



CASHEL TOWN COUNCIL
SOCIAL & AFFORDABLE HOUSING ACTION PLAN
2004-2008

ASSESSMENT OF HOUSING REQUIREMENTS

Assessment of Housing Stock.

Table 1A

Local authority housing stock¹	County/ City Council	Borough Council	Town Council	Total
- Number of houses in estates			127	
- Number of flats/apartments			5	
- Number of one-off dwellings ²			1	
Number of dwellings specifically designed for				
- elderly			30	
- homeless			0	
- people with disabilities			1	
Traveller Specific Accommodation				
- units of permanent accommodation				
TOTAL LA HOUSING STOCK			133	

¹ Dwellings being purchased under tenant purchase schemes should be excluded from this table.

² One off houses include both single dwellings in rural areas and second hand acquisitions in other estates

The housing stock consists of 133 houses which were built from 1899 to 1999, with 25 houses approximately built prior to the 1970s. It is considered that 38% of the house are in good condition, with 52% in reasonable condition and the further 10% is in poor condition.

There are 62 houses in the Housing Stock without oil-fired central heating, there are 5 houses occupied by the elderly which need central heating installed.

Table 1B

Voluntary and Co-operative Housing Sector	County/ City Council area	Borough Council area	Town Council area	Total
- Number of houses in estates			0	
- Number of flats/apartments			0	
- Number of one-off dwellings ³			0	
Number of dwellings specifically designed for				
- elderly			0	
- homeless			0	
- people with disabilities			0	
TOTAL VOLUNTARY AND CO-OPERATIVE HOUSING STOCK			0	

The following lists the names of each estate in Cashel Town Council giving the following:

- Rented Houses
- Vacant Houses
- Houses being purchased
- Houses already purchased

<i>ESTATES</i>	<i>NO. OF HOUSES</i>	<i>RENTED HOUSES(a)</i>	<i>VACANT</i>	<i>BEING PURCHASED</i>	<i>PURCHASED</i>
Spafield Crescent	135	43	1	12	79
McDonagh Court	19	17	0	0	2
Green Court	8	7	0	0	1
Roselawn Close	14	14	0	0	0
Conors Close	16	16	0	0	0
Ard Mhuire	18	1	0	0	17
Dominic Street	19	1	0	5	13
Oliver Plunkett Park	60	12	0	11	37
Abbeyside	13	0	0	0	13
Boherclough	8	0	0	0	8
Cathal Brugha	52	3	0	2	47
Dean Ryan Tce	18	0	0	1	17
Friar St Apts	5	5	0	0	0
Friar Street	22	2	0	0	20
The Green	21	1	0	0	20
Lacey Square	15	5	0	2	8
McCann Street	12	0	0	0	12
Moor Lane	10	1	0	1	8
Rock Road	6	0	0	1	5
St. Francis Row	10	1	0	3	6
Treacy Villas	14	0	1	0	13
The Terrace	4	0	0	1	3
Coopers Lot	1	1	0	0	0
Lowergate St/Camas Rd	16	1	0	0	15
Agars Lane	6	0	0	0	6
Lowergate Square	5	0	0	0	5
	527	131	2	39	355

Vacancies in housing stock

Table 2³

	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	1.5%	0	0	100%	3-4 mths
Voluntary and co-operative housing sector	0	0	0	0	0

Table 3

Number of vacant houses⁴	County/ Council	City	Borough Council	Town Council	Town Council	Total
0 – 3 months				1		1
4 – 6 months				1		1
7 – 12 months						
Over 12 months						
Total				2		2

³ This table relates to service indicators H1 and H2, as outlined in *Delivering Value for People- Service Indicators for local authorities (DoEHLG, January 2004)*.

⁴ The total number of houses vacant for planned de-tenanting reasons such as for demolition or renovation as part of a remedial works scheme should be identified separately.

Assessment of housing needs

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			12	
Persons sharing accommodation involuntarily			0	
Young persons leaving institutional care			0	
Persons in need of accommodation on medical and compassionate grounds			7	
Elderly persons			5	
Disabled or handicapped persons			3	
Persons not reasonably able to meet the cost of the accommodation or to obtain suitable alternative accommodation			20	
Persons living in overcrowded conditions			8	
TOTAL			57	

There are 57 approved applicants on the housing list at the present time.

There are a further 66 applicants who are being assessed.

Rent Supplement

There are 20 applicants on the list who are in receipt of rent supplement, this figure does not include the applicants who are being assessed.

HOUSING MANAGEMENT AND ACTIONS TO IMPROVE SOCIAL INCLUSION

Complete and insert the following table*:

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	4	4	4	4
Estimated no. of transfer requests to be effected.	1	1	1	1	1
Estimated no. of casual vacancies in voluntary and co-operative housing stock available for re-letting to first time tenants	0	0	0	0	0

* Complete separate table for each separate housing authority within the county, where relevant

Table 7

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

Total	0	22	0	22	0
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- Complete separate table for each separate housing authority within the County, where relevant

Table 8

Number of long-term voids⁵ 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										

* Complete separate table for each separate housing authority within the County, where relevant

Table 9

Remedial Works/ Regeneration proposals.	Number of Units				
	2004	2005	2006	2007	2008
No. of units to benefit from remedial works/regeneration	0	2	0	2	0
Addition to stock by way of regeneration/remedial work	0	0	0	0	0
Stock removed as part of regeneration/remedial work	0	0	0	0	0

* Complete separate table for each separate housing authority within the County, where relevant

⁵ Long-term voids are houses which are vacant for longer than 6 months.

Planned maintenance of local authority housing stock

Table 10

Planned Maintenance	Number of Units				
	2004	2005	2006	2007	2008
Total no. of units in Housing stock	151	151	172	172	193
No. of units benefiting from a planned maintenance programme	10	12	15	15	15

No. of units takes in to account an average of 7 houses would be purchased each year.

* Complete separate table for each separate housing authority within the County, where relevant

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

Complete and insert the following tables*:

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

* Complete separate table for each separate housing authority within the County, where relevant

Summary of position in relation to provision of social rented accommodation

20. Summarise the net response to demand for social rented accommodation over the period by completing the following table*:

Table 13

Local authority	Number of Units				
	2004	2005	2006	2007	2008
Casual vacancies arising	4	4	4	4	4
No. of long term voids to be refurbished and re-let	0	0	0	0	0
Units acquired under Part V (excluding Traveller specific accommodation)	8	7	8	7	8
Units completed under contract to local authority	17	0	20	0	20
Units added/removed from stock through regeneration programmes	+0	+0	+0	+0	+0
	-0	-0	-0	-0	-0
	net	net	net	net	net
A: Net additional local authority stock available for letting	29	11	32	11	32
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)					
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* In addition to providing a summary table at county level, authorities should complete a separate table for each separate housing authority within the county, where relevant

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

HOUSING NEEDS OF THE ELDERLY AND PEOPLE WITH A DISABILITY

Complete the tables below:

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					

HOMELESSNESS

Complete and insert the following tables*:-

Table 16

Homeless Accommodation	Number of units				
	2004	2005	2006	2007	2008
Provision of new emergency accommodation ⁶					
Provision of new “move-on” accommodation ⁷ 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 					

* Provide separate tables for each housing authority within the county, where relevant

TRAVELLER ACCOMMODATION

Table 17

Permanent Halting sites	Number of bays				
	2004	2005	2006	2007	2008
County/City council					

⁶ Indicate by way of footnote whether this is reflected in other tables as part of local authority or voluntary and co-operative sector housing provision

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)					

*Complete separate tables for each separate housing authority within the county, where relevant.

AFFORDABLE HOUSING SCHEMES

Shared Ownership Scheme

Table 19

Estimated Number of shared ownership transactions	Number of Transactions				
	2004	2005	2006	2007	2008
- County/ City Council					
- Borough Council					
- Town Council	0	0	0	0	0
- Town Council					
Total					

*Complete separate table for each separate housing authority within the county, where relevant.

Affordable Housing

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)	0	0	0	0	0
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)	0	0	0	0	0
No. of units to be provided under <i>Sustaining Progress Affordable Housing Initiative</i> ⁷	0	0	0	0	0
Total					

*Complete separate table for each separate housing authority within the county, where relevant.

⁷ Relates to specific projects agreed with authorities under *Sustaining Progress* Agreement.