

# Joint Oireachtas Committee on Housing, Local Government and Heritage

## 22 November 2022

### Opening Statement:

**Ms Sonya Kavanagh, Chief Executive, Kildare County Council**

#### *Introduction*

Cathaoirleach, members of the committee, thank you for the invitation to meet with you this afternoon. I am joined today by my colleague Annette Aspell, Director of Services for Housing and Corporate Services.

#### *Rebuilding Ireland: Action Plan for Housing and Homelessness*

The programme of delivery of social housing under Rebuilding Ireland concluded at the end of 2021. Kildare County Council received a target for social housing delivery of 2,426 units. Over the 4 years of the programme, we delivered 2,693 social housing units across the county, thereby exceeding our target by 267 units [Table 1 refers].

Table 1: Social Housing Delivery 2018-2021

Delivery Type	2018	2019	2020	2021	Total
Build	234	454	370	514	1,572
Acquisition	232	271	97	74	674
Lease	24	24	64	335	447
Total	490	749	531	923	2,693

During the same period 2,520 new HAP tenancies commenced in the county and there are currently 2,069 active HAP tenancies in the county.

#### *Housing for All: A New Housing Plan for Ireland*

We published our Housing Delivery Action Plan (HDAP), which outlines the social and affordable housing delivery under Housing for All, in August.

#### *Social Housing*

We have been set a target to deliver 2,416 social housing units across the 5-years of the delivery programme [Table 2 refers].

Table 2: Targets for Social Housing Delivery 2022-2026

Year	2022	2023	2024	2025	2026	Total
Build	370	400	409	440	449	2068
Long Term Leasing	262	86	-	-	-	348
Total	632	486	409	440	449	2,416

### *Affordable Housing*

In addition, targets have been set for delivery of affordable housing units [Table 3 refers]. Applications are currently being prepared for submission to the Affordable Housing Fund in support of our 2022 and 2023 targets. Work has also commenced on developing a pipeline of affordable units for the remainder of the programme.

Table 3: Targets for KCC Affordable Housing Delivery 2022-2026

2022	2023	2024	2025	2026	Total
15	42	59	55	55	226

Note: Targets relate to local authority delivered affordable purchase/cost rental homes only, supported by the Affordable Housing Fund via delivery on local authority land or advance purchase arrangements.

### *Projections for delivery under Housing for All*

We currently have projects on hand, on our own land, which will deliver in excess of 475 units, with a further potential 235 units in pipeline projects. This is in addition to 63 units being delivered by approved housing bodies (AHBs) on council owned lands. A further 85 units are being progressed through the Capital Assistance Scheme. 215 units are being progressed under the Public Private Partnership programme. This is in addition to other mechanisms of delivery such as Part V, CALF, acquisition etc.

### *Part V*

There has been a strong pipeline of delivery of Part V with 512 units delivered under the previous housing programme. We expect the delivery of 515 units through the current programme.

### *Public Private Partnership [PPP]*

Kildare County Council has successfully delivered social housing through the PPP programme [Table 4 refers].

Table 4: PPP Delivery

Bundle	Location	Units	Status	Comments
PPP1	Craddockstown, Naas	74	Completed and Allocated	Land Aggregation Site.
PPP2	Nancy's Lane, Clane	77	Completed and Allocated	Land Aggregation Site
PPP3	Ardrew, Athy	73	Delivery Estimated = 2026	KCC Site. Part 8 Approved.
PPP5	Oldtown Mill, Celbridge	57	Delivery Estimated = 2026	KCC Site. Design Team to be appointed
	Coolaghknock Glebe, Kildare Town	85	Delivery Estimated = 2026	KCC Site. Design Team to be appointed
<b>Total</b>		<b>366</b>		

A further two sites have been submitted for consideration for inclusion in PPP Bundle 6.

### *Age Friendly Accommodation and Right Sizing*

The need for age friendly specific accommodation has been acknowledged in our social housing delivery programme, with units to be delivered by the council directly and in partnership with AHBs. Rightsizing will be considered by our Housing Strategic Policy Committee in 2023.

### *Acquisitions*

We successfully acquired properties for social housing in recent years, the majority of the properties required significant refurbishment. The ability to acquire a property is an important element of our housing programme as has been used as an aid to prevent homelessness.

### *Vacant Homes*

Preliminary Census 2022 data indicates that Co Kildare has one of the lowest vacancy rates in the country at 5.3%. Our Vacant Homes Officer actively monitors reports of vacant homes in the county, carrying out site visits as necessary. As part of this work, derelict properties are also being considered in order to identify any properties that may be suitable for social housing. Suffice to say that all of the schemes available to us are used to progress vacant properties into active use.

Three CPOs have been completed through the Buy and Renew Scheme to date and we are commencing the process for a further 6 properties this month, with an additional 13 units under consideration for early 2023. Interest is beginning to increase in terms of the Repair and Lease Scheme. Initial feedback since the introduction of the Croí Cónaithe Scheme in July is positive, with 11 applications received to date.

Furthermore, I can confirm that I am in the process of establishing a Town Regeneration Team, with dedicated technical support, to be located in the Housing Department. This new team will have responsibility for the implementation of the Town Centre First policy.

### *Cost Rental*

Both Clúid and Tuath have successfully delivered cost rental units in Co Kildare [Table 5 refers]. The Land Development Agency has recently received approval from An Bord Pleanála for the construction of 219 units at Devoy Park, Naas. No local authority cost rental delivery has been identified in our Action Plan, however, this will be considered further once the staffing resources are in place.

Table 5: AHB CREL Delivery

AHB	Location	No of Units	Delivery
Clúid	Barnhall, Leixlip	56	Delivered
	The Paddocks, Newbridge	96	46 Delivered 50 By Year End
Tuath	Belin Woods, Newbridge	50	12 Delivered 38 By Year End
	Walker's Gate, Kildare Town	40	To be delivered by year end
Total		242	

In conclusion, there are challenges and risks to our housing delivery programme as set out in our Action Plan. Kildare County Council successfully delivered on targets for social housing under the Rebuilding Ireland Programme and we will drive forward the Housing for All Programme by continuing to meet our targets for social housing and commencing a programme of delivery of affordable housing.

We are happy to take any questions on this statement, or any related issues associated with the delivery of social and/or affordable housing.