



Cork County and Cork City Councils Draft Joint Housing Strategy

Appendices



Comhairle Contae Chorcaí
Cork County Council



Cork
City Council
Comhairle Cathrach Chorcaí

4 Appendix 4 HNDA

4.1 Section 28 Housing Demand in Cork County Council

As outlined in Sections 1.4 and 2.1.8 of the Joint Housing Strategy, the 'Housing Supply Target Methodology' Guidelines (December 2020) set a methodology for the application of population and housing projections into Local Authority plan processes. Cork County Council and Cork City Council have accordingly provided calculations of Housing Supply Targets to be applied by KPMG FA in this Joint Housing Strategy and HNDA for the period 2022-2028. The calculations of the housing supply targets for Cork County and Cork City are set out in detail in this appendix. This appendix also details the rationales applied by both Councils in calculating their respective Housing Supply Targets for their respective Development Plans and the Joint HNDA.

Where the Section 28 Guidelines state a requirement for justification within the calculation of the household demand figure, the following sections provide such justification as further outlined in the Cork County Council Core Strategy. This is attributed using the structure of the Departmental guidelines as labelled A, B, C, D, E and F where relevant. An additional custom adjustment (G) has been further detailed below.

4.1.1 Supply (B)

Data on new housing supply has been taken from CSO Table NDQ05 in January 2021 and relates to the 2017 to Q3 2020 period. Cork County Council stopped data collection in Q3 2020, and has not projected housing completions forward to 2022 with the following reasoning:

Cork County Council had reached an advanced stage of preparation of its Draft Plan by Q3 2020. This was necessary in order to have a preliminary draft of all 6 volumes of its plan, SEA, HDA and SFRA complete in time to give a preliminary draft plan to members by 05 February 2021. A cut off point for data collection was therefore reached by Q3 of 2020. It was not possible for the Planning Authority to start from the beginning again with the publication of new guidelines on 18th December 2020. In addition, it is not feasible in reality for a planning authority to keep updating data right up to the point of the plan being published or adopted, given the knock on effects this would have across all the policies and objectives of the plan, including the preparation of the Core Strategy, zoning maps etc.

The Planning Authority has decided to use 2016 as the base year for data, given it's the date of the last Census and the benchmark used by the NPF and RSES. Using CSO statistics and other data on commencement notices the Planning Authority has calculated the amount of new housing development which has taken place in the period 2016 – 2020 and is subtracting this from the amount of development required for the 2016-2028 period, providing a net amount of new housing to be delivered in the eight year period 2020-2028.

The housing market is experiencing considerable challenges at the moment and the supply of new housing has been severely disrupted by market conditions and the COVID-19 Pandemic. The supply of new housing in recent years has been considerably below that which is required to meet the population target for the County set out in the NPF and RSES. At some point supply will need to catch up with demand to meet the needs of population growth and new household formation, and it is considered reasonable to continue to plan for this scale of housing delivery and not discount for a notional level of provision for the 2016-2020 period where factual information is available on actual provision. Similarly, rather than project forward for the period 2020-2022 based on a rate of delivery that is manifestly lower than what would be delivered under normal circumstances, the Council is making provision for these units as part of the plan period through the County Development Plan process. To do otherwise could lead to an underestimate of requirements and further pressure on the housing market.

4.1.2 NPF – Baseline Convergence in 2026

Adjustment E results in a lower figure for Cork County which is not considered appropriate given the level of population growth planned for and the lead in time for infrastructure planning and delivery.

While the Guidelines suggest that Adjustment F is not applicable to Cork County because actual supply (B) does not exceed, or is not close to demand (D), in the case of Cork County the following reasons have been considered:

- A severely dysfunctional housing market where supply of new houses is trailing well behind demand and there is significant unmet demand in the market all cross the county which remains to be satisfied.
- The supply of new houses has been significantly impacted by constraints in water services infrastructure across the county, many of which are due to be addressed under the Irish Water Investment Programme over the lifetime of the next County Development Plan in the period to 2028.
- Supply has also been disrupted by a range of economic and financial considerations, and most recently by the COVID pandemic.
- Under normal housing market conditions, it is considered that actual supply (B) would be close to demand (D) in the case of Cork County and therefore it is considered appropriate to apply the adjustment set out under F to ensure sufficient housing can be brought forward to meet demand. The F adjustment takes account of the period to 2026 and it is considered reasonable to extend this to the end of the plan period, to Q2 2028.

4.1.3 NPF Additional 25% Population Uplift (G)

The NPF, its accompanying Implementation Roadmap and the Southern Region RSES, also refer to further qualified allowances regarding population growth which can be applied to the target population of Cork County, as it includes scope for an additional 25% headroom (to 2026) which may be applied locally at Development Plan stages in Cork (City and County). The additional 25% headroom refers to population and is to be located in areas where it is justified in compliance with the objectives of the NPF and the RSES especially in the achievement of compact growth targets.

Cork County has been allocated population growth of 45,000 for the period to 2026. An additional allowed of 25% of this equates to an additional 11,250 persons. Based on an average house size for the Metropolitan area, the additional population would give rise to an additional 4,318 households in the plan period. These households have been added in adjustment G, a custom adjustment applied by Cork County Council to account for the 25% permitted headroom in population. It should be noted that households calculated in the Section 28 Guideline table adjustment E are determined by headship rates whereas adjustment G households are determined by average household size.

4.1.4 Household Demand in Greater Ring, North Cork and West Cork SPAs

For the remaining SPAs (Greater Ring, North Cork and West Cork) household demand has been calculated on the basis of additional anticipated households where determined by population projections and projected average household size. In previous Cork County Development Plans, a single household occupancy size was used for the entire County. In preparing the Core Strategy for the County Development Plan 2022-2028 a more refined approach to average household size has been applied at a Strategic Planning Area Level. A key consideration of the Core Strategy is to aim to reach an average household size of 2.5 by 2040. It is expected that the average household size in 2028 will be 2.63 for Cork County as a whole.

Previous Plans, including the then South West Regional Plan adopted in 2010 and going back even further to the Cork Area Strategic Plan adopted in 2001 and the Core Strategy for the County Development Plan (2014) allowed for a vacancy / obsolescence / for sale rate in translating households to gross units required, as derived from market analysis or in more recent times the CSO (Census).

Following the methodology employed for the households, it was decided to use the most robust vacancy data available at Strategic Planning Area Level, and to use the CSO Vacancy rates from 2016, but to apply varying rates specific to each Strategic Planning Area. This resulted in a gross number of units required for the County and at Strategic Planning Area.

4.1.5 Calculated Demand

Adding these additional households gives a total demand of 29,318 households (G2) for Cork County for the period 2020 H2 – 2028 H1. Within the plan period itself the total demand is 21,987 units or 3,665 units annually from 2022 H2-2028 H1.

Table 4-1 Projected Housing Demand in Cork County for the Plan Period

2022*–2028*	Description	Total Households	Reasoning
A	ESRI NPF 50:50 Scenario household demand 2017-2028 H1	24,910	NPF scenario projection for household demand from the baseline year 2017 to the end of the plan period (2028 H1)
B	Actual housing supply 2017-2020 H1	4,488	Housing supply from the baseline year to 2020 Q3 as justified in the preceding text.
C	Homeless households and unmet demand	166	Number of overcrowded, concealed households and homelessness. Overcrowding is based on people living in the house compared to the number of rooms.
D	Plan housing demand	20,588	Plan housing demand for the plan period 2020H2-2028H1 as determined by A-B+C.
Convergence Adjustment E			
E1	ESRI Baseline household demand 2017-2026	18,774	ESRI Baseline demand until NPF Convergence year
E2	ESRI NPF 50:50 Scenario household demand 2027-2028 H1	3,227	NPF 50:50 Scenario demand from convergence year to plan period end
E3	Mid-point of ESRI NPF 50:50 and ESRI Baseline 2017-2026	20,229	Mid-point of scenarios at convergence year 2026 as determined by $((A-E2) + E1)/2$
E4	Adjusted total demand 2017-2028H1	19,134	Adjusted plan housing demand for the plan period 2022H2-2028H1 as determined by $(E2+E3-B) + C$.
Convergence Adjustment F +25%			
F1	Mid-point of ESRI NPF 50:50 and ESRI Baseline 2017-2026 +25%	25,286	Mid-point of scenarios at convergence year 2026 indicated in E3 +25%
F2	ESRI NPF 50:50 Scenario household demand 2027-2028 H1 +25%	4,034	NPF 50:50 Scenario demand from convergence year to plan period end as indicated in E2 +25%
F3	Adjusted demand +25%	24,997	Total adjusted demand factoring in +25% convergence
NPF Additional 25% Population G (Added to F Adjustment)			
G1	NPF roadmap population alignment +25% (derived households using AHHS)	4,318	Additional households derived from 25% population headroom under NPF Roadmap.
G2	Adjusted Total Demand 2020 H2 – 2028 H2 (8 Years)	29,316	Total adjusted demand factoring in both 25% convergence and 25% population headroom under the NPF Roadmap (F3+G1)

4.2 Section 28 Housing Demand in Cork City Council

As outlined in Sections 1.4 and 2.1.8 of the Joint Housing Strategy, the 'Housing Supply Target Methodology' Guidelines (December 2020) set a methodology for the application of population and housing projections into Local Authority plan processes. Cork County Council and Cork City Council have accordingly provided calculations of Housing Supply Targets to be applied by KPMG FA in this Joint Housing Strategy and HNDA for the period 2022-2028. The calculations of the housing supply targets for Cork County and Cork City are set out in detail in this appendix. This appendix also details the rationales applied by both Councils in calculating their respective Housing Supply Targets for their respective Development Plans and the Joint HNDA.

Where the Section 28 Guidelines state a requirement for justification within the calculation of the household demand figure, the following notation provides such justification as further outlined in the Cork City Council Core Strategy. This is attributed using the structure of the department guidelines as labelled A, B, C, D, E and F where relevant. An additional custom adjustment (G) has been further detailed below.

4.2.1 Supply (B)

Where the Section 28 Guideline methodology requires forecasting of completions from the latest actual figure linearly until the plan period outset, Cork City have accounted for the impacts of COVID-19 on supply. This has been applied on the basis of the evident decline in completions during restrictions in the construction sector and wider society during Q2 of 2020. Historic completions for this period indicate a decline of 42.9% from the previous quarter. As such this proportion of completions was reduced from the linear forecast resulting in a more conservative estimate of 4,096 units from 2017 – 2022H1.

4.2.2 NPF-Baseline Convergence in 2026

The adjustment in F cannot be applied given that actual supply (B) is not close to nor exceeds annual unadjusted demand (D).

4.2.3 NPF Additional 25% Population Uplift (G)

This is a custom adjustment applied by Cork City Council to account for the 25% permitted headroom in population as outlined in the NPF. The additional 25% population equating to 15,150 persons from 2016 to 2028. Application of an annual average household size for Cork City during this period led to a determination of 5,986 households which has been reduced to the plan period accounting for 3,023 households. These households have been added in adjustment G. It should be noted that households calculated in the Section 28 Guideline table adjustment E are determined by headship rates whereas adjustment G households are determined by average household size.

The justification for applying the 25% additional population determined households with AHHS from the NPF roadmap (G) is based on alignment with the NPF, NPF Roadmap and SRA RSES. The NPF 50:50 scenario seeks the rebalanced growth of Ireland over the NPF period. It is unlikely that this will be achieved without a step-change in output that will require support in development plans. Planning authorities are required to ensure that their development plan and core strategy is consistent with the NPF and SRA RSES. This is critical to the delivery of balanced national growth set out in the NPF.

Section 4.3 of the Guidelines sets out how development plans must plan to provide housing to the extent identified in the established NPF Roadmap and in the NPF 50:50 City housing projection scenario. Section 4.5 of the Guidelines state that planning authorities must provide for housing in their development plan that is consistent with national and regional planning objectives, including the achievement of compact growth and the consolidation of towns and cities.

The 25% additional population accounts for the additional 25% headroom permitted to certain authorities including Cork City Council in the NPF and NPF Roadmap where projected population growth is projected to be at or above the national average baseline. Compact growth is a fundamental principle for Cork City and the Draft City Development Plan, and its core strategy will set out how this will be achieved, with a focus on liveable neighbourhoods, city homes and sustainable residential neighbourhoods, based on the principle of compact growth.

This aligns with key National (e.g. NPO 3b, NPO 4, NPO 5, NPO 7, NPO 8) and Regional Planning Objectives (e.g. RPO 10, RPO 34, RPO 35, Cork MASP PO 1). The clear alignment with NPOs and RPOs provides compelling justification to apply the additional 25% population transitional growth allowance in (G) of Table 1. But moreover, not applying the additional 25% would seriously impinge the local authority's ability to plan for the population projections set out in the NPF and SRA RSES, by reducing the number of active strategic development locations and opportunities for compact growth in Cork City, which would be contrary to the statutory requirements of the local authority to align with these national and regional planning objectives. We are confident that applying the NPF transitional growth allowance is fully justified given the outputs from our Cork City Capacity Study.

The justification for the +1% uplift is to align the targets set out in the NPF and NPF Roadmap, which used the CSO Cork City and Suburbs boundary to define Cork City, to the actual Cork City Council municipal boundary which came into effect in May 2019 (post NPF). While very different in land area terms, this difference equates to a +1% in population terms. This +1% applies to all future NPF growth targets post-2016.

It is further noted that the 18th December 2020 Minister's letter that accompanied the publication of the Guidelines sets out that – in the scenario presented in Table 1 for Cork City Council – “not less than” the mid-point between the ESRI projected ‘baseline’ and NPF annual average housing demand scenarios may be used. The mid-point is therefore the minimum, which implies that the adjusted total plan demand is also a minimum supply target.

4.2.4 Calculated Demand

Adding these additional households gives a total demand of 17,118 households (G3) for Cork City for the period 2022 H2 – 2028 H1 with an annual average of 2,853 units.

Table 4-2 Projected Housing Demand in Cork City for the Plan Period

2022* – 2028*	Description	Total Households	Reasoning
A	ESRI NPF 50:50 Scenario household demand 2017-2028 H1	19,564	NPF scenario projection for household demand from the baseline year 2017 to the end of the plan period (2028 H1)
B	Actual housing supply 2017-2022 H1	4,096	Housing supply from the baseline year to 2020 as well as forecasted supply to the start of the plan period (2022 H1)
C	Homeless households and unmet demand	498	Number of overcrowded, concealed households and homelessness. Overcrowding is based on people living in the house compared to the number of rooms.
D	Plan housing demand	15,967	Plan housing demand for the plan period 2022H2-2028H1 as determined by A-B+C.
Convergence Adjustment E			
E1	ESRI Baseline household demand 2017-2026	13,006	ESRI Baseline demand until NPF Convergence year
E2	ESRI NPF 50:50 Scenario household demand 2027-2028 H1	2,536	NPF 50:50 Scenario demand from convergence year to plan period end
E3	Mid-point of ESRI NPF 50:50 and ESRI Baseline 2017-2026	15,017	Mid-point of scenarios at convergence year 2026 as determined by $((A-E2) + E1)/2$
E4	Adjusted total demand 2017-2028H1	13,995	Adjusted plan housing demand for the plan period 2022H2-2028H1 as determined by $(E2+E3-B) + C$.
Convergence Adjustment F +25%			
F	Does not apply		
NPF Additional 25% Population G (Added to E Adjustment)			
G1	NPF Alignment with Cork City Boundary (E4+1%)	14,095	$(E4+1\%)$
G2	NPF roadmap population alignment +25% (derived households using AHHS)	3,023	Additional 25% headroom for population with households derived using average annual AHHS
G3	Adjusted Total Demand 2022 H2 – 2028 H2	17,118	Total adjusted demand factoring in 25% population headroom under the NPF Roadmap (G1+G2)

4.3 Income Analysis

The following sets out the latest information at the time of writing (October 2020) in relation to the determination of household incomes applied as part of the HNDA model to determine the need for housing at the relevant spatial boundaries within the administrative area.

Household income (disposable and gross) is a key aspect that is necessary to understand and quantify affordability within the wide variety of locations within Cork. Data on household income is typically available only at the county-level however analysis has been undertaken to determine sub-county estimates of disposable and gross household income within Cork.

For the purposes of this analysis, there are multiple spatial scales to be assessed, each of which require specific consideration in order to undertake the Housing Needs Demand Assessment (HNDA) modelling and prepare the Joint Housing Strategy. The spatial scales to be applied in the HNDA modelling are the Cork County Strategic Planning Areas and Cork City.

Data sources

There is no published dataset for household and/or individual incomes (disposable nor total) for the administrative areas of Cork City and Cork County Councils. Estimated income has therefore been derived from County totals published by the CSO and deduced through spatial analysis using Electoral Division Income Statistics. This approach has allowed incomes to be determined for both Cork County SPA's and Cork City.

Application of Electoral Division Income statistics (Household Median Gross Income) from the CSO3, the income relationship between Electoral Divisions, and therefore any custom grouping of Electoral Divisions and the county total can be observed. This observed relationship can also be referred to as an 'adaptor' wherein a positive adaptor inflates the income, and a negative adaptor deflates the income at the relevant spatial level. This enables generation of custom adaptors (i.e. inflators and deflators) to derive the gross and disposable incomes below the county level.

Spatial analysis

The disposable and gross incomes have been derived using relative weighted incomes from the county average. Given that the CSO published income statistics for disposable (net) household income in 2018¹ (preliminary) and total (i.e. gross) income for 2017², these were derived using a spatial set of income statistics³. This required calculation for a group of Electoral Divisions (where household median gross income is available) which comprise a relevant spatial area of interest (e.g. Spatial Planning Area or sub-city area) relative to the county total average income.

¹ <https://www.cso.ie/en/releasesandpublications/er/cirgdp/countyincomesandregionalgdp2017/> - Refer to Table 1a Preliminary Estimates of Primary, Total & Disposable Household Income by Region & County in 2018

² <https://www.cso.ie/en/releasesandpublications/er/cirgdp/countyincomesandregionalgdp2017/> - Refer to Table 5 Estimates of Total Income Per Person by Region and County, 2008 to 2017

This relationship was then preserved and applied to the published income statistics from the CSO to generate income indicators at sub-county level.

The gross and disposable income have been calculated relative to CSO released figures based on the 2016 gross median income difference for that area versus the county total as identified in Table 4-3. This provides an area-specific income relative to Cork County incomes detailed by CSO³. Using this generated income an adaptor was determined relative to state incomes to enable association with decile-level household income from the Household Budget Survey (2015-2016)⁴.

Where incomes were derived using this methodology, they have been inflated to present and future dates using historic and forecasted GDP figures as documented in Appendix 4.6.

Table 4-3 Strategic Planning Area derived incomes, disposable and gross income adaptors

ED Derived Incomes		Relative Income Difference	Total Income (2017)	Disposable Income (2018*)	Total Income Per Person - State (2017)	Disposable Income Per Person - State (2018*)
<i>West Cork SPA</i>	39,102	-19.9%	22,855	16,651	0.782	0.775
<i>North Cork SPA</i>	42,643	-12.6%	24,925	18,159	0.852	0.845
<i>Metropolitan SPA</i>	54,106	10.8%	31,625	23,040	1.082	1.072
<i>Greater Ring SPA</i>	50,741	3.9%	29,658	21,608	1.014	1.005
<i>Cork City</i>	49,818	2.1%	29,119	21,214	0.996	0.987

The household incomes within Cork differ from place-to-place and this note sets out the applied approach to develop bespoke inflators/deflators at the relevant spatial levels. This has been determined to be the best available approach to establish gross and disposable incomes at the sub-county level for the HNDA model. This has been determined based on best available evidence at the time of writing.

³ <https://www.cso.ie/en/releasesandpublications/er/cirgdp/countyincomesandregionalgdp2017/>

⁴ <https://www.cso.ie/en/releasesandpublications/ep/p-hbs/hbs20152016/hinc/#d.en.131941>

4.4 Annual Disposable Income per Decile

Table 4-4 Annual disposable income per decile in Cork City

Year	2022	2023	2024	2025	2026	2027	2028
1st Decile	€12,141	€12,566	€12,918	€13,254	€13,599	€13,952	€14,315
2nd Decile	€20,083	€20,786	€21,368	€21,923	€22,493	€23,078	€23,678
3rd Decile	€28,854	€29,864	€30,700	€31,498	€32,317	€33,157	€34,019
4th Decile	€36,767	€38,054	€39,120	€40,137	€41,180	€42,251	€43,350
5th Decile	€44,993	€46,567	€47,871	€49,116	€50,393	€51,703	€53,047
6th Decile	€53,616	€55,493	€57,047	€58,530	€60,051	€61,613	€63,215
7th Decile	€63,273	€65,487	€67,321	€69,071	€70,867	€72,710	€74,600
8th Decile	€74,496	€77,103	€79,262	€81,323	€83,437	€85,607	€87,833
9th Decile	€89,815	€92,959	€95,562	€98,046	€100,595	€103,211	€105,894
10th Decile	€135,165	€139,895	€143,813	€147,552	€151,388	€155,324	€159,363

Table 4-5 Annual disposable income per decile in County Metropolitan SPA

Year	2022	2023	2024	2025	2026	2027	2028
1st Decile	€13,187	€13,648	€14,030	€14,395	€14,769	€15,153	€15,547
2nd Decile	€21,812	€22,575	€23,207	€23,811	€24,430	€25,065	€25,716
3rd Decile	€31,338	€32,434	€33,343	€34,209	€35,099	€36,011	€36,948
4th Decile	€39,932	€41,330	€42,487	€43,592	€44,725	€45,888	€47,081
5th Decile	€48,866	€50,576	€51,992	€53,344	€54,731	€56,154	€57,614
6th Decile	€58,231	€60,270	€61,957	€63,568	€65,221	€66,916	€68,656
7th Decile	€68,719	€71,125	€73,116	€75,017	€76,968	€78,969	€81,022
8th Decile	€80,909	€83,740	€86,085	€88,323	€90,620	€92,976	€95,393
9th Decile	€97,547	€100,961	€103,788	€106,486	€109,255	€112,095	€115,010
10th Decile	€146,800	€151,938	€156,192	€160,253	€164,420	€168,694	€173,081

Table 4-6 Annual disposable income per decile in Greater Ring SPA

Year	2022	2023	2024	2025	2026	2027	2028
1st Decile	€12,367	€12,799	€13,158	€13,500	€13,851	€14,211	€14,580
2nd Decile	€20,455	€21,171	€21,764	€22,330	€22,910	€23,506	€24,117
3rd Decile	€29,389	€30,417	€31,269	€32,082	€32,916	€33,772	€34,650
4th Decile	€37,449	€38,760	€39,845	€40,881	€41,944	€43,034	€44,153
5th Decile	€45,827	€47,430	€48,759	€50,026	€51,327	€52,661	€54,031
6th Decile	€54,610	€56,521	€58,104	€59,615	€61,165	€62,755	€64,386
7th Decile	€64,446	€66,701	€68,569	€70,352	€72,181	€74,057	€75,983
8th Decile	€75,877	€78,533	€80,731	€82,830	€84,984	€87,194	€89,461
9th Decile	€91,480	€94,682	€97,333	€99,863	€102,460	€105,124	€107,857
10th Decile	€137,670	€142,489	€146,478	€150,287	€154,194	€158,203	€162,316

Table 4-7 Annual disposable income per decile in North Cork SPA

Year	2022	2023	2024	2025	2026	2027	2028
1st Decile	€10,393	€10,757	€11,058	€11,345	€11,640	€11,943	€12,254
2nd Decile	€17,191	€17,792	€18,291	€18,766	€19,254	€19,755	€20,268
3rd Decile	€24,698	€25,563	€26,279	€26,962	€27,663	€28,382	€29,120
4th Decile	€31,472	€32,574	€33,486	€34,357	€35,250	€36,166	€37,107
5th Decile	€38,513	€39,861	€40,977	€42,042	€43,136	€44,257	€45,408
6th Decile	€45,895	€47,501	€48,831	€50,101	€51,403	€52,740	€54,111
7th Decile	€54,161	€56,056	€57,626	€59,124	€60,661	€62,239	€63,857
8th Decile	€63,768	€65,999	€67,847	€69,611	€71,421	€73,278	€75,184
9th Decile	€76,881	€79,571	€81,799	€83,926	€86,108	€88,347	€90,644
10th Decile	€115,699	€119,749	€123,101	€126,302	€129,586	€132,955	€136,412

Table 4-8 Annual disposable income per decile in West Cork SPA

Year	2022	2023	2024	2025	2026	2027	2028
<i>1st Decile</i>	€9,530	€9,863	€10,139	€10,403	€10,674	€10,951	€11,236
<i>2nd Decile</i>	€15,763	€16,315	€16,771	€17,207	€17,655	€18,114	€18,585
<i>3rd Decile</i>	€22,647	€23,440	€24,096	€24,723	€25,365	€26,025	€26,702
<i>4th Decile</i>	€28,858	€29,869	€30,705	€31,503	€32,322	€33,163	€34,025
<i>5th Decile</i>	€35,314	€36,550	€37,574	€38,551	€39,553	€40,581	€41,636
<i>6th Decile</i>	€42,083	€43,556	€44,775	€45,940	€47,134	€48,359	€49,617
<i>7th Decile</i>	€49,662	€51,401	€52,840	€54,214	€55,623	€57,069	€58,553
<i>8th Decile</i>	€58,471	€60,518	€62,212	€63,830	€65,490	€67,192	€68,939
<i>9th Decile</i>	€70,495	€72,963	€75,006	€76,956	€78,957	€81,009	€83,116
<i>10th Decile</i>	€106,090	€109,803	€112,877	€115,812	€118,823	€121,913	€125,083

4.5 Monthly Disposable Income per Decile

Table 4-9 Monthly disposable income per Decile in Cork City

Year	2022	2023	2024	2025	2026	2027	2028
1st Decile	€1,012	€1,047	€1,077	€1,105	€1,133	€1,163	€1,193
2nd Decile	€1,674	€1,732	€1,781	€1,827	€1,874	€1,923	€1,973
3rd Decile	€2,404	€2,489	€2,558	€2,625	€2,693	€2,763	€2,835
4th Decile	€3,064	€3,171	€3,260	€3,345	€3,432	€3,521	€3,612
5th Decile	€3,749	€3,881	€3,989	€4,093	€4,199	€4,309	€4,421
6th Decile	€4,468	€4,624	€4,754	€4,877	€5,004	€5,134	€5,268
7th Decile	€5,273	€5,457	€5,610	€5,756	€5,906	€6,059	€6,217
8th Decile	€6,208	€6,425	€6,605	€6,777	€6,953	€7,134	€7,319
9th Decile	€7,485	€7,747	€7,963	€8,171	€8,383	€8,601	€8,825
10th Decile	€11,264	€11,658	€11,984	€12,296	€12,616	€12,944	€13,280

Table 4-10 Monthly disposable income per decile in County Metropolitan SPA

Year	2022	2023	2024	2025	2026	2027	2028
1st Decile	€1,099	€1,137	€1,169	€1,200	€1,231	€1,263	€1,296
2nd Decile	€1,818	€1,881	€1,934	€1,984	€2,036	€2,089	€2,143
3rd Decile	€2,611	€2,703	€2,779	€2,851	€2,925	€3,001	€3,079
4th Decile	€3,328	€3,444	€3,541	€3,633	€3,727	€3,824	€3,923
5th Decile	€4,072	€4,215	€4,333	€4,445	€4,561	€4,679	€4,801
6th Decile	€4,853	€5,022	€5,163	€5,297	€5,435	€5,576	€5,721
7th Decile	€5,727	€5,927	€6,093	€6,251	€6,414	€6,581	€6,752
8th Decile	€6,742	€6,978	€7,174	€7,360	€7,552	€7,748	€7,949
9th Decile	€8,129	€8,413	€8,649	€8,874	€9,105	€9,341	€9,584
10th Decile	€12,233	€12,661	€13,016	€13,354	€13,702	€14,058	€14,423

Table 4-11 Monthly disposable income per decile in Greater Ring SPA

Year	2022	2023	2024	2025	2026	2027	2028
1st Decile	€1,031	€1,067	€1,096	€1,125	€1,154	€1,184	€1,215
2nd Decile	€1,705	€1,764	€1,814	€1,861	€1,909	€1,959	€2,010
3rd Decile	€2,449	€2,535	€2,606	€2,673	€2,743	€2,814	€2,887
4th Decile	€3,121	€3,230	€3,320	€3,407	€3,495	€3,586	€3,679
5th Decile	€3,819	€3,953	€4,063	€4,169	€4,277	€4,388	€4,503
6th Decile	€4,551	€4,710	€4,842	€4,968	€5,097	€5,230	€5,366
7th Decile	€5,370	€5,558	€5,714	€5,863	€6,015	€6,171	€6,332
8th Decile	€6,323	€6,544	€6,728	€6,903	€7,082	€7,266	€7,455
9th Decile	€7,623	€7,890	€8,111	€8,322	€8,538	€8,760	€8,988
10th Decile	€11,473	€11,874	€12,207	€12,524	€12,850	€13,184	€13,526

Table 4-12 Monthly disposable income per decile in North Cork SPA

Year	2022	2023	2024	2025	2026	2027	2028
1st Decile	€866	€896	€921	€945	€970	€995	€1,021
2nd Decile	€1,433	€1,483	€1,524	€1,564	€1,604	€1,646	€1,689
3rd Decile	€2,058	€2,130	€2,190	€2,247	€2,305	€2,365	€2,427
4th Decile	€2,623	€2,714	€2,790	€2,863	€2,937	€3,014	€3,092
5th Decile	€3,209	€3,322	€3,415	€3,504	€3,595	€3,688	€3,784
6th Decile	€3,825	€3,958	€4,069	€4,175	€4,284	€4,395	€4,509
7th Decile	€4,513	€4,671	€4,802	€4,927	€5,055	€5,187	€5,321
8th Decile	€5,314	€5,500	€5,654	€5,801	€5,952	€6,107	€6,265
9th Decile	€6,407	€6,631	€6,817	€6,994	€7,176	€7,362	€7,554
10th Decile	€9,642	€9,979	€10,258	€10,525	€10,799	€11,080	€11,368

Table 4-13 Monthly disposable income per decile in West Cork SPA

Year	2022	2023	2024	2025	2026	2027	2028
<i>1st Decile</i>	€794	€822	€845	€867	€889	€913	€936
<i>2nd Decile</i>	€1,314	€1,360	€1,398	€1,434	€1,471	€1,509	€1,549
<i>3rd Decile</i>	€1,887	€1,953	€2,008	€2,060	€2,114	€2,169	€2,225
<i>4th Decile</i>	€2,405	€2,489	€2,559	€2,625	€2,694	€2,764	€2,835
<i>5th Decile</i>	€2,943	€3,046	€3,131	€3,213	€3,296	€3,382	€3,470
<i>6th Decile</i>	€3,507	€3,630	€3,731	€3,828	€3,928	€4,030	€4,135
<i>7th Decile</i>	€4,139	€4,283	€4,403	€4,518	€4,635	€4,756	€4,879
<i>8th Decile</i>	€4,873	€5,043	€5,184	€5,319	€5,457	€5,599	€5,745
<i>9th Decile</i>	€5,875	€6,080	€6,250	€6,413	€6,580	€6,751	€6,926
<i>10th Decile</i>	€8,841	€9,150	€9,406	€9,651	€9,902	€10,159	€10,424

4.6 Economic Outlook

The following sets out the latest information at the time of writing (October 2020) in relation to the economic forecast applied as part of the HNDA model to determine the need for housing at the relevant spatial boundaries within the administrative area.

Specifically, the economic forecast relates to Gross Domestic Product (GDP) which is used as part of the HNDA. 2016 is the baseline year in the HNDA model, therefore, historic GDP growth (%) since then has been gathered to support this analysis whilst GDP growth from this year forward and throughout the plan period have been estimated. Specifically, GDP growth has been applied to understand annual change in estimated household income per decile - a critical aspect to the HNDA model.

It should be noted that the information provided herein is correct at the time of writing and it is recognised that the ongoing COVID-19 global pandemic is subject to change that may affect the national economy. As such, the GDP growth estimates for 2020 onwards that have been provided reflect the published data from those sources as outlined herein to reflect the macroeconomic situation as data is limited at this time. It is recommended that the full reports are reviewed in detail to understand the relevant assumptions and limitations of those forecasts that have been considered and used to support this HNDA.

Data Sources

The following documents have been reviewed as part to understand GDP growth:

- Economic Research paper published by Davys in May 2020⁵; and
- Summer 2020 Economic Forecast published by the European Union in July 2020⁶;
- Q3 2020 Economic Outlook published by IBEC in October 2020⁷;
- Economic Quarterly published by the ESRI in October 2020⁸;
- Q4 2020 Quarterly Bulletin published by the Central Bank of Ireland in October 2020⁹;
- Budget 2021 published by the Government of Ireland in October 2020¹⁰; and
- IMF Outlook in October 2020¹¹.

It should be noted that these data sources recognise the potential economic impacts of COVID-19 pandemic. As such, relevant documents have been considered to reflect historic economic growth, whilst all are considered to provide an accurate estimate of future economic growth based on the latest available evidence from the relevant authorities.

⁵ <https://static.rasset.ie/documents/news/2020/05/new-econ-forecast-may-27th.pdf>

⁶ https://ec.europa.eu/info/business-economy-euro/economic-performance-and-forecasts/economic-forecasts/summer-2020-economic-forecast-deeper-recession-wider-divergences_en

⁷ <https://www.ibec.ie/influencing-for-business/economy-and-tax/quarterly-economic-outlook-q3-2020>

⁸ https://www.esri.ie/system/files/publications/QEC2020AUT_0.pdf

⁹ https://www.centralbank.ie/publication/quarterly-bulletins/quarterly-bulletin-q4-2020?utm_medium=website&utm_source=CBI-homepage&utm_campaign=q4&utm_content=44110

¹⁰ <https://www.gov.ie/en/speech/063d4-budget-speech-by-the-minister-of-finance-pascal-donohoe/#macroeconomic-outlook>

¹¹ <https://www.imf.org/en/Countries/IRL#countrydata>

Economic Forecast

Table 4-14 Forecasted GDP growth (2020 – 2025)

Source	2020	2021	2022	2023	2024	2025
<i>Davy Outlook</i>	-10.3%	7.1%				
<i>EU Summer 2020 Forecast</i>	-8.5%	6.3%				
<i>IBEC Q3 2020 Outlook</i>	-2.6%	3.1%				
<i>ESRI Autumn 2020 Forecast</i>	-1.8%	6.3%				
		3.3%				
<i>Central Bank Q4 2020 Bulletin</i>	-0.4%	3.4%	4.7%			
	-1.1%	-0.3%	3.4%			
<i>Budget 2021</i>	-2.5%	1.8%				
	-3.5%	-2.3%				
<i>IMF Outlook</i>	-3.0%	4.9%	4.3%	3.5%	2.8%	2.6%

On this basis, the following forecast GDP growth rates have, with the supporting rationale, been applied within the HNDA:

- **2020:** -3.7% GDP growth (i.e. contraction of the economy) which is the average of the economic forecasts that have been determined from the average of those forecasts as set out above.
- **2021:** 3.4% GDP growth which aligns with the latest forecasts (i.e. the datasets for next year that reflects the ongoing COVID-19 pandemic).
- **2022:** 4.5% GDP growth which growth which aligns with the latest forecasts
- **2023:** 3.5% GDP growth which growth which aligns with the IMF outlook¹¹
- **2024:** 2.8% GDP growth which growth which aligns with the IMF outlook¹¹
- **2025 onwards:** 2.6% GDP growth which growth which aligns with the IMF outlook¹¹ and represents conservative tapering.

4.7 Household Mortgage Capacity

Table 4-15 Mortgage capacity per decile in Cork City

Decile	2022	2023	2024	2025	2026	2027	2028
1st Decile	€43,005	€44,511	€45,757	€46,946	€48,167	€49,419	€50,704
2nd Decile	€71,944	€74,462	€76,547	€78,538	€80,580	€82,675	€84,824
3rd Decile	€104,365	€108,018	€111,043	€113,930	€116,892	€119,931	€123,049
4th Decile	€136,570	€141,350	€145,308	€149,086	€152,962	€156,939	€161,020
5th Decile	€173,590	€179,666	€184,697	€189,499	€194,426	€199,481	€204,667
6th Decile	€214,621	€222,132	€228,352	€234,289	€240,381	€246,631	€253,043
7th Decile	€262,184	€271,360	€278,958	€286,211	€293,652	€301,287	€309,121
8th Decile	€319,715	€330,905	€340,170	€349,015	€358,089	€367,399	€376,952
9th Decile	€407,772	€422,044	€433,862	€445,142	€456,716	€468,590	€480,774
10th Decile	€668,176	€691,562	€710,926	€729,410	€748,375	€767,833	€787,796

Table 4-16 Mortgage capacity per decile in County Metropolitan SPA

Decile	2022	2023	2024	2025	2026	2027	2028
1st Decile	€46,707	€48,342	€49,696	€50,988	€52,313	€53,673	€55,069
2nd Decile	€78,137	€80,872	€83,137	€85,298	€87,516	€89,791	€92,126
3rd Decile	€113,349	€117,316	€120,601	€123,737	€126,954	€130,255	€133,641
4th Decile	€148,326	€153,518	€157,816	€161,920	€166,130	€170,449	€174,881
5th Decile	€188,533	€195,132	€200,595	€205,811	€211,162	€216,652	€222,285
6th Decile	€233,095	€241,254	€248,009	€254,457	€261,073	€267,861	€274,825
7th Decile	€284,752	€294,719	€302,971	€310,848	€318,930	€327,222	€335,730
8th Decile	€347,236	€359,389	€369,452	€379,058	€388,914	€399,025	€409,400
9th Decile	€442,874	€458,374	€471,209	€483,460	€496,030	€508,927	€522,159
10th Decile	€725,693	€751,092	€772,123	€792,198	€812,795	€833,928	€855,610

Table 4-17 Mortgage capacity per decile in Greater Ring SPA

Decile	2022	2023	2024	2025	2026	2027	2028
1st Decile	€43,802	€45,336	€46,605	€47,817	€49,060	€50,335	€51,644
2nd Decile	€73,278	€75,843	€77,966	€79,993	€82,073	€84,207	€86,397
3rd Decile	€106,300	€110,020	€113,101	€116,041	€119,059	€122,154	€125,330
4th Decile	€139,102	€143,970	€148,002	€151,850	€155,798	€159,848	€164,004
5th Decile	€176,808	€182,996	€188,120	€193,011	€198,029	€203,178	€208,461
6th Decile	€218,599	€226,250	€232,585	€238,632	€244,836	€251,202	€257,733
7th Decile	€267,043	€276,390	€284,129	€291,516	€299,095	€306,872	€314,851
8th Decile	€325,641	€337,038	€346,476	€355,484	€364,726	€374,209	€383,939
9th Decile	€415,331	€429,867	€441,904	€453,393	€465,181	€477,276	€489,685
10th Decile	€680,561	€704,381	€724,104	€742,930	€762,246	€782,065	€802,399

Table 4-18 Mortgage capacity per decile in North Cork SPA

Decile	2022	2023	2024	2025	2026	2027	2028
1st Decile	€36,812	€38,100	€39,167	€40,186	€41,230	€42,302	€43,402
2nd Decile	€61,583	€63,739	€65,524	€67,227	€68,975	€70,768	€72,608
3rd Decile	€89,335	€92,462	€95,051	€97,522	€100,058	€102,659	€105,328
4th Decile	€116,902	€120,994	€124,382	€127,616	€130,934	€134,338	€137,831
5th Decile	€148,591	€153,791	€158,098	€162,208	€166,426	€170,753	€175,192
6th Decile	€183,712	€190,142	€195,466	€200,548	€205,763	€211,112	€216,601
7th Decile	€224,425	€232,280	€238,784	€244,993	€251,362	€257,898	€264,603
8th Decile	€273,671	€283,250	€291,181	€298,752	€306,519	€314,489	€322,665
9th Decile	€349,047	€361,264	€371,379	€381,035	€390,942	€401,107	€411,535
10th Decile	€571,949	€591,968	€608,543	€624,365	€640,598	€657,254	€674,342

Table 4-19 Mortgage capacity per decile in West Cork SPA

Decile	2022	2023	2024	2025	2026	2027	2028
1st Decile	€33,755	€34,936	€35,914	€36,848	€37,806	€38,789	€39,798
2nd Decile	€56,469	€58,445	€60,082	€61,644	€63,246	€64,891	€66,578
3rd Decile	€81,916	€84,783	€87,157	€89,423	€91,748	€94,133	€96,581
4th Decile	€107,193	€110,945	€114,052	€117,017	€120,059	€123,181	€126,384
5th Decile	€136,250	€141,019	€144,967	€148,736	€152,604	€156,571	€160,642
6th Decile	€168,455	€174,350	€179,232	€183,892	€188,673	€193,579	€198,612
7th Decile	€205,786	€212,989	€218,953	€224,645	€230,486	€236,479	€242,627
8th Decile	€250,942	€259,725	€266,998	€273,940	€281,062	€288,370	€295,867
9th Decile	€320,058	€331,260	€340,535	€349,389	€358,474	€367,794	€377,356
10th Decile	€524,448	€542,803	€558,002	€572,510	€587,395	€602,667	€618,337

4.8 Projected Price Bands

Table 4-20 Projected price bands in Cork City 2022-2028

Year	1st Band	2nd Band	3rd Band	4th Band	5th Band	6th Band	7th Band	8th Band						
2020	€97,139	€97,140	€145,708	€145,709	€194,278	€194,278	€242,847	€242,848	€291,416	€291,417	€339,986	€339,987	€388,555	€388,556
2021	€101,392	€101,393	€152,088	€152,089	€202,784	€202,785	€253,480	€253,481	€304,176	€304,177	€354,872	€354,873	€405,568	€405,569
2022	€105,448	€105,449	€158,171	€158,172	€210,895	€210,896	€263,619	€263,620	€316,343	€316,344	€369,066	€369,067	€421,790	€421,791
2023	€109,138	€109,139	€163,707	€163,708	€218,276	€218,278	€272,846	€272,847	€327,415	€327,416	€381,984	€381,985	€436,553	€436,554
2024	€112,412	€112,413	€168,619	€168,620	€224,825	€224,826	€281,031	€281,032	€337,237	€337,238	€393,443	€393,444	€449,649	€449,651
2025	€115,223	€115,224	€172,834	€172,835	€230,445	€230,446	€288,057	€288,058	€345,668	€345,669	€403,279	€403,281	€460,891	€460,892
2026	€117,527	€117,528	€176,291	€176,292	€235,054	€235,055	€293,818	€293,819	€352,581	€352,583	€411,345	€411,346	€470,109	€470,110
2027	€119,878	€119,879	€179,817	€179,818	€239,755	€239,757	€299,694	€299,695	€359,633	€359,634	€419,572	€419,573	€479,511	€479,512
2028	€122,275	€122,276	€183,413	€183,414	€244,550	€244,552	€305,688	€305,689	€366,826	€366,827	€427,963	€427,965	€489,101	€489,102
2029	€124,721	€124,722	€187,081	€187,082	€249,441	€249,443	€311,802	€311,803	€374,162	€374,163	€436,523	€436,524	€498,883	€498,884
2030	€127,215	€127,216	€190,823	€190,824	€254,430	€254,432	€318,038	€318,039	€381,645	€381,647	€445,253	€445,254	€508,861	€508,862
2031	€129,759	€129,761	€194,639	€194,640	€259,519	€259,520	€324,399	€324,400	€389,278	€389,280	€454,158	€454,159	€519,038	€519,039

Table 4-21 Projected price bands in Metropolitan SPA 2022-2028

Year	1st Band	2nd Band	3rd Band	4th Band	5th Band	6th Band	7th Band	8th Band						
2020	€97,505	€97,506	€146,257	€146,258	€195,009	€195,010	€243,762	€243,763	€292,514	€292,515	€341,266	€341,267	€390,019	€390,020
2021	€102,737	€102,738	€154,105	€154,106	€205,473	€205,474	€256,842	€256,843	€308,210	€308,211	€359,578	€359,579	€410,947	€410,948
2022	€107,873	€107,875	€161,810	€161,811	€215,747	€215,748	€269,684	€269,685	€323,620	€323,621	€377,557	€377,558	€431,494	€431,495
2023	€112,728	€112,729	€169,092	€169,093	€225,456	€225,457	€281,819	€281,821	€338,183	€338,184	€394,547	€394,548	€450,911	€450,912
2024	€117,237	€117,238	€175,855	€175,856	€234,474	€234,475	€293,092	€293,093	€351,711	€351,712	€410,329	€410,330	€468,948	€468,949
2025	€121,340	€121,341	€182,010	€182,011	€242,680	€242,682	€303,350	€303,352	€364,020	€364,022	€424,691	€424,692	€485,361	€485,362
2026	€124,980	€124,982	€187,471	€187,472	€249,961	€249,962	€312,451	€312,452	€374,941	€374,942	€437,431	€437,433	€499,921	€499,923
2027	€128,105	€128,106	€192,157	€192,159	€256,210	€256,211	€320,262	€320,263	€384,315	€384,316	€448,367	€448,368	€512,420	€512,421
2028	€130,667	€130,668	€196,000	€196,002	€261,334	€261,335	€326,667	€326,669	€392,001	€392,002	€457,334	€457,336	€522,668	€522,669
2029	€133,280	€133,282	€199,920	€199,922	€266,561	€266,562	€333,201	€333,202	€399,841	€399,842	€466,481	€466,482	€533,121	€533,123
2030	€135,946	€135,947	€203,919	€203,920	€271,892	€271,893	€339,865	€339,866	€407,838	€407,839	€475,811	€475,812	€543,784	€543,785
2031	€138,665	€138,666	€207,997	€207,999	€277,330	€277,331	€346,662	€346,663	€415,995	€415,996	€485,327	€485,328	€554,659	€554,661

Table 4-22 Projected price bands in Greater Ring SPA 2022-2028

Year	1st Band	2nd Band	3rd Band	4th Band	5th Band	6th Band	7th Band	8th Band						
2020	€101,935	€101,936	€152,902	€152,903	€203,870	€203,871	€254,837	€254,838	€305,805	€305,806	€356,772	€356,773	€407,739	€407,740
2021	€108,295	€108,296	€162,442	€162,443	€216,590	€216,591	€270,737	€270,738	€324,885	€324,886	€379,032	€379,033	€433,179	€433,180
2022	€114,793	€114,794	€172,189	€172,190	€229,585	€229,586	€286,981	€286,982	€344,378	€344,379	€401,774	€401,775	€459,170	€459,171
2023	€121,106	€121,107	€181,659	€181,660	€242,212	€242,213	€302,765	€302,766	€363,318	€363,320	€423,871	€423,873	€484,424	€484,426
2024	€127,161	€127,163	€190,742	€190,743	€254,323	€254,324	€317,904	€317,905	€381,484	€381,486	€445,065	€445,066	€508,646	€508,647
2025	€132,884	€132,885	€199,326	€199,327	€265,767	€265,769	€332,209	€332,211	€398,651	€398,652	€465,093	€465,094	€531,535	€531,536
2026	€138,199	€138,200	€207,299	€207,300	€276,398	€276,399	€345,498	€345,499	€414,597	€414,598	€483,697	€483,698	€552,796	€552,798
2027	€143,036	€143,037	€214,554	€214,555	€286,072	€286,073	€357,590	€357,591	€429,108	€429,109	€500,626	€500,627	€572,144	€572,145
2028	€147,327	€147,329	€220,991	€220,992	€294,654	€294,656	€368,318	€368,319	€441,981	€441,983	€515,645	€515,646	€589,308	€589,310
2029	€151,010	€151,012	€226,515	€226,517	€302,021	€302,022	€377,526	€377,527	€453,031	€453,032	€528,536	€528,537	€604,041	€604,043
2030	€154,030	€154,032	€231,046	€231,047	€308,061	€308,062	€385,076	€385,078	€462,091	€462,093	€539,107	€539,108	€616,122	€616,123
2031	€157,111	€157,113	€235,667	€235,668	€314,222	€314,224	€392,778	€392,779	€471,333	€471,335	€549,889	€549,890	€628,444	€628,446

Table 4-23 Projected price bands in North Cork SPA 2022-2028

Year	1st Band	2nd Band	3rd Band	4th Band	5th Band	6th Band	7th Band	8th Band						
2020	€105,151	€105,153	€157,727	€157,728	€210,303	€210,304	€262,879	€262,880	€315,454	€315,456	€368,030	€368,031	€420,606	€420,607
2021	€112,481	€112,482	€168,721	€168,722	€224,961	€224,962	€281,201	€281,203	€337,442	€337,443	€393,682	€393,683	€449,922	€449,923
2022	€119,792	€119,793	€179,688	€179,689	€239,584	€239,585	€299,480	€299,481	€359,375	€359,377	€419,271	€419,273	€479,167	€479,169
2023	€126,979	€126,981	€190,469	€190,470	€253,959	€253,960	€317,448	€317,450	€380,938	€380,939	€444,428	€444,429	€507,917	€507,919
2024	€133,963	€133,965	€200,945	€200,946	€267,926	€267,928	€334,908	€334,909	€401,890	€401,891	€468,871	€468,873	€535,853	€535,854
2025	€139,992	€139,993	€209,987	€209,989	€279,983	€279,984	€349,979	€349,980	€419,975	€419,976	€489,970	€489,972	€559,966	€559,968
2026	€145,591	€145,593	€218,387	€218,388	€291,182	€291,184	€363,978	€363,979	€436,774	€436,775	€509,569	€509,571	€582,365	€582,366
2027	€150,687	€150,688	€226,030	€226,032	€301,374	€301,375	€376,717	€376,719	€452,061	€452,062	€527,404	€527,406	€602,748	€602,749
2028	€155,208	€155,209	€232,811	€232,813	€310,415	€310,417	€388,019	€388,020	€465,623	€465,624	€543,226	€543,228	€620,830	€620,832
2029	€159,088	€159,089	€238,632	€238,633	€318,175	€318,177	€397,719	€397,721	€477,263	€477,265	€556,807	€556,809	€636,351	€636,352
2030	€162,269	€162,271	€243,404	€243,406	€324,539	€324,541	€405,674	€405,675	€486,808	€486,810	€567,943	€567,945	€649,078	€649,079
2031	€165,515	€165,516	€248,272	€248,274	€331,030	€331,031	€413,787	€413,789	€496,545	€496,546	€579,302	€579,304	€662,059	€662,061

Table 4-24 Projected price bands in West Cork SPA 2022-2028

Year	1st Band	2nd Band	3rd Band	4th Band	5th Band	6th Band	7th Band	8th Band						
2020	€93,486	€93,487	€140,229	€140,230	€186,972	€186,973	€233,715	€233,716	€280,458	€280,459	€327,201	€327,201	€373,943	€373,944
2021	€97,434	€97,435	€146,151	€146,152	€194,869	€194,870	€243,586	€243,587	€292,303	€292,304	€341,020	€341,021	€389,737	€389,738
2022	€101,332	€101,333	€151,998	€151,999	€202,663	€202,664	€253,329	€253,330	€303,995	€303,996	€354,661	€354,662	€405,327	€405,328
2023	€104,878	€104,879	€157,317	€157,319	€209,757	€209,758	€262,196	€262,197	€314,635	€314,636	€367,074	€367,075	€419,513	€419,514
2024	€108,025	€108,026	€162,037	€162,038	€216,049	€216,050	€270,062	€270,063	€324,074	€324,075	€378,086	€378,087	€432,099	€432,100
2025	€110,725	€110,726	€166,088	€166,089	€221,451	€221,452	€276,813	€276,814	€332,176	€332,177	€387,538	€387,540	€442,901	€442,902
2026	€112,940	€112,941	€169,410	€169,411	€225,880	€225,881	€282,349	€282,351	€338,819	€338,820	€395,289	€395,290	€451,759	€451,760
2027	€115,199	€115,200	€172,798	€172,799	€230,397	€230,398	€287,996	€287,998	€345,596	€345,597	€403,195	€403,196	€460,794	€460,795
2028	€117,503	€117,504	€176,254	€176,255	€235,005	€235,006	€293,756	€293,758	€352,508	€352,509	€411,259	€411,260	€470,010	€470,011
2029	€119,853	€119,854	€179,779	€179,780	€239,705	€239,706	€299,632	€299,633	€359,558	€359,559	€419,484	€419,485	€479,410	€479,412
2030	€122,250	€122,251	€183,374	€183,376	€244,499	€244,501	€305,624	€305,625	€366,749	€366,750	€427,874	€427,875	€488,999	€489,000
2031	€124,695	€124,696	€187,042	€187,043	€249,389	€249,391	€311,737	€311,738	€374,084	€374,085	€436,431	€436,433	€498,779	€498,780

4.9 Rental Analysis

Table 4-25 Forecasted rental prices in Cork City

Year	One bed	Two bed	Three bed	Four plus bed
2020	€ 947	€ 1,142	€ 1,215	€ 1,467
2021	€ 1,000	€ 1,207	€ 1,283	€ 1,549
2022	€ 1,055	€ 1,273	€ 1,354	€ 1,635
2023	€ 1,108	€ 1,337	€ 1,421	€ 1,716
2024	€ 1,158	€ 1,397	€ 1,485	€ 1,793
2025	€ 1,204	€ 1,453	€ 1,545	€ 1,865
2026	€ 1,246	€ 1,504	€ 1,599	€ 1,930
2027	€ 1,284	€ 1,549	€ 1,647	€ 1,988
2028	€ 1,316	€ 1,588	€ 1,688	€ 2,038
2029	€ 1,342	€ 1,619	€ 1,722	€ 2,079
2030	€ 1,369	€ 1,652	€ 1,756	€ 2,120
2031	€ 1,396	€ 1,685	€ 1,791	€ 2,163

Table 4-26 Forecasted rental prices in County Metropolitan SPA

Year	One bed	Two bed	Three bed	Four plus bed
2020	€ 704	€ 932	€ 1,049	€ 1,230
2021	€ 747	€ 989	€ 1,112	€ 1,305
2022	€ 791	€ 1,048	€ 1,179	€ 1,384
2023	€ 835	€ 1,106	€ 1,244	€ 1,460
2024	€ 877	€ 1,161	€ 1,306	€ 1,533
2025	€ 916	€ 1,213	€ 1,365	€ 1,602
2026	€ 953	€ 1,262	€ 1,420	€ 1,666
2027	€ 986	€ 1,306	€ 1,469	€ 1,724
2028	€ 1,016	€ 1,345	€ 1,513	€ 1,776
2029	€ 1,041	€ 1,379	€ 1,551	€ 1,820
2030	€ 1,062	€ 1,406	€ 1,582	€ 1,856
2031	€ 1,083	€ 1,435	€ 1,614	€ 1,894

Table 4-27 Forecasted rental prices in Greater Ring SPA

Year	One bed	Two bed	Three bed	Four plus bed
2020	€ 648	€ 857	€ 962	€ 943
2021	€ 691	€ 914	€ 1,025	€ 1,005
2022	€ 736	€ 973	€ 1,092	€ 1,071
2023	€ 780	€ 1,032	€ 1,157	€ 1,135
2024	€ 823	€ 1,088	€ 1,221	€ 1,197
2025	€ 864	€ 1,143	€ 1,282	€ 1,257
2026	€ 903	€ 1,194	€ 1,340	€ 1,314
2027	€ 939	€ 1,242	€ 1,393	€ 1,366
2028	€ 972	€ 1,285	€ 1,442	€ 1,414
2029	€ 1,001	€ 1,324	€ 1,486	€ 1,456
2030	€ 1,026	€ 1,357	€ 1,523	€ 1,493
2031	€ 1,046	€ 1,384	€ 1,553	€ 1,523

Table 4-28 Forecasted rental prices in North Cork SPA

Year	One bed	Two bed	Three bed	Four plus bed
2020	€ 677	€ 703	€ 782	€ 826
2021	€ 723	€ 750	€ 835	€ 882
2022	€ 770	€ 799	€ 889	€ 940
2023	€ 816	€ 847	€ 942	€ 996
2024	€ 861	€ 893	€ 994	€ 1,051
2025	€ 904	€ 938	€ 1,044	€ 1,103
2026	€ 945	€ 980	€ 1,091	€ 1,153
2027	€ 983	€ 1,020	€ 1,134	€ 1,199
2028	€ 1,017	€ 1,055	€ 1,174	€ 1,241
2029	€ 1,047	€ 1,087	€ 1,209	€ 1,278
2030	€ 1,074	€ 1,114	€ 1,239	€ 1,310
2031	€ 1,095	€ 1,136	€ 1,264	€ 1,336

Table 4-29 Forecasted rental prices in West Cork SPA

Year	One bed	Two bed	Three bed	Four plus bed
2020	€ 560	€ 683	€ 756	€ 940
2021	€ 589	€ 719	€ 796	€ 990
2022	€ 619	€ 755	€ 836	€ 1,039
2023	€ 647	€ 789	€ 873	€ 1,086
2024	€ 672	€ 820	€ 908	€ 1,129
2025	€ 696	€ 849	€ 940	€ 1,169
2026	€ 717	€ 875	€ 968	€ 1,204
2027	€ 735	€ 897	€ 993	€ 1,234
2028	€ 749	€ 914	€ 1,012	€ 1,259
2029	€ 764	€ 933	€ 1,033	€ 1,284
2030	€ 780	€ 951	€ 1,053	€ 1,309
2031	€ 795	€ 970	€ 1,074	€ 1,336

2025	1st Decile	0	0	99,754	1st Band	115,223	0	3.3%	75	75
	2nd Decile	0	0	165,000	2nd Band	172,834	218	7.4%	169	-49
	3rd Decile	299	299	237,061	3rd Band4th Band	288,057	351	31.2%	708	357
	4th Decile	298	597	302,079	5th Band	345,668	262	21.7%	494	232
	5th Decile	292	889	369,656	6th Band	403,279	242	14.4%	327	85
	6th Decile	284	1,173	440,507	7th Band	460,891	209	7.6%	172	-38
	7th Decile	274	1,447	519,846	8th Band	None	None	14.4%	327	-
	8th Decile	275	1,722	612,055						
	9th Decile	274	1,997	737,916						
	10th Decile	274	2,271	1,110,505						
		2271						100.00%	2,271	662
2026	1st Decile	0	0	102,347	1st Band	117,527	0	3.3%	75	75
	2nd Decile	0	0	169,290	2nd Band	176,291	216	7.4%	169	-48
	3rd Decile	299	299	243,225	3rd Band4th Band	293,818	349	31.2%	708	359
	4th Decile	298	597	309,933	5th Band	352,581	261	21.7%	494	233
	5th Decile	292	889	379,267	6th Band	411,345	241	14.4%	327	86
	6th Decile	284	1,173	451,960	7th Band	470,109	208	7.6%	172	-37
	7th Decile	274	1,447	533,362	8th Band	None	None	14.4%	327	-
	8th Decile	275	1,722	627,968						
	9th Decile	274	1,997	757,102						
	10th Decile	274	2,271	1,139,378						
		2271						100.00%	2,271	669.01
2027	1st Decile	0	0	105,008	1st Band	119,878	0	3.3%	75	75
	2nd Decile	0	0	173,691	2nd Band	179,817	215	7.4%	169	-46
	3rd Decile	299	299	249,548	3rd Band4th Band	299,694	347	31.2%	708	361
	4th Decile	298	597	317,991	5th Band	359,633	259	21.7%	494	235
	5th Decile	292	889	389,128	6th Band	419,572	239	14.4%	327	88
	6th Decile	284	1,173	463,711	7th Band	479,511	207	7.6%	172	-35
	7th Decile	274	1,447	547,229	8th Band	None	None	14.4%	327	-
	8th Decile	275	1,722	644,295						
	9th Decile	274	1,997	776,786						
	10th Decile	274	2,271	1,169,002						
		2271						100.00%	2,271	676

2028*	1st Decile	0	0	107,739	1st Band	122,275	0	3.3%	38	38
	2nd Decile	0	0	178,207	2nd Band	183,413	107	7.4%	84	-23
	3rd Decile	149	149	256,037	3rd Band4th Band	305,688	173	31.2%	354	182
	4th Decile	149	298	326,259	5th Band	366,826	129	21.7%	247	118
	5th Decile	146	445	399,245	6th Band	427,963	119	14.4%	164	45
	6th Decile	142	587	475,768	7th Band	489,101	103	7.6%	86	-17
	7th Decile	137	724	561,457	8th Band	None	None	14.4%	163	-
	8th Decile	138	862	661,047						
	9th Decile	137	999	796,983						
	10th Decile	137	1,136	1,199,396						
	1136							100.00%	1,136	342.06

Table 4-31 Ownership Analysis in County Metropolitan SPA 2022-2028 (this relates to Step 10)

Year	Range	No. of Additional Anticipated Households That Qualify for a Mortgage	Running Total	Affordability Threshold	Household Price Band(s)	Upper Value of Price Band	No. of Households That Qualify for a Mortgage Able to Purchase at Upper Value	% of Housing Units Anticipated per Price Band	No. Housing Units Anticipated per Price Band	Housing Surplus (+) or Deficit (-) per Price Band
2022*	1st Decile	0	0	99,245	1st Band	107,873	0	5.1%	47	47
	2nd Decile	0	0	164,159	2nd Band3rd Band	215,747	111	21.4%	198	86
	3rd Decile	122	122	235,853	4th Band	269,684	107	21.8%	201	95
	4th Decile	121	243	300,539	5th Band	323,620	101	23.8%	220	120
	5th Decile	119	362	367,772	6th Band	377,557	93	10.8%	100	7
	6th Decile	116	478	438,262	7th Band8th Band	None	None	17.2%	159	-
	7th Decile	112	589	517,196						
	8th Decile	112	702	608,936						
	9th Decile	112	813	734,155						
	10th Decile	112	925	1,104,846						
		925						100.00%	925	354.37
2023	1st Decile	0	0	102,719	1st Band	112,728	0	5.1%	94	94
	2nd Decile	0	0	169,904	2nd Band3rd Band	225,456	225	21.4%	395	170
	3rd Decile	243	243	244,108	4th Band	281,819	215	21.8%	403	187
	4th Decile	243	486	311,058	5th Band	338,183	203	23.8%	440	237
	5th Decile	238	724	380,644	6th Band	394,547	187	10.8%	200	12
	6th Decile	231	955	453,601	7th Band8th Band	None	None	17.2%	318	-
	7th Decile	224	1,178	535,298						
	8th Decile	224	1,402	630,249						
	9th Decile	223	1,626	759,851						
	10th Decile	224	1,849	1,143,515						
		1849						100.00%	1,849	700
2024	1st Decile	0	0	105,595	1st Band	117,237	0	5.1%	94	94
	2nd Decile	0	0	174,662	2nd Band	175,855	170	6.3%	117	-53
	3rd Decile	243	243	250,943	3rd Band4th Band	293,092	275	36.8%	680	406
	4th Decile	243	486	319,768	5th Band	351,711	205	23.8%	440	235
	5th Decile	238	724	391,302	6th Band	410,329	190	10.8%	200	10
	6th Decile	231	955	466,302	7th Band	468,948	164	5.1%	95	-69
	7th Decile	224	1,178	550,287	8th Band	None	None	12.1%	223	-
	8th Decile	224	1,402	647,895						
	9th Decile	223	1,626	781,127						
	10th Decile	224	1,849	1,175,534						
		1849						100.00%	1,849	621.63

2025	1st Decile	0	0	108,341	1st Band	121,340	0	5.1%	94	94
	2nd Decile	0	0	179,203	2nd Band	182,010	172	6.3%	117	-55
	3rd Decile	243	243	257,467	3rd Band4th Band	303,350	277	36.8%	680	403
	4th Decile	243	486	328,082	5th Band	364,020	207	23.8%	440	233
	5th Decile	238	724	401,476	6th Band	424,691	191	10.8%	200	8
	6th Decile	231	955	478,426	7th Band	485,361	165	5.1%	95	-71
	7th Decile	224	1,178	564,594	8th Band	None	None	12.1%	223	-
	8th Decile	224	1,402	664,741						
	9th Decile	223	1,626	801,436						
	10th Decile	224	1,849	1,206,098						
	1849						100.00%	1,849	613	
2026	1st Decile	0	0	111,157	1st Band	124,980	0	5.1%	94	94
	2nd Decile	0	0	183,862	2nd Band	187,471	173	6.3%	117	-55
	3rd Decile	243	243	264,161	3rd Band4th Band	312,451	278	36.8%	680	402
	4th Decile	243	486	336,612	5th Band	374,941	208	23.8%	440	232
	5th Decile	238	724	411,915	6th Band	437,431	192	10.8%	200	8
	6th Decile	231	955	490,865	7th Band	499,921	166	5.1%	95	-71
	7th Decile	224	1,178	579,274	8th Band	None	None	12.1%	223	-
	8th Decile	224	1,402	682,024						
	9th Decile	223	1,626	822,273						
	10th Decile	224	1,849	1,237,456						
	1849						100.00%	1,849	608.87	
2027	1st Decile	0	0	114,047	1st Band	128,105	0	5.1%	94	94
	2nd Decile	0	0	188,643	2nd Band	192,157	172	6.3%	117	-55
	3rd Decile	243	243	271,030	3rd Band4th Band	320,262	278	36.8%	680	402
	4th Decile	243	486	345,364	5th Band	384,315	208	23.8%	440	232
	5th Decile	238	724	422,624	6th Band	448,367	192	10.8%	200	8
	6th Decile	231	955	503,628	7th Band	512,420	166	5.1%	95	-71
	7th Decile	224	1,178	594,335	8th Band	None	None	12.1%	223	-
	8th Decile	224	1,402	699,757						
	9th Decile	223	1,626	843,652						
	10th Decile	224	1,849	1,269,630						
	1849						100.00%	1,849	610	

2028*	1st Decile	0	0	117,013	1st Band	130,667	0	5.1%	47	47
	2nd Decile	0	0	193,547	2nd Band	196,000	86	6.3%	59	-27
	3rd Decile	122	122	278,076	3rd Band4th Band	326,667	138	36.8%	340	202
	4th Decile	121	243	354,343	5th Band	392,001	103	23.8%	220	117
	5th Decile	119	362	433,613	6th Band	457,334	95	10.8%	100	4
	6th Decile	116	478	516,722	7th Band	522,668	82	5.1%	47	-35
	7th Decile	112	589	609,787	8th Band	None	None	12.1%	112	-
	8th Decile	112	702	717,950						
	9th Decile	112	813	865,587						
	10th Decile	112	925	1,302,640						
	925						100.00%	925	308.03	

Table 4-32 Ownership Analysis in Greater Cork Ring 2022-2028 (this relates to Step 10)

Year	Range	No. of Additional Anticipated Households That Qualify for a Mortgage	Running Total	Affordability Threshold	Household Price Band(s)	Upper Value of Price Band	No. of Households That Qualify for a Mortgage Able to Purchase at Upper Value	% of Housing Units Anticipated per Price Band	No. Housing Units Anticipated per Price Band	Housing Surplus (+) or Deficit (-) per Price Band
2022*	1st Decile	0	0	93,073	1st Band	114,793	0	12.8%	41	41
	2nd Decile	0	0	153,950	2nd Band	172,189	32	13.5%	43	10
	3rd Decile	42	42	221,185	3rd Band	229,585	35	20.7%	66	30
	4th Decile	42	83	281,848	4th Band	286,981	35	18.9%	60	24
	5th Decile	41	124	344,900	5th Band6th Band	401,774	57	22.1%	70	13
	6th Decile	40	164	411,006	7th Band	459,170	31	5.6%	18	-14
	7th Decile	38	202	485,031	8th Band	None	None	6.4%	20	-
	8th Decile	38	241	571,065						
	9th Decile	38	279	688,497						
10th Decile	38	317	1,036,134							
		317						100.00%	317	105.47
2023	1st Decile	0	0	96,331	1st Band	121,106	0	12.8%	81	81
	2nd Decile	0	0	159,338	2nd Band	181,659	66	13.5%	86	19
	3rd Decile	83	83	228,926	3rd Band	242,212	72	20.7%	132	59
	4th Decile	83	167	291,713	4th Band	302,765	72	18.9%	120	47
	5th Decile	82	248	356,972	5th Band	363,318	69	13.2%	84	15
	6th Decile	79	328	425,391	6th Band7th Band	484,424	110	14.5%	92	-18
	7th Decile	77	404	502,007	8th Band	None	None	6.4%	41	-
	8th Decile	77	481	591,052						
	9th Decile	77	558	712,595						
10th Decile	77	634	1,072,399							
		634						100.00%	634	204
2024	1st Decile	0	0	99,028	1st Band	127,161	0	12.8%	71	71
	2nd Decile	0	0	163,799	2nd Band	190,742	0	13.5%	74	74
	3rd Decile	0	0	235,336	3rd Band	254,323	71	20.7%	114	44
	4th Decile	83	83	299,881	4th Band	317,904	72	18.9%	104	32
	5th Decile	82	165	366,967	5th Band	381,484	70	13.2%	73	3
	6th Decile	79	244	437,302	6th Band	445,065	64	8.9%	49	-15
	7th Decile	77	321	516,064	7th Band8th Band	None	None	12.0%	66	-
	8th Decile	77	398	607,602						
	9th Decile	77	474	732,547						
10th Decile	77	551	1,102,426							
		551						100.00%	551	208.26

2025	1st Decile	0	0	101,603	1st Band	132,884	0	12.8%	70	70
	2nd Decile	0	0	168,058	2nd Band	199,326	0	13.5%	74	74
	3rd Decile	0	0	241,455	3rd Band	265,767	72	20.7%	114	42
	4th Decile	83	83	307,678	4th Band	332,209	74	18.9%	104	30
	5th Decile	82	165	376,508	5th Band	398,651	71	13.2%	73	1
	6th Decile	79	244	448,672	6th Band	465,093	65	8.9%	49	-16
	7th Decile	77	320	529,481	7th Band	531,535	57	5.6%	31	-27
	8th Decile	77	397	623,400	8th Band	None	None	6.4%	35	-
	9th Decile	76	474	751,594						
	10th Decile	77	550	1,131,089						
		550						100.00%	550	176
2026	1st Decile	0	0	104,244	1st Band	138,199	0	12.8%	71	71
	2nd Decile	0	0	172,428	2nd Band	207,299	0	13.5%	74	74
	3rd Decile	0	0	247,733	3rd Band	276,398	73	20.7%	114	41
	4th Decile	83	83	315,677	4th Band	345,498	75	18.9%	104	29
	5th Decile	82	165	386,297	5th Band	414,597	72	13.2%	73	0
	6th Decile	79	244	460,337	6th Band	483,697	66	8.9%	49	-17
	7th Decile	77	321	543,248	7th Band	552,796	58	5.6%	31	-27
	8th Decile	77	398	639,608	8th Band	None	None	6.4%	35	-
	9th Decile	77	474	771,135						
	10th Decile	77	551	1,160,497						
		551						100.00%	551	171.82
2027	1st Decile	0	0	106,955	1st Band	143,036	0	12.8%	66	66
	2nd Decile	0	0	176,911	2nd Band	214,554	0	13.5%	69	69
	3rd Decile	0	0	254,174	3rd Band	286,072	69	20.7%	107	38
	4th Decile	78	78	323,885	4th Band	357,590	70	18.9%	97	27
	5th Decile	76	154	396,341	5th Band	429,108	68	13.2%	68	0
	6th Decile	74	228	472,306	6th Band	500,626	62	8.9%	46	-16
	7th Decile	72	299	557,372	7th Band	572,144	55	5.6%	29	-26
	8th Decile	72	371	656,238	8th Band	None	None	6.4%	33	-
	9th Decile	71	443	791,185						
	10th Decile	72	514	1,190,670						
		514						100.00%	514	158

2028*	1st Decile	0	0	109,736	1st Band	147,327	0	12.8%	33	33
	2nd Decile	0	0	181,510	2nd Band	220,991	0	13.5%	35	35
	3rd Decile	0	0	260,782	3rd Band	294,654	34	20.7%	53	19
	4th Decile	39	39	332,306	4th Band	368,318	35	18.9%	49	13
	5th Decile	38	77	406,646	5th Band	441,981	34	13.2%	34	0
	6th Decile	37	114	484,586	6th Band	515,645	31	8.9%	23	-8
	7th Decile	36	150	571,864	7th Band	589,308	27	5.6%	14	-13
	8th Decile	36	186	673,300	8th Band	None	None	6.4%	17	-
	9th Decile	36	221	811,755						
	10th Decile	36	257	1,221,627						
	257						100.00%	257	78.16	

Table 4-33 Ownership Analysis in North Cork 2022-2028 (this relates to Step 10)

Year	Range	No. of Additional Anticipated Households That Qualify for a Mortgage	Running Total	Affordability Threshold	Household Price Band(s)	Upper Value of Price Band	No. of Households That Qualify for a Mortgage Able to Purchase at Upper Value	% of Housing Units Anticipated per Price Band	No. Housing Units Anticipated per Price Band	Housing Surplus (+) or Deficit (-) per Price Band
2022*	1st Decile	0	0	78,219	1st Band	119,792	0	30.9%	32	32
	2nd Decile	0	0	129,381	2nd Band	179,688	0	26.1%	27	27
	3rd Decile	0	0	185,886	3rd Band	239,584	26	17.9%	19	-7
	4th Decile	16	16	236,868						
	5th Decile	16	31	289,857	4th Band	299,480	14	13.0%	14	-1
	6th Decile	15	47	345,413	5th Band	359,375	14	6.3%	7	-7
	7th Decile	15	61	407,624	6th Band	419,271	12	2.5%	3	-10
	8th Decile	15	76	479,928	7th Band8th Band	None	None	3.3%	3	-
	9th Decile	15	90	578,619						
	10th Decile	15	105	870,775						
		105						100.00%	105	35.32
2023	1st Decile	0	0	80,957	1st Band	126,979	0	30.9%	65	65
	2nd Decile	0	0	133,909	2nd Band	190,469	0	26.1%	54	54
	3rd Decile	0	0	192,392	3rd Band	253,959	53	17.9%	37	-15
	4th Decile	32	32	245,158						
	5th Decile	31	62	300,002	4th Band	317,448	29	13.0%	27	-2
	6th Decile	30	93	357,502	5th Band	380,938	28	6.3%	13	-14
	7th Decile	29	122	421,891	6th Band	444,428	25	2.5%	5	-20
	8th Decile	29	151	496,725	7th Band	507,917	18	1.3%	3	-15
	9th Decile	29	180	598,871	8th Band	None	None	2.0%	4	-
	10th Decile	29	209	901,253						
		209						100.00%	209	52
2024	1st Decile	0	0	83,224	1st Band	133,963	0	30.9%	65	65
	2nd Decile	0	0	137,658	2nd Band	200,945	25	26.1%	54	29
	3rd Decile	0	0	197,779						
	4th Decile	32	32	252,022	3rd Band	267,926	29	17.9%	37	8
	5th Decile	31	62	308,402	4th Band	334,908	30	13.0%	27	-3
	6th Decile	30	93	367,512	5th Band	401,890	28	6.3%	13	-15
	7th Decile	29	122	433,704	6th Band	468,871	26	2.5%	5	-21
	8th Decile	29	151	510,634	7th Band	535,853	18	1.3%	3	-15
	9th Decile	29	180	615,639	8th Band	None	None	2.0%	4	-
	10th Decile	29	209	926,488						
		209						100.00%	209	48.19

2025	1st Decile	0	0	85,388	1st Band	139,992	0	30.9%	65	65
	2nd Decile	0	0	141,237	2nd Band	209,987	26	26.1%	54	29
	3rd Decile	0	0	202,921						
	4th Decile	32	32	258,575	3rd Band	279,983	30	17.9%	37	8
	5th Decile	31	62	316,420	4th Band	349,979	31	13.0%	27	-4
	6th Decile	30	93	377,068	5th Band	419,975	29	6.3%	13	-16
	7th Decile	29	122	444,980	6th Band	489,970	26	2.5%	5	-21
	8th Decile	29	151	523,910	7th Band	559,966	18	1.3%	3	-16
	9th Decile	29	180	631,646	8th Band	None	None	2.0%	4	-
	10th Decile	29	209	950,576						
		209						100.00%	209	45
2026	1st Decile	0	0	87,608	1st Band	145,591	0	30.9%	55	55
	2nd Decile	0	0	144,910						
	3rd Decile	0	0	208,197	2nd Band	218,387	0	26.1%	46	46
	4th Decile	0	0	265,298	3rd Band	291,182	28	17.9%	32	4
	5th Decile	31	31	324,647	4th Band	363,978	30	13.0%	23	-7
	6th Decile	30	61	386,871	5th Band	436,774	29	6.3%	11	-18
	7th Decile	29	90	456,550	6th Band	509,569	27	2.5%	4	-22
	8th Decile	29	119	537,532	7th Band	582,365	20	1.3%	2	-18
	9th Decile	29	148	648,068	8th Band	None	None	2.0%	4	-
	10th Decile	29	177	975,291						
		177						100.00%	177	40.55
2027	1st Decile	0	0	89,886	1st Band	150,687	0	30.9%	46	46
	2nd Decile	0	0	148,677						
	3rd Decile	0	0	213,610	2nd Band	226,030	0	26.1%	39	39
	4th Decile	0	0	272,196	3rd Band	301,374	24	17.9%	27	3
	5th Decile	26	26	333,088	4th Band	376,717	25	13.0%	19	-6
	6th Decile	25	51	396,930	5th Band	452,061	24	6.3%	9	-15
	7th Decile	24	76	468,420	6th Band	527,404	23	2.5%	4	-19
	8th Decile	25	100	551,508	7th Band	602,748	17	1.3%	2	-15
	9th Decile	24	125	664,918	8th Band	None	None	2.0%	3	-
	10th Decile	24	149	1,000,649						
		149						100.00%	149	33

2028*	1st Decile	0	0	92,223	1st Band	155,208	0	30.9%	23	23
	2nd Decile	0	0	152,543						
	3rd Decile	0	0	219,164	2nd Band	232,811	0	26.1%	19	19
	4th Decile	0	0	279,273	3rd Band	310,415	12	17.9%	13	2
	5th Decile	13	13	341,748	4th Band	388,019	13	13.0%	10	-3
	6th Decile	13	26	407,250	5th Band	465,623	12	6.3%	5	-8
	7th Decile	12	38	480,599	6th Band	543,226	11	2.5%	2	-10
	8th Decile	12	50	565,847	7th Band	620,830	9	1.3%	1	-8
	9th Decile	12	62	682,206	8th Band	None	None	2.0%	1	-
	10th Decile	12	75	1,026,666						
	75						100.00%	75	16.34	

Table 4-34 Ownership Analysis in West Cork 2022-2028 (this relates to Step 10)

Year	Range	No. of Additional Anticipated Households That Qualify for a Mortgage	Running Total	Affordability Threshold	Household Price Band(s)	Upper Value of Price Band	No. of Households That Qualify for a Mortgage Able to Purchase at Upper Value	% of Housing Units Anticipated per Price Band	No. Housing Units Anticipated per Price Band	Housing Surplus (+) or Deficit (-) per Price Band
2022*	1st Decile	0	0	71,723	1st Band	101,332	0	16.8%	15	15
	2nd Decile	0	0	118,635	2nd Band	151,998	0	15.9%	15	15
	3rd Decile	0	0	170,447	3rd Band	202,663	13	20.4%	19	6
	4th Decile	14	14	217,195	4th Band	253,329	13	19.3%	18	4
	5th Decile	14	27	265,783	5th Band	303,995	13	10.8%	10	-3
	6th Decile	13	40	316,725	6th Band	354,661	12	6.2%	6	-6
	7th Decile	13	53	373,770	7th Band	405,327	10	4.1%	4	-6
	8th Decile	13	66	440,068	8th Band	None	None	6.3%	6	-
	9th Decile	13	79	530,563						
	10th Decile	13	91	798,455						
		91						100.00%	91	24.81
2023	1st Decile	0	0	74,233	1st Band	104,878	0	16.8%	31	31
	2nd Decile	0	0	122,787	2nd Band	157,317	0	15.9%	29	29
	3rd Decile	0	0	176,413	3rd Band	209,757	26	20.4%	37	12
	4th Decile	28	28	224,797	4th Band	262,196	26	19.3%	35	9
	5th Decile	27	55	275,086	5th Band	314,635	26	10.8%	20	-6
	6th Decile	26	81	327,811	6th Band	367,074	23	6.2%	11	-12
	7th Decile	25	106	386,852	7th Band	419,513	21	4.1%	8	-13
	8th Decile	25	132	455,471	8th Band	None	None	6.3%	12	-
	9th Decile	25	157	549,132						
	10th Decile	25	183	826,401						
		183						100.00%	183	50
2024	1st Decile	0	0	76,312	1st Band	108,025	0	16.8%	31	31
	2nd Decile	0	0	126,225	2nd Band	162,037	0	15.9%	29	29
	3rd Decile	0	0	181,352	3rd Band	216,049	26	20.4%	37	11
	4th Decile	27	27	231,091	4th Band	270,062	26	19.3%	35	9
	5th Decile	27	54	282,788	5th Band	324,074	26	10.8%	20	-6
	6th Decile	26	81	336,989	6th Band	378,086	23	6.2%	11	-12
	7th Decile	25	106	397,684	7th Band	432,099	20	4.1%	8	-13
	8th Decile	25	131	468,224	8th Band	None	None	6.3%	12	-
	9th Decile	25	157	564,508						
	10th Decile	25	182	849,540						
		182						100.00%	182	49.19

2025	1st Decile	0	0	78,296	1st Band	110,725	0	16.8%	31	31
	2nd Decile	0	0	129,507	2nd Band	166,088	0	15.9%	29	29
	3rd Decile	0	0	186,068	3rd Band	221,451	26	20.4%	37	12
	4th Decile	28	28	237,099	4th Band	276,813	26	19.3%	35	9
	5th Decile	27	55	290,141	5th Band	332,176	26	10.8%	20	-6
	6th Decile	26	81	345,751	6th Band	387,538	23	6.2%	11	-12
	7th Decile	25	106	408,023	7th Band	442,901	21	4.1%	8	-13
	8th Decile	25	132	480,398	8th Band	None	None	6.3%	12	-
	9th Decile	25	157	579,185						
	10th Decile	25	183	871,628						
		183					100.00%	183	49	
2026	1st Decile	0	0	80,332	1st Band	112,940	0	16.8%	31	31
	2nd Decile	0	0	132,874	2nd Band	169,410	0	15.9%	29	29
	3rd Decile	0	0	190,905	3rd Band	225,880	25	20.4%	37	12
	4th Decile	27	27	243,264	4th Band	282,349	26	19.3%	35	9
	5th Decile	27	54	297,684	5th Band	338,819	25	10.8%	20	-6
	6th Decile	26	81	354,740	6th Band	395,289	23	6.2%	11	-12
	7th Decile	25	106	418,632	7th Band	451,759	20	4.1%	8	-13
	8th Decile	25	131	492,888	8th Band	None	None	6.3%	12	-
	9th Decile	25	157	594,244						
	10th Decile	25	182	894,290						
		182					100.00%	182	50.02	
2027	1st Decile	0	0	82,420	1st Band	115,199	0	16.8%	32	32
	2nd Decile	0	0	136,329	2nd Band	172,798	0	15.9%	31	31
	3rd Decile	0	0	195,869	3rd Band	230,397	27	20.4%	39	13
	4th Decile	29	29	249,589	4th Band	287,996	28	19.3%	37	10
	5th Decile	29	58	305,424	5th Band	345,596	27	10.8%	21	-6
	6th Decile	28	85	363,964	6th Band	403,195	24	6.2%	12	-12
	7th Decile	27	112	429,516	7th Band	460,794	21	4.1%	8	-13
	8th Decile	27	139	505,703	8th Band	None	None	6.3%	12	-
	9th Decile	27	166	609,694						
	10th Decile	27	193	917,542						
		193					100.00%	193	54	

2028*	1st Decile	0	0	84,563	1st Band	117,503	0	16.8%	16	16
	2nd Decile	0	0	139,874	2nd Band	176,254	0	15.9%	15	15
	3rd Decile	0	0	200,961	3rd Band	235,005	13	20.4%	20	6
	4th Decile	15	15	256,078	4th Band	293,756	14	19.3%	19	5
	5th Decile	14	29	313,365	5th Band	352,508	13	10.8%	10	-3
	6th Decile	14	43	373,427	6th Band	411,259	12	6.2%	6	-6
	7th Decile	13	56	440,684	7th Band	470,010	11	4.1%	4	-7
	8th Decile	14	70	518,851	8th Band	None	None	6.3%	6	-
	9th Decile	13	83	625,546						
	10th Decile	13	97	941,398						
		97					100.00%	97	27.37	

4.11 Household Affordability

Table 4-35 Approximate affordable house price per decile in Cork City

Decile	2022	2023	2024	2025	2026	2027	2028
1st Decile	€91,379	€94,578	€97,226	€99,754	€102,347	€105,008	€107,739
2nd Decile	€151,148	€156,438	€160,818	€165,000	€169,290	€173,691	€178,207
3rd Decile	€217,160	€224,760	€231,054	€237,061	€243,225	€249,548	€256,037
4th Decile	€276,719	€286,404	€294,424	€302,079	€309,933	€317,991	€326,259
5th Decile	€338,623	€350,475	€360,289	€369,656	€379,267	€389,128	€399,245
6th Decile	€403,526	€417,650	€429,344	€440,507	€451,960	€463,711	€475,768
7th Decile	€476,204	€492,872	€506,672	€519,846	€533,362	€547,229	€561,457
8th Decile	€560,673	€580,296	€596,545	€612,055	€627,968	€644,295	€661,047
9th Decile	€675,968	€699,627	€719,216	€737,916	€757,102	€776,786	€796,983
10th Decile	€1,017,278	€1,052,883	€1,082,363	€1,110,505	€1,139,378	€1,169,002	€1,199,396

Table 4-36 Approximate affordable house price per decile in County Metropolitan SPA

Decile	2022	2023	2024	2025	2026	2027	2028
1st Decile	€99,245	€102,719	€105,595	€108,341	€111,157	€114,047	€117,013
2nd Decile	€164,159	€169,904	€174,662	€179,203	€183,862	€188,643	€193,547
3rd Decile	€235,853	€244,108	€250,943	€257,467	€264,161	€271,030	€278,076
4th Decile	€300,539	€311,058	€319,768	€328,082	€336,612	€345,364	€354,343
5th Decile	€367,772	€380,644	€391,302	€401,476	€411,915	€422,624	€433,613
6th Decile	€438,262	€453,601	€466,302	€478,426	€490,865	€503,628	€516,722
7th Decile	€517,196	€535,298	€550,287	€564,594	€579,274	€594,335	€609,787
8th Decile	€608,936	€630,249	€647,895	€664,741	€682,024	€699,757	€717,950
9th Decile	€734,155	€759,851	€781,127	€801,436	€822,273	€843,652	€865,587
10th Decile	€1,104,846	€1,143,515	€1,175,534	€1,206,098	€1,237,456	€1,269,630	€1,302,640

Table 4-37 Approximate affordable house price per decile in Greater Ring SPA

Decile	2022	2023	2024	2025	2026	2027	2028
1st Decile	€93,073	€96,331	€99,028	€101,603	€104,244	€106,955	€109,736
2nd Decile	€153,950	€159,338	€163,799	€168,058	€172,428	€176,911	€181,510
3rd Decile	€221,185	€228,926	€235,336	€241,455	€247,733	€254,174	€260,782
4th Decile	€281,848	€291,713	€299,881	€307,678	€315,677	€323,885	€332,306
5th Decile	€344,900	€356,972	€366,967	€376,508	€386,297	€396,341	€406,646
6th Decile	€411,006	€425,391	€437,302	€448,672	€460,337	€472,306	€484,586
7th Decile	€485,031	€502,007	€516,064	€529,481	€543,248	€557,372	€571,864
8th Decile	€571,065	€591,052	€607,602	€623,400	€639,608	€656,238	€673,300
9th Decile	€688,497	€712,595	€732,547	€751,594	€771,135	€791,185	€811,755
10th Decile	€1,036,134	€1,072,399	€1,102,426	€1,131,089	€1,160,497	€1,190,670	€1,221,627

Table 4-38 Approximate affordable house price per decile in North Cork SPA

Decile	2022	2023	2024	2025	2026	2027	2028
<i>1st Decile</i>	€78,219	€80,957	€83,224	€85,388	€87,608	€89,886	€92,223
<i>2nd Decile</i>	€129,381	€133,909	€137,658	€141,237	€144,910	€148,677	€152,543
<i>3rd Decile</i>	€185,886	€192,392	€197,779	€202,921	€208,197	€213,610	€219,164
<i>4th Decile</i>	€236,868	€245,158	€252,022	€258,575	€265,298	€272,196	€279,273
<i>5th Decile</i>	€289,857	€300,002	€308,402	€316,420	€324,647	€333,088	€341,748
<i>6th Decile</i>	€345,413	€357,502	€367,512	€377,068	€386,871	€396,930	€407,250
<i>7th Decile</i>	€407,624	€421,891	€433,704	€444,980	€456,550	€468,420	€480,599
<i>8th Decile</i>	€479,928	€496,725	€510,634	€523,910	€537,532	€551,508	€565,847
<i>9th Decile</i>	€578,619	€598,871	€615,639	€631,646	€648,068	€664,918	€682,206
<i>10th Decile</i>	€870,775	€901,253	€926,488	€950,576	€975,291	€1,000,649	€1,026,666

Table 4-39 Approximate affordable house price per decile in West Cork SPA

Decile	2022	2023	2024	2025	2026	2027	2028
<i>1st Decile</i>	€71,723	€74,233	€76,312	€78,296	€80,332	€82,420	€84,563
<i>2nd Decile</i>	€118,635	€122,787	€126,225	€129,507	€132,874	€136,329	€139,874
<i>3rd Decile</i>	€170,447	€176,413	€181,352	€186,068	€190,905	€195,869	€200,961
<i>4th Decile</i>	€217,195	€224,797	€231,091	€237,099	€243,264	€249,589	€256,078
<i>5th Decile</i>	€265,783	€275,086	€282,788	€290,141	€297,684	€305,424	€313,365
<i>6th Decile</i>	€316,725	€327,811	€336,989	€345,751	€354,740	€363,964	€373,427
<i>7th Decile</i>	€373,770	€386,852	€397,684	€408,023	€418,632	€429,516	€440,684
<i>8th Decile</i>	€440,068	€455,471	€468,224	€480,398	€492,888	€505,703	€518,851
<i>9th Decile</i>	€530,563	€549,132	€564,508	€579,185	€594,244	€609,694	€625,546
<i>10th Decile</i>	€798,455	€826,401	€849,540	€871,628	€894,290	€917,542	€941,398

4.12 Residential Price Outlook

The following sets out the latest information at the time of writing (October 2020) in relation to the Housing Needs Demand Assessments (HNDA) model for Cork City and County Councils.

Specifically, this analysis sets out the approach to forecasting property values used in the production of the affordability assessment within the Housing Strategy and HNDA. This residential price 'outlook' facilitated projection of prices throughout the plan period thus enabling analysis of affordability dynamics. This outlook was applied to both residential property prices for sales and rents equally.

Limitations and Assumptions

This approach is based on best available knowledge at the time of writing (November 2020) prior to any formal consultation and/or informal updates from the Department of Housing, Local Government and Heritage as well as the Office of the Planning Regulator through engagement. It is assumed that the outlook applied was equally relevant to both sale and rent values.

Overview

Research was conducted in relation to the projected property purchase and market rental prices across Cork. Specifically, the latest market data (full analysis of Property Price Register 2010-2020 and Residential Tenancies Board 2020-2020) and review of industry reports indicates that COVID-19 has not impacted the market and prices as was previously anticipated.

Therefore, the optimal approach determined was to apply historic information per Strategic Planning Area (SPA) as an indicator for future change as described below for sales and rents:

Residential Sales: Property Price Register - historic and forecasted

Historic sales data (2010-2020 (H1) Property Price Register) was analysed for each Cork County SPA and Cork City. Ultimately application of forecasted PPR trends based on historic average projection (5 year rolling average) with conservative tapering applied thereafter (at a rate of 0.5% decline per annum to sustained 2% growth) were used. The rates indicated in Table 4-40 have been applied.

Table 4-40 Residential sales forecasted rate of change

Year	West Cork SPA	North Cork SPA	Greater Ring SPA	Metropolitan SPA	Cork City
2010	-	-	-	-	-
2011	-13.23%	5.10%	-14.37%	-5.65%	-7.79%
2012	-16.73%	-9.89%	-8.71%	-14.54%	-11.97%
2013	1.53%	-13.51%	-10.42%	-1.65%	-8.32%
2014	-3.52%	2.32%	2.97%	-1.67%	9.15%
2015	3.61%	5.27%	8.36%	8.77%	13.65%
2016	13.25%	-0.01%	14.18%	9.24%	10.41%
2017	4.11%	16.83%	5.62%	9.22%	3.14%
2018	3.92%	7.70%	4.93%	6.78%	8.14%
2019	6.35%	5.18%	4.53%	4.08%	3.06%

Year	West Cork SPA	North Cork SPA	Greater Ring SPA	Metropolitan SPA	Cork City
2020	-6.51%	5.15%	1.93%	-2.50%	-2.86%
2021	4.22%	6.97%	6.24%	5.37%	4.38%
2022	4.00%	6.50%	6.00%	5.00%	4.00%
2023	3.50%	6.00%	5.50%	4.50%	3.50%
2024	3.00%	5.50%	5.00%	4.00%	3.00%
2025	2.50%	4.50%	4.50%	3.50%	2.50%
2026	2.00%	4.00%	4.00%	3.00%	2.00%
2027	2.00%	3.50%	3.50%	2.50%	2.00%
2028	2.00%	3.00%	3.00%	2.00%	2.00%
2029	2.00%	2.50%	2.50%	2.00%	2.00%
2030	2.00%	2.00%	2.00%	2.00%	2.00%
2031	2.00%	2.00%	2.00%	2.00%	2.00%

Residential Rents: Residential Tenancies Board - historic and forecasted

Historic rent data (2010-2020Q1 Residential Tenancies Board [CSO Published]) was analysed for each Cork County SPA and Cork City. Ultimately application of forecasted RTB trends based on historic average projection (5 year rolling average) with conservative tapering applied thereafter (at a rate of 0.5% decline per annum to sustained 2% growth) were used. The rates indicated in Table 4-41 have been applied

Table 4-41 Residential rents forecasted rate of change

Year	West Cork SPA	North Cork SPA	Greater Ring SPA	Metropolitan SPA	Cork City
2010	-	-	-	-	-
2011	-5.87%	-1.69%	-4.83%	-4.90%	-2.76%
2012	-1.66%	-2.26%	-1.33%	-2.65%	0.78%
2013	-3.28%	-1.81%	-0.99%	1.21%	0.98%
2014	2.10%	0.83%	2.35%	3.81%	5.74%
2015	3.91%	4.73%	5.58%	8.72%	4.28%
2016	4.53%	5.89%	7.96%	6.99%	10.87%
2017	7.22%	6.00%	8.50%	6.94%	5.85%
2018	8.80%	8.84%	7.39%	8.56%	6.72%
2019	4.20%	7.87%	6.32%	5.98%	3.89%
2020	1.63%	5.20%	2.93%	1.91%	0.87%
2021	5.28%	6.76%	6.62%	6.08%	5.64%
2022	5.00%	6.50%	6.50%	6.00%	5.50%
2023	4.50%	6.00%	6.00%	5.50%	5.00%
2024	4.00%	5.50%	5.50%	5.00%	4.50%
2025	3.50%	5.00%	5.00%	4.50%	4.00%
2026	3.00%	4.50%	4.50%	4.00%	3.50%
2027	2.50%	4.00%	4.00%	3.50%	3.00%
2028	2.00%	3.50%	3.50%	3.00%	2.50%
2029	2.00%	3.00%	3.00%	2.50%	2.00%
2030	2.00%	2.50%	2.50%	2.00%	2.00%
2031	2.00%	2.00%	2.00%	2.00%	2.00%

4.13 Single Housing in the Countryside

Table 4-42 Residential buildings: urban and rural distribution

Strategic Planning Area		Area	2006	2011	2016	2017	2018	2019	2020
<i>County Metro. SPA</i>	Rural		35.0%	35.2%	35.3%	35.2%	35.3%	35.4%	35.3%
	Urban		65.0%	64.8%	64.7%	64.8%	64.7%	64.6%	64.7%
<i>Greater Ring SPA</i>	Rural		58.8%	58.4%	58.7%	58.6%	58.7%	58.8%	57.8%
	Urban		41.2%	41.6%	41.3%	41.4%	41.3%	41.2%	42.2%
<i>North Cork SPA</i>	Rural		75.5%	74.7%	74.8%	74.9%	74.9%	75.0%	75.0%
	Urban		24.5%	25.3%	25.2%	25.1%	25.1%	25.0%	25.0%
<i>West Cork SPA</i>	Rural		80.9%	80.1%	80.2%	80.2%	80.2%	80.2%	80.2%
	Urban		19.1%	19.9%	19.8%	19.8%	19.8%	19.8%	19.8%

Table 4-43 Residential buildings: urban and rural distribution change over time

Strategic Planning Area	Area	Intercensal Change			Annual Change		
		2006-2011	2011-2016	-2017	-2018	-2019	-2020
<i>Metropolitan Cork SPA</i>	Rural	11.14%	2.67%	1.05%	1.50%	1.86%	0.79%
	Urban	10.57%	2.25%	1.34%	0.93%	1.69%	1.08%
<i>Greater Ring SPA</i>	Rural	21.69%	2.32%	0.64%	0.98%	1.39%	0.76%
	Urban	23.63%	1.20%	0.96%	0.79%	0.77%	4.97%
<i>North Cork SPA</i>	Rural	17.53%	0.46%	0.28%	0.18%	1.31%	0.02%
	Urban	22.52%	-0.10%	-0.31%	0.18%	0.80%	0.19%
<i>West Cork SPA</i>	Rural	22.59%	2.45%	0.49%	0.35%	1.03%	0.16%
	Urban	29.27%	1.53%	0.53%	0.36%	0.92%	0.57%

Table 4-44 CSO granted planning applications in Cork County 2001-2010

Granted Planning Applications	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
<i>Houses and Apartments (units)</i>	4,998	5,110	5,012	5,110	9,980	6,302	7,762	4,146	2,720	385
<i>One-Off Housing (units)</i>	2,133	1,823	1,810	2,433	2,173	2,100	2,120	1,627	1,062	679
<i>Average floor size of SRD</i>	182.0	191.9	197.6	199.4	206.8	214.0	226.7	235.8	243.2	241.1
<i>Houses and Apartments % of Total</i>	70%	74%	73%	68%	82%	75%	79%	72%	72%	36%
<i>One-Off Housing % of Total</i>	30%	26%	27%	32%	18%	25%	21%	28%	28%	64%
Total #	7,131	6,933	6,822	7,543	12,153	8,402	9,882	5,773	3,782	1,064

Table 4-45 CSO granted planning applications in Cork County 2011-2020

Granted Planning Applications	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Grand Total	Avg % '01-'20
<i>Houses and Apartments (units)</i>	634	121	198	296	650	1,038	1,178	3,188	2,807	819	62,454	
<i>One-Off Housing (units)</i>	585	501	384	456	518	593	653	661	673	221	23,205	
<i>Average floor size of SRD</i>	240.7	237.8	243.7	231.9	233.3	237.5	229.7	226.5	226.6	221.5		223.4
<i>Houses and Apartments % of Total</i>	52%	19%	34%	39%	56%	64%	64%	83%	81%	79%	72.9%	63.6%
<i>One-Off Housing % of Total</i>	48%	81%	66%	61%	44%	36%	36%	17%	19%	21%	27.1%	36.4%
Total #	1,219	622	582	752	1,168	1,631	1,831	3,849	3,480	1,040	85,659	

Table 4-46 CSO granted planning applications in Cork City 2001-2010

Granted Planning Applications	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
<i>Houses and Apartments (units)</i>	1,334	570	1,474	1,658	932	892	893	425	1,009	306
<i>One-Off Housing # (units)</i>	42	40	36	49	54	52	62	45	34	32
<i>Average floor size of SRD</i>	132.6	140.7	172.4	171.5	151.1	161.2	157.1	163.9	187.7	154.9
<i>Houses and Apartments % of Total</i>	97%	93%	98%	97%	95%	94%	94%	90%	97%	91%
<i>One-Off Housing % of Total</i>	3%	7%	2%	3%	5%	6%	6%	10%	3%	9%
Total #	1,376	610	1,510	1,707	986	944	955	470	1,043	338

Table 4-47 CSO granted planning applications in Cork City 2011-2020

Granted Planning Applications	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Grand Total	Avg % '01-'20
<i>Houses and Apartments (units)</i>	79	36	52	38	98	189	270	995	1,052	1,063	13,365	
<i>One-Off Housing # (units)</i>	23	20	19	23	17	38	40	30	31	17	704	
<i>Average floor size of SRD</i>	203.2	181.3	230.4	207.1	214.8	178.0	193.8	143.5	202.1	178.5		176.3
<i>Houses and Apartments % of Total</i>	77%	64%	73%	62%	85%	83%	87%	97%	97%	98%	95.0%	88.5%
<i>One-Off Housing % of Total</i>	23%	36%	27%	38%	15%	17%	13%	3%	3%	2%	5.0%	11.5%
Total #	102	56	71	61	115	227	310	1,025	1,083	1,080	14,069	