

Kildare County Council

Housing Delivery Action Plan 2022-2026

Housing for All, A New Housing Plan for Ireland



July 2022

Contents

Introduction	1
Staff Resources.....	1
Land.....	1
Social Housing Delivery	3
Housing for All- Social Housing Delivery Targets	3
Demand- Number of Qualified Households and Unit Type	3
Approved Housing Bodies	4
Vacant Homes	4
Leasing	4
Traveller Accommodation.....	5
Age Friendly Accommodation and Right Sizing	5
Kildare Housing and Disability Strategy	6
Climate Action.....	6
Affordable Housing Delivery	7
Housing for All -Affordable Housing Targets	7
House Prices and Affordability.....	7
Housing Loans	8
Cost Rental.....	8
Part V and Affordable Delivery	8
Unsold Affordable Units.....	9
Serviced Sites Fund/Affordable Housing Fund	9
Conclusions	10
Programmed Delivery	10
Risks	10
Table 1 - Geographical distribution of Social Housing demand and current approved delivery.....	12
Table 2 - Future Programme Master Summary (Social Housing)	13
Table 3 - Future Programme by Year (Social Housing)	14
Table 4 – Projected HNDA Need and Proposed Delivery (Affordable Housing)	14
Table 5 – Future Programme by Year (Affordable Housing).....	15

Introduction

Housing for All, A New Housing Plan for Ireland was published in September 2021, under this plan Kildare County Council (the council) is required to publish a Housing Delivery Action Plan, which encompasses social and affordable housing delivery.

Following on from the publication of Housing for All the council received social build and long-term leasing targets, the targets were based on analysis of the council's social housing list and the Housing Needs and Demand Analysis (HNDA). The affordable housing delivery target is determined by the HNDA Assessment, it identifies an affordability constraint of 10.6%. The provision and funding of staff resources and the availability of land are themes which are common to the successful delivery of both social and affordable housing targets and are dealt with below.

Staff Resources

It is the aim of the council to successfully deliver on the aims and objectives of Housing for All, however, in order to achieve both social and affordable housing delivery targets the council requires significant additional staff resources. The council submitted a staffing sanction request to the DHLGH for 24 additional staff to deliver Housing for All targets, sanction was received for 13 staff. The recruitment process for the additional staff resources has now commenced but will likely take some time to complete which may impact on progress during 2022. With opportunities also arising in other Local Authorities, retention of existing staff may also become a concern during the recruitment process. Additional staff resources funded by the Department of Housing, Local Government and Heritage (DHLGH) will be required in order to deliver the affordable housing programme, this is currently under review.

Land

The council faces significant challenges sourcing land, which is affordable, suitable for development and in an area of social housing demand. It is noted in Table 2 that projected delivery on council owned land accounts for 31% of overall delivery, with projected delivery of an additional 150 units or 7% on land targeted for purchase.

Significant demand for residential units in the Greater Dublin Area is resulting in strong price inflation for development land in Kildare. Lands which are suitable for development command a premium price and it is proving difficult for the council to compete with property developers who are active in the county.

The council welcomes the arrangement for early reimbursement of land costs established by Circular 19/2021 and requests that this arrangement continue beyond December 2021.

The council engaged with the recent advertising campaign by the Housing Delivery Coordination Office for lands and sites which are suitable for the development of social and affordable housing, the council also ran a targeted campaign in Quarter 1, 2022.

Brownfield Sites, Infill Development and Consolidation within Existing Settlements

The council is advancing proposals for a number of small to medium sized infill developments, ranging in size from 2-16 units within existing settlements at the following locations: Patrician Avenue Naas, Newtown House Leixlip, Castle Park Athy, Inniscara Athy, St Evin's Park Monasterevin.

Future development is being proposed for infill sites at Whitestown House Kilcock, the former Courthouse, Kilcock, the Tanyard, Ballitore and Shamrock Stores, Athy.

The council recently acquired two sites at Liffey Lodge, Newbridge and Station Road, Kildare and will continue to source potential development sites within existing settlements.

A Part 8 proposal for 33 units is being prepared for the brownfield site at the former Ambassador Hotel, Kill. Proposals are being prepared for a town centre site at Rathasker Road, Naas which has been identified as a former landfill requiring remediation.

Public Private Partnership Development

The council has delivered 151 social housing units under Public Private Partnership (PPP) Bundles 1 and 2 at Craddockstown, Naas and Nancy's Lane, Clane. A Part 8 for 73 social housing units has been approved for a site at Ardrew, Athy under PPP Bundle 3, for delivery in 2024. A call for proposals for further PPP bundles issued earlier this year. Confirmation has been received from DHLGH that sites at Coolaghknock Glebe, Kildare Town (80-85 units) and Oldtown Mill, Celbridge (57 units) are included in PPP Bundle 5, for delivery within the lifetime of Housing for All. Sites at Rathasker Road, Naas and Rickardstown, Naas have been submitted to DHLGH for consideration for future PPP bundles.

Land Aggregation Sites

Kildare has a number of sites in the Land Aggregation Scheme which are in the ownership of the Housing and Sustainable Communities Agency (Housing Agency).

A proposal for a mixed-use development of 177 units is being proposed by the Land Development Agency (LDA) at the Land Aggregation Scheme lands at Devoy Park, Naas, this site will primarily deliver cost rental units, with the Part V contribution accounting for the social element of the scheme.

The council is in discussion with the Housing Agency regarding the development of affordable housing on Land Aggregation Scheme lands at Craddockstown, Naas and Nancy's Lane, Clane with an estimated capacity of approximately 170 units across both sites.

Social Housing Delivery

Housing for All- Social Housing Delivery Targets

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

Demand- Number of Qualified Households and Unit Type

The council has a social housing list of 6, 476 households, this is inclusive of HAP tenancies. The following tables indicate the demand by Municipal District, and towns and villages where demand exceeds 100 households.

Demand by unit type is as follows: 1-Bed (42%), 2-Bed (37%), 3-Bed (17%), 4-Bed (4%). The council is currently examining the demand for 3-bed units as it is anticipated that this demand is underestimated, as children under the age of 10 of the opposite sex are currently allocated a shared room, this matter will be considered by the Housing Strategic Policy Committee in 2022. There is limited delivery of one bed units by the private market and this impacts on the delivery of one-bed infill units across turnkey and Part V acquisitions. The council engages with AHBs and developers on the basis of social housing being delivered as follows: 1 Bed (30%), 2 Bed (30%), 3 Bed (30%), 4 Bed (10%).

Municipal District	Number of Households
Athy	882
Celbridge- Leixlip	950
Clane- Maynooth	1, 167
Kildare- Newbridge	2, 304
Naas	1, 173
Total	6, 476

Town/village	Number of Households
Athy	747
Celbridge	612
Clane	281
Kildare	540
Kilcock	192
Kilcullen	142
Leixlip	334
Maynooth	397
Monasterevin	228
Naas	954
Newbridge	1, 210
Sallins	146

Approved Housing Bodies

Forty percent of social units are to be delivered by Approved Housing Bodies (AHBs). The council works closely with AHBs to support the provision of social housing through the funding streams of Capital Advance and Leasing Facility, Social Leasing and the Capital Assistance Scheme. The council also supports AHBs to purchase Part V units, which provides opportunities to purchase additional turnkey units. In the course of completing this plan, AHBs were consulted on their future delivery pipeline.

Vacant Homes

The council recognises the importance of addressing vacant properties in tackling dereliction and improving streetscapes across the county. The council appointed a Vacant Homes Officer in 2018 who carries out tasks that support the implementation of the Vacant Homes Action Plan which includes carrying out visual inspections/assessments of residential properties with a view to identifying possible vacant recoverable homes, identifying the registered owners and making contact where possible to make owners aware of the options to assist in bringing their properties back into use for private or social housing purposes through schemes such as the Buy & Renew Scheme, the Repair & Leasing Scheme and Croi Connaithe. The Vacant Homes Officer is currently developing a programme of Compulsory Purchase Orders that will aim to reduce vacancy across the county with a particular focus on areas of significant housing demand. It is intended to fully engage with the DHLGH's Vacant Homes Unit in this regard.

GeoDirectory's Quarter 2, 2021 Report recorded a national average vacancy rate of 4.5%. Kildare's vacancy rate is recorded at 2%. A base vacancy rate of 6% is normally expected within a properly functioning housing market to allow for the scenario such as renovation and change of ownership and tenant. Athy and Monasterevin have the highest vacancy rates at 12.6% and 11.1% respectively and these towns will be analysed further by the Vacant Homes Officer.

Town	Number of Vacant Properties	Vacancy Rate
Athy	539	12.6%
Celbridge	239	3.4%
Kilcock	163	7.4%
Kilcullen	77	5.5%
Kildare	149	4.7%
Leixlip	164	3.0%
Maynooth	230	4.4%
Monasterevin	189	11.1%
Newbridge	427	5.2%
Naas	391	5.1%

Leasing

The council received a leasing target of 348 units to be delivered in the period 2022-2023, this is a combined target for the council and AHBs. The leasing programme will deliver units in areas of high demand, such as Celbridge, Leixlip, Newbridge and Naas.

Traveller Accommodation

The Kildare Traveller Accommodation Programme 2019-2024 has the following objectives:

- Managing current Traveller specific housing units to a high standard.
- Provision of Traveller specific housing units by availing of capital funding
- The development of basic services including the provision of temporary halting sites to directly improve living standards for homeless families and those awaiting accommodation.

The Traveller Accommodation Programme identifies the following need:

Standard Social Housing	44 units
Traveller specific	29 units
Total	73 units

The council is developing a group housing scheme at Ardrew, Athy which will deliver 5 housing units in the lifetime of Housing for All.

The ability to purchase second-hand properties played an important role in the council delivering Traveller accommodation during the last housing programme, Rebuilding Ireland, the council requests that this flexibility remain in place.

Age Friendly Accommodation and Right Sizing

The council has 1,197 households on the social housing list headed by a person aged fifty-five and over. People aged sixty-five and over, account for 9.9% of the overall population of the county (Census 2016), this figure is projected to rise to 16.2% in 2031.

Details of Age Friendly Schemes

Type of Scheme	Location	Number	Programmed Delivery
CAS	Dominican Lands, Athy	34	2024
CAS	St Johns Convent, Rathangan	18	2024
CAS	ESB Site, Leixlip	27	2024
SHIP	St Corbans Naas	1	2023
SHIP	Liffey Lodge*, Newbridge	25	2024
SHIP	Whitestown, Kilcock	8	2024
SHIP	Newtown House, Leixlip	4	2024
SHIP	Glandore, Athy	5	2024
PPP	Ardrew, Athy	5	2024
SHIP	Station Road, Kildare	14	2026

*Liffey Lodge is currently being used as a Rest Centre for Displaced Persons, as a result this development may be delayed

The matter of rightsizing will be considered by the Housing Strategic Policy Committee in 2022 and it is intended that the Allocation Scheme will be updated to include a provision for right-sizing, subject to the agreement of the elected members. The council's County Development Plan allows for unit sizes above the minimum standards for social housing included in Quality Housing for Sustainable Communities allowing the opportunity for rightsizing at construction stage.

Kildare Housing and Disability Strategy

The National Housing Strategy for People with a Disability sets out the framework for the delivery of housing for people with a disability through mainstream housing policy. This reflects Government policy that all public services should meet the needs of people with disabilities as an integral part of their functions, i.e. mainstreaming of services to people with disabilities. The Kildare Housing and Disability Strategy has been reviewed in 2021 with a view to adopting a new strategy for the period 2022-2027. The vision is to facilitate access for disabled persons to the appropriate range of housing and related support services, delivered in an integrated and sustainable manner, which promotes equality of opportunity, individual choice and independent living. The council will continue to support Capital Assistance Schemes which provide accommodation for persons with a disability and will ensure that units are provided in council-built schemes. The council's housing list currently has 342 households who have identified as having a disability.

The council has committed to delivering 10% of units acquired for social housing purposes and 12% of units constructed for social housing purposes as being suitable for persons with a disability, however the council can only control units which it constructs or which are constructed by AHBs. The market is not constructing specifically designed accessible units to Universal Design standards so accessible units will be difficult to obtain through Part V or Turnkey acquisitions. Newly constructed units will comply with the Building Regulations (Part M for disability) and will be suitable for a person with a disability but not necessarily designed to Universal Design standards. Specific schemes will be delivered at the following locations: KARE scheme at Craddockstown, Naas and Sophia Housing Scheme in Rathangan. Accessibility has been considered in the design of Age Friendly Housing.

DHLGH require an Occupational Therapist report where a social housing unit is being designed for the specific needs of a person with a disability. This is not always possible to provide at the early stages of a scheme design and this requirement may impact on the number of units being delivered under the programme unless agreement can be reached on a percentage of units suitable for persons with a disability to be delivered within a scheme on the basis of the location of the 1st preference of those identified as having a disability.

Climate Action

Over the past number of years the council participated in two climate action schemes, as follows:

- The Midlands Energy Efficiency Retrofit Programme, which was a pilot programme across the eight midland local authorities and was linked to the Bord na Mona Brown to Green Strategy; this programme has now concluded.
- Energy Efficiency Retrofit Programme (EERP)

In 2021 the council received an allocation of €3.5 million under both schemes with a target of retrofitting 175 units. Works under any retrofitting scheme generally consist of the upgrading of heating systems and controls, ventilation upgrades and upgrade of building insulation. The sealing of chimneys is not catered for in the current scheme. The council raised concerns with the DHLGH regarding the adequacy of the budget allocation and the potential for over-spend. This concern was exacerbated by inflationary pressures.

The current iteration of the EERP has, however, included for an increase in budget on a per unit basis and a work programme has been developed and approved for 2022; funding issues will be monitored and reviewed as the programme advances. It is important to note however, that the council is fully committed to engaging with the EERP over the coming years, both in respect of our own Climate Action commitments and our tenants needs in the national transition from fossil fuel dependence to greener and more renewable energy sources.

Affordable Housing Delivery

Housing for All -Affordable Housing Targets

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

The Housing Needs Demand Assessment identifies an affordability constraint in the county at 10.6%, local authorities with an affordability constraint in excess of 5% received affordable housing targets. Tables 4 and 5 at the end of this document outlines the council's proposed affordable delivery programme. Please note that targets set by the DHLGH do not include delivery by AHBs or the Land Development Agency on non-council owned land, or units which may be delivered through Part V.

House Prices and Affordability

The HNDA assessed the mean property price in Kildare as €323,944 in 2020, increasing to €333,769 in 2021 (up to July 2021), compared to a national average of €312, 088 in 2021. There is disparity in prices across the municipal districts as demonstrated below.

Year	Athy MD	Clane-Maynooth MD	Celbridge-Leixlip MD	Kildare-Newbridge MD	Naas MD
2020	€206, 623	€334, 112	€349, 342	€274, 073	€349, 342
2021 (to June)	€224, 590	€365, 521	€371, 872	€326, 615	€371, 872

The following table examines affordability at county and municipal district level, the estimated gross income has been extrapolated from Census 2016 and increased by 4% per annum. It indicates that there is a county wide affordability gap and particularly in the Clane-Maynooth MD, Celbridge-Leixlip MD and the Naas MD.

Location	Median House Price 2021	Central Bank Rule 10% Deposit	Central Bank Rule Gross Income Required	Estimated Gross Median Income 2021
County	€317, 500	€31, 750	€81, 643	€66, 273
Athy MD	€224, 590	€22, 459	€57, 752	€56, 599
Celbridge-Leixlip MD	€348, 018	€34, 802	€89, 490	€77, 260
Clane-Maynooth MD	€322, 500	€32, 250	€82, 929	€61, 592
Kildare-Newbridge MD	€260, 000	€26, 000	€66, 857	€65, 382
Naas MD	€317, 137	€31, 713	€81, 550	€76, 760

Rent prices in Kildare are forecast to increase 4% per annum for the period up to 2031. The average rent in Kildare is €1, 373.73 (RTB, Rent Index Quarter 4, 2021).

Applying the analysis on future house prices, rental values and income , the HNDA estimates an affordability constraint of 10.6%, this equates to 1, 798 properties in the period 2022-2031, an average of 180 properties per annum, and 900 in the period 2022-2026, which is covered by this action plan.

Housing Loans

The council is committed to providing the Local Authority Home Loan, however, it must be noted that due to the risk attached to this product the council will take a prudent approach in the amount of loan funding they seek to draw down. It is the experience of the council that the number of loans drawn down compared to those approved is low; currently borrowers can seek finance from more than one local authority. The council is in favour of this process being amended and borrowers being permitted to apply to a single local authority.

Cost Rental

A number of AHBs have indicated that they will deliver cost rental properties during the lifetime of Housing for All. Cluid Housing Association advertised fifty-six rental properties in Barnhall, Leixlip and received 1, 193 applications, they also advertised 46 properties in The Paddocks, Newbridge and received 795 applications, on this basis it is anticipated that there will be a strong demand for cost rental units. Cost Rental units are programmed for delivery by AHBs and the Land Development Agency. The assessment of AHB Cost Rental Schemes is carried out by The Housing Agency. The AHB cost rental numbers contained in Table 5 are an estimate of provision by the AHB sector and based on information they have provided. The council has been advised that a recent AHB cost rental application was unsuccessful due to the fact that properties were located in a town with a population of less than 10, 000, the HNDA indicates that there is an affordability constraint across all municipal districts of the county.

Part V and Affordable Delivery

The following table is extracted from the HNDA and demonstrates the estimated housing need in the period 2022-2031. The combined demand for affordable and social housing units per annum is 630, affordable housing accounts for 164 units or 26% of the overall figure; on this basis The council intends to set a target of 25% of all Part V units to be delivered as affordable units. It is acknowledged that the HNDA, which is prepared in tandem with the draft County Development Plan 2023-2029 has identified a lesser amount of affordable housing need (539 units for the period 2023-2026) than is proposed in this plan, it is the view of the council that there is pent-up need for affordable housing as evidenced by the number of applications for the cost rental scheme in Barnhall, Leixlip (see previous paragraph). The proposed affordable delivery laid down in Table 4 and 5, are estimated delivery by the council, AHBs and the Land Development Agency, delivery is subject to the relevant consents being obtained.

Type	% Tenure Breakdown	Number of New Dwellings 2023-2031	Number of New Dwellings Per Annum
New privately owned homes	31.5%	4,360	436
New privately rented homes	27.7%	3,834	427
New affordable homes	10.6%	1,467	164
New social housing homes	30.2%	4,180	466

Unsold Affordable Units

The council currently has 48 number of unsold affordable properties, arising from the previous Affordable Housing Scheme. These properties are managed by AHBs. There is an outstanding capital balance associated with each of these schemes, this is a subject which is raised annually by the Local Government Auditor, the council seeks guidance from the DHLGH on how these units will be dealt with in the context of Housing for All. It is noted that the council received funding to redeem loans associated with 19 units in December 2021.

Serviced Sites Fund/Affordable Housing Fund

The council has received approval of €550,000 from the Serviced Sites Fund (SSF) in connection with the development of 11 affordable housing units on council lands at Ardclough Road, Celbridge. The SSF funding is to address an infrastructure deficit preventing development of the site for both social and affordable housing.

Conclusions

Programmed Delivery

The social housing delivery pipeline outlined in Table 1 and Table 2 estimates delivery of 2, 108 units, in the period 2022-2026, this represents 87% of the target received (2, 416); the balance outstanding will be delivered through the leasing programme. Table 1 indicates alignment between demand and delivery across the MD areas and this is summarised in the table below.

Municipal District	Demand	Delivery
Athy	13.39%	20%
Clane- Maynooth	18.07%	18%
Celbridge-Leixlip	14.71%	21%
Naas	18.16%	24%
Kildare-Newbridge	35.66%	17%

Generally, the council will operate with an advance delivery pipeline period of 2-3 years, therefore it is anticipated that further opportunities will arise as we progress through the programme; however, it must be noted we have included projects which do not have planning permission or the relevant approvals and we anticipate buoyancy in the number of Part V units being delivered.

The affordability constraint of 10.6% identified in the Housing Needs and Demand Assessment indicates that 539 affordable units are required during the period 2023-2026. Table 5 indicates delivery of 837 units during the period of this plan from 2022-2026. Similar to the social housing targets, this programme is dependent on relevant permissions and approvals being provided and a supply of Part V units being available.

Risks

The following risks have been identified:

- Availability of suitable serviced and zoned land in areas of high demand and the cost of acquiring that land in a competitive property market.
- The cost of financing loans for acquisition of suitable sites.
- Construction cost inflation and construction material supply chain delays which have increased recently and is affecting the ability of tenderers to hold tender prices over long periods and to source certain construction materials. This also presents a higher risk of contractors defaulting on contracts if costs become unsustainable. In early 2022 the Office of Government Procurement (OGP) introduced a number of interim measures to address the risk of construction price inflation to construction materials in Public Works Contracts. In early May 2022 the OGP introduced measures in the form of a Construction Cost Inflation/Supply Chain Delay Co-operation Framework mechanism under the Public Works Contracts to mitigate the risk of significant losses being sustained by contractors engaged in public works contracts.
- Capacity within the construction industry to deliver on targets when all local authority's and the private sector are seeking to increase output. Lack of competition may lead to increased costs risking viability of projects.
- Constraints to the development of certain sites including the risk of abnormal costs to render sites undevelopable.
- Part 8, risk that not all Part 8s will be successful.
- The need to include mixed tenure development on sites where there is a risk of over concentration of social housing. The structure of delivering mixed tenure development requires clarification.

- Delays during the Social Housing Investment Programme approval process.
- Competition in the social housing delivery market may result in the council not achieving the balance of 60:40 delivery between council units and AHB units. The flexibility of the CALF scheme compared to the approval process for council build and turnkey acquisition may allow for AHBs to act more competitively.
- Staff: Inadequate resourcing to meet delivery targets. Delay in recruiting and difficulty with retaining staff familiar with projects.
- Multiple projects progressing concurrently.
- Affordable Housing: In the event of a significant downward price adjustment in the housing market there is a risk that the council may have a stock of affordable properties for which there is no demand.
- Loans: As the council is a lender of last resort, there is a disproportionate risk of default.
- Refusals of social properties: The number of households included in the assessment of housing needs indicate that there is adequate demand for the social housing targets laid down in Housing for All, however there is an emerging trend of refusals of social allocations (20% year to date). The council experiences difficulty in letting certain traditional social housing units and one and two-bedroom apartments. In order to mitigate against this risk the council is increasing the number of units allocated through Choice Based Lettings, however as each household is entitled to two refusals in a one-year period and there is no negative impact on HAP recipients the perceived consequences of refusing a property are low. The council requests these issues be reviewed by the DHLGH.

Table 1 - Geographical distribution of Social Housing demand and current approved delivery

Area / Municipal District/ Division	Settlement	No. of Households on SSHA	No. of Households on HNDA	% of Demand by Settlement	2022-2026 Target Distributed by Demand	Approved Delivery	Outstanding Delivery per MD	Proposed Delivery by MD/Division /Settlement
Athy MD	Athy	747		11.57%	239	138	101	1
	Ballitore	5		0.08%	2		2	9
	Castledermot	51		0.79%	16		16	
	Nurney	21		0.33%	7		7	
	Other	41		0.63%	13		13	
MD 1 Total		865		13.39%	277	138	139	
Clane-Maynooth	Allenwood	49		0.76%	16		16	
	Carbury/Derrinturn	71		1.10%	23	5	18	
	Clane	281		4.35%	90	10	80	
	Coill Dubh	45		0.70%	14	10	4	
	Kilcock	193		2.99%	62	17	45	8
	Maynooth	397		6.15%	127	65	62	
	Prosperous	48		0.74%	15	14	1	
	Other	83		1.29%	27		27	
	MD 2 Total		1167		18.07%	374	121	253
Celbridge-Leixlip	Celbridge	616		9.54%	197	142	55	
	Leixlip	334		5.17%	107	4	103	
MD 3 Total		950		14.71%	304	146	158	
Naas	Other	31		0.48%	10		10	
	Kill	42		0.65%	13	57	-44	
	Naas	954		14.77%	305	76	229	1
	Sallins	146		2.26%	47	29	18	
MD 4 Total		1173		18.16%	376	162	214	
Kildare-Newbridge	Other	112		1.73%	36	18	18	
	Kilcullen	142		2.20%	45	54	-9	
	Kildare	540		8.36%	173	4	169	
	Monasterevin	228		3.53%	73	25	48	
	Newbridge	1210		18.74%	387		387	
	Rathangan	71		1.10%	23	16	7	
MD 5 Total		2303		35.66%	737	117	620	
OVERALL TOTAL		6458		100.00%	2068	684	1384	19

Table 2 - Future Programme Master Summary (Social Housing)

Settlement	Estimated Part V (Private & LDA)	Existing LA Landbank	Future land Purchases	LA Turnkey	LA Buy & Renew	AHB CALF	AHB CAS	Social Homes via Mixed Tenure	Total Social Homes to be delivered	Comments
Athy	40	89		20	5	83	5		241	
Ballitore		6							6	
Castledermot	5			17					22	
Nurney		25							25	
Other		0							0	
Athy MD Total	45	120		37	5	83	5	0	295	
Allenwood									0	
Carbury/Derrinturn		5							5	
Clane	30			10		59	10		109	
Coill Dubh		10							10	
Kilcock	40	11				35			86	
Maynooth	60	65	15	10					150	
Prosperous						14			14	
Other									0	
Clane/Maynooth MD Total	130	91	15	20	0	108	10	0	374	
Celbridge	45	83		10		50	10		198	
Leixlip	35	4	25	10		24			98	
Celbridge/Leixlip MD Total	80	87	25	20	0	74	10	0	296	
Other						8			8	
Kill	15	33				31			79	
Naas	75	145	50	30	3	6	10		319	
Sallins	15					78			93	
Naas MD Total	105	178	50	30	3	123	10	0	499	
Other	20	18							38	
Kilcullen	10					54			64	
Kildare	40	94		10	2	43			189	
Monasterevin	10	16			1				27	
Newbridge	75	65	60	32	2	76	10		320	
Rathangan		7							7	
Kildare/Newbridge MD Total	155	200	60	42	5	173	10	0	645	
TOTAL	515	672	150	149	13	561	45	0	2105	

Table 3 - Future Programme by Year (Social Housing)

Year	Estimated Part V (Private & LDA)	Existing LA Landbank	Future land Purchases	LA Turnkey Development	LA Buy & Renew	AHB CALF	AHB CAS	Other	Total Homes to be delivered
2022	158	0		30	3	190	5		386
2023	90	31		30	3	270	10		434
2024	89	332		30	2	101	10		564
2025	89	150	75	30	2	0	10		356
2026	89	159	75	29	3	0	10		365
TOTAL	515	672	150	149	13	561	45		2105

Table 4 – Projected HNDA Need and Proposed Delivery (Affordable Housing)

Year	Projected HNDA Need with Affordability Constraint (Number of Households)	Proposed Total Affordable Delivery (Number of Units)
2022*		202
2023	93	15
2024	119	116
2025	146	304
2026	177	200
Total	535	837

*KCC's HNDA runs from 2023 to 2031, with the start year aligning with the new CDP (2023—2029).

Table 5 – Future Programme by Year (Affordable Housing)

Year	LA Build Affordable Purchase	LA Turnkey Affordable Purchase	LA Cost Rental Build (Affordable Housing Fund)	AHB Cost Rental (Cost Rental Equity Loan)	LDA Affordable Purchase	LDA Cost Rental	Total Dwellings to be Delivered
2022		0		202			202
2023		15					15
2024	45	20		51			116
2025	110	19				175	304
2026	180	20					200
Total	335	74	0	253	0	175	837

Cost Rental 2022: Belin Woods (50), Walkers Gate (40), Barnhall (16), The Paddocks (96)

