

Housing Strategy for County Cavan 2008 – 2014

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Overview

In accordance, with Part V of the Planning and Development Act 2000 as amended, the Cavan Local Authorities shall include a Housing Strategy in their respective Development Plans. The first Housing Strategy was prepared in 2001. This Housing Strategy was prepared in conjunction with the preparation of the Cavan County, Cavan Town Environs and Cavan Town Development Plans 2008 – 2014. It is an update of the existing Housing Strategy and will supersede it, when adopted. The function of a Housing Strategy is to ensure that housing is available for all sections of society, especially those who cannot afford housing, and to prevent social segregation in residential developments.

Section One

1.0 Introduction

1.1 Rationale for the Preparation of the Housing Strategy

The preparation of a Housing Strategy is a requirement under the Planning and Development Act, 2000, as amended, which will be referred to in the rest of this document as the Act. The Act requires each Planning Authority to incorporate their Housing Strategy into Development Plans. Cavan County Council, the Planning Authority for the County of Cavan in conjunction with Cavan Town Council, the Planning Authority for the town of Cavan, has prepared Development Plans for the period 2008 -2014. This Housing Strategy has been incorporated into the Development Plans. It covers the period of these Development Plans and replaces the previous Housing Strategy.

1.2 Obligations under Planning and Development Act 2000

There are certain obligations under Part V of the Planning and Development Act 2000, as amended. The Housing Strategy shall;

- Estimate the existing and likely future need for housing, ensure that sufficient zoned and serviced land is made available to meet these needs and that a scarcity of such land does not occur during the period of the development plan.
- Ensure that a mixture of house types and sizes are provided to meet the needs of different categories of households, including the special requirements of elderly persons , persons with disabilities, as well as, different levels of income
- Counteract undue segregation between persons of different social backgrounds.
- Provide that a specified percentage, not being more than 20 percent, of land zoned for residential use, or for a mixture of residential uses, is reserved for the provision of social and affordable housing. This does not prevent any person from using more than 20 percent of such land.

- Include, in development plans, objectives that secure the implementation of the housing strategy.

1.3 Policy Background

Objectives and initiatives at National Level have been developed to promote home ownership and to introduce a broad range of housing options for households who need accommodation and housing supports, as well as, building on and developing methods for achieving social inclusion and sustainable development. A summary of some of the more important policy initiatives and guidelines will give an indication of the diversity of housing solutions now available, some of the main issues and perspectives initiating their preparation and the importance of building sustainable, integrated communities.

1.3.1 National Development Plan 2007 - 2013

The National Development Plan, entitled 'Transforming Ireland – a Better Quality of Life for All' aims to work towards sustainable economic growth, greater social inclusion and balanced regional development. It builds on the previous plan and investment in economic infrastructure, social inclusion measures, social infrastructure, human capital and enterprise, science and innovation. The NDP has a clear focus on sustainable development and social inclusion.

1.3.2 National Spatial Strategy & Border Regional Guidelines

The National Spatial Strategy (NSS) 2002-2020 was published by the Department of Environment, Heritage and Local Government is a 20-year planning framework for the balanced regional development of Ireland. It aims to achieve a better balance of social, economic and physical development across the country.

Cavan Town was identified as a Hub under the NSS. The NSS requires that, as Housing Strategies and County Development Plans are reviewed, they ensure the provision of high-quality and affordable housing in existing settlements as a priority, particularly in the identified gateways and hubs.

The NSS required each of the eight Regional Authorities to prepare and adopt Regional Planning Guidelines. Cavan is in the Border Region with Donegal, Sligo, Leitrim, Cavan and Louth, the Border Regional Planning Guidelines where adopted by the Border Regional Authority in 2004. The BRG built and expanded on the provisions of the NSS.

1.3.3 Action on Housing 2000

This document took into account the June 2000 report by Peter Bacon *The Housing Market in Ireland: An Economic Evaluation of Trends and Prospects*. It recommended a range of broad measures to address housing needs and requirements.

- An increase in the number of local authority housing starts.
- Measures to facilitate local authorities and approved voluntary & cooperative housing bodies to acquire sufficient land to enable them to increase provision of social and affordable housing.
- Improvements in affordable housing and shared ownership schemes.
- An increase in site subsidy for voluntary housing.
- Increased mortgage allowance for social housing tenants purchasing private housing.
- The examination of alternative methods of construction and contract procurement to alleviate capacity constraints, reduce construction time and make local authority tenders more attractive to builders.
- More supply-focused approach to provision of private rental assistance.
- More efficient utilisation of existing local authority housing stock.

1.3.4 Delivering Homes Sustaining Communities

The Department of the Environment, Heritage and Local Government published its statement on housing policy, 'Delivering Homes Sustaining Communities' in February 2007. The broad focus for the statement is to facilitate the building of sustainable communities through the delivery of a pro-active housing programme in the County. A sustainable community is identified as one where people want to live and work in now and in the future.

1.3.5 Quality Housing for Sustainable Communities 2007

Following the policy statement above, the DoEHLG issued the best practise guidelines for Local Authorities 'Quality Housing for Sustainable Communities', in February 2007. Essential these guidelines aim to assist in achieving the Department's housing policy statement. They seek to promote high standards in the design and construction of housing working towards the creation of compact, sustainable communities into the future.

Section Two

2.0 Housing Supply and Demand

This section examines the demand and supply of dwellings within the housing market in County Cavan. Its main aim, is to establish the scale of future and current need for social and affordable housing.

2.4 Housing Demand

Since the adoption of the previous Housing Strategy in 2001, County Cavan has experienced significant economic and demographic changes. Population growth, economic development, increases in disposable income with growing in migration has led to a continued demand for housing. Housing demand has been based on population projections for County Cavan issued by the Border Regional Authority in 2007, which are based on revised population predications from the CSO. The 2002 and 2006 census of population have been used to project household sizes with the assumption that the current trend of household sizes falling over time will continue.

2.1.1 Population

Cavan County recorded a population increase of 13.2% in the 2006 census of population while Cavan Town Council area recorded a population increase of 11.2%. This growth is significantly higher than that recorded for the state as well as for the Border Region as a whole, indicating a stronger than average level of growth.¹

Table 2.1

County, Region or State	2002	2006	% Change 2002 - 2006
Cavan	56,546	64,003	13.2
Border Region	432,534	468,375	8.3
State	3,917,203	4,239,848	8.2

Source: Census of Population 2006; Volume One

¹For the purposes of the Border Regional Guidelines and National Spatial Strategy, Cavan is in the Border Region along with Donegal, Monaghan, Louth, Sligo and Leitrim.

A larger proportion, than the national average, of this growth is due to inward migration to the County. In the four year period 2002 – 2006 there were 3,329 people born in County Cavan and 2089 deaths giving a natural increase of 1,240 people. In the same period there was a net migration (inward less outward) of 6,217 people .

Table 2.2

Population 2002	Population 2006	Natural Increase	% of Population Increase	Increase by net in-migration	% of Population
56546	64003	1,240	16.6	6217	83.4

Source: Derived from Census of Population.

The Border Regional Authorities 2007 population projections indicate continued but slower levels of growth, predicting a population of 76,557 by 2016.²

Table 2.3

Regional Population projections: Border Regional Guidelines 2007				
County	2006	2011	2016	2020
	N/A	9.9 %	8.8 %	5.5 %
Cavan County Council	64,003	70,345 (1268.4 growth per annum)	76,557 (1242.4 growth per annum)	80,836

Source: Regional Population Projections, 2007

For the purposes of assessing future housing demand based on this projected population, it is assumed that the population will grow by a fixed number of individuals per year.

2.1.2 Household Sizes and Numbers

The average number of persons in households in the County has dropped from 3 in 2002 to 2.87 in 2006, as recorded in the census of population 2006.

² This would be circa 76,000 by 2015 the end of this plan period.

Changing lifestyles and lifecycles i.e people starting families later in life, more people setting up home as single persons, smaller families is a trend that is likely to continue into the future, leading to smaller and smaller household sizes. The projected number of persons per household is calculated by assuming the 2002 – 2006 trends will continue. This would indicate a drop of .033 persons annually, as indicated in the table below.

Changing household sizes

Table 2.4

2002	2003	2004	2005	2006
3	2.97	2.94	2.91	2.87

2.1.3 Projection of additional households

Combining the projected population, the assumption of a standard annual increase and the projected household sizes, we can project the total additional households required during the plan period, up to 2015, as indicated in the table below.

Table 2.5

Projected number of Households formed based on Population Projections					
Year	Population	Increase	Household Size	Additional Households	Zoning Requirement ³
2008	66539.8	1268.4	2.80	453	25
2009	67808.2	1268.4	2.77	458	25
2010	69076.6	1268.4	2.74	463	26
2011	70345	1268.4	2.71	468	26
2012	71587.4	1242.4	2.67	465	26
2013	72829.8	1242.4	2.64	471	26
2014	74072.2	1242.4	2.61	476	26
2015	75314.6	1242.4	2.57	483	27
Total				3737	207 hectares required to meet needs

³ Assuming average density of 18 established in the Housing Land Availability Returns for County Cavan 2006

In summary, there will be 3,737 new households required in the county to reach the projected population of 75,314 by 2015. This requires 207 hectares of land zoned for residential use based on an average density of 18 units per hectare⁴.

2.2 Household Income

2.2.1 Income

Incomes are a key determinant of affordability as set out in section 93(1) of the Act. The average weekly household disposable incomes have been taken from the 1999 – 2000 Household Budget Survey. The 2004/2005 Household Budget is at preliminary stage and this table will be updated once it is published. The table below indicates the average annual disposable household incomes and the proportions of total households within each category

The table assumes that Cavans income distribution is the same as that for the States and takes into account that Cavans disposable income is 9.2%⁵ lower than the average for the State.

⁴ Average density as established in the Housing Land Availability Returns 2006.

⁵ Central Statistics Office (February 27th 2007) County Incomes and Regional GDP 2004, p13.

2.2.2 Household Income Distribution

Table 2.6

Gross Income Decile	Average Annual Disposable income (State)* 2004-2005	% Difference		Average Annual disposable income in County Cavan
1 st Decile	8,200.4	-9.2%	-754.44	7,445.96
2 nd Decile	12715.56	-9.2%	-1169.83	11,545.73
3 rd Decile	18,671.12	-9.2%	-1717.74	16,953.38
4 th Decile	25405.12	-9.2%	-2337.27	23,067.85
5 th Decile	32,587.88	-9.2%	-2998.1	29,589.78
6 th Decile	40618.24	-9.2%	-3736.9	36,881.34
7 th Decile	49,410.4	-9.2%	-4545.76	44,864.64
8 th Decile	60,467.16	-9.2%	-5563	54,904.16
9 th Decile	73,834.28	-9.2%	-6792.75	67,041.53
10 th Decile	116,117.56	-9.2%	-10682.8	105,434.75

Source: Derived from Household Budget Survey CSO 2004 – 2005, Preliminary Report; County Incomes & Regional GDP CSO 2004

A Decile in "gross income decile" refers to splitting the sample data into ten equal parts so that each part represents 1/10th of the population sample. For example the 1st decile cuts off the lowest 10% of the population. This would mean that under 50% of the population of Cavan have a gross household income of 29,589 and less.

2.3 House Prices

Since the adoption of the previous Housing Strategy in 2001, Cavan has experienced unprecedented levels of residential development that has seen a significant expansion in the size of towns and villages around the County. House prices have increased though remain affordable relative to Dublin and other parts of the Country.

2.3.1 House Prices in Cavan

A survey of house prices was undertaken using a desk top methodology. This was compared to an examination of data from the ESRI, Permanent TSB, DoEHLG Housing Bulletin 2006 and the Daft.ie House Price Report Quarter 3⁶, this indicates average house prices in excess of 260,000. In assessing affordability it is not the average price which is of interest but the affordable prices.

A review of dwelling prices in the County indicates a great variation with prices ranging from 140,000 for a one bedroom dwelling to over a million for a five bed detached dwellings. In terms of more affordable dwellings the review recorded prices of 140,000+ for a two bedroom dwelling, 160,000+ for a three bedroom dwelling and 170,000+ for a four bedroom dwelling. 180,000 is taken as a baseline affordable price for dwellings available at reasonable numbers.⁷

While there are ever growing variety of mortgages available, two typical scenarios where chosen.

2. A 100% mortgage on a €180,000 property with repayments of €922.33 fixed for 1 year at an APR of 5.20% over 30 years. Giving an annual repayment of €11067.96.

3. As 100% mortgages are only available to a small number of people a loan of 92% on a €180,000 dwelling would require a loan of €165600 would give an actual monthly payment of €663.97⁸ minus the mortgage relief this is €7967.64.

2.3.2 Housing Affordability Thresholds

Section 93 (1) of the Planning & Development Act, 2000 defines a person who is eligible for affordable housing as someone “who is in need of accommodation and whose income would not be adequate to meet the payments for the purchase of a house to meet his or her accommodation needs because the payments calculated over the course of a year would

⁶ Which gave an average house price of 211,000 for the County.

⁷ House prices from desk internet desk top study.

⁸ This refers to a tracker mortgage with an APR of 5.3% over a 35 year period.

exceed 35% of that person's annual income net of income tax and pay related social insurance".

Scenarios;

2. If we assume a loan repayment of €922.33 a month which would be €11067.96 at year and then that this should not exceed 35% of a households disposable income, we can make the statement that households with an income of under €31,622.74 have an affordability issue. Those on the threshold of this income level are likely to avail of other loan options, have higher levels of savings, SSIA's and some may get assistance from family members. As a result a second scenario is outlined below.
3. If we assume a 92% mortgage on a €180,000 house, this would necessitate a loan of €165,600 with repayments of €663.97 a month giving annual repayments of €7967.64, we can make the statement that households with an income of under €22764.68 have an affordability issue.

2.4 Summary of findings

- There will 3,737 new households required in the county to reach the projected population of 75,314 by 2015. This requires 207 hectares of land zoned for residential use based on an average density of 18 units per hectare⁹.
- It is estimated based on figures in table 2.6 that approximates 35% of households in cavan have an affordability problem.

⁹ Average density as established in the Housing Land Availability Returns 2006.

Section Three

3.0 Current Provision of Social and Affordable Housing in County Cavan

This section gives a summary of the current provision of Social and Affordable Housing in the County. The main aim is to examine the current provision of, as well as, demand for Social and Affordable Housing. There are a number of schemes in place to meet social and affordable housing needs in the County.

2.4 Social Housing

Traditionally, anybody who was in need of housing and could not afford it from their own resources could apply for Local Authority Housing, this remains in place today but other schemes have been introduced.

The Local Authority is legally required to supply housing accommodation for those in need as per the Housing Acts. To assess this need, each local authority is required under Section 9 of the Housing Act 1988, to carry out periodic assessments of people in need of accommodation who are unable to provide it from their own resources. The assessment must consider the needs of the homeless, Travellers, people living in unfit or overcrowded accommodation etc. The Local Authority will consider such factors as household size, household income, present accommodation, condition of such accommodation and any other special circumstances such as age, disability, medical circumstances etc. Houses are allocated to applicants in order of priority, taking all circumstance into account. Rents are related to ability to pay.

Methods used to address the demand for Social Housing include the provision of housing units by direct build by the Council, 'Turnkey Schemes' and the purchase of second hand units. There are currently 540 people on the County Council waiting list for social housing and 280 on the waiting list for Cavan Town Council Area.

3.2 Affordable Housing

Under the provisions of Part V of the Planning and Development Act 2000 (Section 98(2)), which enables local authorities to establish a scheme which

determines the priority to be accorded to eligible persons in the allocation of affordable housing. Any application for affordable housing will be placed on the affordable housing list and dwellings will be allocated in accordance with the scheme of allocation of priorities for affordable dwellings.

There was a downward trend in planning applications experienced in 2002. It was the Council's view, that a continuation of this net decrease in housing output would impact negatively on house prices and therefore flexibility with regard to the initial implementation of Part V was seen as a means of stabilising output. This situation was reviewed in 2004 and as a result the default position of complying with Part V is the provision of houses or land. Certain Financial Institutions provide loans for affordable housing these loans are subject to eligibility for affordable housing, as established in Part V of the act and must be approved by the County Council.

3.3 Additional Schemes

Additional to the actual provision of Social and Affordable housing there are other means of housing Provision.

3.3.1 Rental Accommodation Scheme

One of the biggest alternative sources of accommodation is the rental sector, while it is difficult to accurately estimate the size of the private rental sector, of particular relevance to the Housing Strategy is the 'Rental Accommodation Scheme' (R.A.S).

The R.A.S. is a new initiative announced by the Government in July 2004, it is a collaborative project between the DoEHLG, local authorities, the Department of Social and Family Affairs and the Community Welfare Service. The scheme aims to provide good quality rented accommodation for those receiving rent supplements and it will help local authorities to provide long-term housing for people who need it.

Under this scheme Cavan County Council enters into leasing arrangements with private landlords where tenants are receiving rent supplements from the Department of Social Welfare. Where tenants are on rent supplement for a period of 18 months the Local Authority enter into long term leases with the

Landlords and a 'three-way' relationship is entered into between Cavan County Council, Landlord and Tenant

3.3.2 Voluntary and Co-operative Housing Body Provision for Social Housing.

The Voluntary and Co-Operative Sector have developed as important providers of Social and Affordable Housing in the County. Especially, in the provision of housing for the elderly and people with disabilities & special needs.

The Voluntary and Co-operative Housing Sector in Cavan is supported by the Local Authority and the DoEHLG. The Capital Assistance Scheme provides assistance to housing associations, through the local authorities towards capital costs for accommodation to meet special housing needs such as those of the elderly, people with disabilities, homeless or smaller families. Cavan County Council is committed to co-operating with the voluntary and housing sector for the delivery of accommodation. Approximately 65 residential units will be completed by this sector in the period 2007 – 2009.

In addition, there are several new schemes being introduced including the Shared Ownership Scheme and a new Incremental Purchase Scheme. Cavan County Council and Cavan Town Council will endeavour to use these schemes to address the need for Social and Affordable Housing in the coming years.

Table 3.1: Social & Affordable Housing direct Provision for the County 2008 – 2015

Scheme		2008	2009	2010 - 2015¹⁰	Total
Direct Social Housing Provision	County	81	175	550	806
	Town	280			280
Voluntary Co-operative Sector	County	5	46	121	172
RAS Scheme		60	70	150	280
Total					1538

¹⁰ Based on past trends in housing supply.

Section Four

4.0 Policy Response

4.1 Private Housing Market

There will be 3737 new households required in the county up to 2015. The 2006 Housing Land Availability Returns indicated outstanding planning permissions for 3000 residential units in the county. It is estimated that only 1,000 of these will be constructed during the plan period. This is based on analysis of trends that indicate that up to two thirds of these permission will be renewed due to age of permission and ongoing intent of developers to improve layout and design. This is particularly apparent where approved sites changed hands which affects the vast majority of sites in Cavan.

Housing; Volume 6 of the 2006 Census of Population indicates that there are 4,806 vacant houses and 412 vacant apartments in the County. Sample house counts conducted, by the Planning Department, in 2006 in the major towns and villages of the county indicate that more than half of these vacancy's are due to lettings, second homes and houses newly built but unsold.

It is evident that there is a considerable change in residential commencements in the 2nd, 3rd and 4th quarter of 2007 in the county. This will eventually lead to a significant reduction (below normal) in supply in late 2008 and 2009. This reduction will have the effect of reducing significantly vacancy rates during 2008 and 2009. Indeed there is strong evidence at present that rents are increasing in the private rental sector (sample checks around auctioneers in the county).

Therefore, it is estimated that approximately 1000 of the now vacant residential units will be available to meet the normal 2008 – 2015 demand. This means that the county requires a net 2737 dwellings (i.e total need minus available vacants) to meet projected needs.

Table 4.1

Social and Affordable Housing Need; 2008 1015		
Housing Waiting List	Cavan County Council	540
	Cavan Town Council	280
Additional Housing needed 2008 - 2015 ¹¹	Cavan County Council	1600
	Cavan Town Council	700
Affordable Demand ¹²		210
		2950

This demand can be met from the following sources;

Table 4.2

How Demand will be met in the period 2008 – 2015		
Local Authority Social Housing Programme	Cavan county council	806
	Cavan Town Council	280
Voluntary housing/Co-operative housing sector		172
RAS		280
Total of Above		1538
Total Social and Affordable Need 2008 – 2015		2950 (table 4.1)
Balance to be met by Part V		1412

Summary of findings

- The net number of new residential units needed 2008 – 2015 is **2737**
- The need to be met from Part V is 1412

Therefore, the amount of land required to be reserved under the Housing Strategy shall be 20% of land zoned for residential, or for a mix of residential and other uses in the towns and villages of the county.

¹¹ Based on current application trends

¹² Projected demand 2008 – 2015 based on current trend

Section Five

5.0 Conclusions & Recommendations

5.1 Urban Hierarchy

Part V relates to applications for residential developments within the Development Boundaries of the urban areas of the County, on land that is zoned for residential or for a mix of residential and other uses. A reservation of 20% is applied to all towns and villages in the county, which are listed below.

Table 5.1

Category	Towns	Reservation
Cavan Region	Cavan Town & Environs	20%
	Ballinagh	
Ballyhaise		
Secondary Urban Centres	Butlersbridge	
	Bailieboro	
	Ballyconnell,	
	Ballyjamesduff	
	Belturbet	
	Cootehill	
	Kingscourt	
	Virginia	
Mullagh		
Smaller Towns and Villages	Arva	
	Bawnboy	
	Blacklion	
	Crossdoney	
	Dowra	
	Killeshandra	
	Kilnaleck	
	Loch Gowna	
	Mountnugent	
	Redhills	
	Shercock	
Swanlinbar		

	Kilcogy Crosskeys Stradone	
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5.2 Compliance Obligations under Part V

Part V applies to applications for residential developments, subject to exemptions, on lands zoned for residential use or a mixture of residential and other uses within the development boundaries of the towns and villages.

5.2.1 Exemptions from Part V

Section 97 of the Act enables an applicant to apply for an exemption certificate before applying for planning permission where

2. The development consists of the provision of 4 or fewer residential units
3. Any number of units on land of which is 0.1 hectares or less.

An application for an exemption certificate must be accompanied by a statutory declaration made by the applicant containing all of the information specified in Section 97 (5) of the act and 48 and 49 of the Planning and Development Regulations 2001 such as the history of the land in question and whether the applicant has an interest in any adjoining land. The purpose of this information is to ensure that applicants do not avoid the application of Part V by splitting up land into small allotments or by making multiple applications. The Authority may make other enquiries, as it deems appropriate.

A decision on an application for an exemption certificate must be issued within 4 weeks (unless further information is required). If the Council refuses to grant an exemption certificate, the applicant has 3 weeks within which to appeal to the Circuit Court. It should be noted that the granting of an exemption certificate does not in itself guarantee the granting of planning permission. (From our implementing part v)

5.2.2 Options for compliance with Part V

Part V of the Planning & Development Act 2000, as amended, provides for a number of options for compliance;

With regards to the site which is subject to a particular application;

- Transfer of a portion of the site for the provision of social or affordable housing.
- Building and transfer of houses to the Local Authority or persons nominated.
- Transfer of fully or partially serviced sites to the Local Authority or persons nominated.

With regards to land at another location other than the site to which a particular application applies

- The transfer of land at another location.
- The building and transfer of dwellings at another location.
- The transfer of serviced sites at another location.

The Developer may also;

- Make a payment to the Local Authority which will be used for the provision of social and affordable housing

The Developer can comply with the provision of Part V subject to any of the ways outlined, however, any developments must comply with the policies, objectives and principles of the Cavan County, Cavan Town and Cavan Town Environs Development Plans one of the main aims of which is the creation of sustainable, well integrated communities.

5.3 Key Conclusions

1. The Development Boundaries for each of the urban areas have been reviewed as part of the Development Plans for County Cavan and For Cavan Town 2008 - 2014. These reviewed Development Boundaries shall be the ones to which this Housing Strategy applies.
2. The amount of land zoned as residential or as a mixture of residential and other uses will be increased, as part of the preparation of Development Plans for Cavan Town, Cavan Town & Environs and County Cavan, as appropriate, and it is the consideration of Cavan County Council that there is sufficient land zoned for the existing and

future residential needs of the County including for social and affordable housing.

3. The Development Plan for County Cavan and the Development Plans for Cavan Town and Environs shall ensure the provisions of a mix of dwelling types and sizes in line with national policy. Developers should ensure that residential homes are adaptable to changing household needs as well as, in far as it is practical, changing household sizes.
1. The Housing Strategy has established a housing need, based on population predictions for the County from the Border Regional Authority of 3737 residential units by 2016. This necessitates circa 207 hectares of land zoned for residential or a mixture of residential and other uses. The majority of this growth will occur in the larger towns and shall be accommodated by existing capacity as well as by the extension of development boundaries, as appropriate.
4. Social and affordable housing shall be developed in compliance with the principles of proper planning and sustainable development, set out in the Development Plans and in line with 'Quality Housing for Sustainable Communities'.
2. Lands shall be zoned, in a sustainable manner, for residential use or a mix of residential and other uses in the larger towns and villages as identified in the County Settlement Strategy and this document in order to ensure that there is adequate provision of residential lands for the present and future population.
3. 20% of land, that is zoned for residential use or a mix of residential and other uses shall be reserved for the purpose of ;
 - 2 Housing for persons referred to in section 9(2) of the Housing Act 1988.
 - 3 Affordable housing, as defined in section 93 of the Planning and Development Act 2000.
4. The Development Plans to which this Housing Strategy applies to shall;
 - Ensure development of social and affordable housing is carried out in consultation with applicants/developers.

- Ensure an appropriate mixture of housing types and sizes are provided in a development to cater for different sectors of the housing market.
- Encourage social integration in residential developments

5.4 Monitoring and Review

The Planning and Development Act 2000, as amended requires that, the manager of a Planning Authority shall, not more than 2 after the making of a development plan, give a report to the members of the authority on the progress achieved in securing the objectives of the County Development Plan. This report shall include a review of the progress achieved in implementing the housing strategy and, where the report indicates that new or revised housing needs have been identified, the manager may recommend that the housing strategy be adjusted and the development plan varied accordingly.

In addition the manager shall, where he considers that there has been a change in the housing market, or in the regulation made by the Minister under section 100 of the Planning and Development Act 2000, that significantly affects the housing strategy, give a report on the matter to the members of the authority and, where he considers it necessary, the manager may recommend that the housing strategy be adjusted and the development plan varied accordingly.