council's tenant liaison facility. Where relevant, linking of these proposals with private management agreements will be ensured.

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9. The Council will implement Traveller Accommodation Programme 2004–2008 as adopted.
10. The Council will continue to prioritise the Local Area Plan programme and in doing so, will consider the local need for social and affordable housing within control points, as an integral factor in deciding on priority lists.
11. The Council will strive to achieve appropriate house type mixes within developments that respond to the changing demographics of persons on the housing list and in doing so, shall consider the experiences drawn from the document entitled, "Mixed Tenure Housing Estates: Development, Design, Management and Outcomes", published by the Housing Unit.