

3. Housing Demand

Population Projections and Dwelling Output

3.1 The purpose of this section is to provide a profile of the population projections and expected dwelling output in Cork up until 2011. Social and affordable housing needs are considered in section five below.

Population Projections ¹

Population in 2001 is 434,600

3.2 The population of Cork City and County in 2001 is estimated to be 434,600 consisting approximately of 143,500 households.

38,000 New Households by 2011

3.3 Over the next 10 years (to 2011), around 38,000 new households are expected to form in Cork.² Within the next 5-year period it is expected that there will be a growth of 19,000 households. This is around 3,800 households per annum, or an overall annual growth rate of 2.5%. The growth in household numbers will not be evenly distributed throughout Cork due to existing concentrations of population and market forces. The future distribution of households will be directed by strategic spatial planning policy.

Distribution of New Households

3.4 Table 1 provides a projection of the distribution of new households from 2001 to 2006. This takes into account the strategic spatial policy of the Draft Cork Strategic Plan and the Draft North West Strategy Study.

Table 1: Projected Population and Household Growth

Housing Market Area	2001		2006		New Households	
	Population	Number of Households	Population	Number of Households	Number	% Distribution on Total
South Metropolitan (City Element)	142,500 (73,000)	47,500 (26,000)	153,500 (76,000)	54,000 (28,000)	6,500 (1,800)	34% (9.5%)
North Metropolitan (City Element)	75,500 (50,600)	25,300 (17,400)	80,000 (52,600)	28,000 (18,500)	2,700 (1,150)	14% (6%)
East Metropolitan	35,000	11,600	40,500	14,600	3,000	16%
Total Metropolitan	253,000	84,400	274,000	96,600	12,200	64%
Ring Towns	76,000	24,700	81,000	27,500	2,800	15%
South Coast	51,300	16,700	54,700	18,900	2,200	11%
North & West	34,000	11,100	35,500	12,200	1,100	6%
Charleville /Mitchelstown	20,300	6,600	21,200	7,300	700	4%
TOTAL CORK	434,600	143,500	466,400	162,500	19,000	100%

(Figures given in brackets represent the element of growth projected for the city. These figures are included in the overall figures for each metropolitan area).

¹ The population projections given are taken from work done by Peter Bacon & Associates specifically for the Housing Strategy. The projections concur with both draft Strategic Plans. The methodology for the population projections is provided in Appendix 4.

² The Cork Strategic Plan (CSP) notes that the National Spatial Strategy may propose a policy in favour of shifting development away from Dublin, towards regional centres, including Cork. If this occurs, the CSP suggests that there could be a higher rate of growth in population than currently expected. On publication of the National Spatial Strategy a review of the Housing Strategy will be undertaken to incorporate any additional needs arising from the Spatial Strategy's policies.

Expected Dwelling Output

3.5 During the period 2001 to 2006, it is estimated that there will be an output of around 5,000 new dwellings³ every year. This will be in response, mainly to the 3,800 expected new households and people moving out of uninhabitable housing. Also a proportion of new dwellings may remain unoccupied for some time, or may not be used as a primary residential dwelling.

*5,000 New Dwellings
Every Year*

3.6 From 2006 to 2011 the draft Cork Strategic Plan estimates that there will be a downturn in the number of new households and correspondingly in the output of new dwellings. Population and construction output trends will be monitored on an ongoing basis and any significant changes taken account of in future reviews of the Housing Strategy.

*Population &
Construction Trends
to be Monitored*

3.7 In the interim, the Cork Planning Authorities will ensure that sufficient land is zoned to facilitate the development of the expected output of 5,000 dwellings per annum. The Cork County Development Plan is currently under review and will not come into force until 2003.

*Sufficient Land will be
Zoned to Maintain
Output of 5,000
Dwellings per Year*

3.8 Table 2 provides a breakdown of the estimated annual housing output by market area, for the period 2001 to 2006.

*Estimated Annual
Housing Output By
Market Area*

Table 2: Estimated Annual Housing Output by Housing Market Area (2001 to 2006)

Housing Market Area	Projected Completions 2001 to 2006	Projected Completions Per annum
South Metropolitan (City Element)	8,500 (2,350)	1,700 (470)
North Metropolitan (City Element)	3,500 (1,500)	700 (300)
East Metropolitan	4,000	800
Total Metropolitan (City Element)	16,000 (3,850)	3,200 (770)
Ring Towns	3,750	750
South Coast	2,900	580
North & West	1,450	290
Charleville / Mitchelstown	900	180
Total Cork	25,000	5,000

(The figures given in brackets are estimates for the City element of each metropolitan area. These figures are included in the overall figure for each metropolitan area.)

³ The methodology used to estimate this is as given in the draft Cork Strategic Plan. This provides allowances of 5% of new dwellings for vacancy rate, 1% of new dwellings not being used as main residences and 0.5% of total stock for obsolescence.

Housing Demand – Key Points

- *Over the next 10 years, around 38,000 new households are expected to form in Cork City and County*
- *The distribution of households will be directed by strategic spatial planning policy*
- *An estimated 5,000 residential units will have to be provided each year to 2006.*

