

Local Authority Assessments of Social Housing Needs – 31 March 2005



9th December 2005

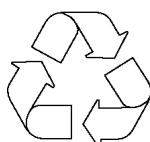
	2005	2002	Change
Number of Households	43,684	48,413	-9.8%

Housing Needs Assessment 2005 results indicate 9.8% fewer households in need of local authority housing than in 2002.

In March 2005 local authorities undertook an assessment of need for social housing. The results indicate that at 31 March 2005 a total of 43,684 households were in need of local authority housing compared with 48,413 in 2002 (a decrease of 9.8%). Table 1 provides both a breakdown of the numbers on the housing list for each local authority compared with the March 2002, and the national figure for the number of households in need of social housing. The difference between the total number on the waiting list and the number of households in need of social housing arises due to the inclusion of multiple applications on the waiting lists of different authorities.

In Dublin, there was a reduction of 20% from 15,674 households on the social housing waiting list in 2002 to 12,608 in 2005. The results varied across the four local authorities with Dublin City Council showing a reduction of 19% from 7,088 households on waiting lists in 2002 to 5,776 households in 2005. Similarly, South Dublin saw a decrease of 56% on its waiting list from 4,163 in 2002 to 1,847 in 2005. However both Dun Laoghaire/ Rathdown and Fingal showed increases. The housing lists in Dun Laoghaire/ Rathdown increased by 13% from 2,390 households in 2002 to 2,699 households in 2005. There was a 12% decrease in Fingal from 2,033 in 2002 to 2,286 in 2005.

As in Dublin, changes in the numbers on waiting lists varied from local authority to local authority. Limerick City Council experienced an increase of 49% from 581 households in 2002 to 867 households in 2005. Waterford City Council also saw an increase of 13% from 1,070 households in 2002 to 1,212 households in 2005. Authorities who have experienced decreases



include Cavan County Council down 50%, Laois down 44% and Waterford County Council down 31%.

Reasons for the decrease in Housing Needs

Continuing increases in overall housing output and growth of both social and affordable housing provision are having positive impacts on waiting lists. 2004 was the tenth successive year for record house completions – with 76,950 units completed - demonstrating that the Government measures introduced in recent years have been successful in boosting the supply of housing to meet the unprecedented demand. House completions in Ireland are at the highest level in Europe in relation to population – around 19 units per 1,000 population. There has been a marked growth in supply in Dublin in the last three years. Output in the first 9 months of this year was similar to the corresponding period last year.

Affordable housing schemes are now making an increasing contribution as part of the targeted response to those with housing needs not accommodated by market provision. Almost 7,300 households benefited from affordable housing schemes in the period 2002 to 2004. In this period, the needs of over 38,000 households were met from various social and affordable housing measures.

The introduction of 5 year Action Plans in 2004 covering all social and affordable housing programmes by local authorities provides a strong basis for a strategic and measured approach to housing investment in response to need. These action plans complement the multi-annual capital funding approach, which allows for increased investment over the coming years.

Net Need and Rent Supplement

The “net need” figure includes a number of households currently residing in private rented accommodation in receipt of Supplementary Welfare Allowance Rent Supplement support. Of the 43,684 households on the waiting list, some 13,778 households or 31.5% of the waiting list are in receipt of State support to meet their housing needs through the SWA rent supplement scheme. (The 2002 assessment indicated that some 30% of the 48,413 households in need of local authority housing were accommodated in the private rented sector under SWA rent supplement.)

Detailed results

More detailed and comprehensive results of the assessment which outline the composition of housing need will be published early in 2006.

For more information contact Niamh Gallagher at 01-8882143

Background to the Assessment: methodology

Each housing authority is required under section 9 of the Housing Act, 1988 to carry out periodic assessments of the need for the provision of housing for persons who require housing and are unable to provide it from their own resources. The assessments cover the need for local authority housing in each local authority area together with the part that can be played in meeting needs by other social housing options; the need for sites for caravans for travellers and the number of homeless persons.

In January 2005 local authorities were directed to carry out an assessment of need existing on 31st March 2005. Detailed guidelines were issued by the Department to assist the authorities in carrying out the assessment. The objective of the guidelines was to ensure that the assessment was completed on as consistent a basis as possible for all 88 housing authorities.

Each local authority was also requested to make an assessment of the number of homeless persons in their area as well as an assessment of the need for residential caravan parks for Travellers.

This assessment has been the most rigorous to date as it required local authorities to collect detailed data in relation to all households on the waiting lists. For the first time, an IT framework was developed which enabled the Department to analyse data in respect of all households in much greater depth. The procedure involved each local authority transmitting their assessment results in an IT format to the Local Government Computer Services Board. Following a detailed validation process, the results were then collated centrally in a database.

For the first time local authorities were asked to collect the PPS number for each housing applicant and their dependents. The collection of PPS numbers has meant that local authorities can more easily identify duplicate applicants - the number of applicants who have applied to more than one authority. In previous assessments local authorities were asked to liaise with neighbouring authorities to determine the number of duplicate applications and determine which waiting list to assign these people to. It is not possible to assign such individuals to a single authority, as their preferred option is not known. Therefore, local authority comparison between 2002 and 2005 are based on waiting lists including multiple applicants. The impact of multiple applicants can, however, be removed from the national figure for net need, as shown in the table.

Comparison with Previous Return by Local Authority

Local Authority		2002 Housing waiting list	2005 Housing waiting list	Change (Provisional estimate)*
	Net Need	48413	43684	-9.8%
City Council	Cork City Council	2314	2622	13%
	Dublin City Council	7088	5776	-19%
	Galway City Council	1337	1501	12%
	Limerick City Council	581	867	49%
	Waterford City Council	1070	1212	13%
County Council	Carlow County Council	333	314	-6%
	Cavan County Council	711	359	-50%
	Clare County Council	650	661	2%
	Cork County Council	2336	1941	-17%
	<i>Cork North Division</i>	551	412	-25%
	<i>Cork South Division</i>	1191	1034	-13%
	<i>Cork West Division</i>	594	495	-17%
	Donegal County Council	1897	1976	4%
	Dun Laoghaire Rathdown	2390	2699	13%
	Fingal County Council	2033	2286	12%
	Galway County Council	1013	769	-24%
	Kerry County Council	512	883	72%
	Kildare County Council	1493	1644	10%
	Kilkenny County Council	371	575	55%
	Laois County Council	613	345	-44%
	Leitrim County Council	401	292	-27%
	Limerick County Council	726	630	-13%
	Longford County Council	387	247	-36%
	Louth County Council	267	367	37%
	Mayo County Council	842	848	1%
	Meath County Council	727	649	-11%
	Monaghan County Council	323	183	-43%
	North Tipperary County Council	232	307	32%
Offaly County Council	468	347	-26%	
Roscommon County Council	535	485	-9%	

Comparison with Previous Return by Local Authority (Net Need)

Local Authority	2002 Housing waiting list	2005 Housing waiting list	Change (Provisional estimate)*
	566	439	-22%
	4163	1847	-56%
	579	489	-16%
	325	224	-31%
	437	411	-6%
	1108	973	-12%
	668	647	-3%
Borough Council	163	188	15%
	390	524	34%
	167	280	68%
	541	435	-20%
	433	417	-4%
Town Council	249	250	0%
	183	211	15%
	127	81	-36%
	199	252	27%
	250	154	-38%
	126	98	-22%
	574	582	1%
	168	167	-1%
	73	64	-12%
	383	419	9%
	110	90	-18%
	125	209	67%
	62	94	52%
	383	203	-47%
	117	128	9%
	356	218	-39%
	111	48	-57%
	44	52	18%
	160	104	-35%

Comparison with Previous Return by Local Authority (Net Need)				
Local Authority	2002 Housing waiting list	2005 Housing waiting list	Change (Provisional estimate)*	
Dundalk Town Council	744	686	-8%	
Dungarvan Town Council	211	201	-5%	
Ennis Town Council	447	422	-6%	
Enniscorthy Town Council	294	273	-7%	
Fermoy Town Council	151	109	-28%	
Kells Town Council	51	49	-4%	
Killarney Town Council	351	310	-12%	
Kilrush Town Council	64	65	2%	
Kinsale Town Council	105	74	-30%	
Letterkenny Town Council	555	647	17%	
Listowel Town Council	108	132	22%	
Longford Town Council	160	150	-6%	
Macroom Town Council	77	60	-22%	
Mallow Town Council	360	344	-4%	
Midleton Town Council	137	96	-30%	
Monaghan Town Council	167	207	24%	
Naas Town Council	243	177	-27%	
Navan Town Council	80	85	6%	
Nenagh Town Council	124	107	-14%	
Newross Town Council	390	183	-53%	
Skibbereen Town Council	78	48	-38%	
Templemore Town Council	64	48	-25%	
Thurles Town Council	237	224	-5%	
Tipperary Town Council	95	78	-18%	
Tralee Town Council	512	948	85%	
Trim Town Council	21	14	-33%	
Tullamore Town Council	198	262	32%	
Westport Town Council	136	153	13%	
Wicklow Town Council	250	153	-39%	
Youghal Town Council	241	129	-46%	
<i>Less Multiple applications</i>	-3228	-3833	-	
Net Need	48413	43684	-9.8%	

* This is provisional. Multiple applications will be netted out in the detailed tables