



Monaghan County Council : Housing Delivery Action Plan : Housing for All

Social Housing Need

In early December 2021 the total number of applications for social housing in County Monaghan was **1,095** households and can be broken down as follows:

Housing Assistance Payment (HAP): Applicants currently in receipt of HAP:

536 social housing applicants are currently tenants in private rented houses supported through HAP but wish to be considered for Local Authority tenancies.

Local Authority rented: Applicants currently in Local Authority housing seeking a transfer:

82 social housing applicants are currently tenants in Local Authority housing but are on the housing list for reasons such as overcrowding, medical needs and other reasons.

Rental Accommodation Scheme (RAS):

54 social housing applicants are currently tenants in private rented accommodation supported through RAS.

Vol Housing:

25 social housing applicants are currently tenants in Voluntary Housing / houses owned by Approved Housing Bodies but wish to be considered for Local Authority tenancies.

Institutional Applications:

5 social housing applicants are currently tenants in institutional care.

Other (Net Need) Applications: 393

Total Applications:1095

The Housing for All targets are based on the net need. Monaghan County Council will endeavour to address the housing needs of all social housing applicants in County Monaghan subject to funding.

Planning

Due to the economic crisis only four private housing developments of any significance have commenced in the settlements of County Monaghan since 2013. The areas zoned for residential development under the 2013 – 2019 Monaghan County Development Plan were not developed and

the majority of development which occurred throughout the County has been one-off dwellings and social housing.

Under Rebuilding Ireland, Monaghan County Council focussed on the completion and resolution of unfinished housing developments located in various settlements throughout the County, development in areas with access to services and town centre renewal in line with the National Planning Framework (NPF). It is intended that a similar approach will be taken under Housing for All in compliance with the NPF and Monaghan County Development Plan as follows:

- Develop infill sites, brownfield sites and renewal projects within and beside urban centres
- Address derelict and vacant homes
- Complete unfinished housing developments
- New development in areas with access to services
- Development to be in keeping with the established character of settlements in County Monaghan in compliance with Monaghan County Development Plan

Household Size and Alignment of Delivery with Demand

The average household size in County Monaghan fell from 3.13 in 1996 to 2.75 in 2016, a decrease of 0.38 over a 20-year period or a decline of 0.02 persons per annum.

55% of social housing applicants in County Monaghan require 2-bedroom, 3-bedroom and 4-bedroom+ accommodation. 45% of applicants qualify for one-bedroom accommodation.

Approximately 80% of the social housing applicants who qualify for one-bedroom accommodation are younger people who are on the housing list for a relatively short period of time.

Under Housing for All it is intended that Monaghan County Council will continue to align delivery with demand by providing accommodation suited to the majority of applicants (2-bedroom, 3-bedroom, 4-bedroom+) and particularly those most in need of social housing in line with the scheme of letting priorities.

Homelessness Action Plan / Housing First

Under Housing for All it is intended that Monaghan County Council will continue to support the implementation of the Homelessness Action Plan and work with various agencies responsible for the provision of accommodation suitable for the needs of homeless people. The aims are:

- To reduce the number of households who become homeless through further development and enhancement of preventative measures.
- To eliminate the need for people to sleep rough.
- To eliminate long-term homelessness and to reduce the length of time that people are homeless.
- To meet the long-term housing needs through an increase in housing options.
- To ensure effective services for homeless people.
- To ensure better co-ordinated funding arrangements and re-orientate spending on homeless services away from emergency responses to the provision of long-term housing and support services.

Monaghan County Council will continue to address the housing needs of Homeless people in line with needs identified and the Homelessness Action Plan under Housing for All and increase services where possible subject to funding. **Housing first to be prioritised.**

Traveller Programme

Under previous programmes Monaghan County Council provided halting sites to address the

housing the needs of Travellers. More recently there has been an increased demand among Travellers for accommodation more akin to mainstream housing which has led to the development of utility units with bedroom accommodation in one halting site in Monaghan town. Monaghan County Council will continue to address the housing needs of Travellers in line with needs identified and the Traveller Accommodation Programme to provide accommodation for Travellers under Housing for All and increase provision where possible subject to funding.

Older People / Age Friendly Accommodation

The aging of the population poses significant challenges for society in general particularly for the development of responsive health and social policies. As a key social policy area, housing is a function that must adapt in order to meet the needs of a growing number of older people. Monaghan County Council intends to continue the development of suitable proposals for the accommodation of older people under Housing for All and increase provision where possible subject to funding.

A minimum of 20% accommodation provided is to be Age Friendly; accessible / suitable / adaptable for older people and people with diminished mobility / disabilities.

People with Disabilities / Disability Friendly Accommodation

The National Housing Strategy for People with Disability sets out the government's approach to addressing the housing needs of people with disabilities. The Strategy uses the term 'disability' in reference to four categories i.e. sensory disability, mental health disability, physical disability and intellectual disability. In 2011 there were 7,174 persons registered as having a disability in county Monaghan, representing 12% of the overall population which is higher than the national figure of 10%. Monaghan County Council's Housing Needs Assessment identifies households on the housing list which require disability adapted accommodation. These needs can be met through direct provision of accommodation by the Council or in conjunction with the HSE or the voluntary sector. Monaghan County Council also administers grant schemes that provide financial assistance in carrying out works to render dwellings more suitable for occupants with disabilities. Where possible, dwellings will be designed to be adaptable and accessible to cater for the changing needs of a typical household which may include family members with mobility problems. Monaghan County Council intends to continue the provision of accommodation for people with disabilities under Housing for All and increase provision where possible subject to funding.

A minimum of 20% accommodation provided is to be Disability Friendly; accessible / suitable / adaptable for older people and people with diminished mobility / disabilities.

Affordable Housing Need

County Monaghan is a relatively affordable place to live. The need for affordable housing in County Monaghan has not been established at present. Monaghan County Council has commissioned a Housing Need Demand Assessment the results of which will be available in Quarter 1 of 2022. An amended Housing Delivery Action Plan will be submitted by Monaghan County Council if required following analysis of the Housing Need Demand Assessment in 2022.

Risks

The following is a non-exhaustive list of risks that may have an impact on the proposed Housing Delivery Action Plan: staff recruitment and retention, exchequer funding, availability of labour and material, cost increases, availability of suitable sites, delays associated with Planning and ongoing Covid19 related delays.

Geographical Analysis

The map below shows the distribution of the total social housing need in County Monaghan according to the preferred locations selected by housing applicants on the housing list. The geographical analysis of the social housing need shows that the majority of the gross and net needs are in Monaghan Town at 33% and 31.67% respectively followed by Carrickmacross at 14.68% gross and 22% net and Castleblayney at 13.03% gross and 16% net. The social housing need in Ballybay is 4.34% gross and 4% net while in Clones it is 5.94% gross and 7% net, the distribution of the total social housing need in the other villages and settlements in County Monaghan can be seen on the map below. The geographical analysis of the distribution of social housing need is used to appropriately target the provision of social housing in the areas of highest need in order of priority while taking account of the need to renew and strengthen smaller towns, villages and settlements with existing services in compliance with the NPF and Monaghan County Development Plan.



County Monaghan Map showing Social Housing Need