



COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

Housing For All Housing Delivery Action Plan 2022-2026



Rialtas na hÉireann
Government of Ireland



Rialtas Áitiúil Éireann
Local Government Ireland

Clare County Council Housing Delivery Action Plan

Clare County Councils Housing Delivery Action Plan (HDAP) as Approved by the Department of Housing, Local Government & Heritage (DHLGH) provides a comprehensive overview of proposed social & affordable housing delivery over the next five years in County Clare.

The HDAP will support a strategic approach to housing delivery at local level under Housing for All, by providing comprehensive information on the proposed locations of housing and the likely delivery streams to include projected delivery utilising vacant/derelict properties.

With the support of the DHLGH, Clare County Council will continue to endeavour to develop the necessary projects to create a delivery pipeline in line with the objectives of the HDAP. All proposed delivery in the HDAP is subject to the National targets and funding envelope available to deliver social and affordable homes under Housing for All and all developments are subject to the normal approval processes for each particular programme.

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	Excess or Shortfall
MD 1 - Ennis	Ennis	1233	NA	41	345	268	77	395	318
	Clarecastle	191	NA	6	53	2	51	16	-35
MD 1 Total		1424	NA	48	398	270	128	411	283
MD 2 - Shannon	Clonlara	28	NA	1	8	0	8	7	-1
	Meelick/Parteen/Westbury	125	NA	4	35	22	13	0	-13
	Newmarket-On-Fergus	84	NA	3	24	18	6	0	-6
	Shannon	230	NA	8	64	0	64	3	-61
	Sixmilebridge	50	NA	2	14	15	-1	31	32
MD 2 Total		517	NA	17	145	55	90	41	-49
MD 3 - Killaloe	Feakle/Scarriff/Whitegate/Mountshannon	142	NA	5	40	22	18	7	-11
	Killaloe	75	NA	3	21	4	17	32	15
	Quin	26	NA	1	7	0	7	25	18
	Tulla/Kilkishen/Broadford	47	NA	2	13	25	0	22	22
MD 3 Total		290	NA	10	81	51	30	86	56
MD 4 - West Clare	Cooraclare/Doonbeg	52	NA	2	15	8	7	0	-7
	Corofin/Ruan/Crusheen	84	NA	3	24	0	24	20	-4
	Ennistymon/Lahinch	172	NA	6	48	30	18	3	-15
	Kildysart/Ballynacally	29	NA	1	8	0	8	0	-8
	Kilfenora	8	NA	0	2	0	2	0	-2
	Kilkee/Cross/Carrigaholt	82	NA	3	23	0	23	12	-11
	Kilmaley	14	NA	0	4	0	4	0	-4
	Kilmihil	19	NA	1	5	0	5	0	-5
	Kilrush	141	NA	5	39	3	36	80	44
	Lisdoonvarna/Ballyvaughan	53	NA	2	15	0	15	0	-15
	Miltown Malbay/Mullagh/Quilty	92	NA	3	26	27	-1	0	1
MD 4 Total		746	NA	25	209	68	141	115	-26
TOTAL		2977	NA	100	833	444	389	653	264

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
Ennis	63	95		134	4	276	96		668	
Clarecastle		2		16					18	
Clonlara	7								7	
Meelick/Parteen/Westbury						22			22	
Newmarket-On-Fergus		18							18	Potential IW infrastructural Constraints
Shannon							3		3	
Sixmilebridge	3	15				28			46	
Feakle/Scarriff/Whitegate/Mountshannon		18		4		7			29	
Killaloe				34			2		36	Potential IW infrastructural Constraints
Quin						25			25	
Tulla/Kilkishen/Broadford	4	25				18			47	Potential IW infrastructural Constraints
Cooraclare/Doonbeg		8							8	Potential IW infrastructural Constraints
Corofin/Ruan/Crusheen	2					18			20	Potential IW infrastructural Constraints
Ennistymon/Lahinch	1	30				2			33	Potential IW infrastructural Constraints
Kildysart/Ballynacally									0	
Kilfenora									0	Potential IW infrastructural Constraints
Kilkee/Cross/Carrigaholt				12					12	Potential IW infrastructural Constraints
Kilmaley									0	Potential IW infrastructural Constraints
Kilmihil									0	
Kilrush				28	6	41	3		78	
Lisdoonvarna/Ballyvaughan									0	Potential IW infrastructural Constraints
Miltown Malbay/Mullagh/Quilty		27							27	Potential IW infrastructural Constraints
Total	80	238	0	228	10	437	104		1097	

- Notes**
1. The delivery of the above projects is dependent on costs being within Department UCCs for LA & AHB Construction and Turnkey and within market rents for AHB provision
 2. The specific supply as set out above is subject to change.

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	Previous HDAP Projections	Current Projections
2022	3	118		69	1	61			252	252
2023	7	36		34	7	74	19		222	177
2024	13	84		22	2	213	14		295	348
2025	29			91		89	3		112	212
2026	28			12			68		71	108
TOTAL	80	238	0	228	10	437	104	0	952	1097

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		
2023		
2024		
2025		30
2026		101
Total	0	131

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							
2023							
2024							
2025		30					
2026		101					
Total		131					

Note: 1. The above supply is subject to change and reaching required minimum affordability constraint