

06

# Housing



## 6.1

# Owner Occupied Housing

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In April 2016 there were 49,370 permanent private households<sup>149</sup> in Cork City, representing an increase of 12.5% over the 2006 figure. Figure 49 and Table 126 show the distribution of households for Cork City, Cork City and suburbs and the State in 2016. The main categories of type of occupancy are Owner Occupied without a mortgage, Owner occupied with a mortgage, Rented from Private Landlord and Rented from Local Authority.

### 149 -

Households' in this chapter refers to the CSO classification of 'Permanent Private Households by type of occupancy'.

The most common type of occupancy across the three boundaries was Owner occupied without a mortgage. The State had the highest proportion with more than a third in this category (36.0%), up from 34.4% in 2011, and Cork City and Cork City and Suburbs proportions were lower at 32.2%. The second most common type of occupancy in Cork City, representing 26.3% of households, was Rented from Private Landlord. Owner Occupied with Mortgage was the second most prevalent for Cork City and Suburbs and the State (25.7% and 31.6% respectively) and was the third most prevalent for Cork City with close to one in five households in this category (18.1%). Rented from Local Authority was the next most common. Cork City had the highest proportion at 16.5% (almost double that of the State) followed by Cork City and Suburbs (12.6%) and the State (8.4%).

Of the three geographic areas, Cork City had the lowest proportion of 'owner occupied with mortgage' (18.1%) and the highest proportion of 'rented from private landlord' (26.3%).

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**Figure 49:**  
 PERMANENT PRIVATE  
 HOUSEHOLDS BY TYPE OF  
 OCCUPANCY: CORK CITY, CORK  
 CITY AND SUBURBS AND THE  
 STATE, 2016 (SOURCE: CSO)

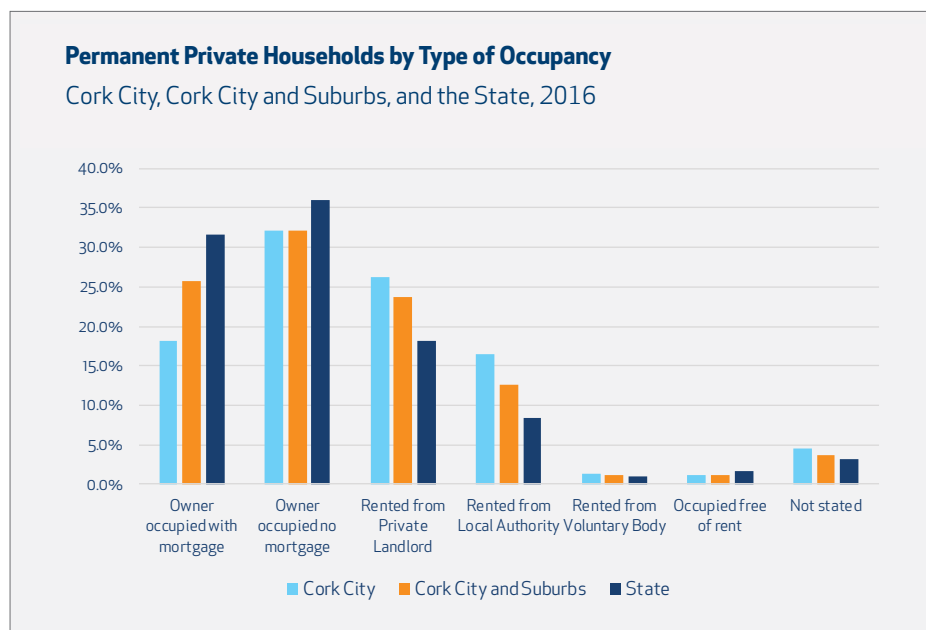
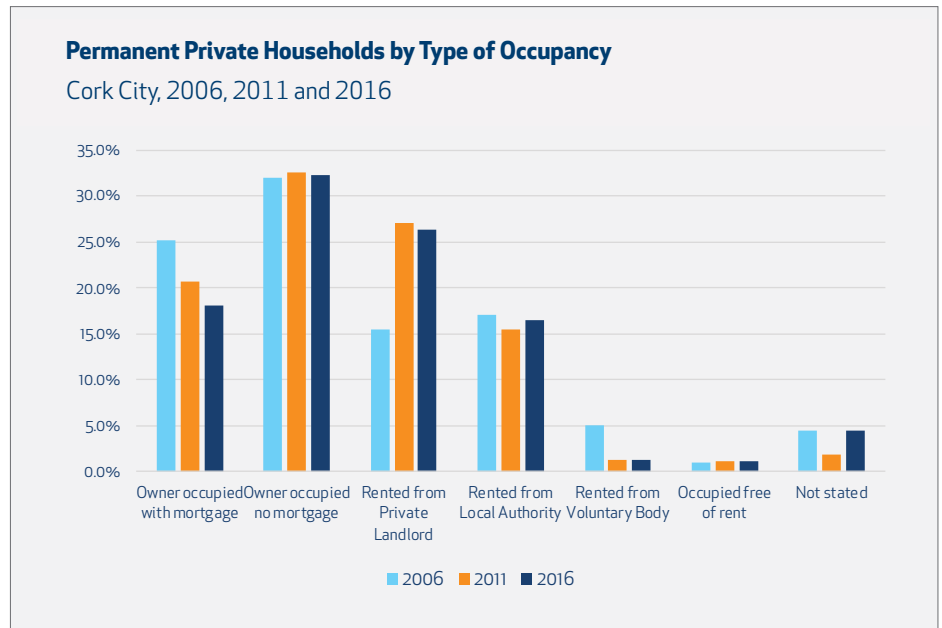


Table 126: **Permanent Private Households by Type of Occupancy, 2016** (Source: CSO)

Type of occupancy	Cork City	Cork City and Suburbs	State
Owner occupied with mortgage	18.1%	25.7%	31.6%
Owner occupied no mortgage	32.2%	32.2%	36.0%
Rented from Private Landlord	26.3%	23.7%	18.2%
Rented from Local Authority	16.5%	12.6%	8.4%
Rented from Voluntary Body	1.3%	1.1%	1.0%
Occupied free of rent	1.2%	1.2%	1.6%
Not stated	4.5%	3.6%	3.1%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>



**Figure 50:**  
PERMANENT PRIVATE  
HOUSEHOLDS BY TYPE  
OF OCCUPANCY FOR CORK  
CITY: 2006, 2011 AND 2016  
(SOURCE: CSO)



→ **TYPE OF OCCUPANCY**

Figure 50 and Table 127 illustrate the distribution of occupancy type for Cork City from 2006 to 2016. For each census period, Owner Occupied without a Mortgage was the most prevalent type of occupancy. The proportions in this category remained relatively stable with almost one in three households in this grouping at each census.

However, significant changes occurred in the category of Owner Occupied with a Mortgage. In 2006 it was the second most common type of occupancy with over one in four in this group and, as the table shows, proportions in this category fell to 18.1%, less than one in five, by 2016 (a fall of 18.9%).

From 2011 Renting from Private Landlord became the second most prevalent type of occupancy, increasing by 92.5% between 2006 and 2016 (from 6,747 households in 2006 to 12,988 in 2016). The proportion of households Renting from Local Authority fell between 2006 and 2016 but the actual number of households increased from 7,488 to 8130, an increase of 8.6%. The number of households Renting from Voluntary Bodies reduced from 2,184 in 2006 to 618 in 2016.

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**Figure 51:**  
 PERCENTAGE OF HOUSES  
 THAT ARE OWNER OCCUPIED  
 WITHOUT A MORTGAGE,  
 2016 (SOURCE: CSO)

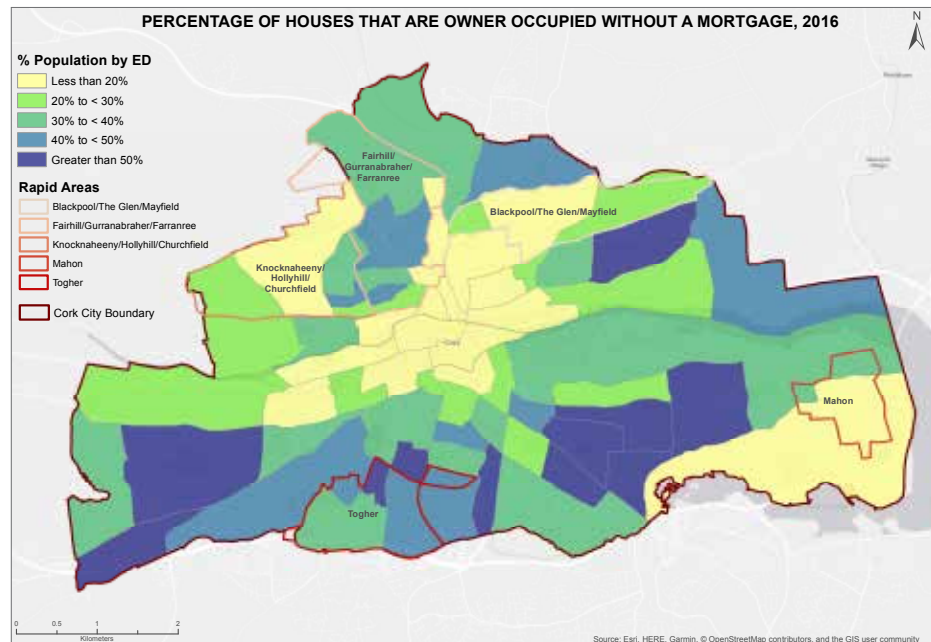


Table 127: **Permanent Private Households by Type of Occupancy for Cork City**  
 (Source: CSO)

Cork City	2006	2011	2016
Owner occupied with mortgage	25.2%	20.7%	18.1%
Owner occupied no mortgage	32.0%	32.5%	32.2%
Rented from Private Landlord	15.4%	27.0%	26.3%
Rented from Local Authority	17.1%	15.4%	16.5%
Rented from Voluntary Body	5.0%	1.3%	1.3%
Occupied free of rent	1.0%	1.2%	1.2%
Not stated	4.4%	1.8%	4.5%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

Figure 51 presents a map of Cork City EDs with proportions of Owner Occupied without a Mortgage in 2016. The map shows high concentrations of Owner Occupied in and around the areas of Ballinlough, Browningstown, Bishopstown and Montenotte. Many areas on the North West of the City Centre have lower percentages of this occupancy type as does Mahon in the east. Part of the area of Togher is designated as RAPID and has a high proportion of Owner Occupied without a Mortgage. 54.9% of households in Togher B are of this type.

### → OWNER OCCUPIED WITHOUT MORTGAGE

In 2016 across the State 36.0% of households were Owner Occupied without a Mortgage and Cork City had the lower proportion of 32.2%. The EDs with the highest proportions were Bishopstown D, Browningstown, Ballinlough C, Tramore B and Mahon C. Bishopstown D had the highest proportion in 2016 after successive increases with each census. All these EDs are characterised as having high proportions of professional workers, with Browningstown at 24.3%, and also high percentages of employed persons.

Table 128: **EDs - Highest Owner Occupied without a Mortgage** (Source: CSO)

2006	%	2011	%	2016	%
Browningstown	64.2%	Browningstown	61.6%	Bishopstown D	63.0%
Turners Cross D	62.8%	Bishopstown D	59.4%	Browningstown	62.6%
Tramore B	59.2%	Tramore B	58.9%	Ballinlough C	57.7%
Bishopstown D	57.5%	Ballinlough C	57.0%	Tramore B	57.3%
Turners Cross B	50.6%	Turners Cross D	54.9%	Mahon C	56.1%

The EDs with the lowest proportions of Owner Occupied without a Mortgage were all in the city centre: Centre B, Centre A, South Gate A, Gillabbey A and Shandon B. Of these EDs Centre A has remained relatively consistent, with Centre B and South Gate A decreasing their proportions over time. In 2006 and 2011 Knocknaheeny, part of a RAPID Programme area on the North West of Cork City, featured amongst the lowest in this occupancy type. By 2016, 12.7% of households in this ED were Owner Occupied without a Mortgage<sup>1</sup>

Table 129: **EDs - Lowest Owner Occupied without Mortgage** (Source: CSO)

2006	%	2011	%	2016	%
Centre A	4.3%	Centre B	3.2%	Centre B	3.2%
Centre B	5.4%	Centre A	4.1%	Centre A	4.4%
South Gate A	8.0%	South Gate A	6.1%	South Gate A	5.1%
Knocknaheeny	9.8%	Gillabbey A	10.5%	Gillabbey A	9.3%
Gillabbey A	12.6%	Knocknaheeny	10.8%	Shandon B	10.5%

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<http://www.oecd.org/eco/surveys/Ireland-2018-OECD-economic-survey-overview.pdf>

151 -

Neriinstitute.net, a long-term assessment of Irish house price affordability, 2017.

## → EDS WITH THE HIGHEST PROPORTIONS OWNER OCCUPIED WITH A MORTGAGE

18.1% of households in Cork City were Owner Occupied with a Mortgage in 2016. This represents a steep decline since 2006 of 18.9%. Reasons for this decline include the abolition of Mortgage Interest Relief (MIR) in 2012, potentially worth several thousand euros per annum making it easier to sustain a mortgage.<sup>150</sup> Housing supply fell as a result of increased demand due to economic growth, and limited housing supply pushed prices up. Stricter credit lending was introduced such as the requirement of a 10% deposit to secure a mortgage.<sup>151</sup>

The Electoral Divisions with the highest proportions of households which are Owner Occupied with a Mortgage are: Tivoli B, Knockrea B, Browningstown, Tramore B and The Glen B. Tramore B and Browningstown are amongst the EDs with the lowest unemployment levels while Knockrea B and Tivoli B have relatively low unemployment levels.

Table 130: **EDs - Highest Proportions of Owner Occupied with a Mortgage** (Source: CSO)

2006	%	2011	%	2016	%
065 Tivoli B	52.8%	Tivoli B	43.0%	Tivoli B	38.5%
062 The Glen B	45.2%	Shanakiel	36.6%	Knockrea B	35.1%
023 Fair Hill C	41.9%	Knockrea B	36.3%	Browningstown	29.7%
041 Knockrea B	37.6%	Fair Hill C	33.3%	Tramore B	29.1%
054 Shanakiel	37.6%	Turners Cross C	32.6%	The Glen B	28.5%

The EDs with the lowest proportions are Centre B, Centre A, South Gate A, Gillabbey B and Shandon B. These EDs are characterised as having high proportions of Renting from Private Landlord and Gillabbey B has a high proportion of students.

Table 131: **EDs - Lowest Proportions Owner Occupied with a Mortgage** (Source: CSO)

2006	%	2011	%	2016	%
Centre A	2.1%	Centre B	2.8%	Centre B	1.7%
Centre B	3.9%	Centre A	2.9%	Centre A	1.8%
Gillabbey A	8.2%	South Gate A	3.4%	South Gate A	3.5%
Shandon B	8.2%	Gillabbey A	5.4%	Gillabbey B	4.4%
South Gate A	8.6%	Shandon B	5.9%	Shandon B	4.8%



## 6.2

# Private Rentals

**152 -**

<http://www.CSO.ie/en/CSOlatestnews/pressreleases/2017pressreleases/press-statementcensus2016resultsprofile1-housinginireland/>.

The national average weekly rent paid to private landlords in April 2016 was €199.92, up from €171.19 (16.8% rise) in 2011.<sup>152</sup>

The cost of renting is increasing. Table 132 shows that in Cork City the cost of renting a three bed-roomed semi-detached house increased by 25.1% from 2014 to 2017 and the price of renting a two bed-roomed apartment increased by 26.9%.

Table 132: **Average Monthly Rent in Private Sector** (Source: CSO)

<b>Semi-detached house, three bedrooms</b>	<b>2014 Q4</b>	<b>2015 Q4</b>	<b>2016 Q4</b>	<b>2017 Q4</b>
Cork City	849.5	920.37	999.58	1062.81
Dublin	1153.62	1251.84	1331.36	1407.5
<b>Apartment, two bedrooms</b>				
Cork City	859.67	918.3	1017.77	1091.27
Dublin	1144.98	1248.44	1327.67	1441.96

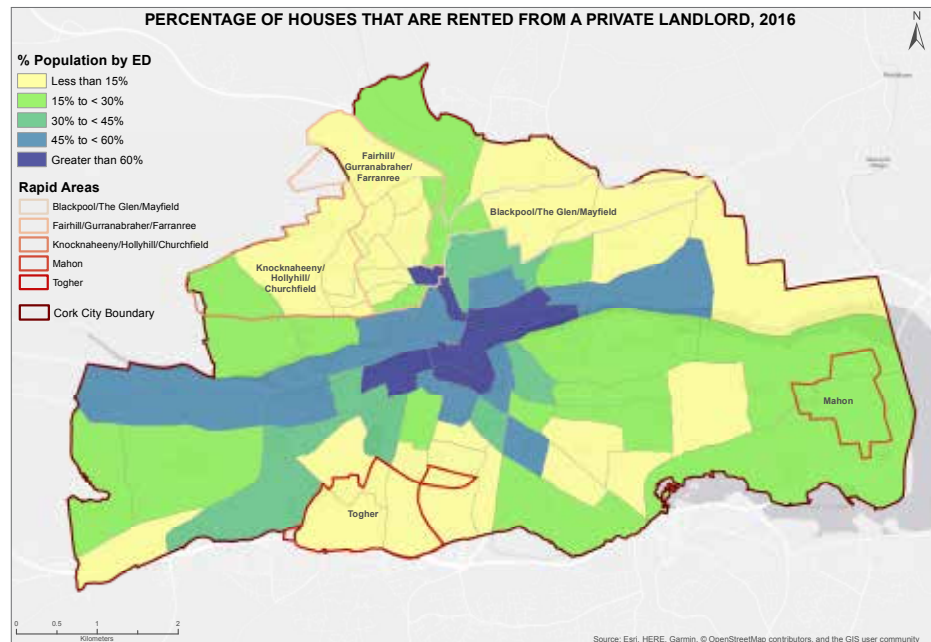
**153 -**

Neriinstitute.net, a long-term assessment of Irish house price affordability, 2017. assessment of Irish house price affordability, 2017.

In 2016 in Cork City 26.3% of households were renting from private landlords. This represents a 92.5% increase in this type of occupancy since 2006. Lack of affordable housing has been a factor in increasing numbers renting from private landlords.<sup>153</sup> Figure 52 shows the percentages of households rented from Private landlords in 2016. The map shows that the EDs with the highest proportions are concentrated in the south east and north west areas of the City Centre. Lower concentrations are found in a band spanning east and west from the City Centre from Tivoli to Bishopstown. The figure also shows large pockets with relatively low private rentals, particularly in RAPID Programme areas.



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**Figure 52:**  
 PERCENTAGE OF HOUSES THAT  
 ARE RENTED FROM A PRIVATE  
 LANDLORD, 2016 (SOURCE: CSO)



154 -  
 2006 Census results have different categories to 2011 and 2016 and so can't be compared here.

EDs with the highest proportions of Renting from Private Landlord were Centre A, South Gate A, St. Patrick's A, Gillabbey A and Shandon A. These EDs have high proportions of single individuals. 72.9% of the population in Gillabbey A, aged 15+, are single.

'Renting from private landlord' was more prevalent in the City Centre and least prevalent in the RAPID Programme areas of Churchfield and Fair Hill B over the three censuses. Fair Hill B, Churchfield, Fair Hill C and Gurranebraher have low proportions of students.

**Table 133: EDs - Highest Proportions Renting From Private Landlord<sup>154</sup>**  
 (Source: CSO)

2011	%	2016	%
Centre A	78.3%	Centre A	73.0%
South Gate A	75.1%	South Gate A	68.4%
Centre B	71.2%	St. Patrick's A	67.0%
Shandon A	67.6%	Gillabbey A	62.1%
St. Patrick's A	65.9%	Shandon A	61.0%

Table 134: **EDs - Lowest Proportions Renting From Private Landlord** (Source: CSO)

2006	Lowest	2011	%	2016	%
Churchfield	0.8%	Fair Hill B	4.3%	Fair Hill B	4.0%
Fair Hill B	1.7%	Ballyphehane A	5.0%	Churchfield	4.5%
Farranferris B	1.7%	Ballyphehane B	6.1%	Gurranebraher A	5.0%
Ballyphehane A	1.8%	Churchfield	6.6%	Fair Hill C	5.6%
Gurranebraher A	2.0%	Pouladuff A	6.9%	Browningstown	5.7%

**\* NOTE:**

Includes categories of buying and renting from local authority.

### → RENTED FROM LOCAL AUTHORITY BY ELECTORAL DIVISION\*

In 2016 16.5% (8,130) of households were rented from Cork City Council. This represents an increase of 8.6% since 2006. Table 135 shows that The Glen A, Mayfield and Knocknaheeny, all designated as RAPID Programme areas, had the highest proportions of households with this occupancy type. Other areas, also designated as RAPID Programme areas, include Farranree, Fairhill, Mahon and Togher. Large sections of the city, towards the west and east have low proportions of Local Authority rentals.

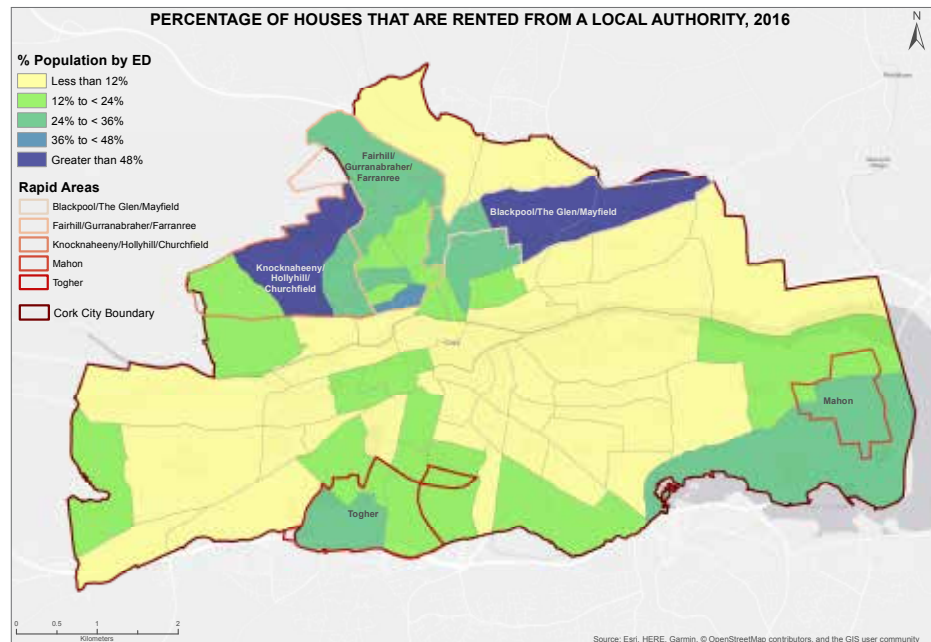
Mayfield, Knocknaheeny, Gurranebraher B, The Glen A and Gurranebraher C are characterised by high unemployment, high proportions of lone parents, high proportions of persons whose highest education level is primary and also with high deprivation scores.

The only ED to decrease its proportion of households in this accommodation type was Knocknaheeny. The others decreased from 2006 to 2011 but increased again from 2011 to 2016.

Table 135: **EDs - Highest Proportions Renting From Local Authority** (Source: CSO)

2006*	%	2011	%	2016	%
Knocknaheeny	64.4%	Knocknaheeny	60.3%	Mayfield	60.4%
Mayfield	61.7%	Mayfield	58.6%	Knocknaheeny	57.9%
The Glen A	47.4%	The Glen A	41.7%	The Glen A	48.0%
Gurranebraher C	45.4%	Gurranebraher C	38.5%	Gurranebraher C	40.0%
Churchfield	38.7%	Blackpool A	36.5%	Gurranebraher B	33.3%

→  
**Figure 53:**  
 PERCENTAGE OF HOUSES  
 THAT ARE RENTED FROM LOCAL  
 AUTHORITY, 2016 (SOURCE: CSO)



→ **EDS LOWEST 'RENTING FROM LOCAL AUTHORITY'**

The EDs with the lowest proportions of Local Authority rentals in 2016 are Browningstown, Tramore B, Mahon C, Ballinlough B and Bishopstown D. Browningstown (24.3%), Bishopstown D, Ballinlough B and Mahon C all have high proportions of professional workers. Tramore B has a relatively high proportion at 13.8%. Of the EDs with the least proportion of households renting from the local authority, Browningstown featured in each census with 0%.

Table 136: **EDs - Lowest Proportions Renting From Local Authority** (Source: CSO)

2006	Lowest	2011	%	2016	%
Browningstown	0.0%	Ballinlough B	0.0%	Browningstown	0.0%
Tramore B	0.0%	Browningstown	0.0%	Tramore B	0.5%
Turners Cross D	0.0%	Bishopstown E	0.2%	Mahon C	0.8%
Ballinlough B	0.4%	Bishopstown D	0.3%	Ballinlough B	0.9%
Ballinlough A	0.6%	Mahon C	0.5%	Bishopstown D	1.0%

# 6.3 Structural Characteristics

## → DWELLING TYPE

The majority of households across the State, in Cork City and Suburbs and in Cork City are houses or bungalows with percentages of 86.5%, 83.2% and 78.9% respectively. Cork City has a lower proportion of this accommodation type and a higher proportion (19.3%) of flats/apartments. The proportion of flats/apartments in Cork City and Suburbs is 15.2% and is 11.8% across the State.

In Cork City the prevalence of households in houses and bungalows fell between 2006 and 2016 from 82.3% to 78.7%. There were 36,172 of them in 2006 and 38,907 in 2016; an increase of 7.6%. Households in flats and apartments increased from 6,082 to 9,530 or 56.7% over the same period. This type of accommodation accounted for 13.8% of households in 2006 increasing to 19.3% in 2016.



**Figure 54:**  
TYPE OF ACCOMMODATION,  
CORK CITY: 2006, 2011 AND 2016  
(SOURCE: CSO)

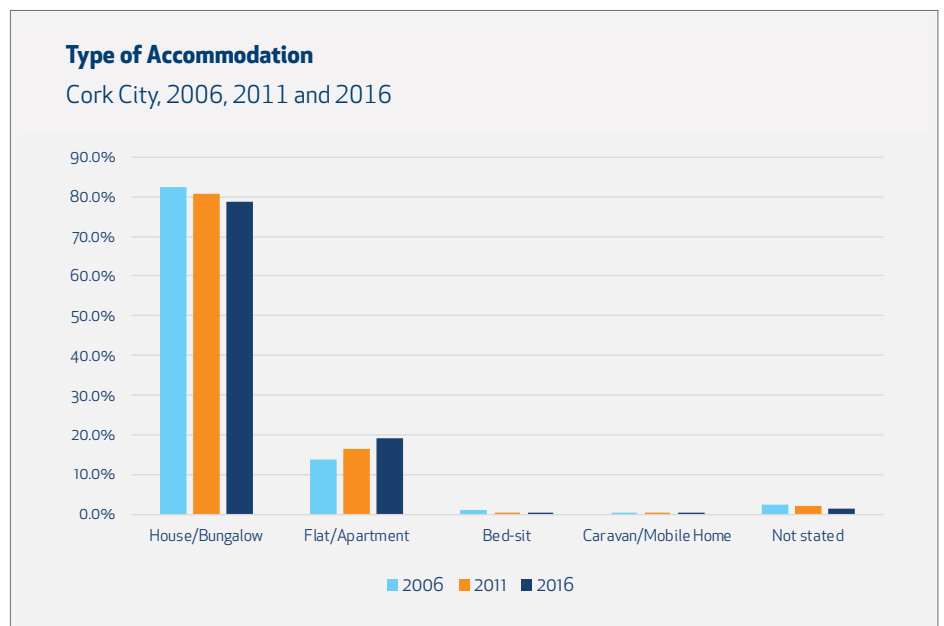


Table 137: **Type of Accommodation** (Source: CSO)

Cork City	2006		2011		2016	
	Count	%	Count	%	Count	%
House/Bungalow	36172	82.3%	38079	80.7%	38907	78.7%
Flat/Apartment	6082	13.8%	7767	16.5%	9530	19.3%
Bed-sit	499	1.1%	278	0.6%	178	0.4%
Caravan/Mobile Home	68	0.2%	53	0.1%	41	0.1%
Not stated	1118	2.5%	986	2.1%	755	1.5%

**155 -**  
These EDs (apart from The Glen A) have the lowest proportions of flats/bungalows.

### → DWELLING TYPE BY ED

The EDs with the highest proportions of households living in houses/bungalows in 2016 are in suburban parts of Cork City: Browningstown, Gurranebraher D, Tramore B, Gurranebraher A and The Glen A.<sup>155</sup> EDs with the lowest proportions of houses/bungalows and the highest proportions of flats/apartments are in the centre of Cork City: Centre A, Centre B, South Gate A, Gillabbey C and Shandon A.

EDs with the lowest proportion of houses/bungalows and highest proportions of flats/apartments were Centre A, Centre B, South Gate A, Gillabbey C and Shandon A. Gillabbey C has the highest proportion of students at 61.4%. South Gate A and Shandon A are amongst the most densely populated EDs in Cork City.

Table 138: **Private Households, Highest Proportions of Houses/Bungalows** (Source: CSO)

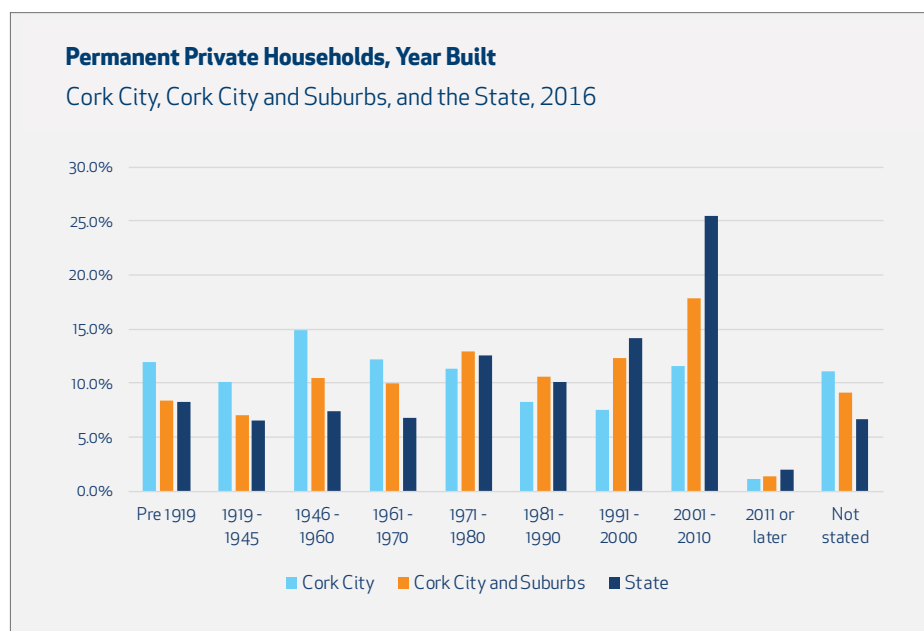
2006	%	2011	%	2016	%
Browningstown	99.2%	Browningstown	99.5%	Browningstown	99.5%
Gurranebraher A	98.6%	Farranferris C	98.3%	Gurranebraher D	99.5%
Tramore B	97.6%	Ballyphehane A	98.1%	Tramore B	99.0%
Ballyphehane B	97.2%	Tramore B	98.1%	Gurranebraher A	98.3%
Farranferris C	96.4%	Turners Cross C	97.7%	The Glen B	96.4%

Table 139: **Private Households, Lowest Proportions of Houses/Bungalows** (Source: CSO)

2006	%	2011	%	2016	%
014 Centre A	13.7%	Centre A	13.0%	Centre A	11.7%
015 Centre B	21.0%	Centre B	19.2%	Centre B	14.6%
057 South Gate A	32.0%	South Gate A	30.5%	South Gate A	24.6%
051 St. Patrick's A	36.6%	Gillabbey C	40.9%	Gillabbey C	33.9%
045 Mardyke	44.4%	St. Patrick's A	43.0%	Shandon A	39.1%



**Figure 55:**  
PERMANENT PRIVATE  
HOUSEHOLDS, YEAR BUILT:  
CORK CITY, CORK CITY AND  
SUBURBS AND THE STATE  
(SOURCE: CSO)



## → AGE OF HOUSING

Figure 55 shows that Cork City's most prominent house building period was between 1946 and 1960. Construction slowed from then until Ireland's economic boom and 11.6% of Cork City's households were built between 2001 and 2010. The greatest proportion of housing construction in Cork City and Suburbs and the State occurred between 2001 and 2010.

Table 140: **Permanent Private Households: Year Built** (Source: CSO)

Year house built	Cork City	Cork City and Suburbs	State
Pre 1919	11.9%	8.4%	8.3%
1919 - 1945	10.1%	7.0%	6.5%
1946 - 1960	14.9%	10.5%	7.4%
1961 - 1970	12.2%	10.0%	6.8%
1971 - 1980	11.3%	12.9%	12.6%
1981 - 1990	8.3%	10.6%	10.1%
1991 - 2000	7.6%	12.3%	14.2%
2001 - 2010	11.6%	17.8%	25.4%
2011 or later	1.1%	1.4%	2.0%
Not stated	11.1%	9.1%	6.7%

In the economic boom (2001-2010) the EDs with the highest rates of construction were Bishopstown A, Knockree A, Shandon A, Blackpool B and Mahon B.

Table 141: **Households by Year Built, Highest and Lowest Electoral Divisions, 2001-2010** (Source: CSO)

2016 census results	2001-2010	2016 census results	2001-2010
Bishopstown A	36.9%	Gurranebraher A	0.0%
Knockree A	36.4%	Pouladuff A	0.0%
Shandon A	29.8%	Togher B	0.3%
Blackpool B	29.3%	Ballyphehane A	0.4%
Mahon B	28.4%	Gurranebraher D	0.5%



In the period after the boom the EDs with the greatest construction were Turners Cross C, The Glen A, Gillabbey C, Gurranebraher E and Ballinlough C.

Table 142: **Permanent Private Households by Year Built, Cork City, Houses Built From 2011 Onwards** (Source: CSO)

2016 census results	2011 or later	2016 census results	2011 or later
Turners Cross C	9.2%	Ballinlough A	0.0%
The Glen A	7.4%	Ballyphehane B	0.0%
Gillabbey C	6.7%	Fair Hill A	0.0%
Gurranebraher E	6.3%	Fair Hill B	0.0%
Ballinlough C	3.2%	Farranferris C	0.0%

➔ **NUMBER OF ROOMS PER HOUSEHOLD**

The EDs with the highest proportions with 1-3 rooms in 2016 were Centre A, Centre B, South Gate A, Shandon A and St. Patrick’s A. These EDs have high proportions of flats/apartments. The type of accommodation in Centre A is 86.5% flats/apartments. Whilst the EDs with the lowest proportions of households with 1-3 rooms have high proportions of households living in houses/bungalows. Browningstown is 99.5% houses/bungalows.



**Figure 56:**  
PERCENTAGE OF HOUSEHOLDS THAT HAVE ONE TO THREE ROOMS, 2016 (SOURCE: CSO)

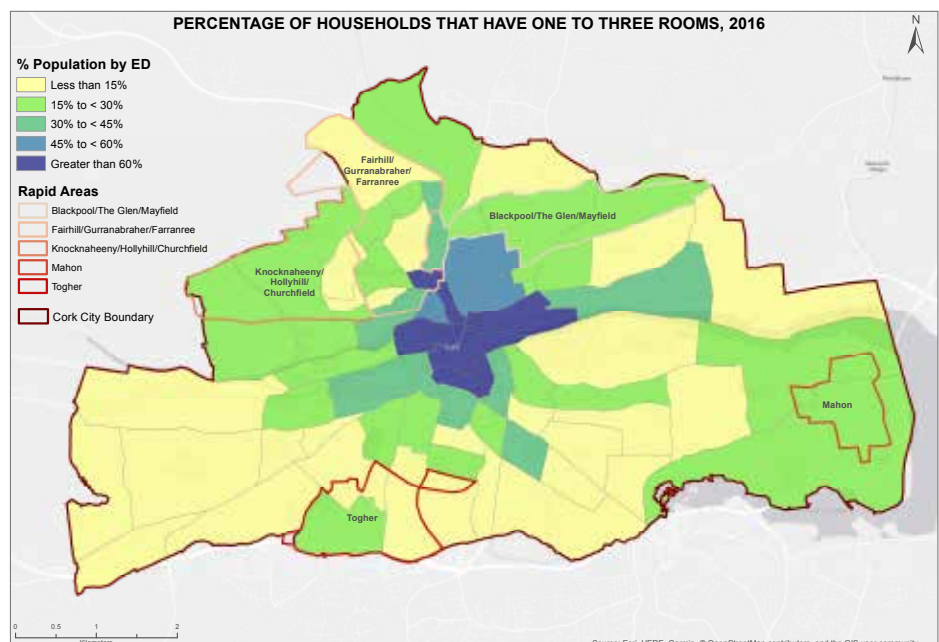


Table 143: **Permanent Private Households: Households with 1-3 Rooms, 2016**  
(Source: CSO)

2016	1-3 rooms, highest	2016	1-3 rooms, lowest
Centre A	69.3%	Browningstown	1.2%
Centre B	66.0%	Tramore B	5.7%
South Gate A	64.7%	Bishopstown C	6.2%
Shandon A	61.6%	Bishopstown D	6.9%
St. Patrick's A	60.5%	Ballinlough B	7.1%

EDs with highest proportions of households with 4-6 rooms in 2016 were Gurranebraher A, Gurranebraher D, Togher B, Ballyphehane B and Pouladuff A. Gurranebraher A, Gurranebraher D and Togher B are designated RAPID Programme areas and Ballyphehane B and Pouladuff A are adjacent to the RAPID Programme area of Togher. Ballyphehane B, Pouladuff A, Gurranebraher A and Gurranebraher D have high proportions of skilled manual workers.

Table 144: **Permanent Private Households by Number of Rooms, Households with 4-6 Rooms, 2016** (Source: CSO)

Highest in 2016	4-6 rooms	Lowest in 2016	4-6 rooms
Gurranebraher A	78.9%	Centre B	17.1%
Gurranebraher D	76.9%	Centre A	18.2%
Togher B	75.9%	St. Patrick's B	19.5%
Ballyphehane B	75.5%	St. Patrick's A	20.3%
Pouladuff A	74.5%	South Gate A	23.7%

EDs with the highest proportions with households of 7 or more rooms were Bishopstown D, Browningstown, Bishopstown C, Tramore B and Knockrea B. Browningstown and Knockrea B are amongst the most affluent EDs whilst South Gate A, one of the EDs with the lowest proportion of households with 7 or more rooms, is relatively affluent.

Table 145: **Permanent Private Households by Number of Rooms, Households With 7 or More Rooms, 2016** (Source: CSO)

Highest in 2016	7 or more rooms	Lowest in 2016	7 or more rooms
Bishopstown D	59.4%	Centre A	0.7%
Browningstown	57.6%	Centre B	1.4%
Bishopstown C	51.5%	Gurranebraher A	2.0%
Tramore B	51.1%	Farranferris B	2.3%
Knockree B	51.0%	South Gate A	2.3%

## → CENTRAL HEATING

EDs with high proportions of households with no central heating are Centre A, Tivoli A, St. Patrick's A, Shandon B and Mardyke. St. Patrick's A, Shandon B and Mardyke have relatively high proportions of students. Mardyke has the second highest affluence score (13.02) in Cork City after Bishopstown A, whilst Centre A, Tivoli A, Shandon B and St. Patrick's A all score relatively high for affluence. Tivoli A and St. Patrick's A have relatively high proportions of professional workers. Centre A has the highest proportion of flats/apartments and Tivoli A, Shandon B, St. Patrick's A and Mardyke have relatively high proportions of households living in flats/apartments.

Table 146: **EDs with Highest and Lowest Proportions of Permanent Private Households without Central Heating, 2016** (Source: CSO)

Highest proportions with no central heating		Lowest proportions with no central heating	
Centre A	8.4%	Montenotte B	0.4%
Tivoli A	7.0%	Mahon C	0.6%
St. Patrick's A	6.1%	Turners Cross C	0.6%
Shandon B	5.3%	Tivoli B	0.7%
Mardyke	5.3%	Bishopstown E	0.8%

## 6.4

# Vacant Dwellings/ Unoccupied Housing

<sup>156</sup> -  
Part 1:6 (1).

<sup>157</sup> -  
'vacantheses.ie'.

<sup>158</sup> -  
E1068: Permanent Housing Units  
by Occupancy Status and Vacancy  
Rate 2011 to 2016 by Aggregate  
Town or Rural Area, County and  
City, Census Year and Statistic

Under the Urban Regeneration and Housing Act 2015 'Every planning authority shall, beginning on 1 January 2017, establish and maintain a register to be known as the vacant sites register.'<sup>156</sup>

The purpose of this register is to make provision for areas in which housing is required by preventing land from lying idle or properties remaining vacant. It aims to re-use homes as soon as possible and facilitate home owners in bringing their properties back into use.<sup>157</sup>

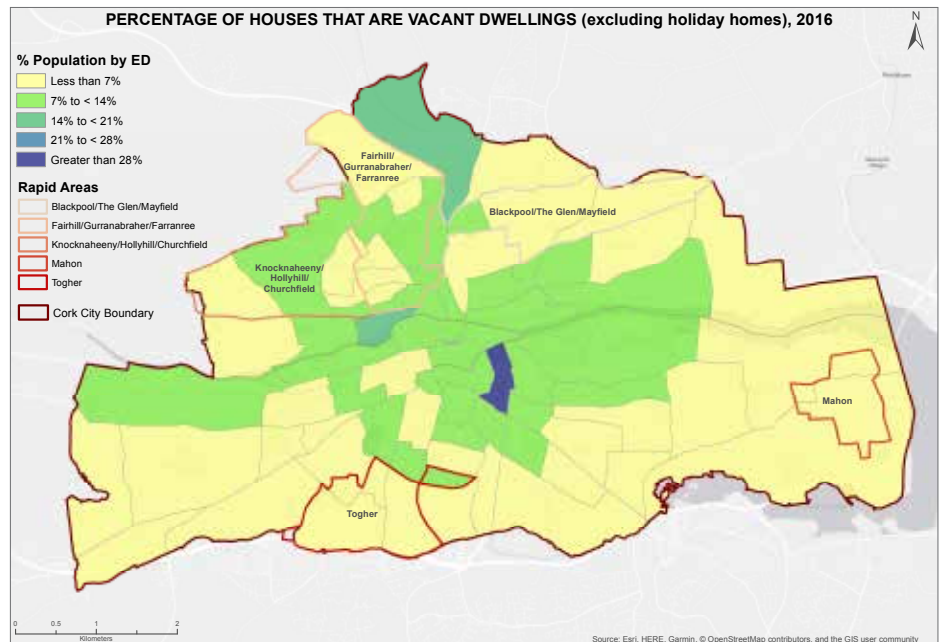
Table 147 below includes the proportions of vacant properties in Cork City and the State for 2011 and 2016. The results illustrate that the proportions of vacant properties have reduced between the censuses.

Table 147: **Permanent Housing Units by Occupancy Status and Vacancy Rate 2011 to 2016**<sup>158</sup> (Source: CSO)

Permanent Housing Units by Occupancy Status and Vacancy Rate 2011 to 2016	Cork City 2011	State 2011	Cork City 2016	State 2016
Occupied by usual resident(s) of the household	84.7%	82.7%	88.5%	84.7%
Occupied by visitors only	0.9%	0.5%	0.9%	0.5%
Unoccupied - residents temporarily absent	3.4%	2.3%	2.7%	2.5%
Unoccupied - vacant house	6.0%	8.4%	4.8%	7.0%
Unoccupied - vacant flat	5.0%	3.1%	2.9%	2.2%
Unoccupied - vacant holiday home	0.1%	3.0%	0.1%	3.1%



**Figure 57:**  
PERCENTAGE OF HOUSES  
THAT ARE VACANT DWELLINGS  
(SOURCE: CSO)



159 - <http://www.CSO.ie/en/releasesandpublications/ep/p-cp1hii/cp1hii/vac/>.

Cork City EDs with the highest proportions of vacant dwellings are City Hall A, Sundays Well B, Commons, Centre A and Centre B. Centre A and Sundays Well B are affluent EDs and Centre B and City Hall A are relatively affluent. The EDs of Centre A and Centre B have the lowest proportions of households living in houses/bungalows in Cork City.

Of the EDs with the lowest proportions of vacant dwellings, Fair Hill C, Gurranebraher E and Togher A have relatively high proportions of skilled manual workers. Fair Hill C and Farranferris B have low proportions of flats/apartments.

The CSO has endeavoured to explain the reasons why a property may be vacant. During the course of their work, census enumerators were instructed to speak with neighbours to help determine/verify the status of vacant dwellings. The most common explanation for a vacant dwelling was that it was 'for sale,' followed by it being a rental property. Other common reasons included that the owner was deceased, in a nursing home or hospital or that the house was being renovated or a 'new build.'<sup>159</sup>

**Table 148: Proportions of Houses that are Vacant Dwellings (Excluding Holiday Homes) Cork City 2016 (Source: CSO)**

2016	%	2016	%
City Hall A	34.3%	Fair Hill C	2.6%
Sundays Well B	17.7%	Gurranebraher E	2.7%
Commons	14.1%	Browningstown	3.2%
Centre A	13.9%	Farranferris B	3.7%
Centre B	13.3%	Togher A	3.8%

# 6.5

## Housing Strategy

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160 -

<http://www.corkcity.ie/services/housingcommunity/housingassistancepaymenthap/>.

### → INITIATIVES TO ADDRESS THE SHORTAGE OF HOUSING AND FACILITATE THOSE IN NEED OF ACCOMMODATION

As well as the 'vacanthomes.ie' initiative mentioned above both Cork City Council and Cork County Council operate the 'Choice Based letting Scheme' (CBL). This is an initiative in which a local authority publicises its available housing stock so that potential residents can register their interest in preferred accommodation. It is an alternative to the traditional direct letting model.

The Housing Assistance Payment (HAP) is a social housing support and replaces the rent supplement for those with a long-term housing need.<sup>160</sup> Under this scheme, a person sources their own private rented accommodation and the Local Authority provides financial support via rent payment directly to the landlord up to the applicable rent cap.

The Housing and Community Directorate is one of the largest in Cork City Council and is responsible for the implementation of housing programmes in accordance with national and local policy.

Rebuilding Ireland – An Action Plan for Housing and Homelessness was published by Government in July 2016. The City Council is advancing a number of constructions, acquisition and leasing projects to avail of the significant resources to be made available under the Plan.

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### Local Authority Construction

The City Council contracted for the purchase of 28 units and construction was completed at Sheridan Park, Tramore Road in February 2017.

A 66 unit scheme in Deanrock is currently under construction with works due to continue on in to 2018. Construction on a 42 unit scheme at Gerald Griffin also commenced on site in 2017.

The first phase of the City Council's innovative Competitive Dialogue public procurement process for the delivery of housing units by the private sector aims to deliver 215 new homes in 2018 and 2019. The City Council commenced a further similar Competitive Dialogue public procurement process in 2018 which will deliver units in 2019 and 2020.

A City Council site at Old Whitechurch Road has secured LIHAF funding for the delivery of infrastructure to facilitate the delivery of around 600 new homes on this site.

In September 2017, planning permission was received from Cork County Council for the construction of 143 units of accommodation at Boherboy Road, Mayfield.

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### Voluntary & Co-Operative Housing

Respond! Housing association will complete construction on 10 units of accommodation at Dublin Street in 2018. Respond! has also received approval to progress two schemes at Thomas Davis Street & St. Vincent's Convent to provide a potential 60 housing units.

Tuath Housing Association will complete construction on 31 no. units at the Meadows, Knocknacullen in 2018, with a further 21 no. units to complete in 2019.

Cluid Housing Association is progressing a scheme of 112 units at Thomas Davis Street, Blackpool, Cork in partnership with Cork City Council which will contribute significantly to the rejuvenation of Blackpool.

Good Shepherd Services has received planning permission for the redevelopment of Edel House for provision of 33 units, and will be progressing to commence construction in late 2018.

Cork Simon Community received planning permission to redevelop St. Joachim and Anne's for the provision of 8 units of accommodation and will be progressing to tender in late 2018.

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### Regeneration - City Northwest Quarter

The City Northwest Quarter Regeneration Scheme is currently being undertaken by the City Council with an estimated expenditure of €209m over a 12 year period. Completion of the Project will provide high quality housing and improved tenure mix, high quality built environment, improved social infrastructure and improvement in the economic circumstances of the area and its residents. 52 new homes have been completed to date and a further 47 new homes, in the next phase of housing construction, have commenced on site in 2018.



**161 -**

BHQ02: Planning Permissions Granted for New Houses and Apartments by Type of Dwelling, Region and County, Quarter and Statistic (Statbank).

## → PLANNING PERMISSIONS

The following table (149) illustrates the number of planning permissions granted for the fourth quarter of each year from 2014 to 2017. Results show that the numbers of flats and apartments are increasing significantly.

**162 -**

The item houses is the total sum of one off houses and multi-development houses.

Table 149: **Number of Planning Permissions Granted for the 4th Quarter of Each Year From 2014 to 2017 In Cork City<sup>161, 162</sup>** (Source: CSO)

<b>Cork City</b>	<b>2014 Q4</b>	<b>2015 Q4</b>	<b>2016 Q4</b>	<b>2017 Q4</b>
Housing units for which permission was granted	21	10	19	12
Multi development houses	15	5	14	4
One off houses	6	5	5	8
Private flats/apartments	5	3	8	21

## 6.6

# Homelessness

Homelessness generally results from an inter-relationship of personal, social and economic issues for an individual<sup>163</sup> and the majority of the homeless population have historically been single adult males.

**163 -**

[http://ipoa.ie/wp-content/uploads/2016/07/Rebuilding-Ireland\\_Action-Plan-for-Housing-Homelessness.pdf](http://ipoa.ie/wp-content/uploads/2016/07/Rebuilding-Ireland_Action-Plan-for-Housing-Homelessness.pdf).

**164 -**

[http://ipoa.ie/wp-content/uploads/2016/07/Rebuilding-Ireland\\_Action-Plan-for-Housing-Homelessness.pdf](http://ipoa.ie/wp-content/uploads/2016/07/Rebuilding-Ireland_Action-Plan-for-Housing-Homelessness.pdf).

**165 -**

[http://ipoa.ie/wp-content/uploads/2016/07/Rebuilding-Ireland\\_Action-Plan-for-Housing-Homelessness.pdf](http://ipoa.ie/wp-content/uploads/2016/07/Rebuilding-Ireland_Action-Plan-for-Housing-Homelessness.pdf).

**166 -**

[http://ipoa.ie/wp-content/uploads/2016/07/Rebuilding-Ireland\\_Action-Plan-for-Housing-Homelessness.pdf](http://ipoa.ie/wp-content/uploads/2016/07/Rebuilding-Ireland_Action-Plan-for-Housing-Homelessness.pdf).

**167 -**

Numbers of Homeless provided by Cork City Council.

Emergency homeless services in Cork City are Cuanlee (for women and children), Edel house (girls, women and children), Cork Simon Community (adults), The Homeless Persons Unit (HSE Adult service), St. Vincent's House (adult males), Threshold (advice and support service) and Cork City Council's Outreach Worker. Other services include Liberty St. House (for young people under 18 years), Pathways (for adolescent boys aged under 18) and Cork Foyer (for young people). Homelessness is increasing in Cork City. In January 2016 there were 289 persons, increasing to 329 by January 2017 and 373 by January 2018. Numbers of homeless tend to decrease in the summer months and increase through Autumn and Winter.

It is suggested<sup>164</sup> that increases in the numbers of Homeless in Ireland largely stems from the economic collapse, leading to a contraction of the construction sector which has caused a housing supply shortage. In turn this shortage has impacted the supply and affordability of private rental accommodation, resulting in higher numbers of families presenting to homeless services. Increased homeless numbers has put pressure on emergency accommodation services causing the increased use of B&Bs and hotels and emergency accommodation, which is described as unsustainable and inappropriate.<sup>165</sup> it is widely acknowledged that any medium to long-term period living in a hotel seriously impacts on normal family life and is particularly detrimental to children.<sup>166</sup> The number of homeless families in Cork City in April 2017 was 52. The number increased to 59 by July 2017 and in April 2018 was 42.<sup>167</sup>

**168 -**

Self-harm among the homeless population in Ireland: A national registry-based study of incidence and associated factors, Peter Barrett, Eve Griffin, Paul Corcoran, Mary T. O'Mahony, Ella Arensman

Journal of Affective Disorders, Vol. 229, p523–531.

Published online: December 27, 2017, Data relates to self-harm presentations to 34 hospital emergency departments in Ireland.

**169 -**

Self-harm among the homeless population in Ireland: a national registry-based study of incidence and associated factors.

Barrett, Peter; Griffin, Eve; Corcoran, Paul; O'Mahony, Mary T.; Arensman, Ella, 2018.

**170 -**

Some of this segment is taken verbatim from an email from Niall to Judy in Jan 2018. I need to check with Niall that I can use this email content.

**171 -**

Please refer to the following references for further information regarding issues of drug use and life expectancy amongst the homeless: 'Homelessness, health and drug use in Dublin City', Dr. Ronan Glynn, February 2016 and 'Homeless people have an average lifespan of just 43' Irish Examiner.com, September 24th, 2016.

## → HOMELESSNESS AND SELF-HARM

Research indicates the increased incidence/risk of self-harm amongst the homeless. A study which examined patterns of self-harm among the homeless population, using data from the National Self-Harm Registry Ireland for the period 2010-2014, was published in 2018.<sup>168</sup> The research found that the rate of self-harm among those presenting to hospital emergency departments was 30 times higher amongst those who were homeless. Those who presented to hospital were more likely to be male and present with highly lethal methods of self-harm. Homeless individuals were also likely to present with repeated acts of self-harm.

The overall number of annual self-harm presentations in the homeless increased from 305 in 2010 to 513 in 2014. The population increased by 64% between 2011 and 2016; this is likely to account for some of the increase in the overall number of self-harm presentations during the study period.

The findings demonstrate that the homeless are a particularly vulnerable population, and enhanced efforts to prevent self-harm among this group are required. In line with Ireland's National Strategy to Reduce Suicide - Connecting for Life, 2015-2020 - targeted interventions such as improved provision of primary care and mental health services for the homeless, and increased availability of evidence-based psychosocial interventions for this group, are required. Other recommended measures include:

- » Cross-sectoral changes to health and housing policy to prevent homelessness and the enhancement of access to appropriate care;
- » Enhanced training for healthcare and community-based professionals to increase awareness of self-harm and related mental health and social issues;
- » Population level interventions to reduce excessive use of alcohol and illicit drugs.<sup>169,170,171</sup>