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IRELAND'S OFFSHORE ISLANDS: HOUSING NEEDS SURVEY



DR CONOR CASHMAN &
DR SIOBHAN O'SULLIVAN

2023



School of Applied Social Studies
Staidéar Sóisialta Feidhmeach



An Roinn Forbartha
Tuaithe agus Pobail
Department of Rural and
Community Development



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CHAPTER 1: INTRODUCTION

“As a young adult [there is] no housing available on the island that is my home”
(SURVEY RESPONDENT)

This report sets out the results of research conducted between September and December 2022 regarding the housing needs of Ireland’s offshore island communities. The research, funded by Comhdháil Oileáin na hÉireann, aimed to:

- understand the current housing situation and circumstances prevalent on Ireland’s offshore islands;
- document quantitative and qualitative data as to the nature of housing needs for island communities;
- explore perspectives on the barriers to housing and housing issues on the islands; and
- consider how housing needs and sustainability can be best met in the coming years.

1.1 Research Context: Housing in Ireland – Trends and Recent Data

This research was carried out in the context of public and political focus on housing policy and practice in Ireland generally and on the development of an Irish islands’ policy. While the survey was being conducted in late 2022 and during the data analysis stage throughout 2023, the Irish housing and homelessness crisis continued to generate considerable attention and debate as to its causes, impacts, and solutions. Data (including from the 2022 Census of Ireland), reports on housing issues across Ireland, and a new policy and action plan regarding Ireland’s islands (Government of Ireland 2023a; Government of Ireland 2023b) were also published (see Section 1.2 below).

The lack of available affordable housing is a key social and economic concern across many contemporary societies (Lee et al, 2022). This issue has been compounded in Ireland ‘due to the culmination of worsening affordability in both rental and house purchase markets as chronic supply shortages and rising prices have persisted’ (Slaymaker et al, 2022: 11). Ireland’s housing crisis has been the subject of debate and analysis, including research on the role of the Irish state in financing housing provision (Norris, 2016), the nature and

impact of policies that treat housing as an asset or commodity (Hearne, 2017), and the increasing housing precarity faced by people in the private rental market (Bobek et al, 2021; Waldron, 2021).

Housing tenure type in Ireland can be broadly categorised across owner-occupied (with/without a mortgage), renting from a private landlord (including with support from schemes such as the Housing Assistance Payment (‘HAP’), and renting from a local authority/Approved Housing Body. In 2021, the Irish Government published a housing plan that, in addition to targets for social housing, also included targets to build more affordable homes to purchase or rent (Government of Ireland, 2021).

Data from the 2022 Irish Census (CSO, 2023) indicate that:

- the home ownership rate in Ireland is decreasing;
- there is an increase in households in rental accommodation;¹
- the average weekly rent is €273 (37% higher than recorded in Census 2016);² and
- since 2016 there has been an 83% increase in the number of people aged 65 years and over renting from a private landlord.³

1.2 Recent Developments: Ireland’s Islands Policy and Action Plan

In June 2023, the Irish Government, through the Department of Rural and Community Development, published ‘Our Living Islands: National Islands Policy 2023-2033’ (Government of Ireland, 2023a). This includes, under Strategic Objective 1 (*Revitalise population levels on the islands*), policy initiatives informed by consultation and research⁴ regarding the housing needs and experience of island communities and the unique housing challenges faced by island communities. ‘Our Living Islands: Action Plan 2023-2026’ (Government of Ireland, 2023b) details policy measures, lead Government departments, stakeholders, and time frames to address the strategic objectives under National Islands Policy. In this respect, housing action plans (GoI, 2023b) include:

- Planning Guidelines for Rural Housing to acknowledge island challenges;
- Vacant Home Officers to identify and develop a reactivation programme for derelict properties the islands;
- Additional grant support for vacant housing on the islands (under Croí Cónaithe);
- A programme for delivery of new social homes on the islands;
- Examination of the potential for Approved Housing Bodies to address housing needs on the islands to support a community-led response (including gateway housing for essential workers and new residents).

1.3 Survey Design and Dissemination

An online Housing Needs Survey, developed by Comhar na nOileán in consultation with island communities, was carried out over a three-month period from 2 September to 2 December 2022. The survey sought information as to housing needs on Ireland’s offshore islands, across four regions (Donegal, Mayo, Galway, Cork).⁵

The survey was widely distributed by Comhar na nOileán through their networks. It was open to Ireland’s offshore islands residents (over the age of 18) as well as to previous residents on the islands and those who wish to move to the islands.

1 Slaymaker et al (2022) highlight that such reliance on the private rental sector is lasting for longer periods than experienced by previous generations.

2 Using figures based on 2019’s Eurostat Survey on Living Conditions (EU-SILC) data, Disch and Slaymaker (2023: viii) found that, on average, households in Ireland (both mortgage holders and renters) paid approximately 20% of their net incomes on their housing payment costs. They note the impact and availability of housing allowances and social housing on alleviating housing costs in some instances.

3 Slaymaker et al (2022: ix) draw attention to the financial risks as to how renting households will manage ongoing rent payments in the context of reduced income on retirement.

4 Including research on housing and sustaining communities on the West Cork Islands (O’Sullivan and Desmond, 2022).

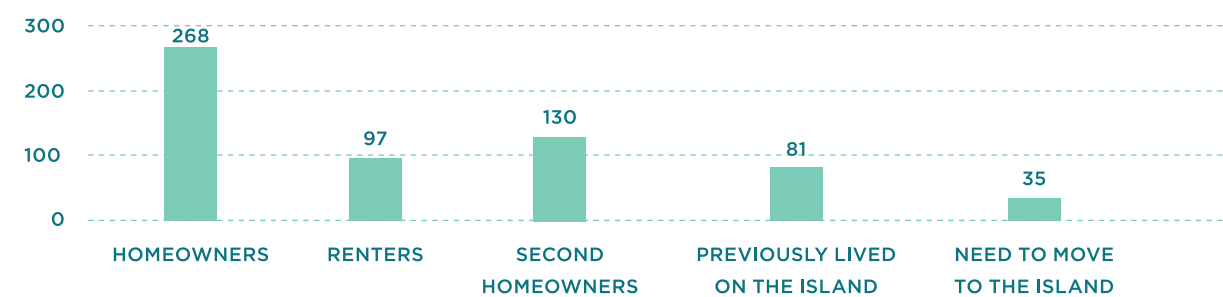
5 As the survey included people currently living on the islands as well as those wishing to return to/move to islands that may not be currently populated, the survey provided a list of named offshore islands for respondents to select and, where relevant, an opportunity to include an island name in open text (‘Other, Please Specify’). Regarding the term ‘offshore island’, the policy and action plan context (e.g. GoI, 2023a) refers to islands that are not connected to the mainland via a bridge or causeway.

Respondents selected their 'best description' category from a list provided as follows:

- 1. Full-time Resident (Homeowners) where their main place of residence is owned by them or their family. This category also includes adult children living in the family home;
- 2. Full-time Resident (Renters) where their place of residence is rented by them or their family. This category also includes adult children living in the family home;
- 3. Second Homeowners who do not live full-time on the islands;
- 4. People who previously lived on the islands;
- 5. People who have not previously lived on the island but would like to, or need to, move to the islands.

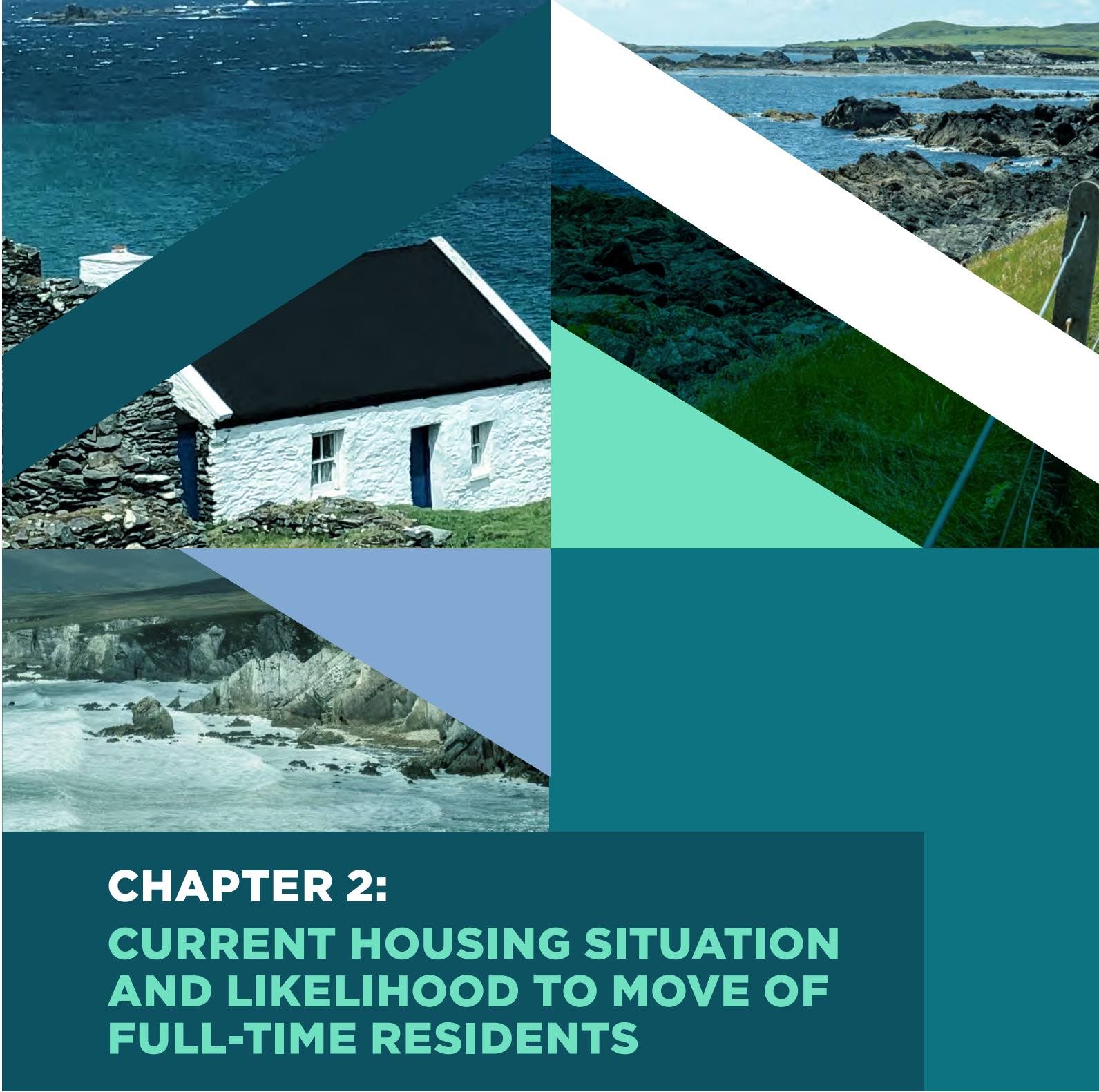
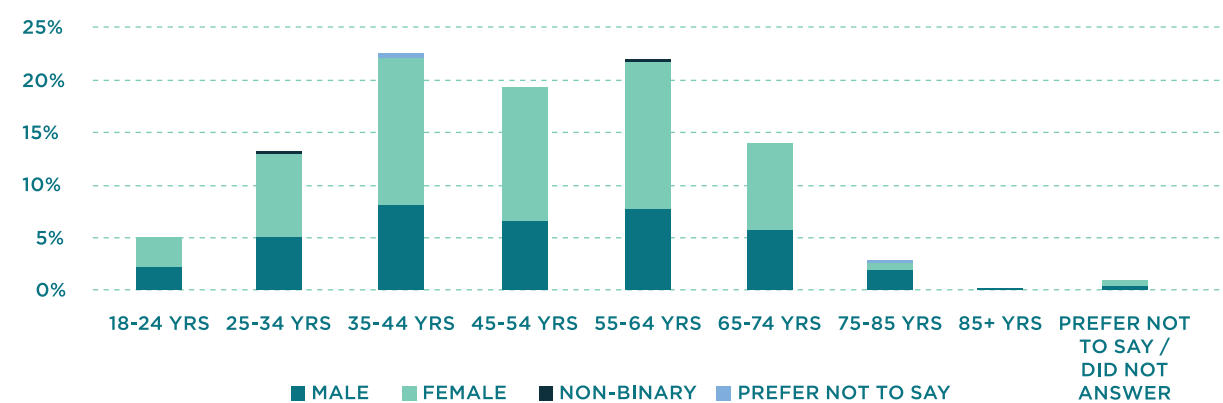
The data provided a volunteer sample insight, i.e. data relates to people who completed the survey, not a representative sample. In total, 611 people participated in the survey. As shown in Figure 1, 365 full-time residents of Ireland's offshore islands completed the survey, consisting of homeowners (n=268) and renters (n=97). This represents 60% of all survey respondents. 43 respondents within the homeowner category indicated that they were living in the family home with parent(s). 4 respondents within the renter category indicated living in the family home with parent(s) as their living situation. Second homeowners account for 21% (n=130) of total responses received. 81 respondents had previously lived on the islands, accounting for 13% of responses, and 35 respondents wish to/need to move to the islands, accounting for 6% of responses.

FIGURE 1: NUMBER OF RESPONDENTS ACROSS CATEGORY TYPES (ALL ISLAND REGIONS)



The Galway islands region accounted for 44% of responses, followed by Cork (31%), Donegal (14%) and Mayo (11%). Female respondents accounted for 61% of all respondents to the survey (n=372), 38% were male (n=234), 0.3% (n=2) non-binary, and 0.5% (n=3) preferred not to say. Most respondents were between the age of 35 and 64 as shown in Figure 2.

FIGURE 2: AGE AND GENDER OF SURVEY RESPONDENTS

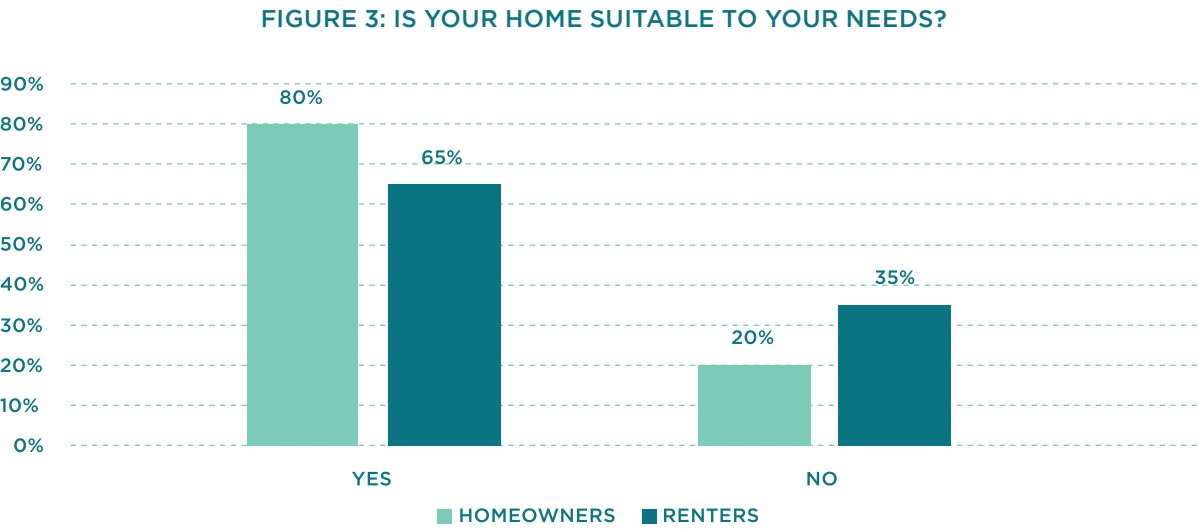


CHAPTER 2: CURRENT HOUSING SITUATION AND LIKELIHOOD TO MOVE OF FULL-TIME RESIDENTS

Key Points:

- 1. Fewer renters indicated that their current home was suitable to their needs (65%), compared to homeowners (80%).
- 2. A high percentage of renters stated that they are very likely/likely to move in the next 5 years (79%).
- 3. 'Reasons relating to the building/property' were the most-selected reason for likelihood to move by homeowners and renters.
- 4. Security of tenure and property sale were also key reasons for likelihood to move for renters, as were reasons relating to the state of repair of the property.

While 80% of respondent homeowners (n=214) indicated that their current home was suitable to their needs, 65% of respondent renters (n=63) indicated their current home was suitable to their needs (Figure 3).



83% of full-time residents in the Donegal and Mayo island regions stated that their current home was suitable for the needs, compared to 76% in the Galway island region and 70% in the Cork island region.

Of the respondents across all island regions who indicated that their current home was not suitable for their needs, the main reasons related to the house being too small, the property not meeting basic requirements/ facilities, and not enough bedrooms. Respondents also highlighted the condition of their home and the need for renovation, as shown in Figure 4, which were concerns noted by more renters than homeowners (see also Figure 7 in section 2.1 below).

“Poor energy efficiency and high energy bills”
(RENTER RESPONDENT)

“Old house that needs total upgrading, insulation etc”
(HOMEOWNER RESPONDENT)

“Not suitable heating and dealing with damp”
(RENTER RESPONDENT)

Figure 4: Full-Time Resident Quotes – Why is your home not suitable to your needs?

81% (n=79) of renters stated that they were renting their home from a private landlord. This was followed by 8% renting from local authority, 6% from a voluntary or co-operative housing body, and 4% renting from a private landlord supported through the Housing Assistance Payment (HAP). In terms of affordability, almost half of renters (48%) stated that less than 30% of their monthly income goes towards rent. One third (33%) stated that 30% of their income goes towards rent, 12% stated that 40% of their income goes towards rent, and 6% stated that 50% of their incomes goes towards rent.⁶ While almost one third of renters (32%) identified the cost of rent as a factor impacting their renting on the islands, the most significant factor renters identified was lack of available housing for long-term rent (75%), followed by lack of suitable housing for long-term rent (52%), and security of tenure (46%).⁷

6 These are rounded figures for the purposes of reporting.
7 A number of survey questions offered a ‘select all that apply’ range of options. This means that some percentages add up to more 100% as respondents could select multiple options.

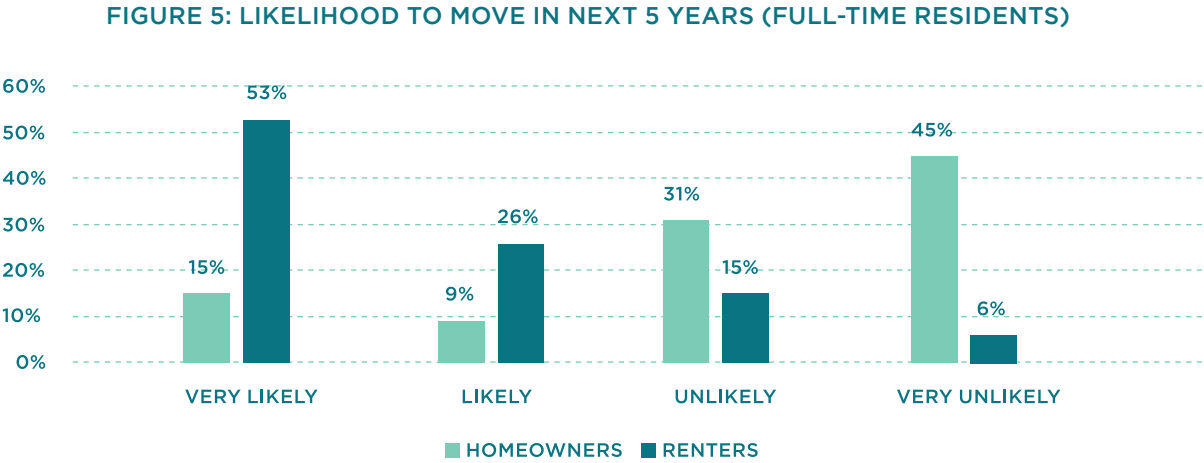
2.1 Likelihood to Move in the Next 5 Years and Reasons Why

“Fuar & Tais, teach níos fadthearmaí uaim dá dtabhairfidh cead plaenála dhom!”
(HOMEOWNER RESPONDENT)

“[The] landlord is thinking about selling”
(RENTER RESPONDENT)

“Má bhíonn páistí againn, Beidh orainn áit feiliúnach a fháil”
(HOMEOWNER RESPONDENT)

Overall, 39% of full-time residents (n=142) stated they were very likely or likely to move home within the next 5 years. As Figure 5 shows, 79% of respondent renters (n=76)⁸ indicated that they were very likely/ likely to move home within the next 5 years compared to 25%⁹ of respondent homeowners (n=66). Of the 66 homeowners likely to move, 27 are adult children living in the family home.

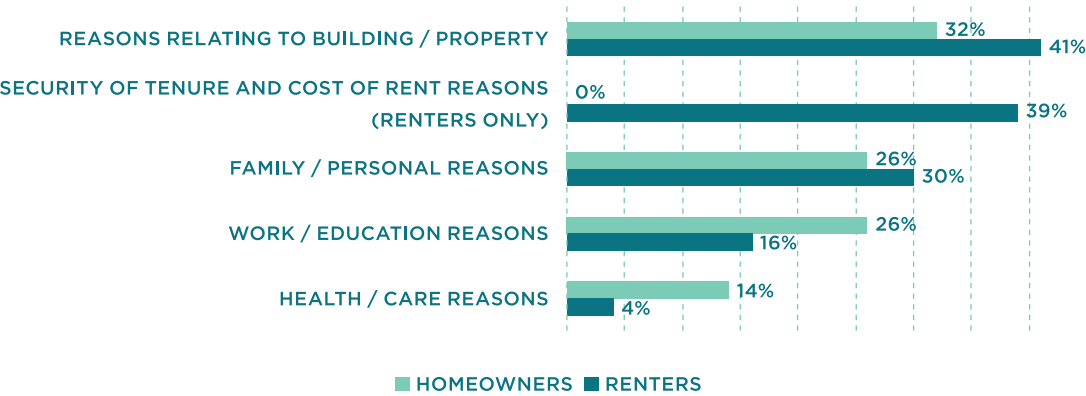


8 Not all respondents answered all questions. Unless otherwise indicated, ‘respondents’ refer to those who provided an answer to the question, rather than to the overall total of people who completed the survey.
9 Rounded up from 15.3% Very Likely and 9.3% Likely (24.6%)

46% of full-time residents in the Galway island region stated that they were very likely/likely to move home within the next 5 years, higher than Cork (36%), Donegal, (31%), and Mayo (25%) figures.

The reasons why full-time residents were likely to move are shown in Figure 6 and primarily centred on reasons relating to the building/property, family/personal reasons, and work/education reasons.

FIGURE 6: REASON FOR LIKELIHOOD TO MOVE WITHIN THE NEXT 5 YEARS (FULL-TIME RESIDENTS)



When asked for more detail as to the reasons for moving that related to the building/property, 60% of homeowners indicated a need to move to a larger home and 48% of renters indicated their need to build a new home. Compared to homeowners, a higher percentage of renters identified issues with the condition of their home and the need for retrofitting as described in Figure 7.

FIGURE 7: ISSUES WITH PROPERTY RELATED TO STATE OF REPAIR / RETROFITTING NEED

Reasons relating to the building/property	Homeowners	Renters
Home in Bad State of Repair	15%	29%
Home Requires Retrofitting	30%	42%

For renters, one of the predominant reasons for likelihood to move was security of tenure and costs of rent reasons (39%). Within this sub-category, 'landlord request to move out' (52%) and 'no all year round housing available' (45%) were the most-selected options.



CHAPTER 3: HOUSING NEED OF FULL-TIME RESIDENTS AND BARRIERS TO REMAINING ON THE ISLANDS

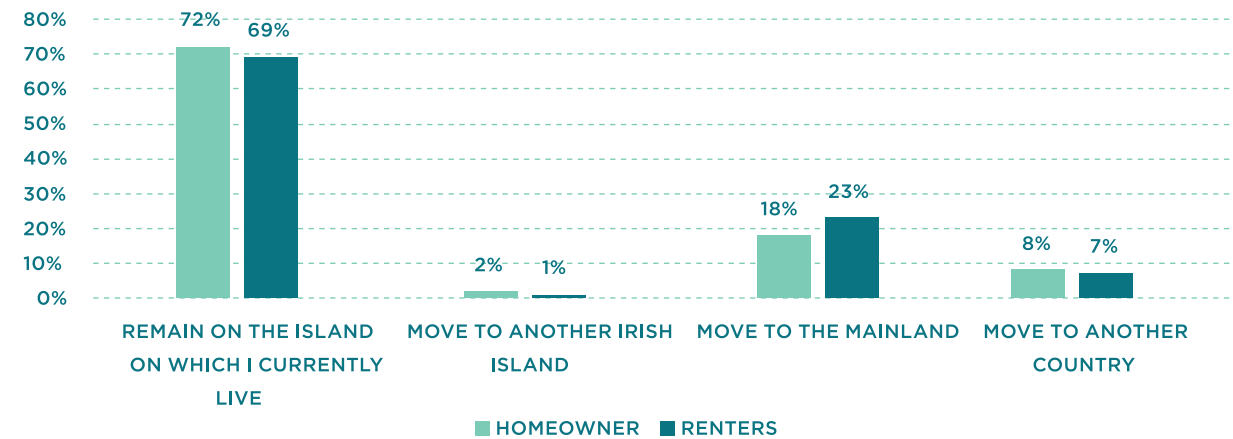
Key Points:

- 1. A majority of full-time residents that are likely to move from their current home within the next 5 years want to remain on the offshore islands.
- 2. For those respondents indicating they are likely to move away from the islands, the majority stated that their decision is influenced by the housing situation on the islands.
- 3. The housing barriers to remaining on the islands that respondents identified include availability of houses/property for sale and cost of houses/property for sale. Renters also identified lack of available rental accommodation. Affordability is a key issue emerging.
- 4. Similar percentages of both homeowners (51%) and renters (48%) also identified being unable to get planning permission as an issue that would prevent them from remaining on the islands.

3.1 Where full-time residents would like to live

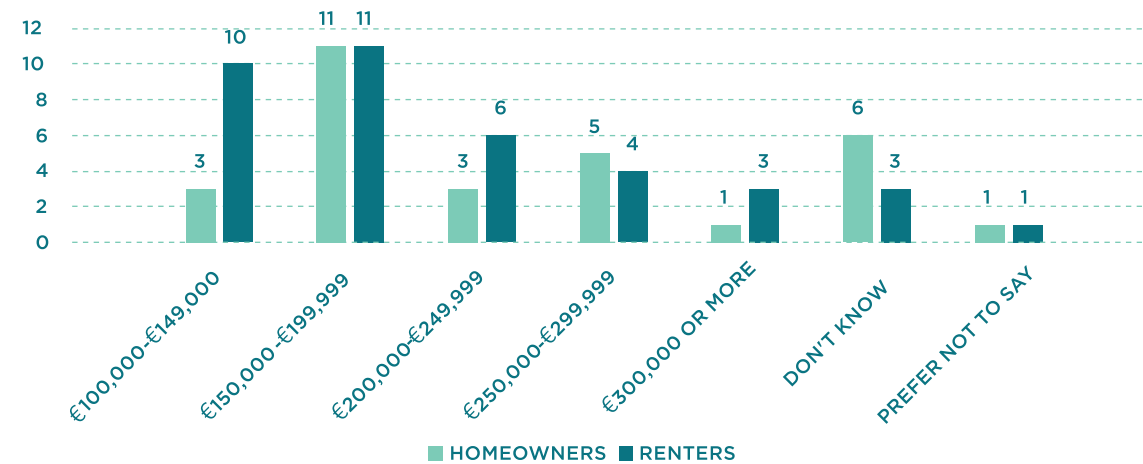
Of those full-time residents indicating that they are very likely/likely to move from their current home within the next 5 years (n=142), a significant majority totalling 72% (n=101) wish to remain living on the offshore islands. This entails 74% of respondent homeowners (n=48, which includes 19 adult children living in the family home), and 70% of respondent renters (n=53) as shown in Figure 8. 28% of respondents who stated they are likely to move indicated that they would move to the mainland or to another country (30% of renters, n=22, and 26% of homeowners, n=17).

FIGURE 8: IF LIKELY/VERY LIKELY TO MOVE, WHERE WOULD YOU LIKE TO GO?



Of those who wish to remain on the islands, a house owned outright or with a mortgage was the preferred property and tenure type (68% of respondents, n=68) with the price range of €150,000-€199,999 the most selected option (see Figure 9). It is also worth noting that 15% (n=7) of homeowners who stated they are likely to move indicated that their preferred type of housing would be sheltered housing. 25% (n=25) of respondents stated their preferred tenure type would be to rent, mainly in social housing from an Approved Housing Body (AHB) or local authority.

FIGURE 9: PRICE RANGE OF PURCHASE OF HOME (FULL-TIME RESIDENTS)



Renting from a private landlord is also a desirable option in the event respondents were not able to buy their next home. Of those respondents indicating a willingness to rent their next home (whether in the event of being unable to buy or a preferred option from the outset), the most selected rental costs respondents would be willing to pay ranged from €350 to €864 per month.

Of the 43 respondents within the homeowner category who live in the family home with parent(s), 27 stated that it was very likely/likely that they will move in the next 5 years. 19 wish to remain on the Irish islands. Of those 19 respondents, 1 indicated that they are on the Social Housing list and 9 stated that they require affordable housing. Of the 53 renters who indicated a likelihood to move in the next five years and a wish to remain on the Irish islands, 4 stated that they are on the social housing list and 27 indicated that they require affordable housing. Of those respondents providing information as to their needs for affordable housing (adult children living in the family home and renters indicating a need for affordable housing) 1-, 2-, and 3-bedroom properties were the most prevalent selections as to type of affordable housing needed.

3.2 Barriers to Remaining on the Islands

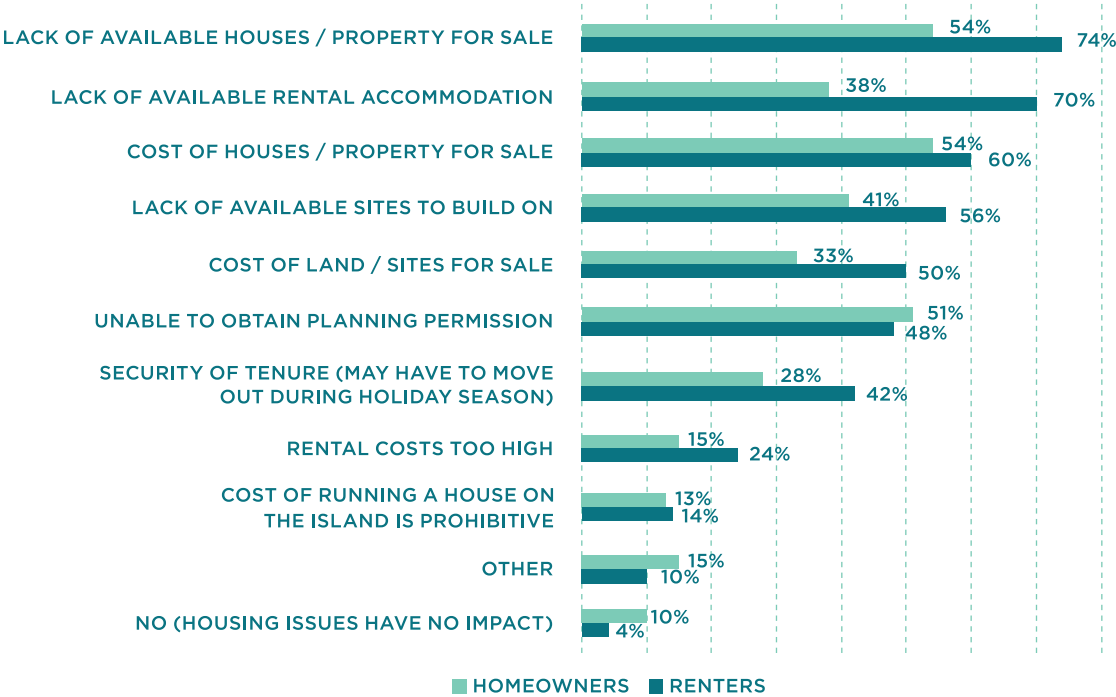
For those who wish to remain on the island on which they currently live or to move to another Irish island, several housing issues were identified that would prevent them from remaining. As shown in Figure 10, these include lack of available houses/property for sale (74% of renters, 54% of homeowners), lack of available rental accommodation (70% of renters) and cost of houses/property for sale (60% of renters, 54% of homeowners). A similar percentage of homeowners and renters referred to being unable to get planning permission as a housing issue that would prevent them from remaining on the islands (48% of renters, 51% of homeowners).

“[We] need to buy. If we can't find a suitable property to purchase, we will leave.”
(RENTER RESPONDENT)

“Most property is an air B&B or left to ruin.”
(RENTER RESPONDENT)

“Too many tourist accommodations and not enough to even cover staff to cater for said tourists!”
(RENTER RESPONDENT)

FIGURE 10: HOUSING ISSUES THAT WOULD PREVENT YOU FROM REMAINING ON THE ISLANDS



Of those respondents who indicated that they would move to the mainland or to another country (28%, n=39), housing issues also impacts that likelihood. In this respect, 72% of homeowners (n=10) and 82% of renters (n=18) who indicated that they would move away from the islands stated that they would remain if they could afford to rent, buy, or build a home on the island. Specific housing issues on the islands that impact their likelihood to remain are similar to those who do wish to remain on the islands and include lack of available houses/property for sale and for rental accommodation, cost of houses/property for sale, and planning permission. For renters, key concerns are security of tenure and lack of rental accommodation on the islands.



CHAPTER 4: LATENT HOUSING DEMAND

Key Points:

- 1. Respondents indicated other household members as having a housing need on the islands.
- 2. Housing issues impacting other household members reflect the housing issues noted above.
- 3. Improved infrastructure, services and access would influence second homeowners' decision to move to the islands permanently.
- 4. 'Lack of available houses/property for sale' and 'unable to obtain planning permission' are issues identified as potentially preventing former island residents from returning to live on the islands.
- 5. A house that is owned outright/owned with a mortgage was the most preferred property and tenure type for those wishing to return to the islands and those needing to move to the islands.

For most respondents, the 'other member of the household' related to their child and work/education was selected as the reason for likelihood to move by a majority of respondents (61% of homeowners, 41% of renters). Reasons relating to the size or facilities within the current property were also stated by 12% of homeowners and 32% of renters.

85% of homeowners and 86% of renters indicated that their other household members who are likely to need to move within the next 5 years wished to remain on the islands. However, respondents identified key housing issues that may prevent other household members from remaining, including lack of available rental accommodation, unable to obtain planning permission, security of tenure, lack of available houses/property for sale, lack of available sites on which to build, and cost of houses/property for sale.

“Cost of building a house on the island is prohibitive.”
(HOMEOWNER RESPONDENT)

“We have no land, and the cost of building here is so high, full-time work isn't available here. They wouldn't be able to afford to build and there are very few houses available to rent long term.”
(HOMEOWNER RESPONDENT)

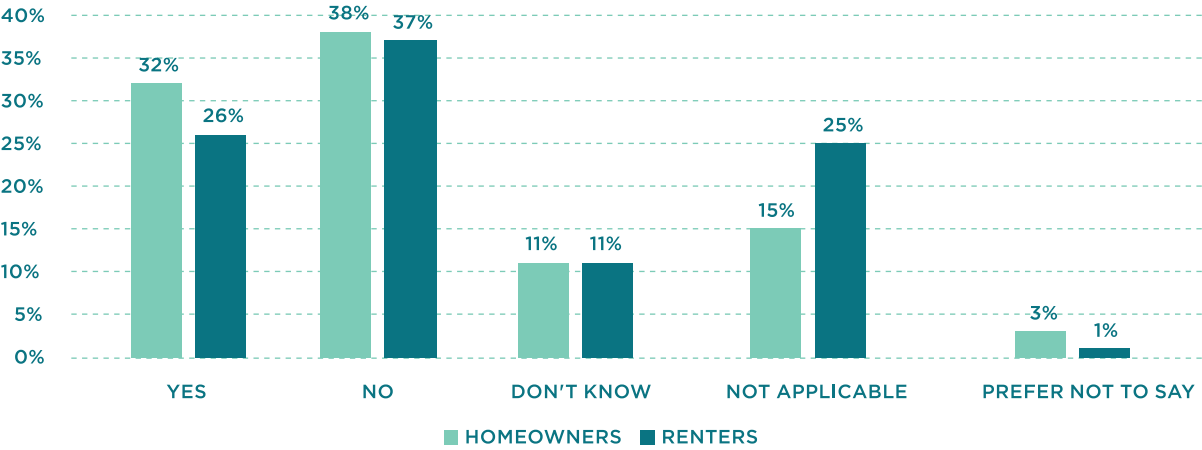
“There are no houses available for any new families to rent on the island. [...] The school will close, and the island community will die if houses are not made available to rent long term on the island. Once the school closes it will not open again and it will be too late. It means my children will not be able to come home and raise their children here in the future.”
(HOMEOWNER RESPONDENT)

“Planning permission refused, no rental properties available, no security of tenure in the many holiday homes, [family member] is between a rock and a hard place!”
(RENTER RESPONDENT)

4.1 Other Household Members

Almost one third (32%, n=76) of homeowners and just over a quarter of renters (26%, n=23) who provided relevant information indicated that there are other members of their household who are likely to move within the next 5 years as shown in Figure 11.

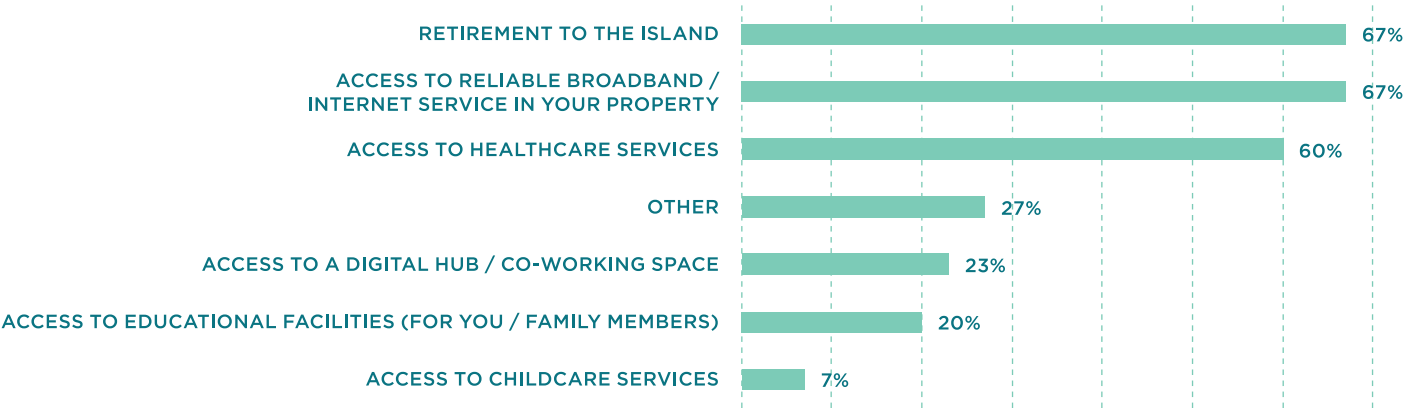
FIGURE 11: OTHER HOUSEHOLD MEMBERS, LIKELIHOOD TO MOVE WITHIN THE NEXT 5 YEARS



4.2 Second Homeowners who Wish to Live on the Islands Full-time

58% of respondent second homeowners (n=75) indicated that they would consider moving to the island (now or in the future). 28% (n=36) indicated that they were 'not sure', the remainder stating 'no'. Factors influencing the decision to move full-time to the island (of those who indicated yes and not sure) are shown in Figure 12. These include on retirement and access to services and infrastructure, in particular broadband and healthcare, as well as increased ferry services and pier upgrades documented in the 'other' category.

FIGURE 12: FACTORS THAT WOULD INFLUENCE SECOND HOMEOWNERS TO MOVE TO ISLANDS FULL-TIME



4.3 Respondents who Previously Lived on the Islands

Of those survey respondents who previously lived on the island (n=81), the main reasons for leaving the islands related to employment opportunities (73%), education purposes (56%), and limited housing availability (26%). Most of the respondents (61%) who previously lived on the islands were born on the islands, while 40% had family members currently living on the islands, and 31% had previously worked on the islands.¹⁰

78 respondents provided answers as to whether they wish to return to the islands to live: 55 (71%) indicated 'yes', 18 (23%) 'maybe' and 5 (6%) 'no'. Of those respondents wishing to return to the islands to live, 93% (n=68) indicated a 'house' as the ideal type of property they would like to obtain on the island, with 'owned outright' (40%) and 'owned with a mortgage' (40%) emerging as the most selected tenure type. A range of €150,000-€199,000 was the most selected price range for a home on the island, as shown in Figure 13, with monthly mortgage costs of €520-€864 and €854-€1299 the most selected cost ranges.

FIGURE 13: PRICE RANGE OF PURCHASE OF HOME
(RESPONDENTS THAT PREVIOUSLY LIVED ON THE ISLANDS)



Renting from a private or local authority landlord (both 70%) or from an Approved Housing Body (65%) were signalled as desirable options in the event respondents would be unable to buy, and the most selected rental costs respondents would be willing to pay ranged from €350 to €864 per month. While just 1 respondent who previously lived on the islands and wishes to return to the islands to live indicated that they are currently on a social housing list, 18 respondents indicated a requirement for affordable housing.

The lack of available houses/property for sale was the most prevalent issue identified as impacting the respondents' decision to move back to the islands, followed by obtaining planning permission, and the costs of houses/property for sale.

“Building costs are prohibitive; access to mortgage is another challenge.”
(PREVIOUSLY LIVED ON THE ISLANDS RESPONDENT)

4.4 Respondents who Need to Move to the Islands

35 survey respondents stated that they have not previously lived on the island but would like to, or need to, move to the islands. Most stated that the reason they would like to or need to move to the islands is because they have family members currently living on the island. It is of note that the second largest reason to move to the island among the respondents is for the language and culture on the islands. A smaller proportion stated that they need to work or wish to work on the islands.

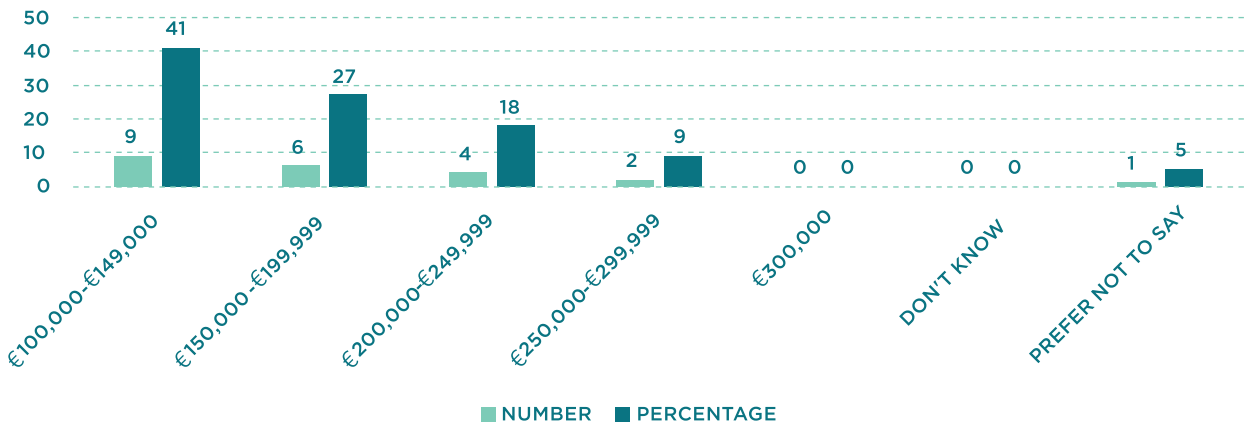
10 16% of respondents in this category included an 'other' response and 5% referred to ancestral connections to the islands.

“To immerse our young family in the Irish language and culture.”
(RESPONDENT - NEEDS TO/ WOULD LIKE TO MOVE TO THE ISLANDS)

“We would like to reconnect with our traditional Irish culture.”
(RESPONDENT - NEEDS TO/WOULD LIKE TO MOVE TO THE ISLANDS)

Most respondents (91%, n=30) selected 'house' as the type of property they would like to obtain on the islands. In terms of tenure, the preferences were for 'owned outright' (55%), 'owned with a mortgage' (15%) and renting (27%). Of those respondents who would like to own their home on the island, most selected the price range of €100,000-€149,000 (41%), followed by €150,000-€199,999 (27%) as shown in Figure 14, with monthly mortgage costs of €520-€864 and €854-€1299 the most selected cost ranges.

FIGURE 14: PRICE RANGE OF PURCHASE OF HOME
(RESPONDENTS WHO NEED TO MOVE TO THE ISLANDS)



Renting from a private or social landlord is also a desirable option in the event respondents would be unable to buy and the most selected rental costs respondents would be willing to pay ranged from €350 to €1,299 per month. No respondent who wishes to or needs to move to the islands indicated that they were currently on a social housing list. However, 9 respondents did indicate a requirement for affordable housing.

The most prevalent housing issues that would prevent these respondents from moving to the islands included lack of available houses/property for sale, the cost of houses/property for sale, and lack of available rental accommodation.



CHAPTER 5: VIEWS ON DERELICT PROPERTIES, PLANNING, AND HOUSING INITIATIVES

Key Points:

1. Derelict properties are viewed as a problem/major problem by survey respondents.
2. In the context of concerns over the lack of available housing for younger generations, derelict properties are seen as an underused option to address housing shortages on the islands.
3. Respondents would like schemes to be developed and expanded to ensure the renovation of derelict properties for use by permanent residents living on the islands.
4. Respondents also expressed frustration with planning permission processes, with a particular focus on communication, limited feedback, and lengthy time frames within the processes.
5. Respondents support a range of housing options, including community-owned/island-run housing schemes, and social housing.

5.1 Derelict Properties

Respondent homeowners, renters, second homeowners, and respondents who previously lived on the islands and would like to return to the islands to live were asked about their views on derelict properties on the islands.¹¹ The majority of respondents across these categories stated that derelict houses were somewhat of a problem/a major problem (64%, n=396).

Respondents that identified derelict properties as a problem were invited to put forward comments on this issue and how it can be tackled. While there were a variety of points put forward, respondents tended to point towards the asset/solution offered by a stock of derelict properties on the islands that could be renovated to provide housing. Respondents tended to prefer that such renovated properties be used for housing full-time residents, in particular families and young people.

¹¹ Respondents indicating a need/wish to move to the islands were not asked about derelict properties.



“There are a number of derelict houses [...] which appear structurally sound and could easily be restored, but if funding is available for this it should be stipulated that any such restoration is for permanent dwelling and not used for [short term lets].”

(HOMEOWNER RESPONDENT)

“Derelict houses should be refurbished and be made available for rent/affordable houses.”

(RENTER RESPONDENT)

“Tá fadhb le tideal ar an talamh mar nach raibh tiomna déanta”

(SECOND HOMEOWNER RESPONDENT)

“There should be [Compulsory Purchase Order] of derelict houses”

(SECOND HOMEOWNER RESPONDENT)

“They could be bought if possible and renovated for new families to move to the island.”

(HOMEOWNER RESPONDENT)

“Derelict houses are sold to the highest bidding tourist. Young islanders have no realistic chance of owning property.”

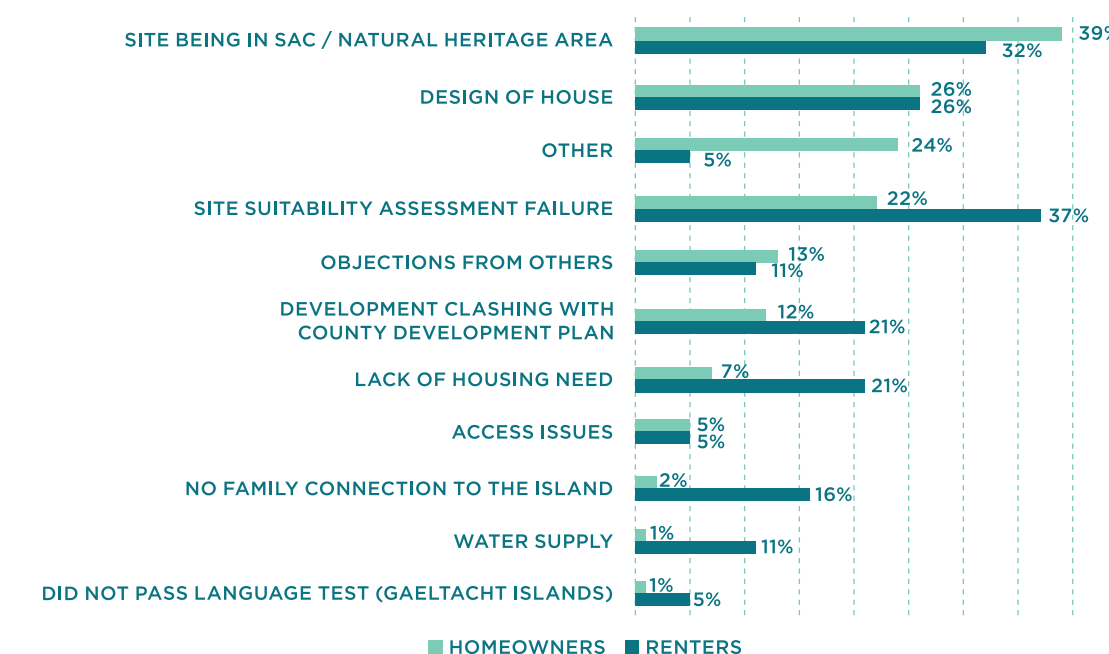
(PREVIOUSLY LIVED ON THE ISLANDS RESPONDENT)

Respondents identified difficulties in ascertaining legal title and ownership of such properties and the under-use of derelict properties by their owners. Respondents referred to the need for a compulsory purchase scheme for such properties and suggestions included compulsory purchase after specific time periods of dereliction. Taxation of derelict properties and grant aid for renovation were also recurring proposals.

5.2 Respondents' Experience With Planning

30% of full-time residents (n=108, n=89 of homeowners, n=19 of renters) stated that they experienced difficulties with the planning permission process including refusal for new build, renovation, or extension. 101 full-time residents provided details as to reasons for the refusal of planning permission. The most-selected reasons related to site being in a national heritage area, followed by site suitability assessment failure as shown in Figure 15.

FIGURE 15: SELF-REPORTED REASONS FOR PLANNING PERMISSION REFUSAL (FULL-TIME RESIDENTS)



In open text comments, full-time residents (homeowners and renters) noted difficulties related to the length of the process, difficulty getting feedback or consultation and clarity from the local authority, and the cost of the process. 44% of the full-time residents who stated that they experienced difficulties with planning permission processes, said that this could threaten their tenure on the island (n=34 of homeowners, n=14 of renters).



“Make it easier for families with children to get planning permission.”

(HOMEOWNER RESPONDENT)

“If my children are not allowed to build on family land when/if they plan on moving back to the island I would probably move to where they are located”

(HOMEOWNER RESPONDENT)

“moving home is a huge decision and people already have lots of doubts and concerns. They should be encouraging and incentivising people to move home.”

(PREVIOUSLY LIVED ON THE ISLAND RESPONDENT)

“It is frustrating, I am [young] and have the means to build a home here, but there are so many barriers put up that it’s almost off-putting, the islands are begging out for young people to move back home, I’m one that is able to but it’s not being made easy for me and I’ve not received any type of support.”

(HOMEOWNER CATEGORY RESPONDENT)

“An islands specific policy is needed as opposed to being under the same planning rules as the mainland.”

(RENTER RESPONDENT)

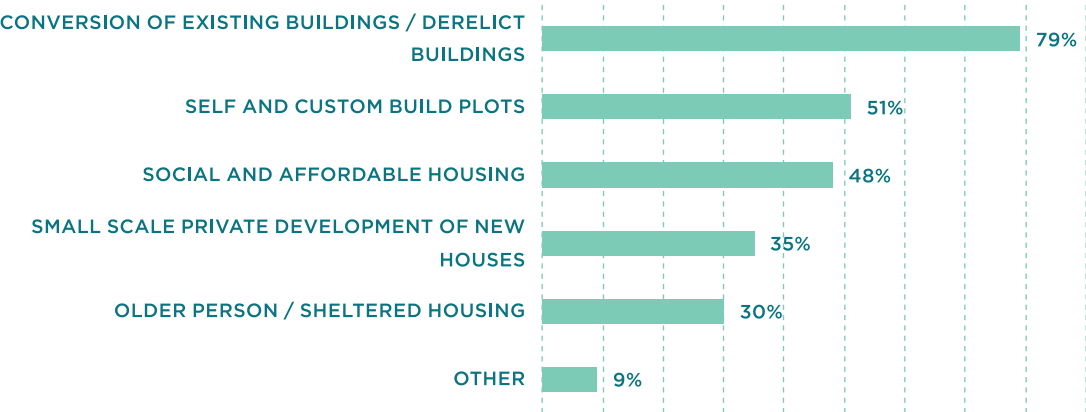
28% of other respondents (n=66) also stated that they experienced difficulties with the planning permission process relating to the islands, with 56% of those stating that this could threaten their tenure on the island (n=19 second homeowners, 16 respondents that want to return to the islands to live, and 2 that want/need to move to the islands).



5.3 Suggestions and Support for Housing Initiatives

Regarding the types of housing development respondents would like to see on the islands, as illustrated in Figure 16, conversion of existing/derelict buildings was the most selected option of all survey respondents (79%, n=419). This was followed by self and custom build plots (51%), and social and affordable housing (48%).

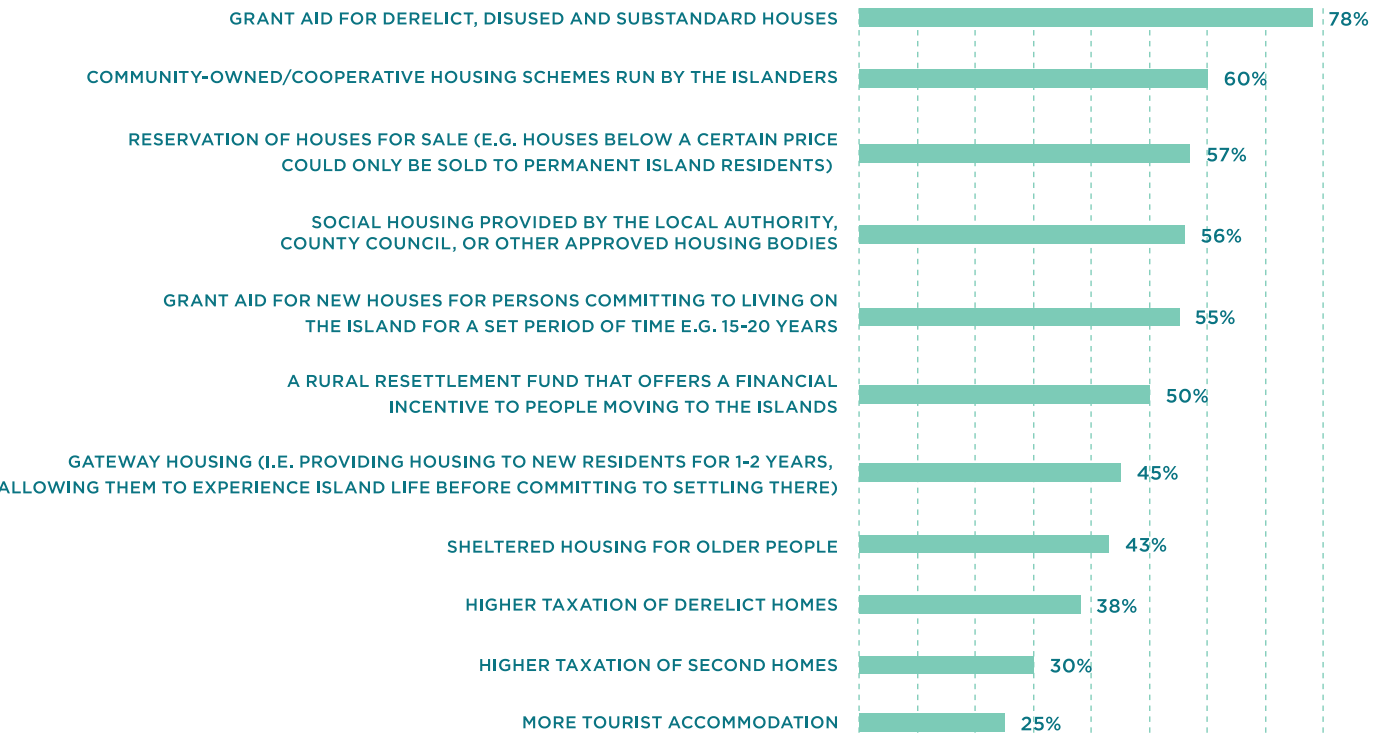
FIGURE 16: PREFERRED TYPES OF HOUSING DEVELOPMENT, ALL SURVEY RESPONDENTS



Conversion of existing / derelict buildings was particularly highly selected by respondents wishing to move to the islands (94%). It is also notable that social and affordable housing was selected by 66% of renters.

In relation to housing initiatives, as illustrated in Figure 17, grant aid for derelict and substandard houses also received considerable support across all respondent categories (78%, n=396). In the open text answers within the survey, respondents also frequently referred to the importance of grant aid for the conversion of derelict buildings. However, they also highlighted the higher costs of building on the islands and the practical challenges of transportation of material and availability of tradespeople for work on the islands.

FIGURE 17: SUPPORT FOR HOUSING OPTIONS, ALL SURVEY RESPONDENTS



Within the renter category specifically, it is of note that considerable support was given for community-owned/island-run housing schemes (78%) and social housing (71%). Renters also expressed high support (73%) for reservation of houses for sale (e.g., for permanent residents) and for taxation of second homes (55%) and taxation of derelict homes (55%).

Of those respondents needing to move to the islands to live support was also notably high for rural resettlement funding (81%), community-owned/island-run schemes (71%), and gateway housing (65%).

“

“Tá tithe inacmhainne ag teastáil go géar agus caithfear dul i ngleic le tithe saoire nó ní bheidh aon áitritheoirí anseo ach turasóirí agus tithe dorchá san nGeimhridh.”

(RENTER RESPONDENT)

“Local housing cooperatives for full time residents, including renters. Families who want to live here full time are being driven away.”

(HOMEOWNER RESPONDENT)

“There has to be some incentive put in place to enable younger residents to be able to acquire/build on the island and also for those already renting accommodation.”

(HOMEOWNER RESPONDENT)

“Housing association, managed in the island for long term rental which can never be bought or sold.”

(RENTER RESPONDENT)

“The island will not survive unless good standard housing is made possible for young families/young people.”

(SECOND HOMEOWNER RESPONDENT)

“Currently there are some Council built homes, certainly need another type of housing model for younger qualified adults, who now with a blended working schedule could live and sustain island life going forward”

(PREVIOUSLY LIVED ON THE ISLAND RESPONDENT)

CHAPTER 6: CONCLUSIONS AND RECOMMENDATIONS

“

“Urgent action is needed or else our islands will disappear.”

(PREVIOUSLY LIVED ON THE ISLAND RESPONDENT)

It is clear from this survey that housing is crucial for maintaining and expanding communities on Ireland's offshore islands. While the housing situation on the Irish islands is situated within the context of a wider housing crisis in Ireland, the needs, preferences, and experiences set out within this report indicate that a failure to address housing needs on the offshore islands represents an existential threat to the continuity of sustainable communities on the islands. The data offer a clear basis for actions and recommendations to address housing needs on Ireland's offshore islands.

6.1. Housing Needs and Issues Highlighted by Survey Respondents

Lack of Housing Availability and Affordability

The availability and affordability of housing are the most significant issues identified for respondents wishing to remain on, or move to, the islands. Full-time residents who wish to remain on the islands highlighted lack of available, affordable housing, and lack of available long-term rental accommodation as the main barriers to remaining.

A house owned outright or with a mortgage represents the most desirable housing option for those full-time residents wishing to remain on the islands and those respondents wishing to move to the islands to live. However, many of these respondents stated that their affordability range would be €200,000 or below, which presents a significant challenge given market prices. Many also highlighted the costs and difficulties of building or renovating on the islands and concerns with the planning process.

Addressing affordability on the islands for full-time residents is essential as the inability to purchase or build a home represents a key barrier to meeting islanders' housing needs, impacting the sustainability of island communities.

Precarity of Renters and Lack of Long-Term Sustainable Renting Options

The sustainability of island communities is also impacted by the particular type of housing precarity that renters on Ireland’s offshore islands are experiencing. Renters express concern about security of tenure, having to vacate their home due to sale/landlord request to leave, and having to move out of their home during the holiday season.

The lack of available long-term rental accommodation coupled with the lack of other permanent affordable housing options means that renters are locked out of secure housing. This issue is also impacting other respondents who stated that should they be unable to purchase a home, they would rent a property in order to remain on or move to the islands. However, long-term rental options are not available and tackling the precarity of renting is critical to sustaining island life.

Latent Housing Demand and the Impact of Housing on Potential Residents

In addition to the housing needs of those full-time residents wishing to remain on the islands but impacted by housing barriers identified above, there was strong interest expressed by respondents in moving to the islands full-time, including returning islanders, those wishing to move to the islands for the first time, and second homeowners. It is of note that the language and culture of islands are key factors identified by respondents wishing to move to the islands.

The lack of property for sale and inability to obtain planning permission are identified by former island residents as issues potentially impacting their ability to return to the islands to live.

Schemes / Initiatives that Enable Sustainable Communities

There is strong support for developing schemes and a range of housing options to enable younger generations and full-time residents to remain on the islands, including community-owned/island-run housing schemes, social housing, and reservation of housing for sale. Making planning permission more achievable and accessible is also highlighted by respondents. Support was also notable for initiatives to attract people to live long-term on the islands, including through a rural resettlement fund, grant aid for new houses, and gateway housing.

Open text responses regarding the sustainability of communities underline these points, with some respondents indicating an inability of older generations to remain living on the islands if younger generations leave.

The survey shows particularly strong support for grant aid to renovate derelict properties and initiatives that would help address legal title/ownership of such properties. Compulsory purchase, renovation, and taxation of unused properties are highlighted as initiatives in the survey (both in specific options selected and open text responses). Derelict properties are also viewed as a key resource that could be used to provide housing for people committed to living long-term on the islands.

6.2 Recommendations

The data and issues identified in this survey clearly indicate that island communities need to be involved in informing and advising on housing-related action plans and, where applicable, delivering housing in conjunction with other stakeholders. Therefore, the following recommendations seek to acknowledge the voices of survey respondents, engage with the 2023-2033 National Islands Policy (GoI, 2023a, 2023b), and drive community-led solutions to meeting housing needs on the islands:¹²

- 1. Island Specific Housing Task Force and Action Plan**
In light of the urgency of need to address housing on the islands, it is recommended that Comhar na nOileán/Comhdháil Oileáin na hÉireann seek the establishment of a housing task force for the islands to include representatives from Comhdháil Oileáin na hÉireann, Comhar na nOileán, relevant policy partners, local authorities, and community groups. It is recommended that this task force develop a housing action plan for Ireland’s offshore islands. This would be aligned with relevant housing initiatives in ‘Our Living Islands’ (GoI, 2023a, GoI, 2023b) where appropriate, but would add to these by identifying island-specific housing needs informed by issues identified in this survey and ongoing engagement with island communities (Recommendation 5). As part of this action plan, it is recommended that the task force establish a set of targets related to housing that are specific to individual islands and island regions.
- 2. Community-led Housing Association/Approved Housing Body**
The data from this survey underlines the urgent need and support for community-led and community-managed housing developments on the islands, that would address affordable, gateway, and sheltered

12 There was a welcome and valuable opportunity to present the draft findings and recommendations to the Joint Oireachtas Committee on Social Protection, Community and Rural Development and the Islands on Friday 22nd September 2023. A link to the debate recording and transcript is available at: https://www.oireachtas.ie/en/debates/debate/joint_committee_on_social_protection_community_and_rural_development_and_the_islands/2023-09-22/.

housing options, including for full-time residents, new residents, and essential workers (with eligibility and affordability requirements calculated accordingly). It is therefore recommended that Comhar na nOileán/Comhdháil Oileáin na hÉireann consider establishing a community-led housing association/Approved Housing Body focused on the offshore islands. ‘Our Living Islands’ (GoI, 2023a) and related action plan (policy measure 1.11, GoI, 2023b: 5) include reference to the potential role of an islands focused AHB. Consultation, advice, and support from other AHBs, the Approved Housing Bodies Regulatory Authority, the Department of Housing, Local Government and Heritage, the Irish Council for Social Housing, the Housing Agency, and Local Authorities would be essential to establishing the viability, model, and structure of such an association. This AHB could also provide a point of contact and register of the specific housing requirements of island residents and potential residents. This would assist with the measurement of ongoing housing needs of full-time residents, as well as latent demand, and the nature of housing required to meet demand, as the recent policy highlights the importance of understanding ‘the quantum and mix of housing needed to meet corresponding island population targets’ (GoI, 2023a: 27).

- 3. Advisory/Input Role to National Policy Formation on Planning Guidelines and Liaison Role regarding Planning Processes and Statistics**
This survey indicates a clear need for community experience and voices to be heard as to the planning permission process and outcomes. The ‘Our Living Islands’ action plan includes a commitment that forthcoming planning guidelines ‘acknowledge the unique challenges and characteristics of offshore islands’ (policy measure 1.7, GoI, 2023b: 4). It is recommended that Comhar na nOileán/Comhdháil Oileáin na hÉireann seek to provide input to the planning guidelines updates to assist in developing an islands-specific approach that address concerns as to population and environment sustainability on the islands.¹³
- 4. Advisory/Input Role to National Policy Implementation on Vacant Homes**
It is also recommended that Comhar na nOileán/Comhdháil Oileáin na hÉireann work with Vacant Home Officers in Local Authorities to ensure the realisation of unused housing stock, including vacant and derelict properties (policy measure 1.8, GoI, 2023b: 4) by supporting the identification of such properties, highlighting the availability of schemes to residents and the provision of grant support, including increased support under Croí Cónaithe (policy measure 1.9, GoI, 2023b: 4). The islands focused Approved Housing Body (Recommendation 2) could also take a key role in supporting communities and local authorities with such a reactivation programme. It is further recommended that community groups and organisations are enabled to apply for support under the Croí Cónaithe scheme.
- 5. Ongoing Research and Community Engagement**
The success of an action plan (both government-level and community-based) is dependent on responsive and ongoing engagement with island communities. It is recommended that ongoing monitoring, research, and consultation is conducted to ensure action plans and targets are meeting island needs. This could include a detailed analysis of 2022 Census data, conducting a survey of island housing stock (including vacant and derelict housing), revisiting data in this survey on a periodic basis, and holding community forums and engagement at regular intervals.

6.3 Conclusion

The data presented in this survey and the 2023 ‘Our Living Islands’ National Islands Policy and Action Plan (GoI, 2023a, 2023b) offer a compelling opportunity to address island communities’ housing needs. The information provided by respondents to this survey also shows a clear wish by full-time residents to remain on the islands, a desire by those previously living on the islands to return, and a cohort of people wishing to move to the islands for the first time. In all these situations, access to affordable and suitable housing is crucial. Island communities cannot be sustained without a specific housing policy that recognises the particular challenges islands face. The creation of long-term secure, affordable, available housing (whether to buy or to rent), is essential to fulfilling people’s needs as identified in the survey, and to maintaining and building resilient, vibrant, and sustainable communities on Ireland’s offshore islands.

13 In relation to island-specific approaches in policy, a report of the Expert Group on the National Planning Framework (August 2023) referred to the potential for extending ‘priority area plans’ and ‘joint action plans’ to include non-urban areas that are disadvantaged due to remoteness and peripherality, including offshore islands.

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APPENDIX OF ISLAND REGIONS (INFORMATION SHEETS)

Information Sheet: Donegal

The Donegal island region accounted for 14% of responses to the survey, totalling 84 respondents. The survey involved categories that included people currently living on the islands as well as those wishing to return to/move to islands. The list of islands included Árainn Mhór, Inis Bó Finne, Inis Fraoigh, Island Roy, Inishirrer, Rutland, Inishkerragh, Toraigh, Gabhla and respondents could also select 'Prefer not to say' or specify another island name in open text ('Other, Please Specify') where relevant.

FIGURE D1: NUMBER OF RESPONDENTS ACROSS CATEGORY TYPES (DONEGAL ISLAND REGION)

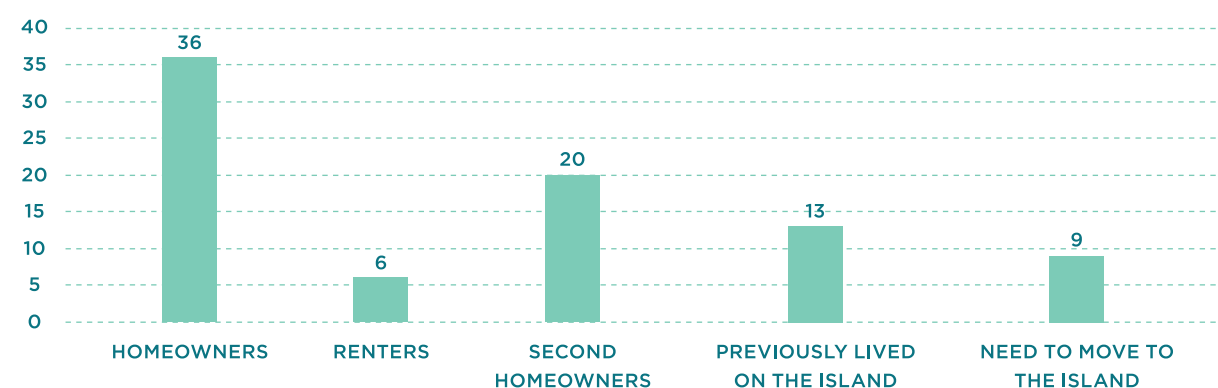
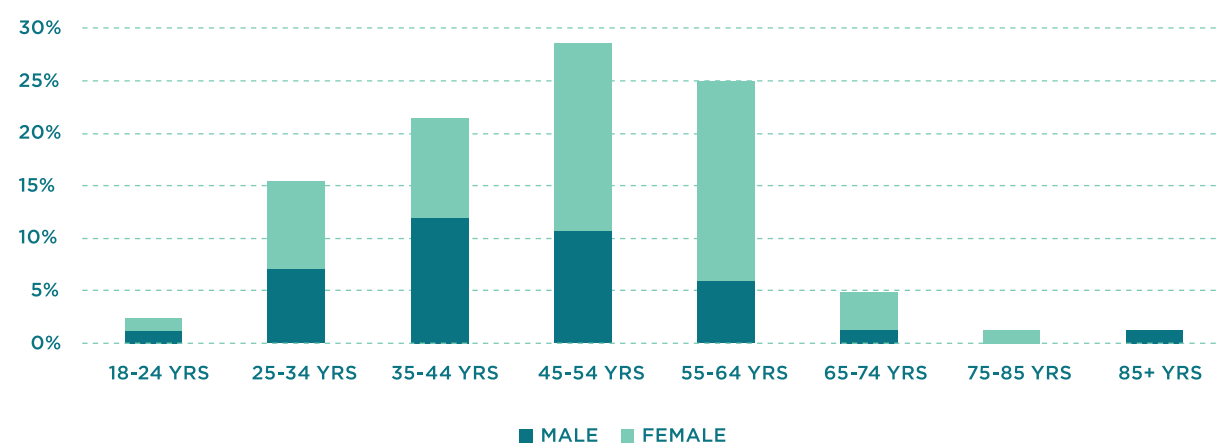


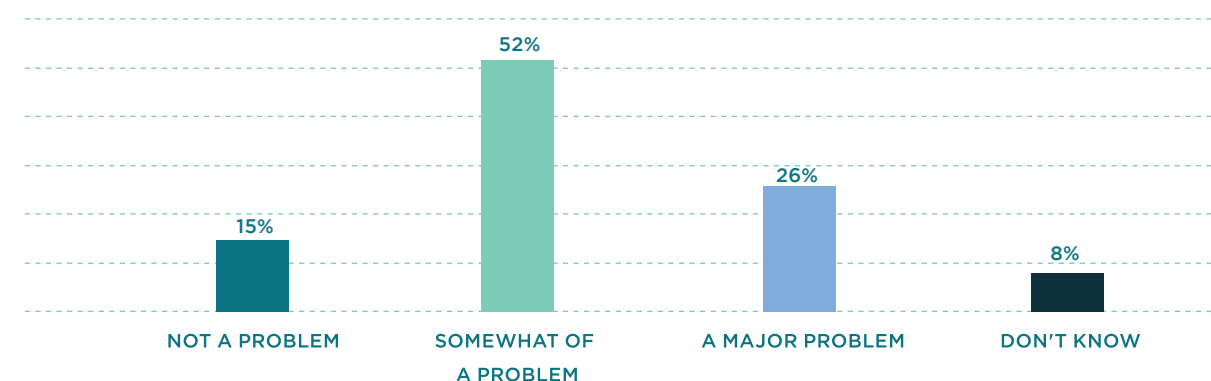
FIGURE D2: AGE AND GENDER OF SURVEY RESPONDENTS



Key Points

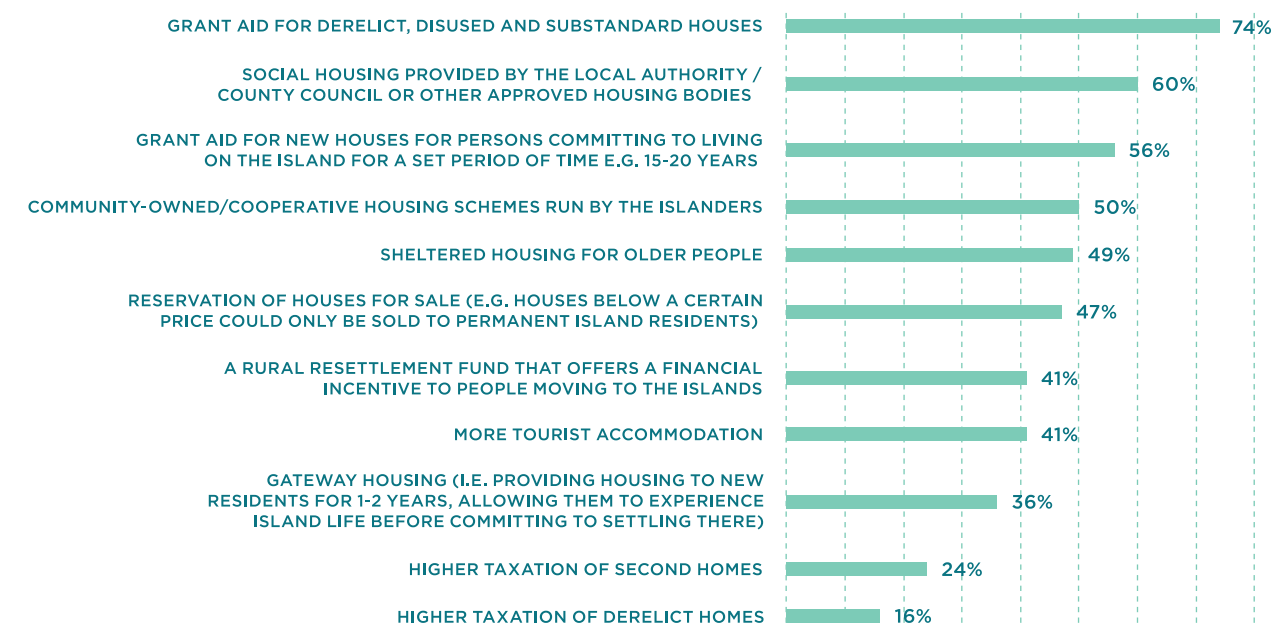
- 83% (n=35 of 42) of full-time residents indicated that their current home was suitable for their needs.
- 31% (n=13) of full-time residents stated that they were likely/very likely to move from their current home in the next 5 years, with 7 respondents referring to security of tenure and/or reasons related to the property as reasons for likelihood to move.
- 67% (n=8 of 12 recorded responses) of full-time residents that are likely/very likely to move from their current home in the next 5 years would like to remain on the island/s. Lack of available houses/property for sale, cost of houses/property for sale, and unable to obtain planning permission were identified as key housing issues on the Donegal islands that would prevent these respondents from remaining.
- 85% of second homeowners would consider moving to the island/s (now or in the future). 10% stated that they were 'not sure'.
- Of the respondents (across all categories) who answered the question regarding difficulties with the planning permission process, 32% (n=24 of 76) indicated that they **have** experienced difficulties (including refusal of planning for new build, renovation, extension).
- The majority of respondents (78%) stated that derelict houses were somewhat of a problem/a major problem (Figure D3).

FIGURE D3: DERELICT HOUSES (RESPONDENTS: FULL-TIME RESIDENTS, SECOND HOMEOWNERS, PREVIOUSLY LIVED ON ISLANDS)



In relation to housing initiatives, as illustrated in Figure D4, grant aid for derelict and substandard houses (74%), social housing (60%), and grant aid for new houses for persons committing to living on the island for a set period of time (56%) were the top options supported by respondents in the Donegal island region.

FIGURE D4: PERCENTAGE SUPPORT (ALL RESPONDENTS) HOUSING OPTIONS



Information Sheet: Mayo

The Mayo island region accounted for 11% of responses to the survey, totalling 65 respondents. The survey involved categories that included people currently living on the islands as well as those wishing to return to/move to islands. The list of islands included Clare Island, Inis Bigil, Inishcottle, Inishlyre, Inishturk, Clynish and respondents could also select 'Prefer not to say' or specify another island name in open text ('Other, Please Specify') where relevant.

FIGURE M1: NUMBER OF RESPONDENTS ACROSS CATEGORY TYPES (MAYO ISLAND REGION)

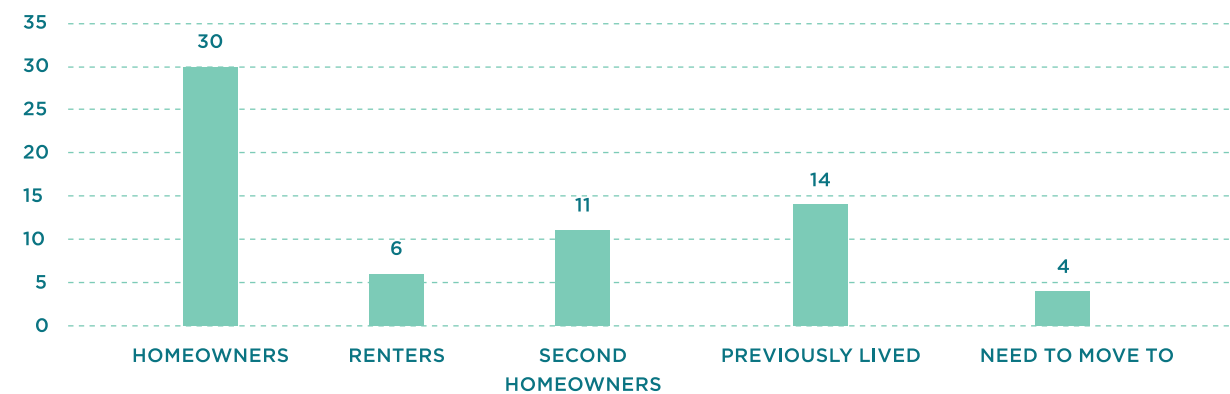
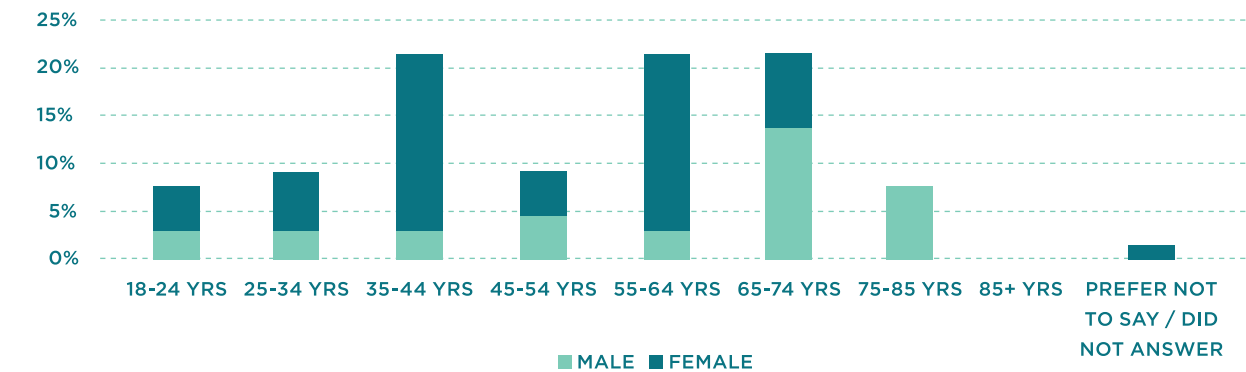


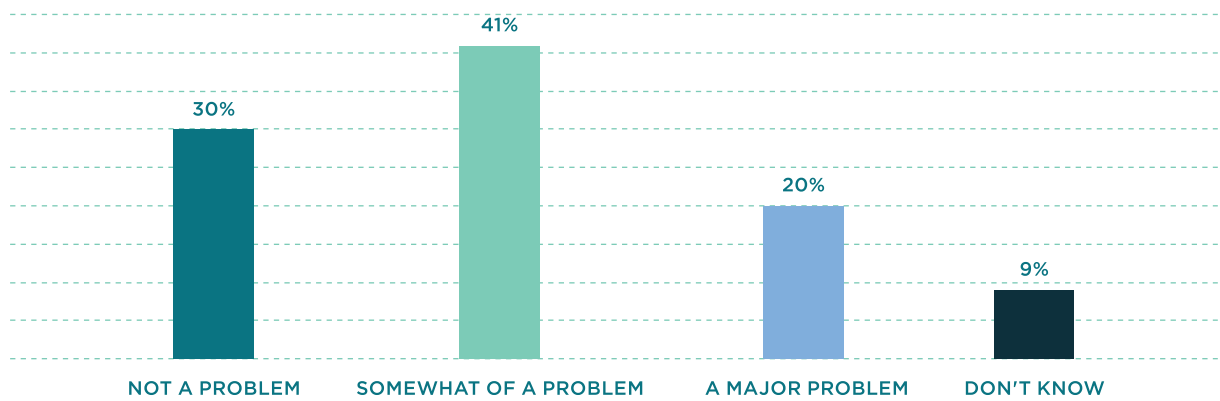
FIGURE M2: AGE AND GENDER OF SURVEY RESPONDENTS



Key Points:

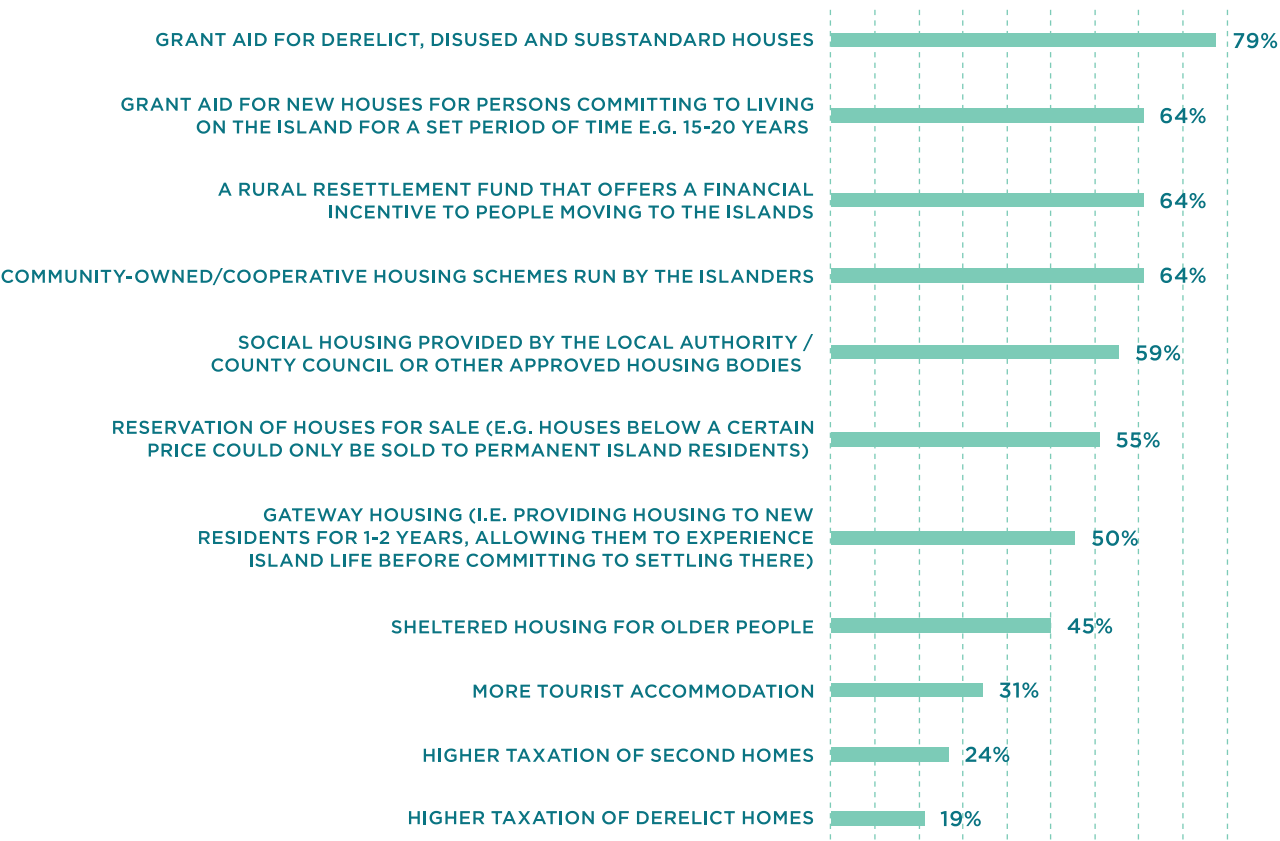
- 83% (n=30 of 36) of full-time residents indicated that their current home was suitable for their needs.
- 25% (n=9) of full-time residents stated that they were likely/very likely to move from their current home in the next 5 years.
- 50% (n=4 of 8 recorded responses) of full-time residents that are likely/very likely to move from their current home in the next 5 years would like to remain on the island/s. Lack of available houses/property for sale, lack of available sites to build on, lack of available rental accommodation, and security of tenure issues were noted as key housing issues on the Mayo islands that would prevent these respondents from remaining.
- 36% of second homeowners would consider moving to the island/s (now or in the future). 36% stated that they were 'not sure'.
- Of the respondents (across all categories) who answered the question regarding difficulties with the planning permission process, 19% (n=12 of 63 recorded responses) indicated that they **have** experienced difficulties (including refusal of planning for new build, renovation, extension).
- The majority of respondents (61%) stated that derelict houses were somewhat of a problem/a major problem (Figure M3).

FIGURE M3: DERELICT HOUSES (RESPONDENTS: FULL-TIME RESIDENTS, SECOND HOMEOWNERS, PREVIOUSLY LIVED ON ISLANDS)



In relation to housing initiatives, as illustrated in Figure M4, grant aid for derelict and substandard houses (79%), grant aid for new houses for persons committing to living on the island for a set period of time (64%), a rural resettlement fund that offers financial incentives to people moving to the islands (64%), and community-owned/cooperative housing schemes run by the islanders (64%) were the top options supported by respondents in the Mayo island region.

FIGURE M4: PERCENTAGE SUPPORT (ALL RESPONDENTS) HOUSING OPTIONS



Information Sheet: Galway

The Galway island region accounted for 44% of responses to the survey, totalling 270 respondents. The survey involved categories that included people currently living on the islands as well as those wishing to return to/move to islands. The list of islands included Inishbofin, Árainn, Inis Oírr, Inis Meáin and respondents could also select 'Prefer not to say' or specify another island name in open text ('Other, Please Specify') where relevant.

FIGURE G1: NUMBER OF RESPONDENTS ACROSS CATEGORY TYPES (GALWAY ISLAND REGION)

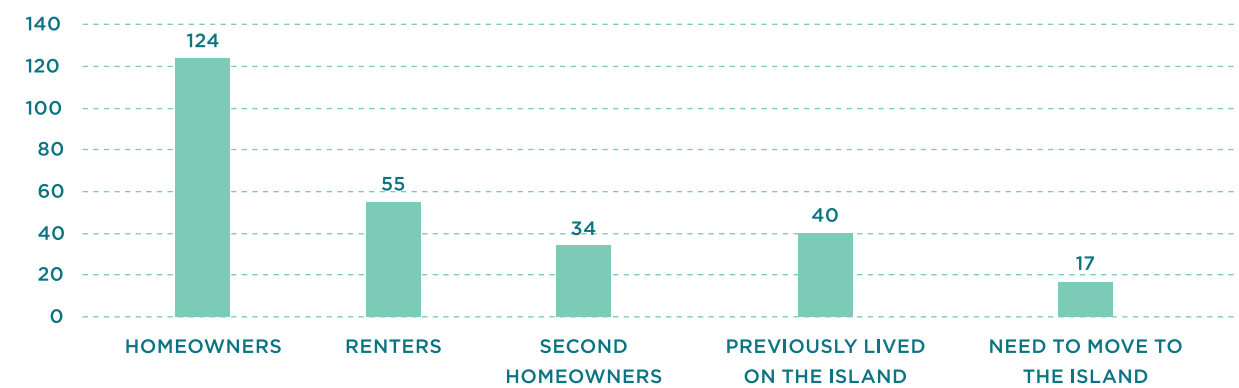
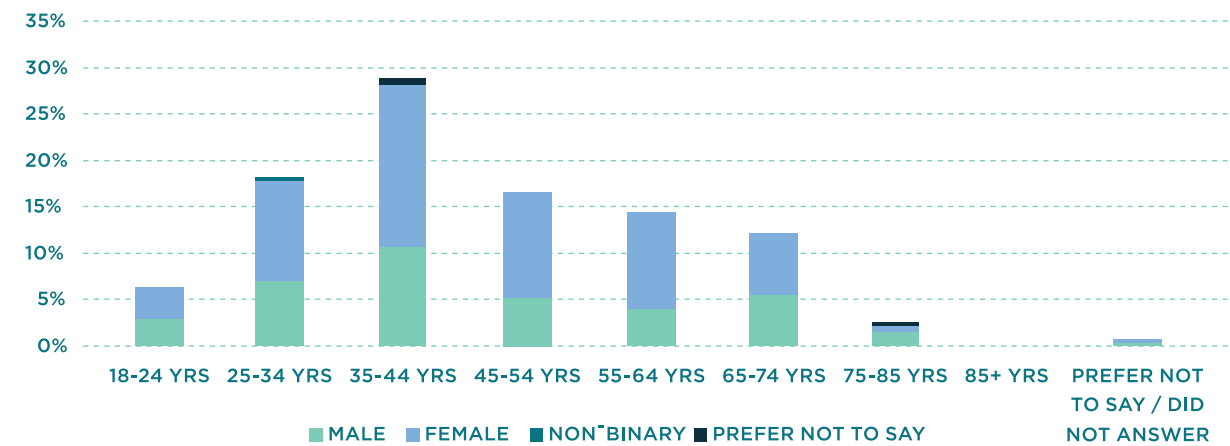


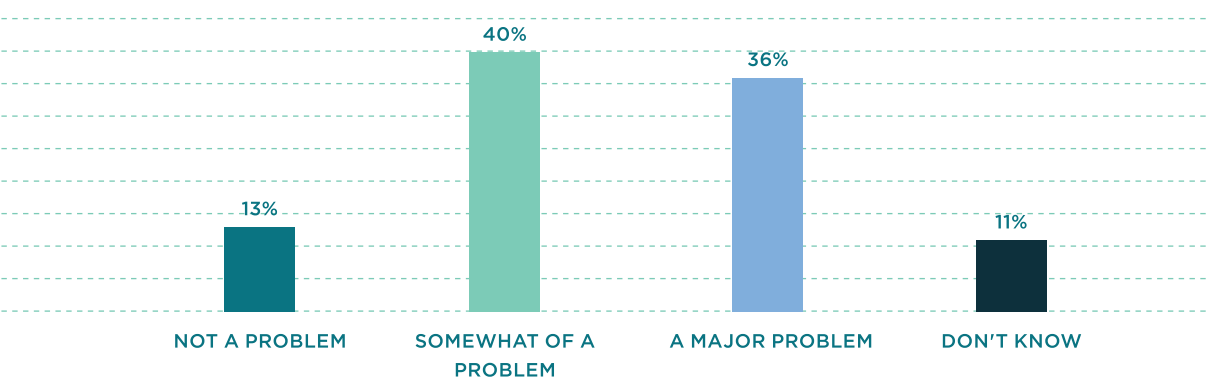
FIGURE G2: AGE AND GENDER OF SURVEY RESPONDENTS



Key Points:

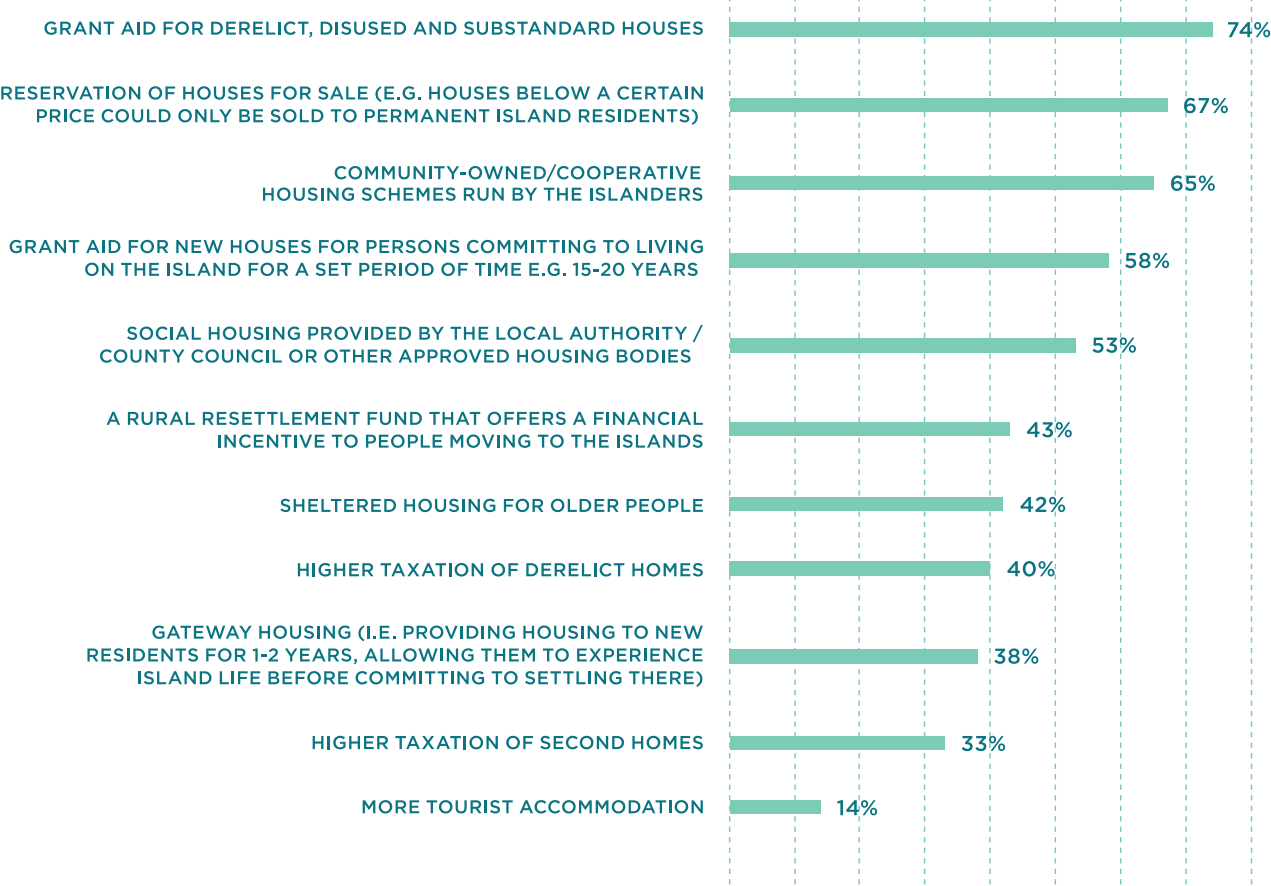
- 76% (n=136 of 179) of full-time residents stated that their current home was suitable for their needs.
- It is of note that 35% (n=19) of renters in the Galway island region stated that their current home was not suitable for their needs.
- 46% (n=82) of full-time residents stated that they were likely/very likely to move from their current home in the next 5 years (28% of homeowners and 85% of renters). Of those respondents likely/very likely to move, reasons relating to the property were noted as a reason for likelihood to move by 40% of homeowners and 77% of renters. Security of tenure/landlord selling the property is a frequent point noted by renters on the Galway island region.
- 72% (n=59) of full-time residents that are likely/very likely to move from their current home in the next 5 years would like to remain on the island/s. Lack of available houses/property for sale, cost of houses/property for sale, and unable to obtain planning permission were identified as key housing issues on the Galway islands that would prevent these respondents from remaining.
- 62% of second homeowners would consider moving to the island/s (now or in the future). 26% stated that they were 'not sure'.
- Of the respondents (across all categories) who answered the question regarding difficulties with the planning permission process, 30% (n=74 of 250 recorded responses) indicated that they **have** experienced difficulties (including refusal of planning for new build, renovation, extension).
- The majority of respondents (76%) stated that derelict houses were somewhat of a problem/a major problem (Figure G3).

FIGURE G3: DERELICT HOUSES (RESPONDENTS: FULL-TIME RESIDENTS, SECOND HOMEOWNERS, PREVIOUSLY LIVED ON ISLANDS)



In relation to housing initiatives, as illustrated in Figure G4, grant aid for derelict and substandard houses (74%), reservation of houses for sale (e.g. houses below a certain price could only be sold to permanent island residents) (67%), and community-owned/cooperative housing schemes run by the islanders (65%) were the top options supported by respondents in the Galway island region.

FIGURE G4: PERCENTAGE SUPPORT (ALL RESPONDENTS) HOUSING OPTIONS



Information Sheet: Cork

The Cork island region accounted for 31% of responses to the survey, totalling 192 respondents. The survey involved categories that included people currently living on the islands as well as those wishing to return to/ move to islands. The list of islands included Bere, Cléire, Dursey, Heir, Long, Sherkin, Whiddy and respondents could also select 'Prefer not to say' or specify another island name in open text ('Other, Please Specify') where relevant.

FIGURE C1: NUMBER OF RESPONDENTS ACROSS CATEGORY TYPES (CORK ISLAND REGION)

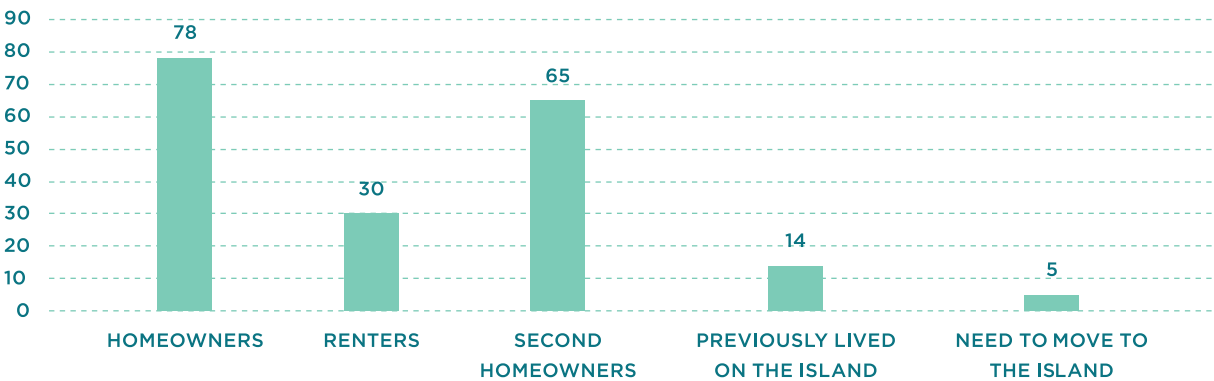
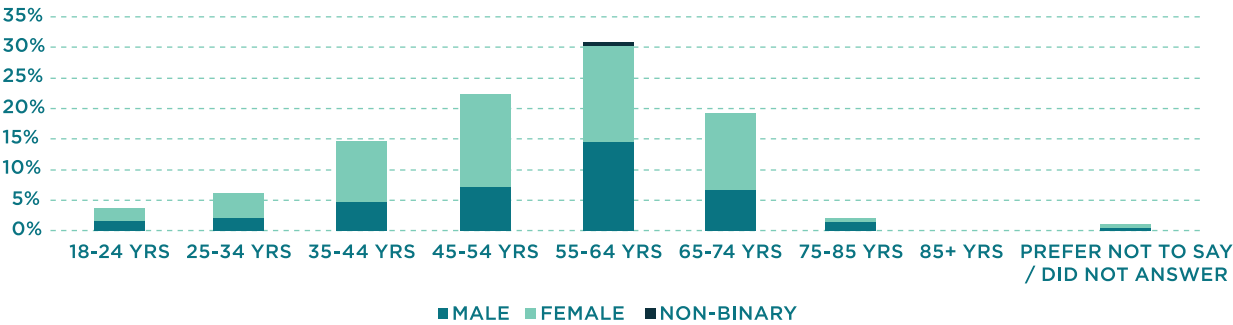


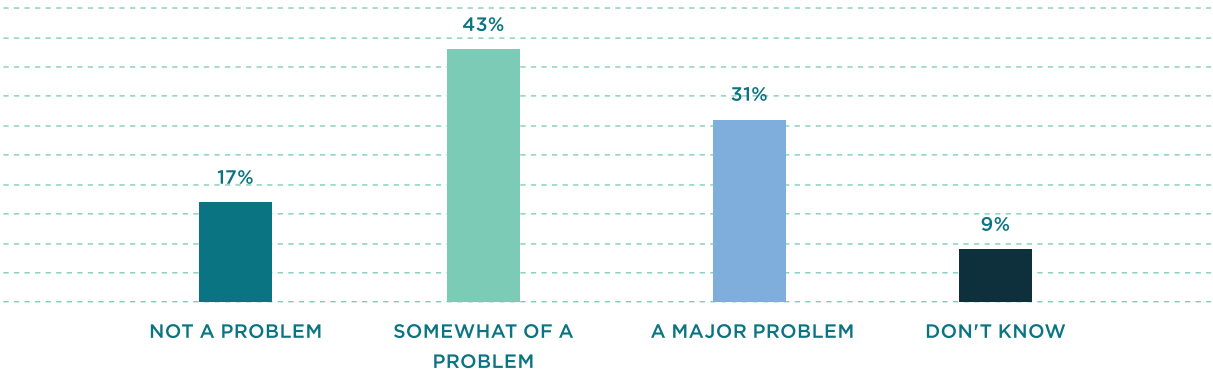
FIGURE C2: AGE AND GENDER OF SURVEY RESPONDENTS



Key Points:

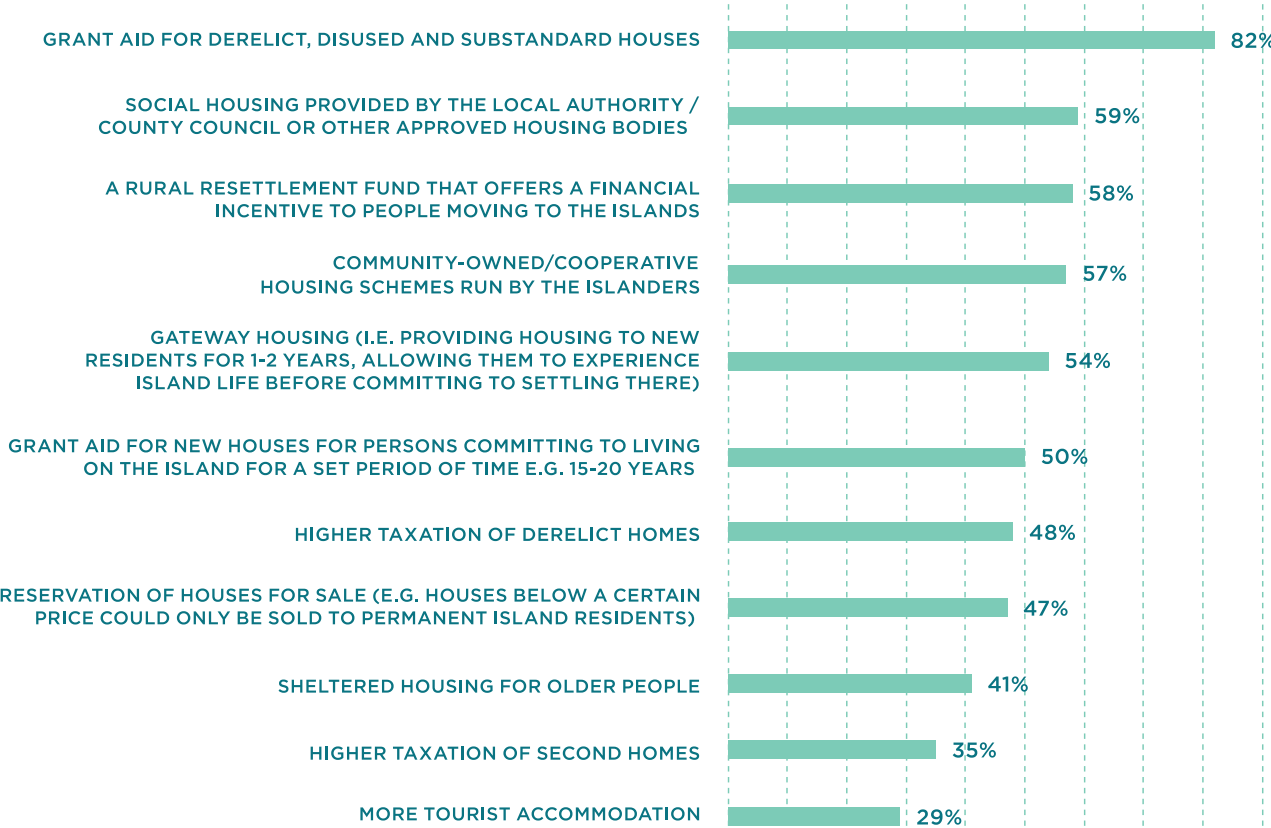
- 70% (n=76 of 108) of full-time residents stated that their current home was suitable for their needs. This is the lowest percent of home suitability noted across the four island regions.
- It is of note that 40% (n=12) renters stated that their current home was not suitable for the needs.
- 36% (n=38 of 107 recorded responses) of full-time residents stated that they were likely/very likely to move from their current home in the next 5 years (21% of homeowners and 76% of renters). Of those respondents likely/very likely to move, reasons relating to the property were noted as a reason for likelihood to move by 50% of homeowners and 86% of renters. Security of tenure/ landlord selling the property is a frequent point noted by renters in the Cork island region.
- 79% (n=30) of full-time residents that are likely/very likely to move from their current home in the next 5 years would like to remain on the island/s. Lack of available houses/property for sale, cost of houses/property for sale, lack of available rental accommodation, and unable to obtain planning permission were identified as key housing issues on the Cork islands that would prevent these respondents from remaining.
- 51% of second homeowners would consider moving to the island/s (now or in the future). 32% stated that they were 'not sure'.
- Of the respondents (across all categories) who answered the question regarding difficulties with the planning permission process, 36% (n=64 of 179 recorded responses) indicated that they **have** experienced difficulties (including refusal of planning for new build, renovation, extension).
- The majority of respondents (74%) stated that derelict houses were somewhat of a problem/a major problem (Figure C3).

FIGURE C3: DERELICT HOUSES (RESPONDENTS: FULL-TIME RESIDENTS, SECOND HOMEOWNERS, PREVIOUSLY LIVED ON ISLANDS)



In relation to housing initiatives, as illustrated in Figure C4, grant aid for derelict and substandard houses (82%), social housing (59%), and a rural resettlement fund that offers a financial incentive to people moving to the islands (58%) were the top options supported by respondents in the Cork island region.

FIGURE C4: PERCENTAGE SUPPORT (ALL RESPONDENTS) HOUSING OPTIONS





NA HOILEÁIN AMACH Ó CHÓSTA NA HÉIREANN: SUIRBHÉ AR RIACHTANAIS TITHÍOCHTA



DR CONOR CASHMAN &
DR SIOBHAN O'SULLIVAN

2023



School of Applied Social Studies
Staidéar Sóisialta Feidhmeach



An Roinn Forbartha
Tuaithe agus Pobail
Department of Rural and
Community Development



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CAIBIDIL 1: RÉAMHRÁ

“Mar dhuine óg níl aon tithíocht ar fáil ar an oileán gurb é mo bhaile é”
(FREAGRÓIR SUIRBHÉ)

Leagtha amach sa tuarascáil seo tá torthaí an tsuirbhé a rinneadh idir Meán Fómhair agus Nollaig 2022 maidir le riachtanais tithíochta phobail na n-oileán amach ó chósta na hÉireann. Ba í aidhm an tsuirbhé, a bhí maoinithe ag Comhdháil Oileáin na hÉireann ná:

- tuiscint a fháil ar staid na tithíochta faoi láthair agus ar na tosca coitianta ar na hoileáin amach ó chósta na hÉireann,
- na sonraí cainníochtúla agus cáilíochtúla a bhaineann leis na cineálacha riachtanas tithíochta atá ag pobail na n-oileán a thaifead
- tuairimí maidir leis na bacanna ar thithíocht agus ceisteanna tithíochta ar na hoileáin a scrúdú, agus
- breathnú ar an gcaoi is fearr a bhféadfaí freastal ar riachtanais agus inbhuanaitheacht tithíochta sna blianta romhainn.

1.1 An Comhthéacs don Taighde: Tithíocht in Éirinn – Treochtaí agus Sonraí le Deireanas

Rinneadh an taighde seo i gcomhthéacs an fhócais phoiblí agus polaitiúil i leith polasaithe agus cleachtais tithíochta in Éirinn go ginearálta agus d'fhorbairt polasaí d'oileáin na hÉireann. Le linn don suirbhé a bheith ar bun ag deireadh 2022 agus anailís a bheith á dhéanamh ar na sonraí in 2023 lean an ghéarchéim tithíochta agus easpa dídine ag tarraingt go leor airde agus cainte maidir lena chúiseanna, tionchair agus réitigh. Foilsíodh tuairiscí sonraí maidir le ceisteanna tithíochta ar fud na hÉireann (sonraí ó Dhaonáireamh 2022 na hÉireann san áireamh), mar aon le plean gníomhaíochta d'oileáin na hÉireann (Rialtas na hÉireann 2023a, Rialtas na hÉireann 2023b) (féach Cuid 1.2 thíos).

Is mór-imní sóisialta agus eacnamaíochta trasna go leor sochaithe comhaimseartha an easpa sa tithíocht inacmhainne atá ar fáil (Lee, 2022). Tá an scéal níos measa in Éirinn 'idir inacmhainneacht a bheith ag dul in olcas ar mhargáí na dtithe ar cíós agus le ceannach agus ganntanas seasta a bheith sa soláthar agus praghsanna ag ardú' (Slaymaker *et al*, 2022: 11). Tá go leor cainte agus anailíse tarraingthe ag géarchéim

tithíochta na hÉireann, ag áireamh taighde ar ról an Stáit maidir leis an soláthar tithíochta a mhaoiniú (Norris, 2016), na cineálacha agus tionchar na bpolasaithe a dhéileálann le tithíocht mar shócmhainn nó acmhainn (Hearne, 2017), agus an neamhchinnteacht mhéadaitheach a bhaineann le tithíocht do dhaoine sa mhargadh cíosa príobháideach (Bobek *et al*, 2021; Waldron, 2021).

Is féidir an cineál tionacht tithíochta atá in Éirinn a chatagóiriú go leathan idir tithíocht úinéir-áitithe (le/gan morgáiste), ar cíós ó thiarna talún príobháideach (le tacaíocht ó scéimeanna ar nós íocaíocht Cúnaimh Tithíochta san áireamh), agus ar cíós ó údarás áitiúil/Comhlacht Ceadaithe Tithíochta. D'fhoilsigh Rialtas na hÉireann plean tithíochta in 2021 agus in éineacht le spriocanna do thithíocht shóisialta bhí spriocanna freisin ann do thógáil tithe níos inacmhainne le ceannach nó le tógáil ar cíós (Rialtas na hÉireann, 2021).

Léiríonn sonraí ó Dhaonáireamh 2022 na hÉireann go bhfuil:

- ráta úinéireachta tithe in Éirinn ag laghdú;
- méadú ar theaghlaigh i gcóiríocht ar cíós;¹
- €273 ar an meánchíos seachtainiúil (37% níos airde ná mar taifeadadh i nDaonáireamh 2016),² agus
- ó 2016 go bhfuil ardú 83% tagtha ar líon na ndaoine 65 bliain d'aois agus os a chionn atá ag íoc cíosa le tiarna talún príobháideach.³

1.2 Forbairtí le Deireanas: Polasaí agus Plean Gníomhaíochta Oileáin na hÉireann

I Meitheamh 2023, i gcomhar leis an Roinn Forbartha Tuaithe agus Pobail d'fhoilsigh Rialtas na hÉireann, 'Ár nOileáin Bheo: Polasaí Náisiúnta na nOileán 2023-2033 (Rialtas na hÉireann, 2023a). Áirítear ann, faoi Aidhm Straitéiseach 1 (*Leibhéil daonra na n-oileán a athbheochan*), tionscnaimh pholasaithe bunaithe ar chomhairliúchán agus taighde⁴ maidir le riachtanais tithíochta agus taithí phobail na n-oileán agus na dúshláin tithíochta ar leith a bhíonn le sárú ag pobail na n-oileán. Sa bpolasaí 'Ár nOileáin Bheo: Plean Gníomhaíochta 2023-2026' (Rialtas na hÉireann 2023b) tugtar sonraí maidir le bearta polasaithe, ceann-ranna Rialtais, príomhpháirtithe leasmhara, agus tréimhsí ama chun déileáil leis na haidhmeanna straitéiseacha faoi Pholasaí Náisiúnta na nOileán. Chuige seo, áiríonn na pleananna gníomhaíochta don tithíocht:

- Treoirlínte Pleanála maidir le Tithíocht faoin Tuath mar aitheantas ar dhúshláin na n-oileán
- Oifigh Tí Fholaimh chun clár athghníomhaithe d'áiteanna cónaithe tréigthe a aithint agus a fhorbairt
- Tacaíocht bhreise deontais do thithe folmha ar na hoileáin (faoi Croí Cónaithe)
- Clár um sheachadadh tithe sóisialta nua ar na hoileáin
- Scrúdú ar an gcumas atá ag Comhlachtaí Ceadaithe Tithíochta le tabhairt faoi riachtanais tithíochta ar na hoileáin chun tacú le freagairt faoi stiúir an phobail (tithíocht d'oibrithe riachtanacha agus cónaitheoirí nua san áireamh).

1.3 Dearadh agus Dáileadh an tSuirbhé

Rinneadh Suirbhé ar Riachtanais Tithíochta ar líne, arna fhorbairt ag Comhar na nOileán i gcomhairle le pobail na n-oileán, thar thréimhse trí mhí ón 2 Meán Fómhair go dtí an 2 Nollaig 2022. Tríd an suirbhé féachadh le heolas a fháil maidir le riachtanais tithíochta na n-oileán amach ó chósta na hÉireann, thar ceithre réigiún (Dún na nGall, Maigh Eo, Gaillimh, Corcaigh).⁵

Tugann an doiciméad seo léargas ar na príomhthorthaí agus dréachtmholtaí a d'eascair as taighde a rinneadh idir Meán Fómhair agus Nollaig 2022 maidir le riachtanais tithíochta phobal na n-oileán amach ó chósta na hÉireann. Foilseofar tuairisc shuirbhé mionsonraithe den taighde níos déanaí in 2023.

1 Léiríonn Slaymaker *et al* (2022) go bhfuil an brath ar an earnáil cíosa príobháideach ag seasamh ar feadh tréimhsí níos faide ná mar bhí amhlaidh i gcás glúnta roimhe sin.

2 Ag úsáid figiúirí bunaithe ar shonraí Shuirbhé Coinniollacha Maireachtála Eurostat 2019 (EU-SILC) fuair Disch agus Slaymaker (2023: viii) amach go raibh teaghlaigh in Éirinn (lucht morgáiste agus cíosaíthe) ar an meán ag íoc thart ar 20% dá n-ioncam glan ar chostas íocaíochta a dtithe. Luann siad de bharr tionchar agus infhaighteacht liúntais tithíochta go laghdaítear costais tithíochta i gcorrchás.

3 Diríonn Slaymaker *et al* (2022: ix) aird ar na rioscaí airgeadais maidir leis an gcaoi a gcoinneodh teaghlaigh suas a n-íocaíochtaí cíosa i gcás laghdú ina n-ioncaim nuair a rachaidís ar scor.

4 Ag áireamh taighde ar thithíocht agus pobail a choinneáil ar oileáin larthar Chorcaí (O'Sullivan and Desmond, 2022).

5 Toisc gur áiríodh sa suirbhé daoine a chónaíonn ar na hoileáin faoi láthair agus daoine ar mhaith leo filleadh/bogadh chuig oileáin nach bhfuil daoine orthu b'fhéidir faoi láthair cuireadh liosta d'ainmneacha oileán amach ón gcósta ar fáil sa suirbhé do fhreagróirí le roghnú astu agus nuair a bhí ábhartha tugadh deis ainm oileán a roghnú i dtéacs oscailte ('Eile. Sonraigh le do thoil'). Maidir leis an téarma 'oileán amach ón gcósta' i gcomhthéacs an pholasaí agus plean gníomhaíochta tagraítear d'oileáin nach bhfuil aon cheangal droichid ná cosáin acu leis an mórthír.

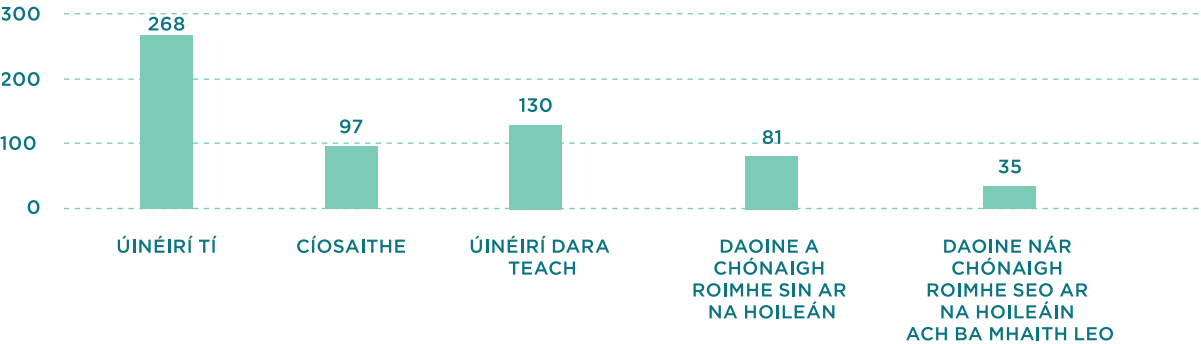
Sa tuairisc ghearr seo léirítear:

1. Áitritheoirí lánaimseartha (Úinéirí tí) a bhfuil a bpríomháit chónaithe ina n-úinéireacht féin nó a dteaghlaigh. Áirítear páistí lánfhásta a chónaíonn i dteach an teaghlaigh sa gcatagóir seo freisin
2. Áitritheoirí lánaimseartha (Cíosaithe) a bhfuil a n-áit chónaithe tógtha ar cíós acu nó ag a dteaghlach. Áirítear páistí lánfhásta a chónaíonn i dteach an teaghlaigh sa gcatagóir seo freisin
3. Úinéirí dara teach nach gcónaíonn ar an oileán go lánaimseartha
4. Daoine a chónaigh roimhe sin ar na hoileáin
5. Daoine nár chónaigh roimhe sin ar na hoileáin ach ar mhaith leo, nó gur gá dóibh, bogadh go dtí na hoileáin.

Dearadh an suirbhé le theacht ar an líon ba mhó freagróirí agus ab fhéidir é, trasna catagóirí uilig na bhfreagróirí. Dá bhrí sin, tugann na sonraí léargas ar shampla deonach, sin le rá go mbaineann na sonraí le daoine a líon an suirbhé, ní le sampla ionadaíoch.

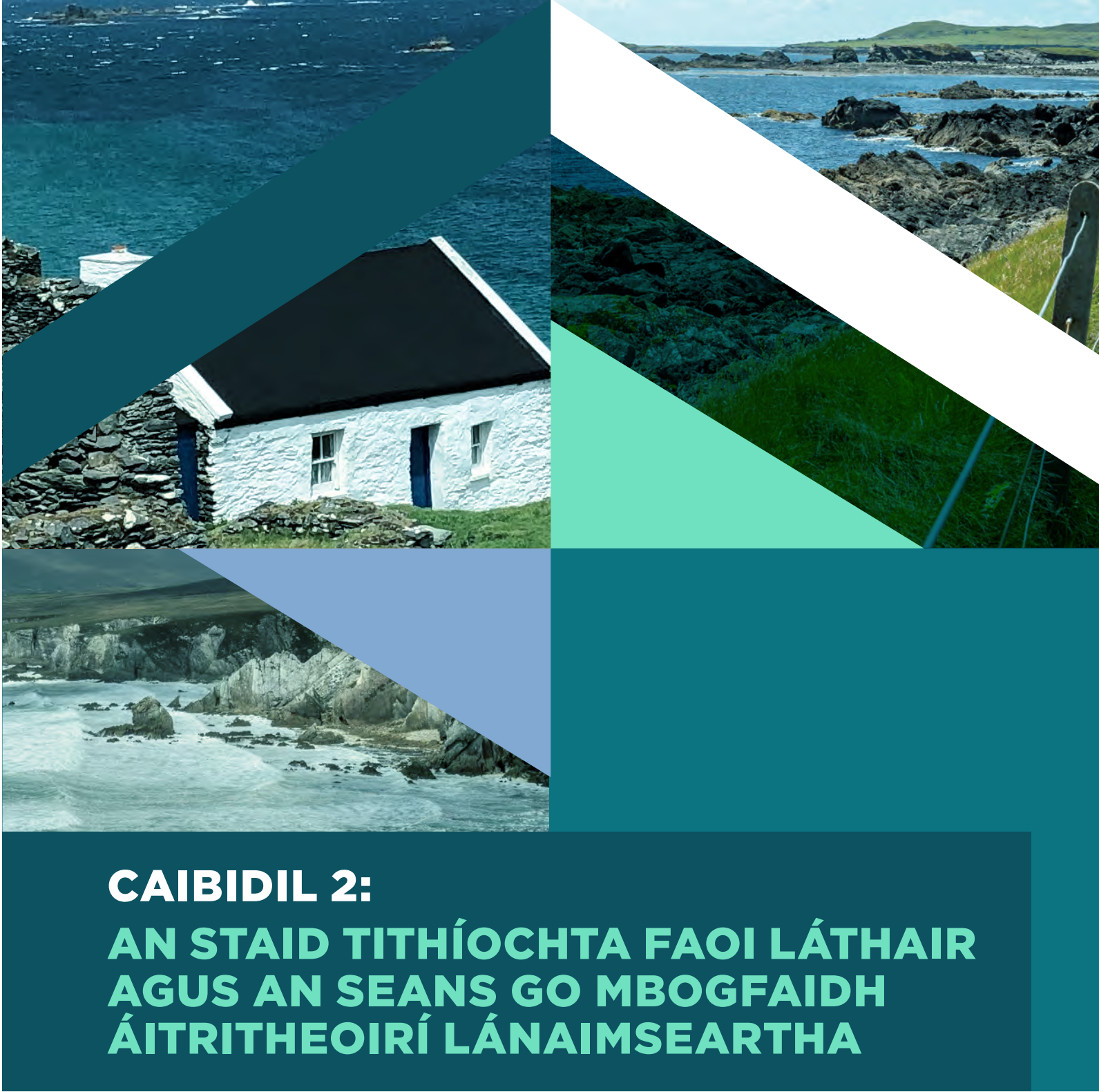
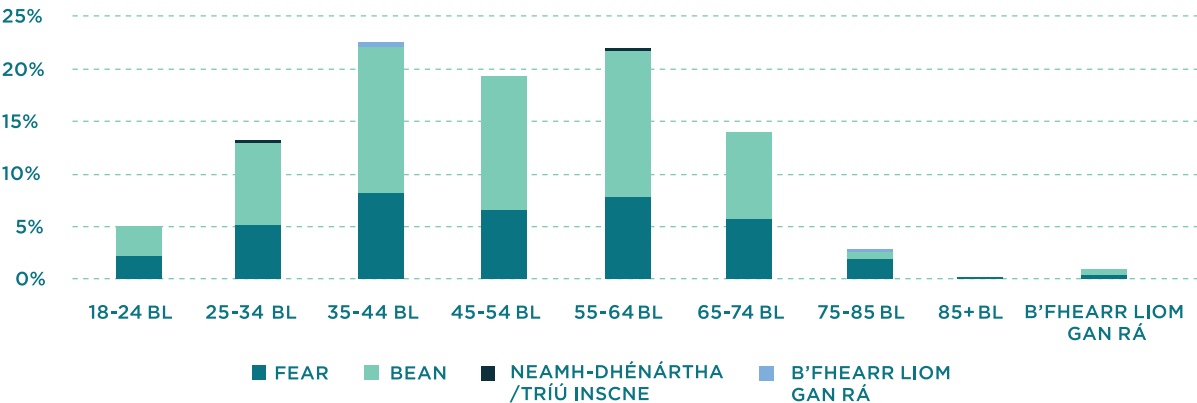
Ghlac 611 duine uilig páirt sa suirbhé. Mar atá le feiceáil i Léaráid 1, líon 365 áitritheoir lánaimseartha as na hoileáin amach ó chósta na hÉireann an suirbhé - úinéirí tí (268 duine) agus cíosaithe (97 duine). Is ionann sin agus 60% de fhreagróirí uilig an tsuirbhé. Chuir 43 freagróir den chatagóir 'úinéirí tí' in iúl go raibh siad ag cónaí sa teach baile le tuismitheoir(i). Thug 4 fhreagróir i gcatagóir na gcíosaithe le fios go raibh siad Ag Cónaí sa Teach Baile le tuismitheoir(i). B'úinéirí dara teach a bhí i gceist i gcás 21% (u=130) de na freagraí uilig a fuarthas. Chónaigh 81 freagróir ar na hoileáin roimhe sin, sin 13% de na freagraí, agus ba mhaith le / is gá do 35 freagróir bogadh chuig na hoileáin, sin 6% de na freagraí.

LÉARÁID 1: LÍON NA BHFREAGRÓIRÍ TRASNA NA GCINEÁLACHA CATAGÓIRÍ (NA RÉIGIÚIN OILEÁN UILIG)



B'as réigiúin oileán na Gaillimhe a tháinig 44% de na freagraí, ansin Corcaigh (31%), Dún na nGall (14%) agus Maigh Eo (11%). Ba mhná iad 61% den dream uilig a líon an suirbhé (u=372), fir ab ea 38% acu (u=234), 0.3% (u=2) neamh-dhénártha, agus b'fhearr le 0.5% (u=3) gan a rá. Bhí formhór na bhfreagróirí idir aois 35 agus 64 mar a léirítear i Léaráid 2.

LÉARÁID 2: AOIS AGUS INSCNE FHREAGRÓIRÍ AN TSUIRBHÉ



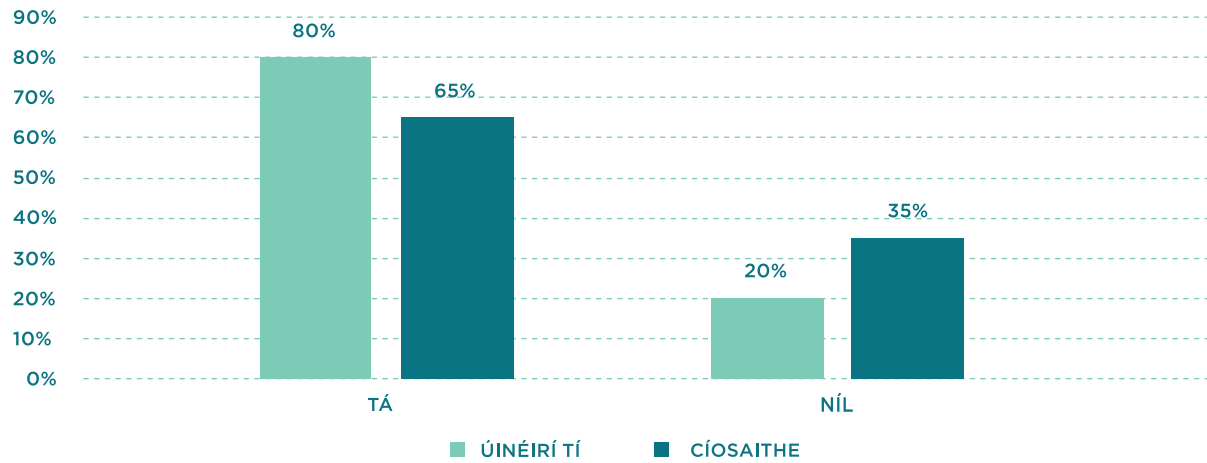
CAIBIDIL 2: AN STAID TITHÍOCHTA FAOI LÁTHAIR AGUS AN SEANS GO MBOGFAIDH ÁITRITHEOIRÍ LÁNAIMSEARTHA

Príomhphointí:

1. Chuir líon níos lú cíosaithe (65%), ná úinéirí tí (80%), in iúl gur fheil an teach a bhí acu faoi láthair a gcuid riachtanas
2. Luaigh céatadán ard cíosaithe go raibh seans mór/seans maith ann go mbogfaidís as sin go ceann 5 bhliana (79%).
3. Roghnaigh úinéirí tí agus cíosaithe 'Fáthanna a bhaineann leis an bhfoirgneamh/leis an áit chónaithe' ar an gcúis ba mhó go mbeadh seans ann go mbogfaidís
4. Bhí Seasmhacht Tionachta agus díol maoine ina bpríomhchúiseanna freisin ag cíosaithe ó thaobh an seans go mbogfaidís, chomh maith le cúiseanna a bhain le bail an fhoirgnimh.

Thug 80% de na húinéirí tí a d’fhreagair (u=214) le fios go raibh an teach ina raibh siad faoi láthair feiliúnach dá riachtanais ach ba 65% de na cíosaíthe a d’fhreagair a bhí sásta go raibh a dteach faoi láthair feiliúnach dá riachtanais (Léaráid 3).

LÉARÁID 3: FEILIÚNACHT ÁITEANNA CÓNAITHE NA NÁITRITHEOIRÍ LÁNAIMSEARtha A D’FHREAGAIR



Luaigh 83% d’áitritheoirí lánaimseartha i gceantair oileán Dhún na nGall agus Mhaigh Eo go raibh an áit chónaithe ina raibh siad faoi láthair feiliúnach dá riachtanais, i gcomparáid le 76% i gceantar oileán na Gaillimhe agus 70% i gceantar oileán Chorcaí.

I gcás na bhfreagróirí a chuir in iúl nach raibh a n-áit chónaithe faoi láthair feiliúnach dá riachtanais, ba iad na príomhchúiseanna a thug siad ná go raibh an teach róbheag, nach raibh na bunriachtanais/áiseanna ann, ná dóthain seomraí leapa. Dhírigh freagróirí aird ar bhail na dtithe freisin agus an ghá a bhí le hathchóiriú, mar a léirítear i Léaráid 4, deacrachtaí a luaigh níos mó cíosaíthe ná úinéirí tí (féach freisin ar Léaráid 7 i gcuid 2.1 thíos).

“Drochéifeachtacht fuinnimh agus billí arda leictreachais”

FREAGRÓIR A BHÍ AG ÍOC CÍOSA

“Seanteach óna dteastaíonn uasghrádú iomlán, insliú, srl”

FREAGRÓIR AR ÚINÉIRÍ TÍ IAD

“Córas teasa nach bhfuil feiliúnach agus taise ann”

FREAGRÓIR A BHÍ AG ÍOC CÍOSA

Léaráid 4: Ráitis ó Áitritheoirí Lánaimseartha – Cén fáth nach bhfeileann do theach do riachtanais?

Dúirt 81% (u=79) de chíosaithe go raibh a n-áit chónaithe ar cíos acu ó thiarna talún príobháideach. Bhí áit ar cíos ag 8% ó údarás áitiúil, ag 6% ó chumann tithíochta deonach nó comharchumann, agus ag 4% ó thiarna talún príobháideach le tacaíocht na hlocaíochta Cúnaimh Tithíochta.0}. Ó thaobh inacmhainneachta de, luaigh beagnach leath na gcíosaithe (48%) go dtéann níos lú ná 30% dá n-ioncam míosúil i dtreo cíosa. Luaigh aon tríú acu (33%) go dtéann 30% dá n-ioncam i dtreo cíosa, dúirt 12% go dtéann 40% dá n-ioncam i dtreo cíosa, agus luaigh 6% go dtéann 50% dá n-ioncam i dtreo cíosa.⁶ Cé gur léirigh beagnach aon tríú de chíosaithe (32%) go raibh costas na cíosa ar a n-áit chónaithe ar na hoileáin ag cur as dóibh, ba é an rud ba shuntasai a d’aithin cíosaíthe ná an easpa tithe a bhí ar fáil ar chíos fadtéarmach (75%), agus ina dhiaidh sin an easpa tithe feiliúnacha le tógáil ar cíos fadtéarmach (52%), agus seasmhacht tionachta (46%).⁷

6 Is figiúirí slánaithe ar mhaithe le tuairisciú iad seo.

7 D’fhéadfai, i gcás roinnt de na ceisteanna, cúpla rogha a phiocadh faoi ‘roghnaigh gach ceann ábhartha’. Ciallaíonn sé seo go bhfuil roinnt céatadán níos mó ná 100% mar go raibh deis ag freagróirí níos mó ná rogha amháin a roghnú.

2.1 An Seans go mBogfar sna chéad 5 Bhliana eile agus na Cúiseanna Leis Sin

“Fuar & Tais, teach níos fadthearmaí uaim dá dtabhairfidh cead pleanála dhom!”

(FREAGRÓIR AR ÚINÉIRÍ TÍ IAD)

“[Tá] an tiarna talún ag smaoineamh an áit a dhíol”

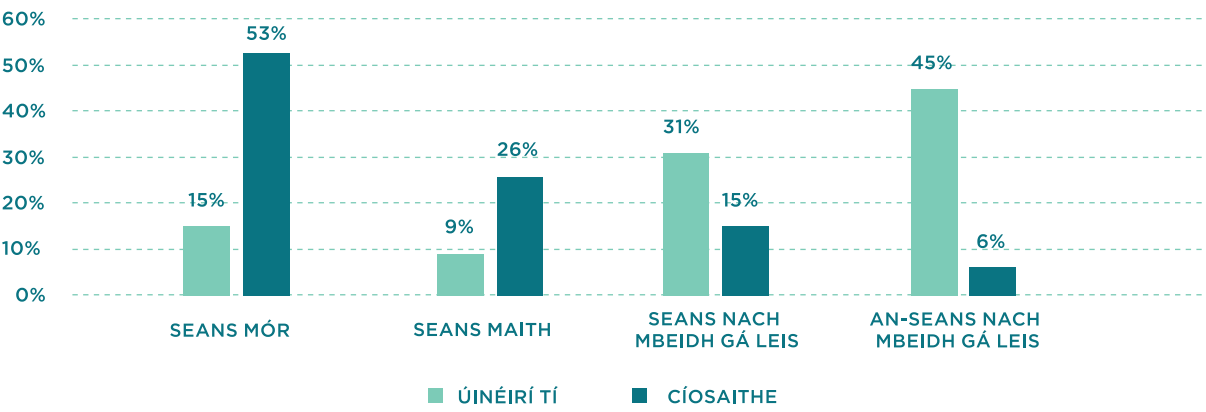
(FREAGRÓIR AR CÍOSAÍ)

“Má bhíonn páistí againn, Beidh orainn áit feiliúnach a fháil”

(FREAGRÓIR AR ÚINÉIRÍ TÍ IAD)

Tríd is tríd, luaigh 39% d’áitritheoirí lánaimseartha (u=142) go raibh seans mór nó seans maith ann go mbogfaidís as a dteach as sin go ceann 5 bhliana. Mar a léiríonn Léaráid 5, chuir 79% de na cíosaíthe a d’fhreagair (u=76)⁸ in iúl go raibh seans mór/seans maith ann go mbogfaidís as a dteach taobh istigh de 5 bhliana i gcomparáid le 25%⁹ d’úinéirí tí (u=66). As na 66 úinéirí tí a raibh seans maith ann go mbogfaidís, ba pháistí lánfhásta iad 27 acu a bhí ina gcónaí sa teach baile.

LÉARÁID 5: AN SEANS GO MBOGFAR SNA CHÉAD 5 BHLIANA EILE (ÁITRITHEOIRÍ LÁNAIMSEARtha)



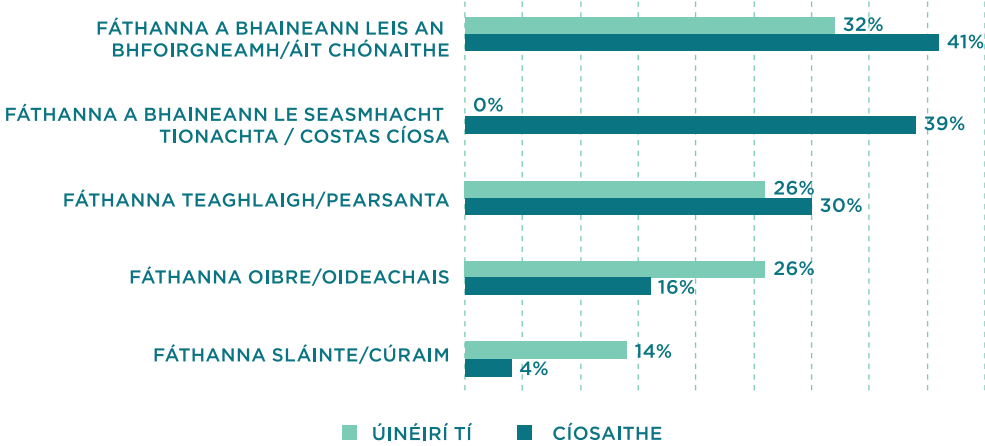
8 Níor fhreagair roinnt freagróirí na ceisteanna uilig. Mura gcuirtear a mhalairt in iúl, tagraíonn ‘freagróirí’ dóibh sin a thug freagra ar an gceist, seachas don líon iomlán daoine a rinne a suirbhé.

9 Slánaithe ó 15.3% i gcás Seans Mór agus ó 9.3% i gcás Seans Maith (24.6%).

Luaigh 46% d'áitritheoirí lánaimseartha cheantar oileán na Gaillimhe go raibh seans mór/seans maith ann go mbogfaidís abhaile laistigh de 5 bhliana, níos airde ná na figiúirí do Chorcaigh (36%), Dún na nGall (31%) agus Maigh Eo (25%).

I Léaráid 6 taispeántar na fáthanna ar dócha go raibh seans maith ann go mbogfadh áitritheoirí lánaimseartha agus go príomha b'fháthanna iad a bhain leis an bhfoirgneamh/áit chónaithe, fáthanna teaghlaigh/pearsanta, agus fáthanna oibre/oideachais.

LÉARÁID 6: AN CHÚIS LEIS AN SEANS GO MBOGFAR SNA CHÉAD 5 BHLIANA EILE (ÁITRITHEOIRÍ LÁNAIMSEARTHA)



Nuair a fiafraíodh breis sonraí maidir leis na fáthanna go gcaithfí bogadh mar gheall ar an bhfoirgneamh/ an áit chónaithe, chuir 60% d'úinéirí tí in iúl gur theastaigh teach níos mó uathu agus dúirt 48% de na cíosaithe go gcaithfidís teach nua a thógáil. I gcomparáid le húinéirí tí, d'aithin céatadán níos airde cíosaithe deacrachtaí maidir le bail na dtithe agus go raibh aisfheistiú riachtanach faoi mar a thuairiscítear i Léaráid 7.

LÉARÁID 7: FADHBANNA LEIS AN ÁIT CHÓNAITHE A BHAINNEANN LE BAIL AN TÍ/ GÁ LE HAISFHEISTIÚ

Fáthanna a bhain leis an bhfoirgneamh/áit chónaithe	Úinéirí Tí	Cíosaithe
Drochbhail ar an teach	15%	29%
Aisfheistiú ag teastáil ón teach	30%	42%

I gcás cíosaithe, bhí seasmhacht tionachta agus costas cíosa (39%) ar cheann de na fáthanna ba mhó go mbogfaidís. Laistigh den fhochatagóir seo, b'iad na roghanna ba mhó a roghnaíodh ná 'éileamh ón tiarna talún bogadh amach' (52%) agus 'gan tithíocht ar feadh na bliana ar fáil' (45%).



CAIBIDIL 3: RIACHTANAS TITHÍOCHTA ÁITRITHEOIRÍ LÁNAIMSEARTHA AGUS CONSTAICÍ MAIDIR LE FANACHT AR NA HOILEÁIN

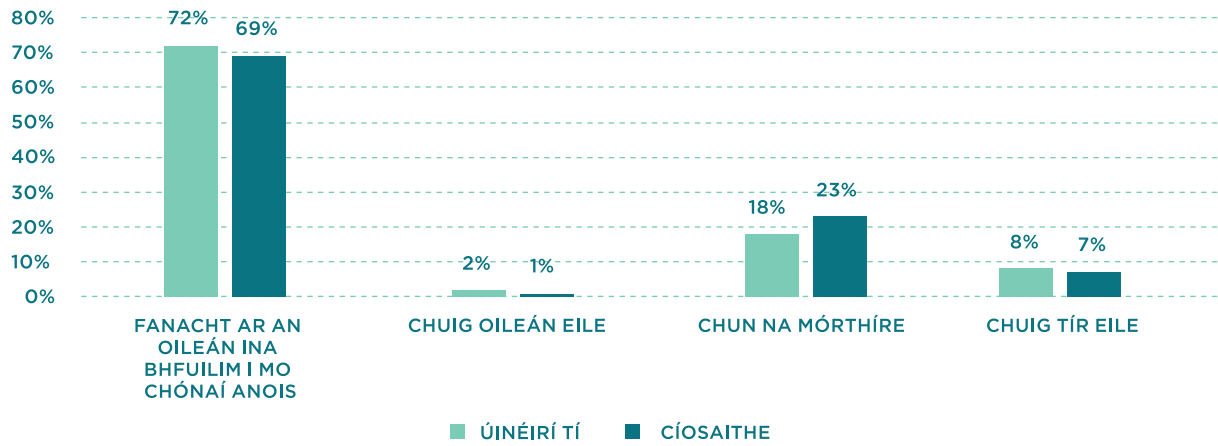
Príomhphointí:

1. Ba mhaith le formhór na n-áitritheoirí lánaimseartha a bhogfaidh seans as an mbaile atá acu faoi láthair taobh istigh de 5 bhliana fanacht ar na hoileáin amach ón gcósta
2. I gcás na bhfreagróirí a dúirt go raibh seans maith ann go mbogfaidís as na hoileáin, chuir an mórchuid acu in iúl go mbainfeadh cúinsí tithíochta ar na hoileáin lena gcinneadh
3. I measc na gconstaicí tithíochta a d'aithin freagróirí ó thaobh fanacht ar na hoileáin áirítear, infhaighteacht tithe/áiteanna ar díol agus costas tithe/áiteanna ar díol. D'aithin cíosaithe freisin go raibh easpa lóistín ar cíos ar fáil. Tá inacmhainneacht ina ceist mhór atá ag teacht chun cinn
4. D'aithin thart ar an gcéatadán céanna d'úinéirí tí (51%) agus de chíosaithe (48%) nach bhféadfaidís fanacht ar na hoileáin mar gheall ar an deacracht a bhaineann le cead pleanála a fháil.

3.1 An áit ar mhaith le háitritheoirí lánaimseartha cónaí

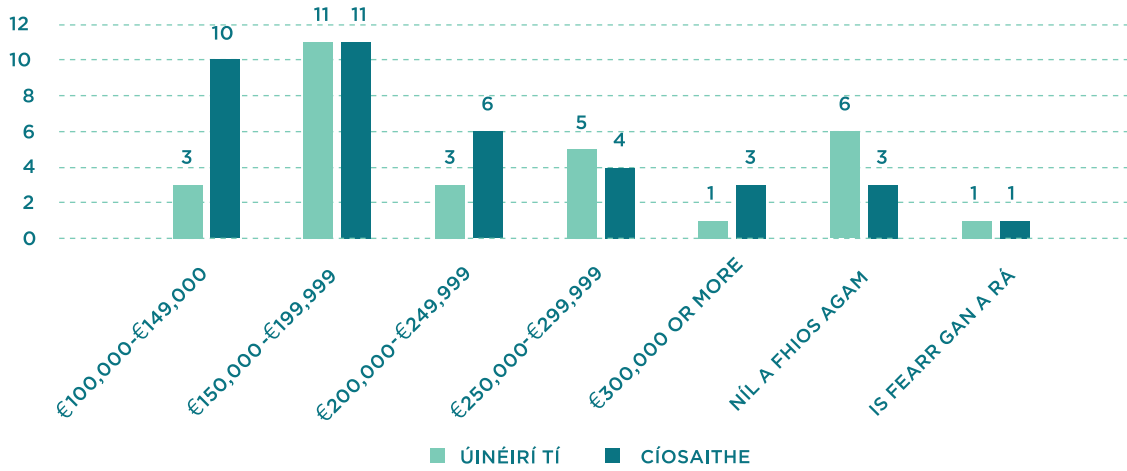
As na háitritheoirí lánaimseartha a thug le fios go bhfuil seans mór/seans maith ann go mbogfaidh siad ón áit chónaithe atá acu faoi láthair as seo go ceann 5 bhliana (u=142), ba mhaith le tromlach suntasach acu, 72% ar fad (u=101) fanacht ina gcónaí ar na hoileáin amach ón gcósta. Cuimsíonn sé seo 74% de fhreagróirí ar úinéirí tí iad (u=48, lena n-áirítear 19 páiste lánfhásta a chónaíonn sa teach baile), agus 70% de fhreagróirí ar chíosaithe iad (u=53) mar a thaispeántar i Léaráid 8. Chuir 28% de na freagróirí sin a luaigh go bhfuil seans maith go mbogfaidh siad in iúl go mbogfaidís chun na mórthíre nó chuig tír eile (30% de chíosaithe, u=22, agus 26% d'úinéirí tí, u=17).

LÉARÁID 8: MÁ TÁ SEANS MAITH/SEANS MÓR ANN GO MBOGFAR, CÉN ÁIT GO MBA MHAITH LEAT DUL?



Astu sin a bhí ag iarraidh fanacht ar na hoileáin, ba theach faoi úinéireacht iomlán nó le morgáiste an cineál áitíochta agus tionachta ab fhearr leo (68% de fhreagróirí, u=68) le praghasraon €150,000-€199,999 ar an rogha ba mhó a roghnaíodh (féach Léaráid 9). Chomh maith leis sin na húinéirí tí a luaigh go raibh seans maith ann go mbogfaidís 15% (u=7) thug siad le fios go mba sciath-thithíocht an cineál tithíochta ab fhearr leo. Luaigh 25% (u=25) de fhreagróirí gurb é an cineál tionachta ab fhearr leo ná áit ar cíós, go príomha i dtithíocht shóisialta ó Chomhlacht Ceadaithe Tithíochta nó ó údarás áitiúil.

LÉARÁID 9: PRAGHASRAON DO CHEANNACH ÁIT CHÓNAITHE (ÁITRITHEOIRÍ LÁNAIMSEARHA)



Ba rogha tharraingteach freisin é áit a fháil ar cíós ó thiarna talún príobháideach sa gcás nach mbeifí ábalta an chéad áit chónaithe eile a cheannach. I gcás na bhfreagróirí a léirigh toilteanas maidir lena gcéad teach eile a thógáil ar cíós (bíodh is nach raibh siad ábalta ceannach nó go mba é sin ba rogha leo ón tús), ba é an costas cíosa ba mhó a roghnaigh freagróirí a bheidís toilteanach a íoc ná idir €350 agus €864 sa mhí.

Maidir leis na 43 freagróir sa gcatagóir ‘úinéirí tí’ agus a bhí ag cónaí sa teach baile le tuismitheoir(i), luaigh 27 acu go raibh seans mór/seans maith ann go mbogfaidís sna chéad 5 bhliana eile. Ba mhaith le 19 acu fanacht ar cheann d’oileáin na hÉireann. Maidir leis na 19 freagróir sin, chuir duine amháin (1) in iúl go bhfuil siad ar an liosta do Thithíocht Sóisialta agus luaigh naonúr (9) go dteastaíonn Tithíocht Inacmhainne uathu. I gcás na 53 cíosaí a thug le fios gur dócha go mbogfaidís sna chéad 5 bhliana eile ach go mba mhaith leo fanacht ar cheann d’oileáin na hÉireann, luaigh ceathrar (4) acu go bhfuil siad ar an liosta do Thithíocht Sóisialta agus chuir 27 in iúl gur Tithíocht Inacmhainne a bhí uathu. As na freagróirí sin a chuir eolas ar fáil maidir lena riachtanais do thithíocht inacmhainne (páistí lánfhásta a chónaíonn sa teach baile agus cíosaithe a luaigh gur theastaigh tithíocht inacmhainne uathu), ba thithe le 1, 2, agus 3 sheomra leapa na roghanna ba mhó a phioc siad maidir leis an gcineál tithíocht inacmhainne a theastaigh uathu.

3.2 Constaicí maidir le Fanacht ar na hOileáin

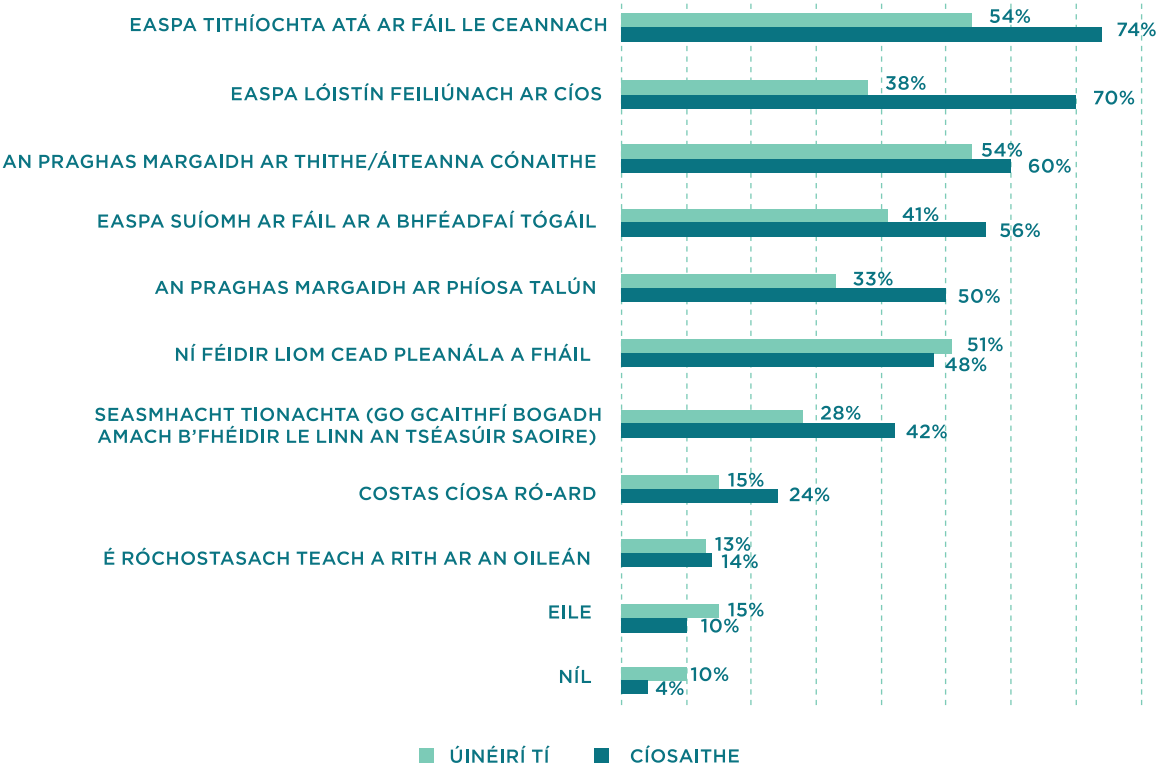
I gcás na ndaoine a bhí ag iarraidh fanacht ar an oileán ina gcónaíonn siad faoi láthair nó bogadh chuig oileán eile in Éirinn, aithníodh roinnt deacrachtaí tithíochta a chuirfeadh bac orthu fanacht. Mar a léirítear i Léaráid 10, áirítear leo seo, easpa tithe/áiteanna cónaithe ar díol (74% de chíosaithe, 54% d’úinéirí tí), easpa sa lóistín ar cíós a bhíonn ar fáil (70% cíosaithe) agus costas tithe/áiteanna cónaithe ar díol (60% cíosaithe, 54% d’úinéirí tí). Thagair thart ar an gcéatadán céanna d’úinéirí tí agus de chíosaithe don fhadhb nárbh fhéidir cead pleanála a fháil mar dheacracht tithíochta a chuirfeadh cosc orthu fanacht ar na hoileáin (48% cíosaithe, 51% d’úinéirí tí).

“[We] need to buy. If we can't find a suitable property to purchase, we will leave.”
(RENTER RESPONDENT)

“Most property is an air B&B or left to ruin.”
(RENTER RESPONDENT)

“Too many tourist accommodations and not enough to even cover staff to cater for said tourists!”
(RENTER RESPONDENT)

LÉARÁID 10: DEACRACHTAÍ TITHÍOCHTA A CHUIRFEADH BAC ORT FANACHT AR NA HOILEÁIN



As na freagróirí sin a luaigh go mbogfaidís chun na mórthíre nó go dtí tír eile (28%, u=39), bheadh tionchar ag deacrachtaí tithíochta freisin ar an seans sin. Sa gcás seo, thug 72% de na húinéirí tí (u=10) agus 82% de na cíosaithe (u=18) a dúirt go mbogfaidís as na hoileáin le fios go bhfanfaidís dá mbeadh sé in acmhainn dóibh teach a fháil ar cíós, a cheannach nó a thógáil ar an oileán. Tá na deacrachtaí tithíochta ar leith atá ar na hoileáin a mbeadh tionchar acu ar an seans go *bhfanfaidís* cosúil leo sin atá ann don dream ar mhaith leo fanacht ar na hoileáin agus áiríonn siad easpa tithe/áiteanna cónaithe ar díol agus lóistín ar cíós, costas tithe/áiteanna cónaithe ar díol, agus cead pleanála. Ó thaobh na gcíosaithe de, is ábhar mór imní dóibh seasmhacht tionachta agus an easpa lóistín ar cíós ar na hoileáin.

CAIBIDIL 4: ÉILEAMH FOLAIGH TITHÍOCHTA

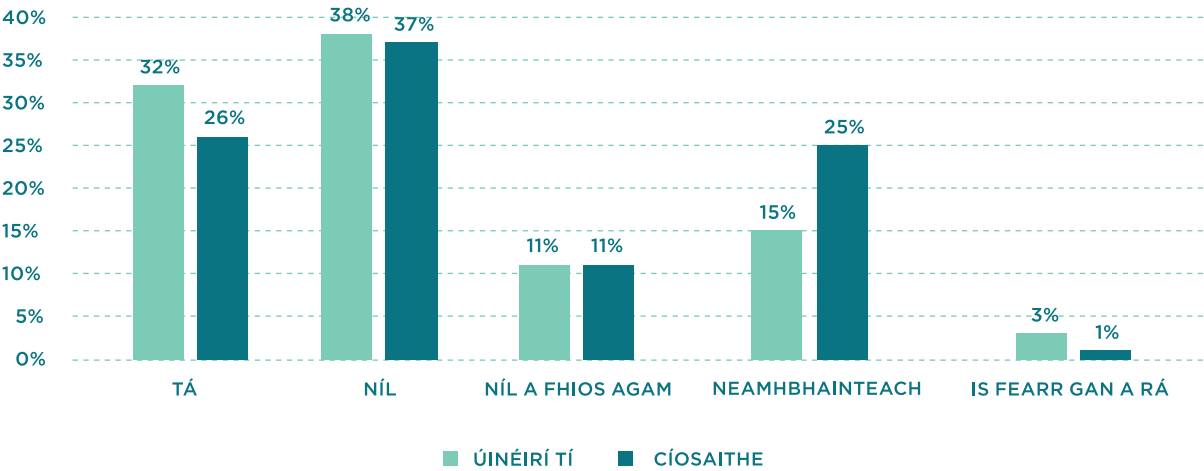
Príomhphointí:

- 1. Chuir freagróirí in iúl go raibh riachtanas tithíochta ag baill eile teaghlaigh ar na hoileáin
- 2. Tugann deacrachtaí tithíochta a mbíonn tionchar acu ar bhaill eile teaghlaigh léargas ar na deacrachtaí tithíochta faoi thrácht thuas
- 3. Dá mbeadh bonneagar, seirbhísí agus rochtain fheabhsaithe ar fáil bheadh tionchar aige sin ar chinneadh úinéirí dara teach bogadh chuig na hoileáin go buan
- 4. Aithnítear ‘Easpa tithe/áiteanna cónaithe ar díol’ agus ‘Gan a bheith ábalta cead pleanála a fháil’ mar dheacrachtaí a d’fhéadfadh bac a chur ar iar-áitritheoirí oileán filleadh ar ais chun cónaí ar na hoileáin
- 5. Ba theach faoi úinéireacht iomlán/faoi úinéireacht le morgáiste an cineál áitíochta agus tionachta ab fhearr leo siúd a bhí ag iarraidh filleadh ar na hoileáin agus leo siúd a chaithfidh bogadh chuig na hoileáin.

4.1 Baill Eile Teaghlaigh

Thug beagnach aon tríú (32%, u=76) de na húinéirí tí agus díreach os cionn aon ceathrú de na cíosaithe (26%, u=23) a thug eolas ábhartha le fios go raibh seans ann go mbogfadh baill eile dá dteaghlach taobh istigh de 5 bhliana mar a thaispeántar i Léaráid 11.

LÉARÁID 11: BAILL EILE TEAGHLAIGH, AN SEANS GO MBOGFAIDH SIAD TAOBH ISTIGH DE 5 BHLIANA



I gcás an chuid is mó de na freagróirí, ba iad a bpáiste a bhí i gceist leis an ‘mball eile teaghlaigh’ agus roghnaigh formhór na bhfreagróirí (61% d’úinéirí tí, 41% de cíosaithe) obair/oideachas mar an fáth gur dócha go mbogfaidís. Luaigh 12% d’úinéirí tí agus 32% de cíosaithe fáthanna freisin a bhain le méid na háite cónaithe a bhí acu faoi láthair nó na háiseanna laistigh de.

Thug 85% d’úinéirí tí agus 86% de cíosaithe le fios gur mhaith lena mbaill eile teaghlaigh, a chaithfidh bogadh seans laistigh de 5 bhliana, fanacht ar na hoileáin. D’aithin freagróirí ceisteanna tábhachtacha tithíochta, áfach, a d’fhéadfadh bac a chur ar bhaill eile teaghlaigh fanacht, ina measc easpa lóistín le fáil ar cíos, gan a bheith ábalta cead pleanála a fháil, seasmhacht tionachta, easpa tithe/áiteanna cónaithe ar díol, easpa suíomh ar fáil ar a bhféadfaí tógáil, agus costas tithe/áiteanna cónaithe ar díol. .

“Cost of building a house on the island is prohibitive.”
(HOMEOWNER RESPONDENT)

“We have no land, and the cost of building here is so high, full-time work isn’t available here. They wouldn’t be able to afford to build and there are very few houses available to rent long term.”
(HOMEOWNER RESPONDENT)

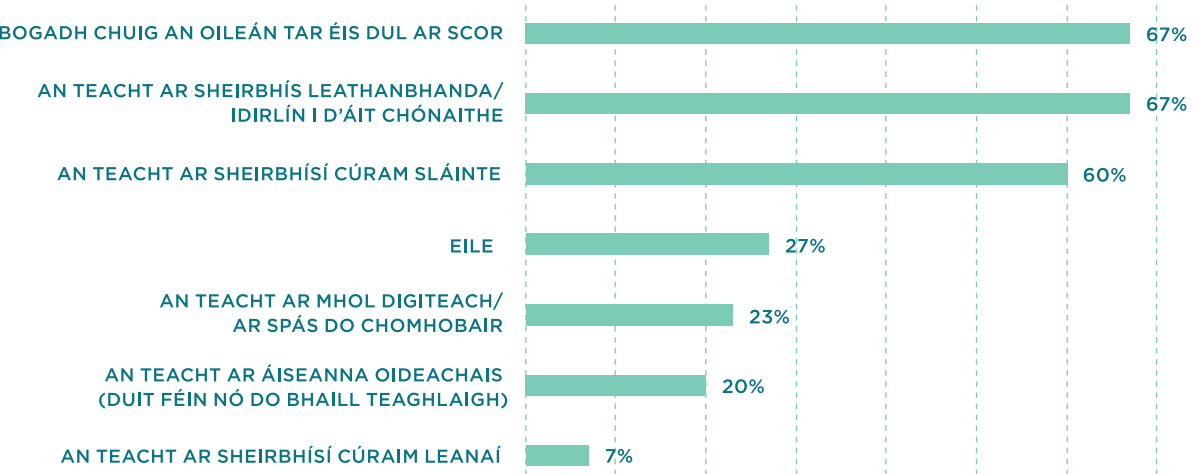
“There are no houses available for any new families to rent on the island. [...] The school will close, and the island community will die if houses are not made available to rent long term on the island. Once the school closes it will not open again and it will be too late. It means my children will not be able to come home and raise their children here in the future.”
(HOMEOWNER RESPONDENT)

“Planning permission refused, no rental properties available, no security of tenure in the many holiday homes, [family member] is between a rock and a hard place!”
(RENTER RESPONDENT)

4.2 Úinéirí Dara Teach ar Mhaith leo Cónaí ar na hOileáin go Lánaimseartha

Thug 58% de na húinéirí dara teach a d’fhreagair (u=75) le fios go gcuimhneodh siad bogadh chuig an oileán (anois nó amach anseo). Thug 28% (u=36) le fios ‘nach raibh siad cinnte’, agus luaigh an chuid eile ‘nach mbeadh suim acu ann’. Léirítear i Léaráid 12 na fachtóirí a imríonn tionchar ar an gcinneadh bogadh go lánaimseartha go dtí an oileán, (na daoine a thug le fios go bhfuil agus nach bhfuil cinnte). Áirítear orthu sin daoine ar scor, agus rochtain ar sheirbhísí agus ar bhonneagar, go háirithe leathanbhanda agus cúram sláinte, chomh maith le seirbhísí farantóireachta méadaithe agus uasghráduithe ar chéibheanna atá doiciméadaithe sa chatagóir ‘eile’.

LÉARÁID 12: TOSCA A MBEADH TIONCHAR ACU AR ÚINÉIRÍ DARA TEACH BOGADH GO LÁNAIMSEARTHA CHUIG NA HOILEÁIN

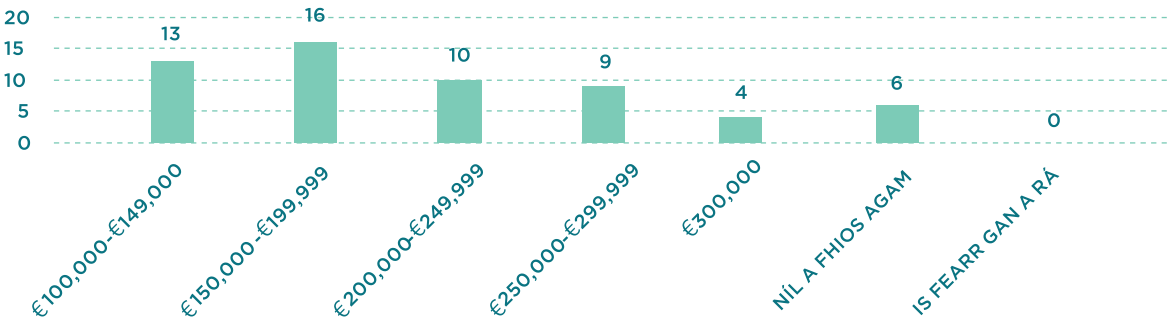


4.3 Freagróirí a Chónaigh Roimhe Sin ar na hOileáin

I gcás na ndaoine a d'fhreagair an suirbhé agus a chónaigh roimhe sin ar na hoileáin (u=81), ba iad na príomhfháthanna gur fhág siad na hoileáin ná mar gheall ar dheiseanna fostaíochta (73%), fáthanna oideachais (56%) agus gan ach méid teoranta tithe a bheith ar fáil. Formhór na bhfreagróirí (61%) a chónaigh roimhe sin ar na hoileáin rugadh iad ar na hoileáin, agus i gcás 40% acu cónaíonn baill teaghlaigh dá gcuid ar na hoileáin faoi láthair, agus d'oibrigh 31% acu ar na hoileáin roimhe seo.¹⁰

D'fhreagair 78 freagróir an cheist maidir le an raibh nó nach raibh siad ag iarraidh filleadh ar ais chun cónaí ar na hoileáin: Dúirt 55 (71%) go raibh, 18 (23%) 'b'fhéidir' agus 5 (6%) nach raibh. I gcás na bhfreagróirí sin a bhí ag iarraidh filleadh ar ais chun cónaí ar na hoileáin, thug 93% (u=68) acu le fios gur 'teach' ab fhearr leo a fháil mar áit chónaithe ar an oileán, agus ba 'úinéireacht iomlán' (40%) agus 'úinéireacht le morgáiste' (40%) an cineál tionachta ba mhó a roghnaíodh. Ba €150,000-€199,000 an praghasraon ba mhó a roghnaíodh do theach ar an oileán, mar a thaispeántar i Léaráid 13, agus ba chostas míosúil morgáiste de €520-€864 agus €854-€1299 na praghasraonta ba mhó a roghnaíodh.

LÉARÁID 13: PRAGHASRAON DO CHEANNACH TÍ
(FREAGRÓIRÍ A CHÓNAIGH ROIMHE SIN AR NA HOILEÁIN)



Cuireadh in iúl go mbeadh áit ar cíós ó thiarna talún príobháideach nó údarás áitiúil (70% an ceann) nó ó Chomhlacht Ceadaithe Tithíochta (65%) ina roghanna tarraingteacha sa gcás nach mbeadh freagróirí ábalta ceannach, agus is é an costas cíosa ba mhó a roghnaigh freagróirí a bheidís sásta íoc sa mhí ná €350 go €864. Cé nár thug ach freagróir amháin a bhí ina gcónaí ar na hoileáin roimhe seo agus ar mian leis filleadh ar na hoileáin chun cónaí ann le fios go bhfuil siad ar liosta tithíochta sóisialta faoi láthair, thug 18 bhfreagróir le fios go raibh gá le tithíocht inacmhainne.

Ba é an deacracht ba choitianta a bhí le feiceáil a raibh tionchar aige ar chinneadh na bhfreagróirí filleadh ar ais chuig na hoileáin ná easpa tithe/áiteanna cónaithe ar díol, ina dhiaidh sin an deacracht maidir le cead pleanála a fháil, agus costas na dtithe/áiteanna cónaithe ar díol.



“Building costs are prohibitive; access to mortgage is another challenge.”

(PREVIOUSLY LIVED ON THE ISLANDS RESPONDENT)

4.4 Freagróirí a Chaithfidh Bogadh chuig na hOileáin

Luaigh 35 freagróir suirbhé nár chónaigh siad roimhe sin ar an oileán ach gur mhaith leo nó go gcaithfidís bogadh chuig na hoileáin. Luaigh a bhformhór gurbh é an fáth go mba mhaith leo nó go gcaithfidís bogadh chuig na hoileáin ná mar gheall go raibh baill teaghlaigh acu ina gcónaí ar an oileán faoi láthair. Tá sé suntasach gur luaigh na freagróirí teanga agus cultúr na n-oileán mar an dara cúis ba mhó go mbogfaidís chuig na hoileáin. Luaigh céatadán níos lú go bhfuil orthu oibriú nó gur mhaith leo dul ag obair ar na hoileáin.

¹⁰ Chuir 16% de fhreagróirí na catagóra seo freagra 'eile' san áireamh agus luaigh 5% ceangal sinsearachta leis na hoileáin.



“To immerse our young family in the Irish language and culture.”

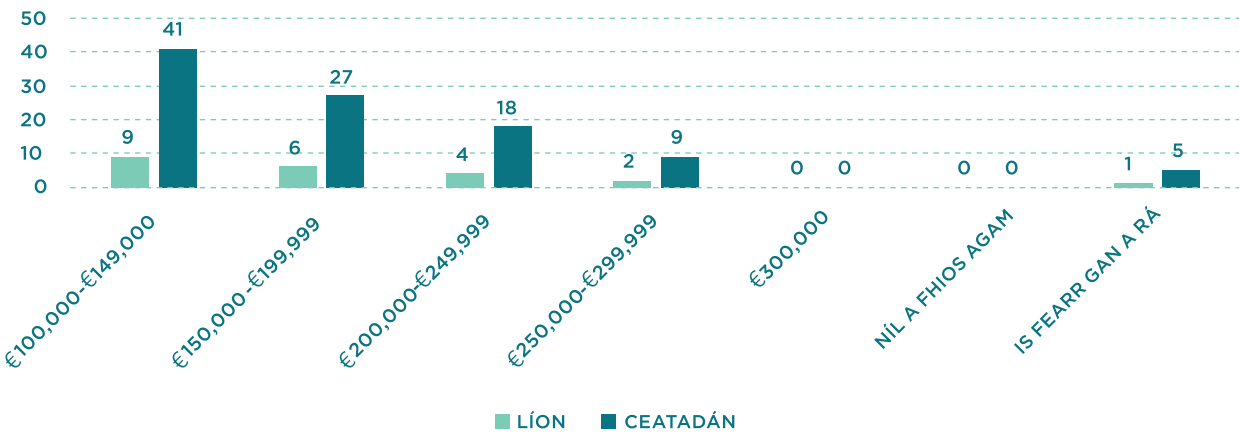
(RESPONDENT - NEEDS TO/ WOULD LIKE TO MOVE TO THE ISLANDS)

“We would like to reconnect with our traditional Irish culture.”

(RESPONDENT - NEEDS TO/WOULD LIKE TO MOVE TO THE ISLANDS)

Roghnaigh formhór na bhfreagróirí (91%, u=30) 'teach' mar an áit chónaithe gur mhaith leo a fháil ar na hoileáin. Ó thaobh tionachta de, tugadh tús áite 'd'úinéireacht iomlán' (55%), 'úinéireacht le morgáiste' (15%) agus áit ar cíós (27%). Maidir leis na freagróirí sin ar mhaith leo a dteach ar an oileán a bheith ina n-úinéireacht, roghnaigh a bhformhór an praghasraon €100,000-€149,000 (41%), agus ansin €150,000-€199,999 (27%) mar a thaispeántar i Léaráid 14, agus ba chostas míosúil morgáiste de €520-€864 agus €854-€1299 na praghasraonta ba mhó a roghnaíodh.

LÉARÁID 14: PRAGHASRAON DO CHEANNACH ÁIT CHÓNAITHE
(FREAGRÓIRÍ A CHAITHFIDH BOGADH CHUIG NA HOILEÁIN)



Is rogha tharraingteach freisin é áit a fháil ar cíós ó thiarna talún príobháideach nó sóisialta sa gcás nach mbeadh freagróirí ábalta ceannach agus ba é an costas cíosa ba mhó a bheadh freagróirí sásta a íoc sa mhí ná €350 go €1,299. Níor luaigh aon fhreagróir acu sin ar mhaith leo nó a chaithfidh bogadh chuig na hoileáin go raibh siad ar liosta do thithíocht sóisialta faoi láthair. Léirigh 9 freagróir áfach, go raibh gá le tithíocht inacmhainne.

I measc na ndeacrachtaí tithíochta ba choitianta a chuirfeadh bac ar fhreagróirí bogadh chuig na hoileáin áirítear easpa tithe/áiteanna cónaithe ar díol, costas tithe/áiteanna cónaithe ar díol, agus easpa lóistín le tógáil ar cíós.





CAIBIDIL 5: DEARCADH MAIDIR LE HÁITEANNA CÓNAITHE TRÉIGTHE, PLEANÁIL, AGUS TOGRAÍ TITHÍOCHTA

Príomhphointí:

- 1. Cheap freagróirí an tsuirbhé go mba fhadhb/fhadhb mhór iad tithe tréigthe
- 2. Ó thaobh imní faoin easpa tithíochta atá ar fáil do ghlúnta níos óige, breathnaítear ar áiteanna cónaithe tréigthe mar rogha nach mbaintear dóthain úsáide as chun dul i ngleic le ganntanas tithíochta ar na hoileáin
- 3. Ba mhaith le freagróirí go bhforbrófaí agus go leathnófaí scéimeanna le cinntiú go n-athchóireofar tithe tréigthe le go mbeidh siad ar fáil d'áitritheoirí buana a chónaíonn ar na hoileáin
- 4. Tharraing freagróirí aird chomh maith ar an bhfrustrachas a bhaineann leis an bpróiseas cead pleanála, agus leag béim faoi leith ar chumarsáid, ar aiseolas teoranta agus an t-achar fada ama a thógann an próiseas
- 5. Tacaíonn freagróirí le réimse roghanna tithíochta, lena n-áirítear scéimeanna faoi úinéireacht pobail/faoi stiúir an oileáin, agus tithíocht shóisialta.

5.1 Áiteanna Cónaithe Tréigthe

Cuireadh ceist ar úinéirí tí, cíosaithe, úinéirí dara teach, agus freagróirí a chónaigh roimhe sin ar na hoileáin agus ar mhaith leo filleadh arís chun cónaí ar na hoileáin céard a cheap siad faoi áiteanna cónaithe tréigthe ar na hoileáin.11 Luaigh a bhformhór as na catagóirí seo go mba fhadhb beag/fhadhb mhór (64%, u=396) iad na tithe tréigthe.

Tugadh cuireadh do na freagróirí sin a cheap go mba fhadhb na háiteanna cónaithe tréigthe a gcuid tuairimí a nochtadh faoin gceist agus faoin gcaoi go bhféadfaí dul i ngleic leis. Cé gur chuir siad meascán tuairimí chun cinn, bhí claonadh ann i measc na bhfreagróirí go mbainfí tairbhe as an stoc tithe tréigthe ar na hoileáin agus go n-athchóireofaí iad mar acmhainn/réiteach ó thaobh tithíocht a chur ar fáil. B'fhearr le freagróirí ar an iomlán go n-úsáidfí áiteanna cónaithe athchóirithe den saghas seo mar thithíocht do dhaoine óga agus d'áitritheoirí lánaimseartha.

11 Níor cuireadh ceist faoi thithe tréigthe ar fhreagróirí a léirigh go gcaithfidís/go mba mhian leo bogadh chuig na hoileáin.

“Breathnaíonn roinnt tithe tréigthe [...] go maith ó thaobh a struchtúr de agus d’fhéadfaí iad a athchóiriú go héasca, ach má chuirtear maoiniú ar fáil ba chóir go mbeadh sé leagtha síos gur le haghaidh cónaí buan é agus nach mbeadh cead é a úsáid do ligan ar cíos gearrthéarmach”

(ÚINÉIR TÍ A D’FHREAGAIR)

“Derelict houses should be refurbished and be made available for rent/affordable houses.”

(RENTER RESPONDENT)

“Tá fadhb le tideal ar an talamh mar nach raibh tiomna déanta”

(SECOND HOMEOWNER RESPONDENT)

“There should be [Compulsory Purchase Order] of derelict houses”

(SECOND HOMEOWNER RESPONDENT)

“They could be bought if possible and renovated for new families to move to the island.”

(HOMEOWNER RESPONDENT)

“Derelict houses are sold to the highest bidding tourist. Young islanders have no realistic chance of owning property.”

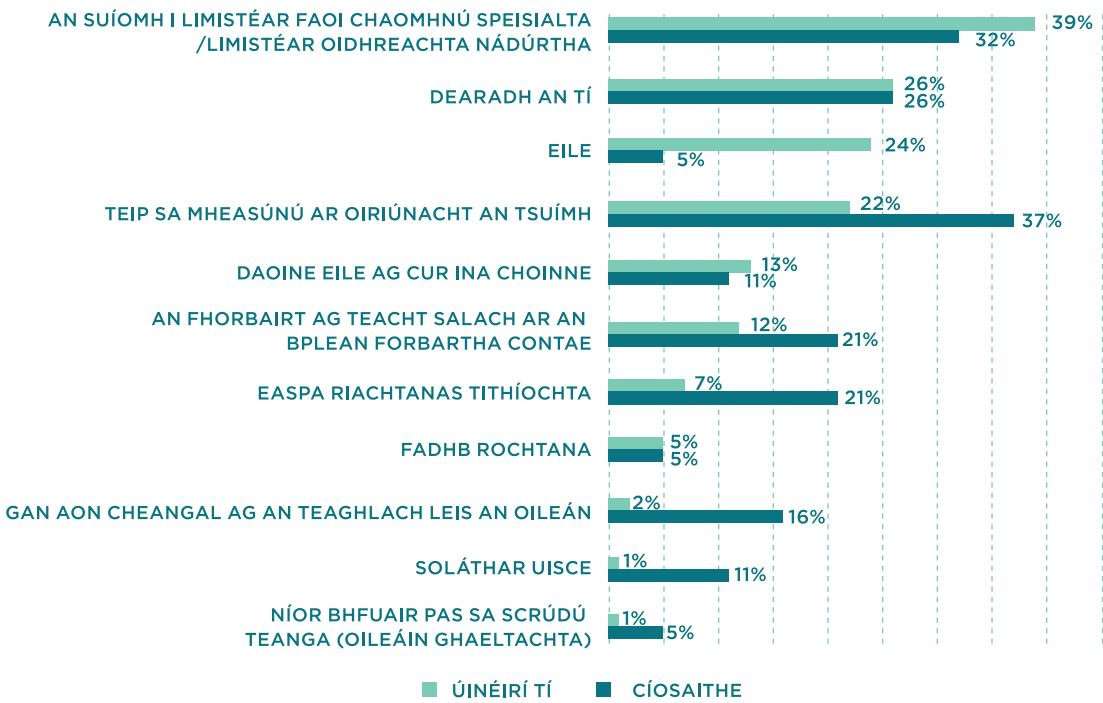
PREVIOUSLY LIVED ON THE ISLANDS RESPONDENT

D’aithin freagróirí deacrachtaí ó thaobh a bheith ábalta teacht ar theideal dlíthiúil agus úinéireacht áiteanna cónaithe dá leithéid agus tearcúsáid na n-úinéirí as na tithe tréigthe. Thagair freagróirí don ghá atá le scéim ceannach éigeantach d’áiteanna cónaithe mar seo agus i measc na moltaí áiríodh ceannach éigeantach tar éis iad a bheith tréigthe ar feadh tréimhse áirithe ama. Moltaí a tháinig chun cinn arís is arís freisin ná go ngearrfaí cáin ar áiteanna cónaithe tréigthe agus go gcuirfí deontais ar fáil dá n-athchóiriú.

5.2 Taithí na bhFreagróirí maidir le pleanáil

Dúirt 30% de chónaitheoirí lánaimseartha (n=108, n=89 úinéirí tí, n=19 cíosóirí) go raibh deacrachtaí acu leis an bpróiseas cead pleanála lena n-áirítear diúltú do thógáil nua, athchóiriú nó síneadh. Thug 101 freagróir lánaimseartha sonraí faoi na fáthanna go ndiúltaítear cead pleanála. Na fáthanna ba mhó a roghnaíodh bhain siad leis an suíomh a bheith i limistéar oidhreacht náisiúnta, agus ag teacht ina dhiaidh sin teip sa mheasúnú ar oiriúnacht an tsuímh mar a léirítear i Léaráid 15.

LÉARÁID 15: FÁTHANNA GO NDIÚLTAÍTEAR CEAD PLEANÁLA (ÁITRITHEOIRÍ LÁNAIMSEARHTHA)



Sna tuairimí téacs oscailte, nótáil áitritheoirí lánaimseartha (úinéirí tí agus cíosaíthe) deacrachtaí maidir le fad an phróisis, deacrachtaí ó thaobh aiseolas a fháil nó comhairliúchán agus soiléireacht ón údarás áitiúil, mar aon le costas an phróisis. Dúirt 44% de na háitritheoirí lánaimseartha a luaigh go raibh deacrachtaí acu leis an bpróiseas cead pleanála go bhféadfadh sé a dtionacht ar an oileán a chur faoi bhagairt (u=34 úinéirí tí, u=14 cíosaí).

“

“*Make it easier for families with children to get planning permission.*”

(HOMEOWNER RESPONDENT)

“*If my children are not allowed to build on family land when/if they plan on moving back to the island I would probably move to where they are located*”

(HOMEOWNER RESPONDENT)

“*moving home is a huge decision and people already have lots of doubts and concerns. They should be encouraging and incentivising people to move home.*”

(PREVIOUSLY LIVED ON THE ISLAND RESPONDENT)

“*It is frustrating, I am [young] and have the means to build a home here, but there are so many barriers put up that it’s almost off-putting, the islands are begging out for young people to move back home, I’m one that is able to but it’s not being made easy for me and I’ve not received any type of support.*”

(HOMEOWNER CATEGORY RESPONDENT)

“*An islands specific policy is needed as opposed to being under the same planning rules as the mainland.*”

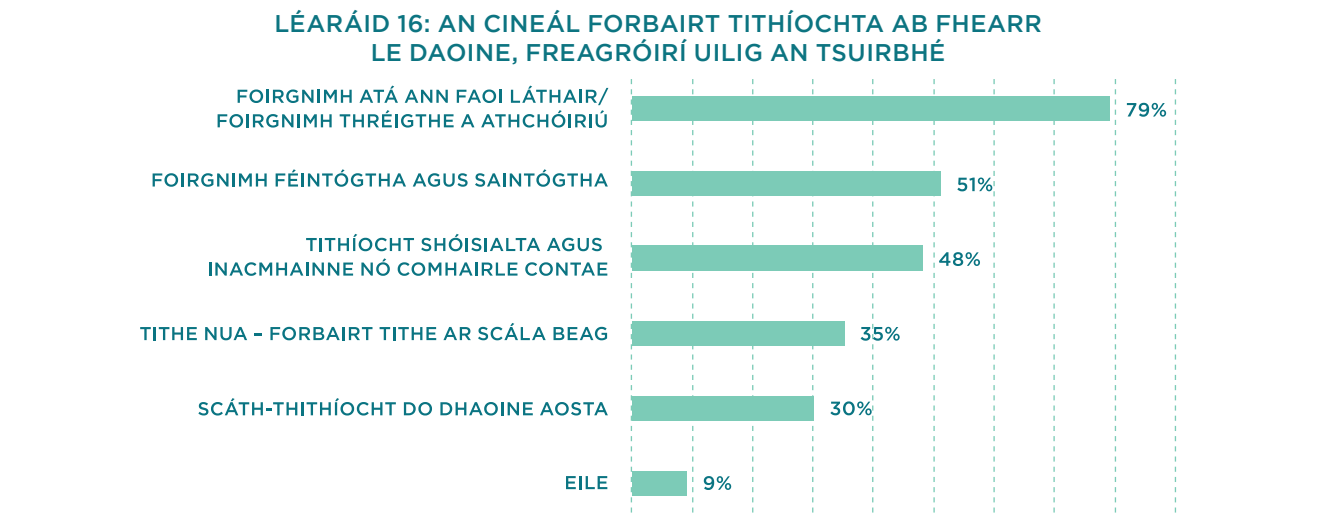
(RENTER RESPONDENT)

Luaigh 28% de na freagróirí eile (u=66) go raibh deacracht freisin acu leis an bpróiseas cead pleanála a bhain leis na hoileáin, agus luaigh 56% acu sin go bhféadfadh seo a dtionacht ar an oileán a chur faoi bhagairt (u=19 úinéirí dara teach, 16 freagróir ar mhaith leo filleadh chun cónaí ar na hoileáin, agus 2 ar mhaith leo/a chaithfidh bogadh chuig na hoileáin).



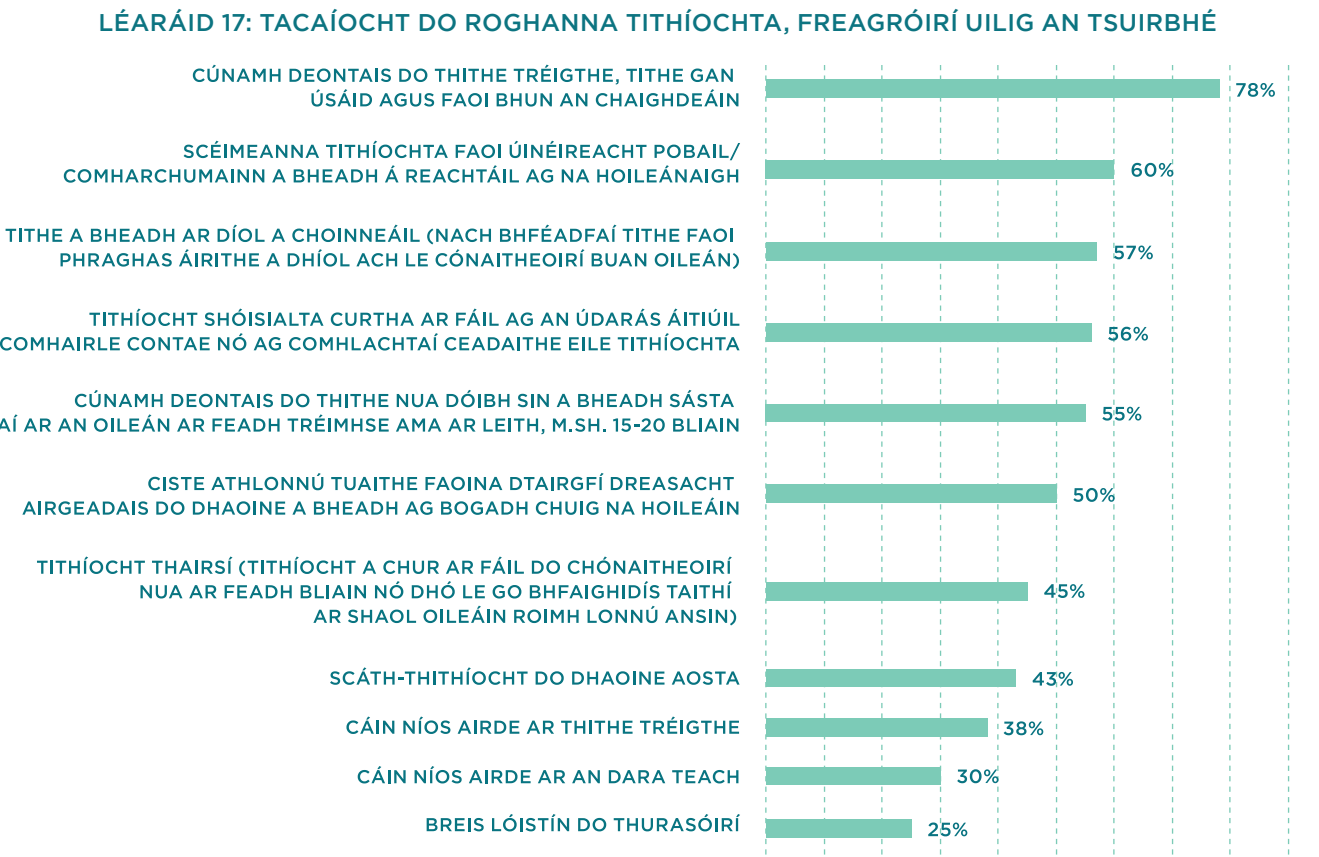
5.3 Moltaí agus Tacaíocht do Thograí Tithíochta

Maidir leis an gcineál forbairt tithíochta ar mhaith le freagróirí a fheiceáil ar na hoileáin, mar a léirítear i Léaráid 16, ba é an rogha ba mhó a roghnaigh freagróirí uilig an tsuirbhé (79%, u=419) ná foirgnimh atá ann faoi láthair/foirgnimh thréigthe a athchóiriú. Ina dhiaidh sin bhí foirgnimh féintógtha agus saintógtha (51%), agus tithíocht shóisialta agus inacmhainne ar (48%).



Na freagróirí ar mhaith leo bogadh chuig na hoileáin (94%) bhí an-tóir acusan ar fhoirgnimh atá ann cheana/foirgnimh thréigthe a athchóiriú. Tá sé suntasach freisin gur roghnaigh 66% de chíosaíthe tithíocht shóisialta agus inacmhainne.

Maidir le tograí tithíochta, mar a thaispeántar i Léaráid 17, bhí freagróirí as na catagóirí uilig ag tacú go mór le deontais do thithe tréigthe agus do thithe faoi bhun an chaighdeáin (78%, u=396). Sna freagraí téacs oscailte laistigh den suirbhé, thagair freagróirí go minic freisin don tábhacht a bheadh le deontais chun foirgnimh thréigthe a athchóiriú. Tharraing siad aird freisin áfach ar an gcostas breise a bhaineann le tógáil ar na hoileáin agus na dúshláin phraiticiúla a bhaineann le hiompar an ábhair agusle lucht ceirde a fháil chun dul ag obair ar na hoileáin.



I gcatagóir na gcíosaithe ach go háirithe, tá sé suntasach gur tacaíodh go mór le scéimeanna tithíochta faoi úinéireacht pobail/faoi stiúir an oileáin (78%) agus tithíocht shóisialta (71%). Thacaigh cíosaithe go mór freisin (73%) le tithe a bheadh ar díol a choinneáil (m.sh. do chónaitheoirí buan) agus cáin a ghearradh ar an dara teach (55%) agus ar thithe tréigthe (55%).

Maidir leis na freagróirí sin a chaithfidh bogadh chun cónaí sna hoileáin bhí siad ag tacú go mór freisin le maoiniú d’athlonnú tuaithe (81%), scéimeanna faoi úinéireacht pobail/faoi stiúir an oileáin (71%), agus tithíocht thairsí (65%).

“

“Tá tithe inacmhainne ag teastáil go géar agus caithfear dul i ngleic le tithe saoire nó ní bheidh aon áitritheoirí anseo ach turasóirí agus tithe dorchá san nGeimhridh.”

(RENTER RESPONDENT)

“Local housing cooperatives for full time residents, including renters. Families who want to live here full time are being driven away.”

(HOMEOWNER RESPONDENT)

“There has to be some incentive put in place to enable younger residents to be able to acquire/build on the island and also for those already renting accommodation.”

(HOMEOWNER RESPONDENT)

“Housing association, managed in the island for long term rental which can never be bought or sold.”

(RENTER RESPONDENT)

“The island will not survive unless good standard housing is made possible for young families/young people.”

(SECOND HOMEOWNER RESPONDENT)

“Currently there are some Council built homes, certainly need another type of housing model for younger qualified adults, who now with a blended working schedule could live and sustain island life going forward”

(PREVIOUSLY LIVED ON THE ISLAND RESPONDENT)

CAIBIDIL 6: CONCLÚIDÍ AGUS MOLTAÍ

“

“Tá gníomhaíocht phráinneach riachtanach nó ní bheidh na hoileáin ann”

FREAGRÓIR A CHÓNAIGH AR AN OILEÁN ROIMHE SIN

Tá sé soiléir ón suirbhé seo go bhfuil tithíocht riachtanach ar mhaithe le cothabháil agus méadú na bpobal ar na hoileáin amach ó chósta na hÉireann. Cé go dtagraítear don staid tithíochta ar oileáin na hÉireann i gcomhthéacs ghéarchéim tithíochta níos leithne na hÉireann, léiríonn na riachtanais, roghanna, agus taithí a leagtar amach sa tuairisc seo mura dteitear i ngleic le riachtanais tithíochta na n-oileán amach ón gcósta go mbeidh bagairt eiseach ann ó thaobh leanúnachas pobail inbhuanaithe ar na hoileáin. Tugann na sonraí bunús soiléir maidir leis na gníomhaíochtaí agus moltaí a theastaíonn chun déileáil leis na riachtanais tithíochta ar na hoileáin amach ó chósta na hÉireann.

6.1. Riachtanais Tithíochta agus Ceisteanna a d’Ardaigh Freagróirí an tSuirbhé

Easpa sa Tithíocht atá ar Fáil agus Tithíocht Inacmhainne

Tá infhaighteacht agus inacmhainneacht tithíochta ar na ceisteanna is suntasaí a d’aithin freagróirí ar mhaithe leo fanacht, nó filleadh, ar na hoileáin. Maidir leis na háitritheoirí lánaimseartha ar mhaithe leo fanacht ar na hoileáin ba iad na príomhchonstaicí ó thaobh fanacht ar chuireadar béim orthu ná easpa sa tithíocht inacmhainne a bhí ar fáil, agus easpa lóistín fadtéarmach ar cíos.

Is teach faoi úinéireacht iomlán nó le morgáiste an rogha tithíochta ab fhearr leis na háitritheoirí lánaimseartha sin ar mhaithe leo fanacht ar na hoileáin agus na freagróirí sin ar mhaithe leo bogadh chun cónaí sna hoileáin. Luaigh formhór na bhfreagróirí seo áfach gur €200,000 nó níos lú a bheadh in acmhainn acu a íoc, rud a bheadh ina dhúshlán suntasach i bhfianaise praghsanna an mhargaidh. Dhírigh go leor acu freisin aird ar an gcostas agus ar na deacrachtaí a bhaineann le tógáil nó athchóiriú ar na hoileáin agus ar an imní maidir leis an bpróiseas pleanála. I gcás áitritheoirí lánaimseartha tá sé riachtanach go rachfaí i ngleic le hinacmhainneacht ar na hoileáin mar sa gcás nach mbítear ábalta teach a cheannach nó a thógáil is bac mór a bheadh ann ó thaobh freastal ar riachtanais tithíochta na n-oileánach, rud a mbeadh tionchar aige ar inbhuanaitheacht phobal na n-oileán.

Neamhchinnteacht do Chíosaithe agus an Easpa sa Rogha Áiteanna Inbhuanaithe Fadtéarmacha ar Cíos

Bheadh tionchar freisin ag an gcineál áirithe neamhchinnteacht tithíochta a bhíonn ag na cíosaithe ar na hoileáin amach ó chósta na hÉireann ar inbhuanaitheacht phobal na n-oileán. Léiríonn cíosaithe imní faoi sheasmhacht tionachta, go mbeadh orthu a n-áit chónaithe a fhágáil dá mbeadh sé curtha suas le díol/dá dtiocfadh éileamh ón tiarna talún bogadh amach, nó go gcaithfí imeacht as an teach le linn an tséasúir saoire.

De bharr easpa lóistín fadtéarmach ar cíós, mar aon le ganntanas roghanna buana eile tithíocht inacmhainne, fágann sé cíosaíthe sáinnithe ó thaobh seasmhacht tithíochta. Bheadh tionchar aige seo freisin ar fhreagróirí eile a dúirt mura mbeidís ábalta áit a cheannach go dtógfaidís áit ar cíós le fonn fanacht ar na hoileáin nó bogadh ansin. Níl roghanna ann áfach ó thaobh áiteanna a fháil ar cíós go fadtéarmach agus tá sé riachtanach go ndéileálfaí leis an neamhchinnteacht seo maidir le háiteanna ar cíós ar mhaithe le saol na n-oileán a choinneáil ag imeacht.

Éileamh Folaigh Tithíochta agus Éifeacht Tithíochta ar Áitritheoirí Féideartha

In éineacht le riachtanais tithíochta na n-áitritheoirí lánaimseartha a bhí ag iarraidh fanacht ar na hoileáin ach a raibh na constaicí tithíochta luaite thuas ag cur as dóibh léirigh freagróirí an-suim bogadh chuig na hoileáin go lánaimseartha, ag áireamh oileánaigh ar mhaithe leo filleadh, dream a bhí ag iarraidh bogadh chuig na hoileáin den chéad uair agus úinéirí dara teach. Tá sé suntasach go mba rudaí tábhachtacha iad teanga agus cultúr na n-oileán do na freagróirí ar mhaithe leo bogadh chuig na hoileáin.

Léirigh iar-áitritheoirí de chuid na n-oileán go bhféadfadh sé nach mbeidís ábalta filleadh ar ais chun cónaí sna hoileáin mar gheall ar easpa áiteanna cónaithe ar díol agus gan a bheith ábalta cead planála a fháil.

Scéimeanna/Tograí a Chumasaíonn Pobail Inbhuanaithe

Tá tacaíocht láidir ann ó thaobh scéimeanna agus réimse roghanna tithíochta a fhorbairt chun cur ar chumas glúnta níos óige agus áitritheoirí lánaimseartha fanacht ar na hoileáin, ag áireamh scéimeanna tithíochta faoi úinéireacht pobail/faoi stiúir an oileáin, tithíocht shóisialta, agus tithe a bhíonn ar díol a choinneáil. Dhírigh freagróirí aird chomh maith ar chead planála a bheith níos fusa le déanamh agus le fáil. Tacaíodh go mór freisin le tograí a mhealladh daoine le cónaí go fadtéarmach ar na hoileáin, ag áireamh trí chiste athlonnú tuaithe, cúnamh deontais do thithe nua, agus tithíocht thairsí.

Cuirtear béim ar na pointí seo i bhfreagraí téacs oscailte maidir le hinbhuanaitheacht na bpobal agus luaigh roinnt freagróirí nach mbeadh an dream níos sine in ann fanacht ag cónaí ar na hoileáin má fhágann an dream níos óige.

Sa suirbhé léiríodh tacaíocht an-láidir do chúnamh deontais chun áiteanna cónaithe tréigthe a athchóiriú agus do thograí a chuideodh chun dul i ngleic le teideal/úinéireacht dhlíthiúil áiteanna cónaithe mar seo. Sa suirbhé díritear aird ar cheannach éigeantach, athchóiriú, agus cáin ar áiteanna cónaithe nach bhfuil in úsáid (i roghanna sainiúla a roghnaíodh agus i bhfreagraí téacs oscailte). Breathnaítear ar áiteanna cónaithe tréigthe mar acmhainn thábhachtach a d'fhéadfaí a úsáid chun tithíocht a sholáthar do dhaoine atá ag iarraidh cónaí go fadtéarmach ar na hoileáin.

6.2 Moltaí

Na sonraí agus ceisteanna a haithníodh sa suirbhé seo léiríonn siad go soiléir nach mór do phobail na n-oileán páirt a bheith acu sa gcomhairle agus eolas do phleananna gníomhaíochta a bhaineann le tithíocht agus nuair is cuí é tithíocht a chur ar fáil i gcomhar le páirtithe leasmhara eile. Féachann na moltaí seo a leanas mar sin le haitheantas a thabhairt do ghuthanna na bhfreagróirí suirbhé, a bheith páirteach sa bPolasaí Náisiúnta 2023-2033 (RnahÉ, 2023a, 2023b), agus réitigh pobalthreoraithe a thiomáint chun freastal ar riachtanais tithíochta na n-oileán:¹²

1. Tascfhórsa agus Plean Gníomhaíochta Tithíochta Sonrach na nOileán

I bhfianaise na práinne atá le tabhairt faoi thithíocht ar na hoileáin, moltar go lorgódh Comhar na nOileán/Comhdháil Oileáin na hÉireann go mbunófaí tascfhórsa tithíochta do na hoileáin ar a mbeidh ionadaithe ó Chomhdháil Oileáin na hÉireann, Comhar na nOileán, comhpháirtithe polasaíthe ábhartha, údaráis áitiúla, agus grúpaí pobail. Moltar don tascfhórsa seo plean gníomhaíochta tithíochta a fhorbairt d'oileáin amach ón gcósta. Bheadh sé seo ailínithe le tionscnaimh tithíochta ábhartha in 'Ár nOileáin Bheo' (Gol, 2023a, Gol, 2023b) nuair is cuí, ach chuirfeadh sé leo sin trí riachtanais tithíochta a bhaineann go sonrach le hoileáin a shainaithint mar bhonn eolais ó shaincheisteanna a aithníodh sa suirbhé seo agus trí rannpháirtíocht leanúnach le pobail na n-oileán. (Moladh 5). Mar chuid den phlean gníomhaíochta seo, moltar don tascfhórsa sraith spriocanna a leagan amach a bhaineann le tithíocht a bhaineann go sonrach le hoileáin agus le réigiúin oileánda.

2. Cumann Tithíochta/Comhlacht Ceadaithe Tithíochta Pobalthreoraithe

Léiríonn sonraí an tsuirbhé seo go bhfuil tacaíocht agus gá práinneach le forbairtí tithíochta pobalthreoraithe agus pobalbhainistithe ar na hoileáin, a dhíreodh ar thithíocht inacmhainne, thairsí agus scáth-thithíocht d'áitritheoirí lánaimseartha, nua agus riachtanacha (le riachtanais incháilitheachta agus inacmhainne ríofa dá réir). Moltar mar sin go mbreathnódh Comhar na nOileán/Comhdháil Oileáin na

hÉireann ar Chumann tithíochta/Comhlacht Ceadaithe Tithíochta pobalthreoraithe do na hoileáin amach ón gcósta a bhunú. Áiríonn 'Ár nOileáin Bheo' (RnahÉ, 2023a) agus an plean gníomhaíochta a bhaineann leis (beart polasaí 1.11, RnahÉ, 2023b: 5) tagairt do ról féideartha Comhlacht Ceadaithe Tithíochta dírithe ar na hoileáin. Bheadh comhairliúchán, comhairle agus tacaíocht ó Chomhlachtaí Ceadaithe Tithíochta eile, ó Údarás Rialála na gComhlachtaí Ceadaithe Tithíochta, ón Roinn Tithíochta, Rialtais Áitiúil agus Oidhreacht, Comhairle na hÉireann um Thithíocht Sóisialta, An Ghníomhaireacht Tithíochta agus Údaráis Áitiúla riachtanach chun inbhuanaitheacht, múnla agus struchtúr cumann dá leithéid a bhunú. D'fhéadfadh an Comhlacht Ceadaithe Tithíochta seo a bheith ina phointe teagmhála agus ina chlár de riachtanais tithíochta ar leith áitritheoirí na n-oileán agus d'áitritheoirí féideartha. Chuideodh sé seo ó thaobh riachtanais leanúnacha tithíochta na n-áitritheoirí lánaimseartha a thomhas mar aon leis an éileamh folaigh agus an cineál tithíochta a theastaíonn le freastal ar an éileamh, mar go ndíritear aird sa bpolasaí le déanaí ar an tábhacht atá le tuiscint a fháil 'ar chandam agus meascán na tithíochta a theastaíonn chun freastal ar spriocanna comhfhreagracha dhaonra na n-oileán' (RnahÉ, 2023a: 27).

3. Ról Comhairleach/Ionchuir i bhFoirmiú Beartais Náisiúnta ar Threoirlínte Pleanála agus Ról Idirchaidrimh maidir le Pleanáil

Léiríonn an suirbhé seo go bhfuil gá soiléir le heispéireas agus glórtha pobail a bheith le cloisteáil maidir leis an bpróiseas cead planála agus na torthaí. Áirítear sa phlean gníomhaíochta 'Ár nOileáin Bheo' gealltanas go n-aithníonn na treoirlínte planála atá le teacht 'na dúshláin agus na tréithe uathúla atá ag oileán amach ón gcósta' (beartas beartais 1.7, Gol, 2023b: 4). Moltar go bhféachfadh Comhar na nOileán/Comhdháil Oileáin na hÉireann le hionchur a sholáthar sna nuashonruithe treoirlíne planála chun cuidiú le cur chuige a bhaineann go sonrach le hoileáin a fhorbairt a thabharfaidh aghaidh ar imní maidir le hinbhuanaitheacht daonra agus comhshaoil ar na hoileáin.¹³

Léiríonn an suirbhé freisin an gá atá le níos mó deiseanna do phobail na n-oileán agus dóibh siúd atá ag lorg planála ar na hoileáin chun léargas níos fearr a fháil ar phróisis agus ar chinntí planála. Moltar go bhféachfadh Comhar na nOileán/Comhdháil Oileáin na hÉireann le dul i dteagmháil le húdaráis áitiúla chun eolas a fháil ar líon na ndaoine a bheidh ag plé leis an bpróiseas planála maidir leis na hoileáin agus na torthaí. Mar thoradh air seo, d'fhéadfaí ról idirchaidrimh a bhunú do Chomhar na nOileán chun dul i dteagmháil leis na húdaráis áitiúla ar bhonn rialta (ar nós ráithiúil nó débhlíantúil) ar phróisis agus ar thorthaí planála na n-oileán. D'fhéadfadh nádúr an róil idirchaidrimh seo a shonrú freisin ag an Tascfhórsa Tithíochta ar Son na nOileán (Moladh 1)

4. Ról Comhairleach/Ionchuir d'Fheidhmiú Polasaí Náisiúnta maidir le Tithe Folmha

Moltar freisin go n-oibreodh Comhar na nOileán/Comhdháil Oileáin na hÉireann le hOifigigh Tí Folamh in Údaráis Áitiúla chun a chinntiú go réadófar stoc tithíochta nach bhfuil in úsáid, lena n-áirítear réadmhaoine atá folamh agus tréigthe (beartas polasaí 1.8, Gol, 2023b: 4) trí thacú leis an sainaithint, ag cur béime ar infhaighteacht scéimeanna maoinithe do chónaitheoirí agus ar thacaíocht deontais a sholáthar, lena n-áirítear tacaíocht mhéadaithe faoin gCroí Cónaithe (beartas beartais 1.9, Gol, 2023b: 4). D'fhéadfadh an Comhlacht Ceadaithe Tithíochta Comhlacht atá dírithe ar na hoileáin (Moladh 2) príomhról a ghlacadh freisin maidir le tacú le pobail agus le húdaráis áitiúla le clár athghníomhaithe den sórt sin. Moltar freisin go gcuirfí ar chumas grúpaí agus eagraíochtaí pobail cur isteach ar thacaíocht faoin scéim Croí Cónaithe.

5. Taighde Leanúnach agus Rannpháirtíocht Pobail

Braitheann rathúlacht plean gníomhaíochta (ag leibhéal rialtais agus pobail) ar rannpháirteachas freagrúil agus leanúnach le pobail na n-oileán. Moltar go dtabharfaí faoi mhonatóireacht, taighde agus comhairliúchán leanúnach le cinntiú go mbíonn plananna gníomhaíochta agus spriocanna ag freastal ar riachtanais na n-oileán. Mar chuid de seo d'fhéadfaí anailís mionsonrach a dhéanamh ar shonraí Dhaonáireamh 2022, suirbhé a dhéanamh ar stoc tithíochta na n-oileán (ag áireamh tithe folmha agus tréigthe), dul siar go tréimhsiúil ar shonraí an tsuirbhé seo agus fóraim pobail agus rannpháirtíochta a reachtáil go rialta.

6.3 Críoch

Trína sonraí atá á gcur i láthair sa suirbhé seo agus i bPolasaí Náisiúnta agus Plean Gníomhaíochta na nOileán 'Ár nOileáin Bheo' 2023 is deis iontach é chun dul i ngleic le riachtanais tithíochta phobal na n-oileán. Tá sé le feiceáil freisin ón eolas a thug freagróirí sa suirbhé seo gurb é mian cinnte na n-áitritheoirí fadtéarmacha ná fanacht ar na hoileáin, go mba mhaithe leo siúd a bhí ag cónaí roimhe sin ar na hoileáin filleadh ar ais, agus go mba mhaithe le roinnt daoine bogadh chuig na hoileáin den chéad uair. Sna cásanna seo uilig, tá rochtain ar thithíocht inacmhainne agus fheiliúnach riachtanach.

¹² Fáiltíodh roimh deis luachmhar na dréacht-thorthaí agus moltaí a chur faoi bhráid an Chomhchoiste Oireachtais um Chosaint Shóisialach, Pobail agus Tuaithe agus na hOileáin Dé hAoine 22 Meán Fómhair 2023. Tá nasc chuig taifeadadh agus tras-scribhinn na díospóireachta ar fáil ag: https://www.oireachtas.ie/ga/debates/debate/joint_committee_on_social_protection_community_and_rural_development_and_the_islands/2023-09-22/.

¹³ Maidir le cineálacha cur chuige a bhaineann go sonrach le hoileáin i leith beartais, rinneadh tagairt i dtuarascáil ón nGrúpa Saineolaithe ar an gCreat Pleanála Náisiúnta (Lúnasa 2023) don fhéidearthacht 'pleananna limistéir tosaíochta' agus 'pleananna gníomhaíochta comhpháirteacha' a leathnú chun limistéir neamhuirbeacha a chuimsiú, faoi mhíbhuntáiste mar gheall ar iargúlacht agus imeallachas, lena n-áirítear oileáin amach ón gcósta.

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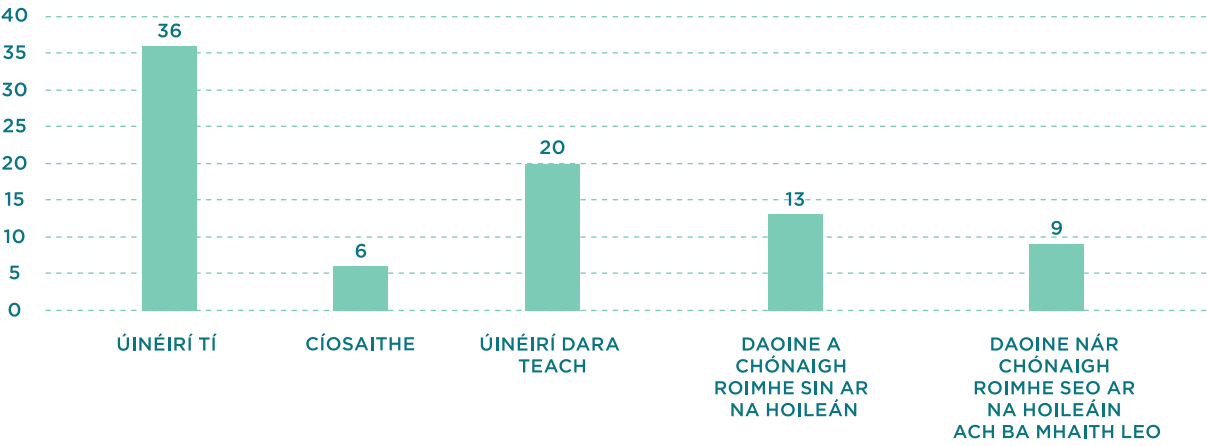


AGUISÍN MAIDIR LEIS NA CEANTAIR OILEÁN (BILEOGA EOLAIS)

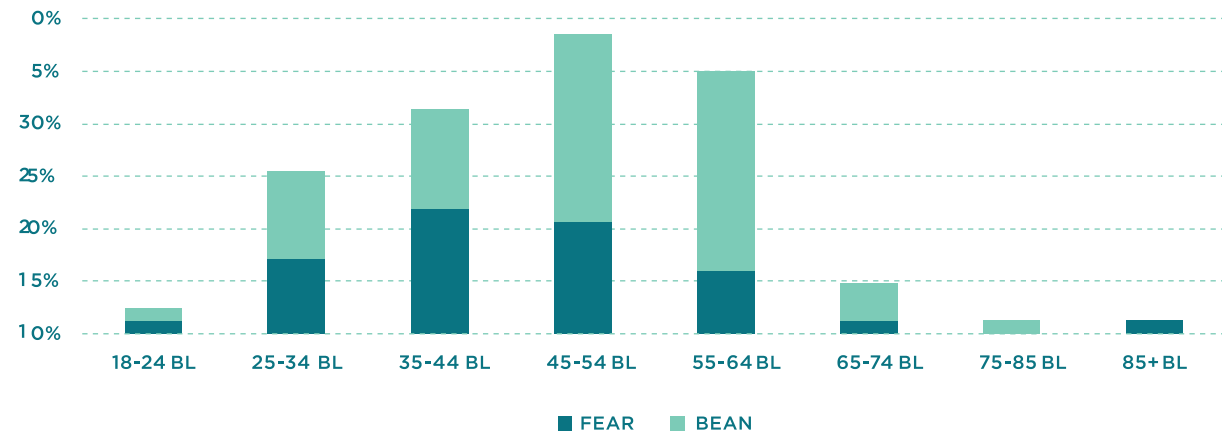
Bileog Eolais: Dún na nGall

Ba as ceantar oileán Dhún na nGall a tháinig 14% de fhreagraí an tsuirbhé, 84 freagróir san iomlán. Áirithe i gcatagóirí an tsuirbhé bhí daoine a chónaíonn faoi láthair ar na hoileáin agus daoine go mba mhaith leo filleadh/bogadh chuig na hoileáin. I liosta na n-oileán áiríodh Árann Mhór, Inis Bó Finne, Inis Fraoigh, Oileán an Bhráighe, Inis Oirthir, Inis Mhic an Doirn, Inis Caorach, Toraigh, Gabhla agus, nuair a bhí ábhartha, bhí freagróirí in ann ‘B’fhearr liom gan a rá’ a roghnú nó ainm oileán eile a lua sa téacs oscailte (‘Eile, Sonraigh le do thoil’).

LÉARÁID D1: LÍON FREAGRÓIRÍ TRASNA NA GCATAGÓIRÍ ÉAGSÚLA (CEANTAR OILEÁN DHÚN NA NGALL)



LÉARÁID D2: AOIS AGUS INSCNE FHREAGRÓIRÍ AN TSUIRBHÉ

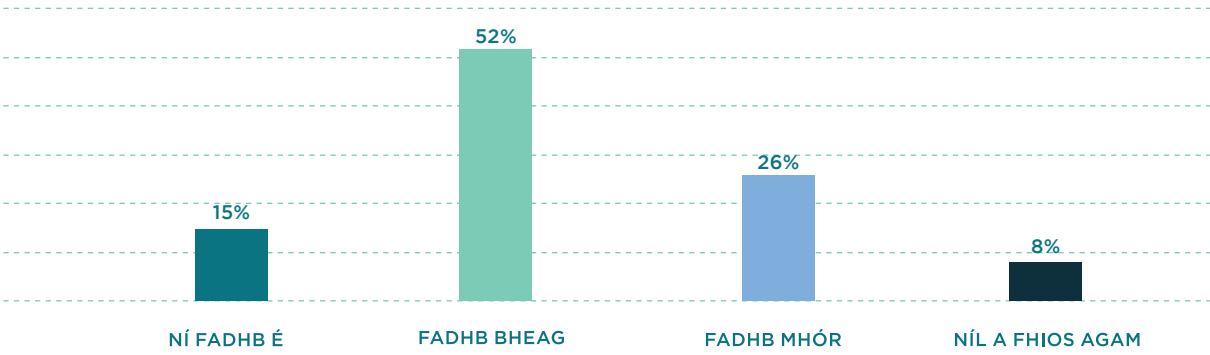


Príomhphointí

- Léirigh 83% (u=35 as 42) d’áitritheoirí lánaimseartha go raibh an áit chónaithe ina bhfuil siad faoi láthair feiliúnach dá riachtanais.
- Dúirt 31% (u=13) d’áitritheoirí lánaimseartha go raibh seans maith/seans mór ann go mbogfaidís as an áit chónaithe atá acu faoi láthair sna chéad 5 bhliana eile, agus luaigh 7 bhfreagróir seasmhacht tionachta agus/nó cúiseanna a bhain leis an áit chónaithe mar fháthanna leis an seans go mbogfaidís.

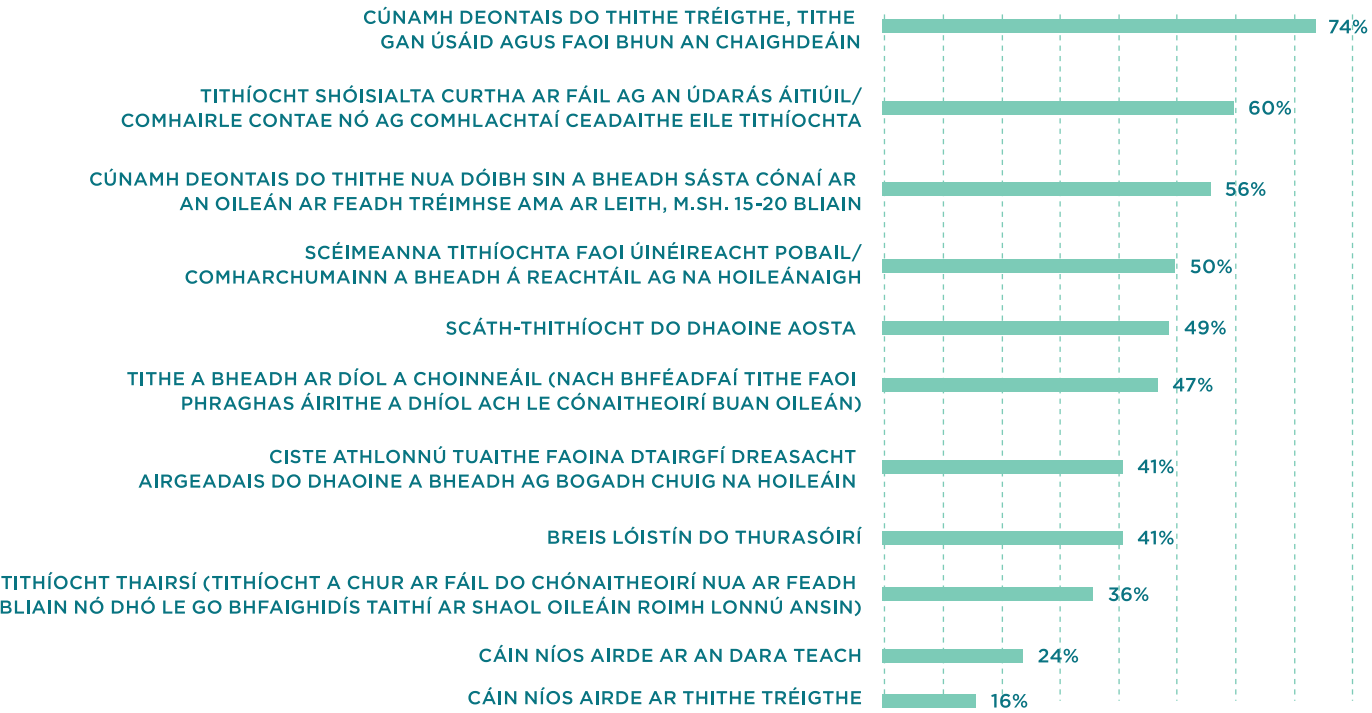
- Ba mhaith le 67% (u=8 as 12 freagra a taifeadadh) d’áitritheoirí lánaimseartha a bhfuil seans maith/mór ann go mbogfaidís siad as an áit chónaithe atá acu faoi láthair sna chéad 5 bhliana eile fanacht ar an oileán/na hoileáin. Aithníodh easpa tithe/áiteanna cónaithe ar díol, costas tithe/áiteanna cónaithe ar díol, agus gan a bheith ábalta cead pleanála a fháil mar fhadhbanna lárnacha tithíochta ar oileáin Dhún na nGall a chuirfeadh bac ar na freagróirí seo fanacht.
- Chuimhneodh 85% de fhreagróirí, ar úinéirí dara teach iad, bogadh chuig an oileán/na hoileáin (anois nó amach anseo). Dúirt 10% ‘nach raibh siad’ cinnte’.
- As na freagróirí (trasna na gcatagóirí uilig) a d’fhreagair an cheist maidir le deacrachtaí leis an bpróiseas cead pleanála, thug 32% (u=24 as 76) le fios go raibh deacrachtaí acu leis an bpróiseas (ag áireamh diúltú pleanála do thógáil teach nua, d’athchóiriú, do shíneadh).
- Luaigh formhór na bhfreagróirí (78%) go mba fhadhb beag/fhadhb mhór na tithe tréigthe (Léaráid D3).

LÉARÁID D3: TITHE TRÉIGTHE (FREAGRÓIRÍ: ÁITRITHEOIRÍ LÁNAIMSEARtha, ÚINÉIRÍ DARA TEACH, A CHÓNAIGH ROIMHE SIN AR NA HOILEÁIN)



Maidir le tograí tithíochta, mar a léirítear i Léaráid D4, i measc na dtrí rogha ba mhó a fuair tacaíocht ó fhreagróirí i gceantar oileán Dhún na nGall bhí cúnamh deontais do thithe tréigthe agus faoi bhun an chaighdeáin (74%), tithíocht shóisialta (60%), agus cúnamh deontais do thithe nua do dhaoine a bheadh sásta cónaí ar an oileán ar feadh tréimhse ama ar leith (56%).

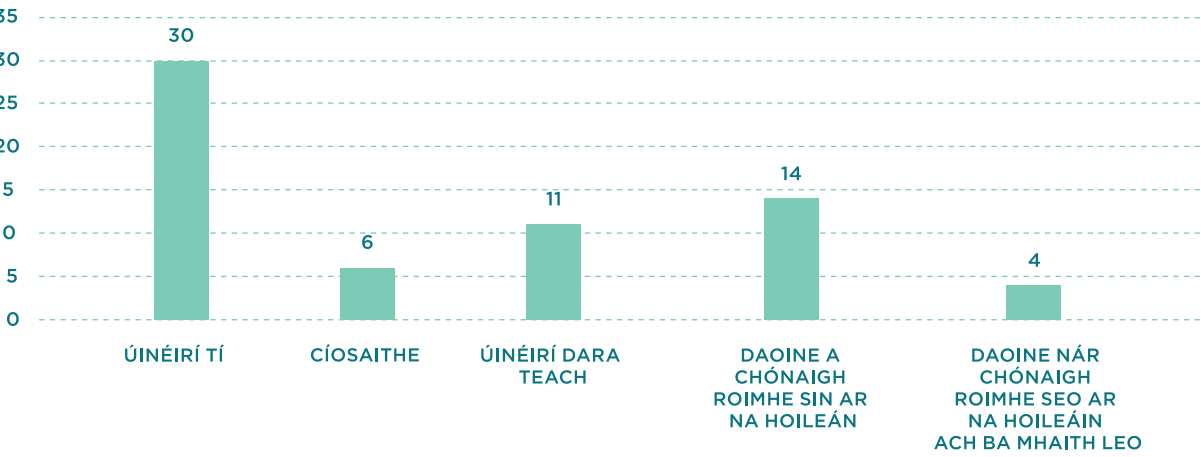
LÉARÁID D4: CÉATADÁN TACAÍOCHTA (FREAGRÓIRÍ UILIG) DO NA ROGHANNA TITHÍOCHTA



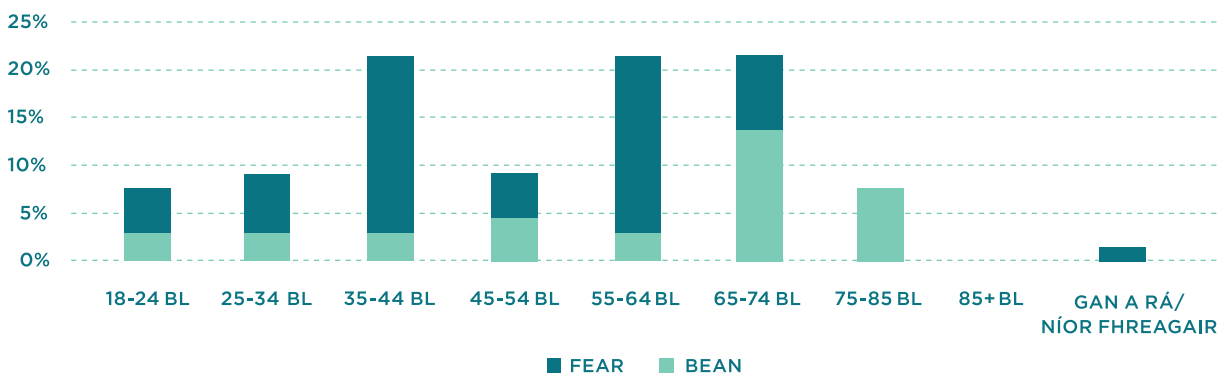
Bileog Eolais: Maigh Eo

Ba as ceantar oileán Mhaigh Eo a tháinig 11% de fhreagraí an tsuirbhé, 65 freagróir san iomlán. Áirithe i gcatagóirí an tsuirbhé bhí daoine a chónaíonn faoi láthair ar na hoileáin agus daoine go mba mhaith leo filleadh/bogadh chuig na hoileáin. I liosta na n-oileán áiríodh Oileán Chliara, Inis Bigil, Inis Coitil, Inis Laidhre, Inis Toirc, Cláinis agus bhí freagróirí in ann ‘B’fhearr liom gan a rá’ a roghnú freisin nó, nuair a bhí sé ábhartha, ainm oileán eile a lua sa téacs oscailte (‘Eile, Sonraigh le do thoil’).

LÉARÁID M1: LÍON FREAGRÓIRÍ TRASNA NA GCATAGÓIRÍ ÉAGSÚLA (CEANTAR OILEÁN MHAIGH EO)



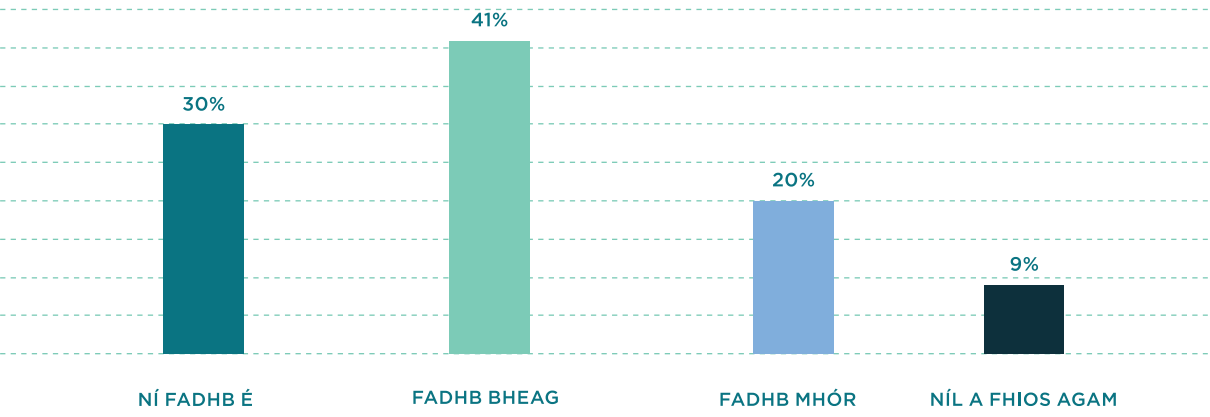
LÉARÁID M2: AOIS AGUS INSCNE FHREAGRÓIRÍ AN TSUIRBHÉ



Príomhphointí:

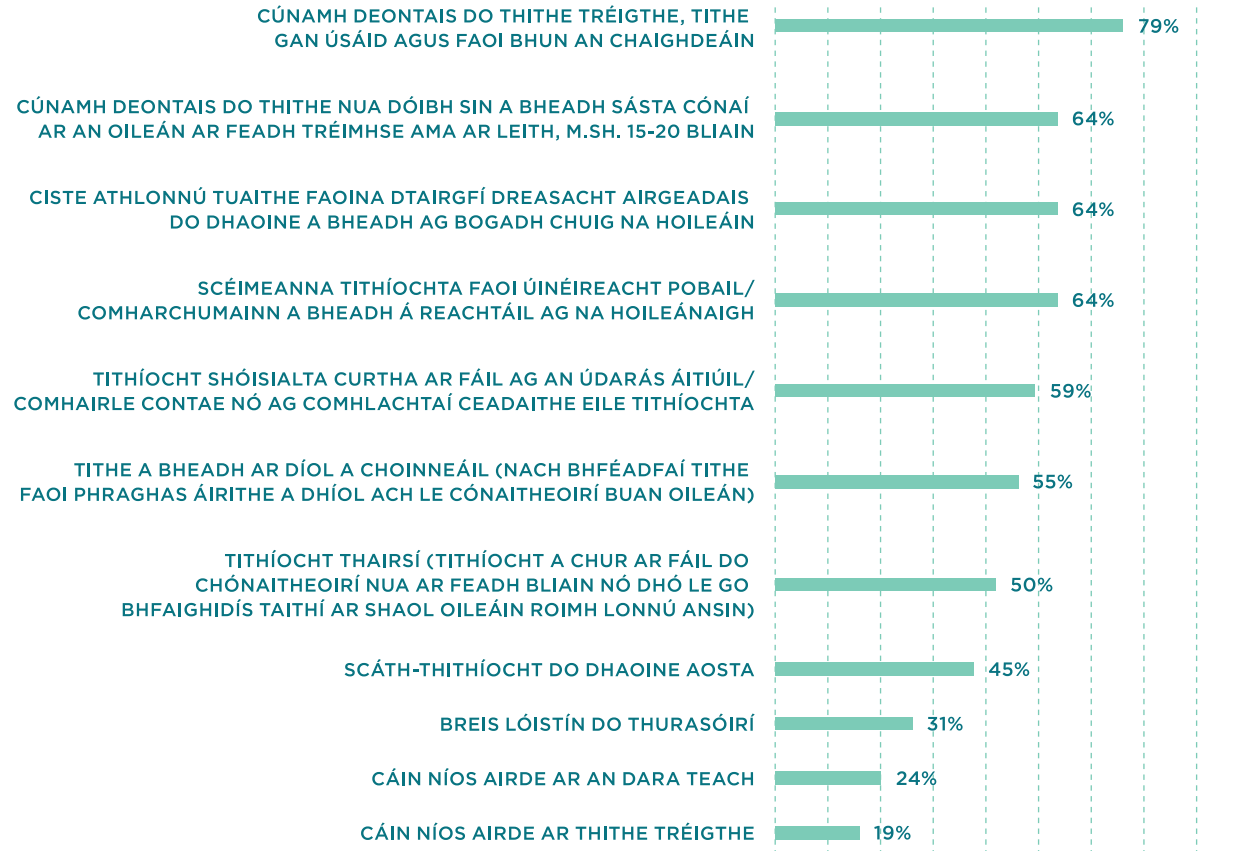
- Léirigh 83% (u=30 as 36) d’áitritheoirí lánaimseartha go bhfuil an áit chónaithe ina bhfuil siad faoi láthair feiliúnach dá riachtanais.
- Dúirt 25% (u=9) d’áitritheoirí lánaimseartha go raibh seans maith/mór ann go mbogfaidís as an áit chónaithe atá acu faoi láthair sna chéad 5 bhliana eile.
- Ba mhaith le 50% (u=4 as 8 bhfreagra a taifeadadh) d’áitritheoirí lánaimseartha a bhfuil seans maith/mór ann go mbogfaidh siad as an áit chónaithe atá acu faoi láthair sna chéad 5 bhliana eile fanacht ar an oileán/na hoileáin. Luadh easpa tithe/áiteanna cónaithe ar díol, easpa suíomh le tógáil orthu, easpa lóistín le fáil ar cíós, agus deacrachtaí le seasmhacht tionachta mar dheacrachtaí lárnacha tithíochta ar oileáin Mhaigh Eo a chuirfeadh bac ar na freagróirí seo fanacht.
- Chuimhníodh 36% d’úinéirí dara teach bogadh chuig an oileán/na hoileáin (anois nó amach anseo). Dúirt 36% acu nach raibh siad ‘cinnte’.
- As na freagróirí (trasna na gcatagóirí uilig) a d’fhreagair an cheist maidir le deacrachtaí le próiseas an chead pleanála, thug 19% (u=12 as 63 freagra a taifeadadh) le fios go **raibh** deacrachtaí acu leis an bpróiseas (ag áireamh, diúltú pleanála do thógáil teach nua, d’athchóiriú, do shíneadh).
- Luaigh formhór na bhfreagróirí (61%) go mba fhadhb beag/fhadhb mhór iad tithe tréigthe (Léaráid M3).

LÉARÁID M3: TITHE TRÉIGTHE (FREAGRÓIRÍ: ÁITRITHEOIRÍ LÁNAIMSEARHTHA, ÚINÉIRÍ DARA TEACH, A CHÓNAIGH ROIMHE SIN AR NA HOILEÁIN)



Maidir le tograí tithíochta, mar a léirítear i Léaráid D4, i measc na roghanna ba mhó a fuair tacaíocht ó fhreagróirí i gceantar oileán Mhaigh Eo bhí cúnamh deontais do thithe tréigthe agus faoi bhun an chaighdeáin (79%), cúnamh deontais do thithe nua do dhaoine a bheadh sásta cónaí ar an oileán ar feadh tréimhse ama ar leith (64%), ciste athlonnú tuaithe faoina dtairgfí dreasacht airgeadais do dhaoine a bheadh ag bogadh chuig na hoileáin (64%), agus scéimeanna tithíochta faoi úinéireacht pobail/comharchumainn a bheadh á reachtáil ag na hoileánaigh (64%).

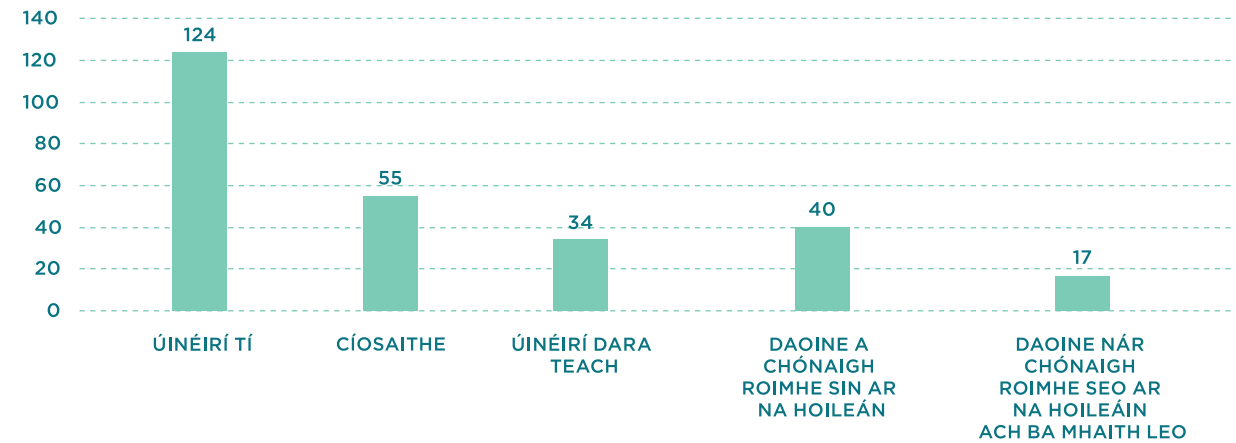
LÉARÁID M4: CÉATADÁN TACAÍOCHTA (FREAGRÓIRÍ UILIG) DO NA ROGHANNA TITHÍOCHTA



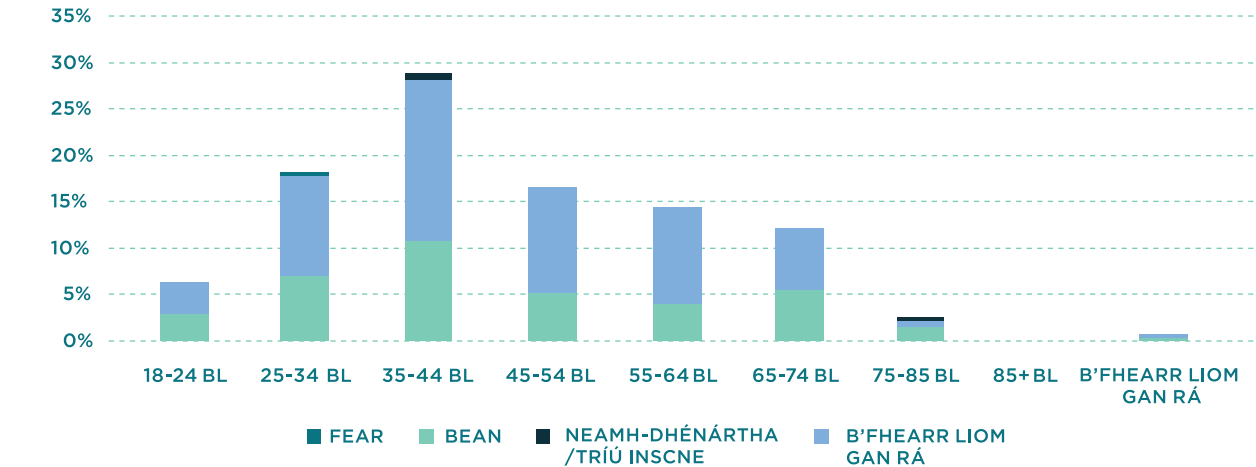
Bileog Eolais: Gaillimh

Ba as ceantar oileán na Gaillimhe a tháinig 44% de fhreagraí an tsuirbhé, 270 freagróir san iomlán. Áirithe i gcatagóirí an tsuirbhé bhí daoine a chónaíonn faoi láthair ar na hoileáin agus daoine go mba mhaith leo filleadh/bogadh chuig na hoileáin. I liosta na n-oileán áiríodh Inis Bó Finne, Árainn, Inis Oírr, Inis Meáin agus bhí freagróirí in ann ‘B’fhearr liom gan a rá’ a roghnú freisin nó, nuair a bhí sé ábhartha, ainm oileán eile a lua sa téacs oscailte (‘Eile, Sonraigh le do thoil’).

LÉARÁID G1: LÍON FREAGRÓIRÍ TRASNA NA GCATAGÓIRÍ ÉAGSÚLA (CEANTAR OILEÁN NA GAILLIMHE)



LÉARÁID G2: AOIS AGUS INSCNE FHREAGRÓIRÍ AN TSUIRBHÉ

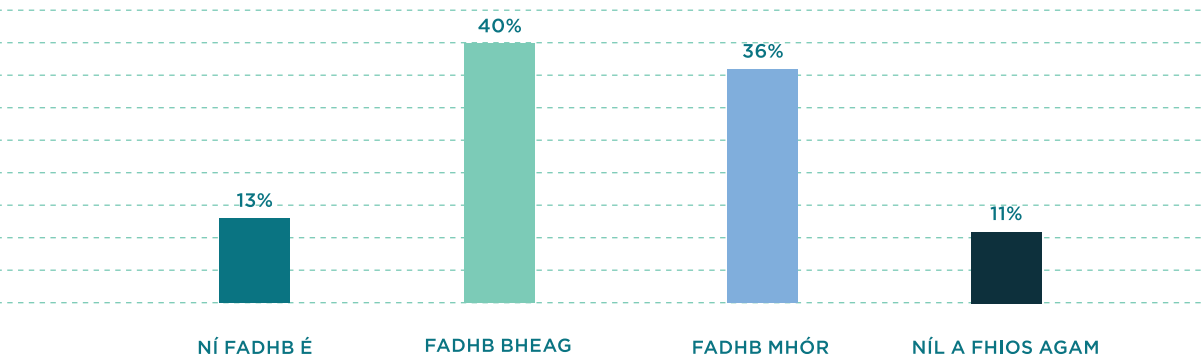


Príomhphointí:

- Léirigh 76% (u=136 as 179) d'áitritheoirí lánaimseartha go bhfuil an áit chónaithe ina bhfuil siad faoi láthair feiliúnach dá riachtanais.
- Tá sé suntasach gur thug 35% (u=19) de chíosaithe i gceantar oileán na Gaillimhe le fios nach bhfuil an áit chónaithe ina bhfuil siad faoi láthair feiliúnach dá riachtanais.
- Dúirt 46% (u=82) d'áitritheoirí lánaimseartha go raibh seans maith/mór ann go mbogfaidís as an áit chónaithe ina bhfuil siad faoi láthair sna chéad 5 bhliana eile (28% d'úinéirí tí agus 85% de chíosaithe). As na freagróirí a raibh seans maith/mór ann go mbogfaidís, luaigh 40% d'úinéirí tí agus 77% de chíosaithe cúiseanna a bhain leis an áit chónaithe mar fháth leis an seans go mbogfaidís. Tá seasmhacht tionachta/an tiarna talún ag díol na háite cónaithe ina phointe go minic ag cíosaithe i gceantar oileán na Gaillimhe.
- Ba mhaith le 72% (u=59) d'áitritheoirí lánaimseartha a bhfuil seans maith/mór ann go mbogfaidís as an áit chónaithe atá acu faoi láthair sna chéad 5 bhliana eile fanacht ar an oileán/na hoileáin. Aithníodh easpa tithe/áiteanna cónaithe ar díol, costas tithe/áiteanna cónaithe ar díol, agus gan a bheith ábalta cead pleanála a fháil mar fhadhbanna lárnacha tithíochta ar oileáin na Gaillimhe a chuirfeadh bac ar na freagróirí seo fanacht.
- Chuimhníodh 62% de fhreagróirí, ar úinéirí dara teach iad, bogadh chuig an oileán/na hoileáin (anois nó amach anseo). Dúirt 26% acu nach raibh siad ‘cinnte’.

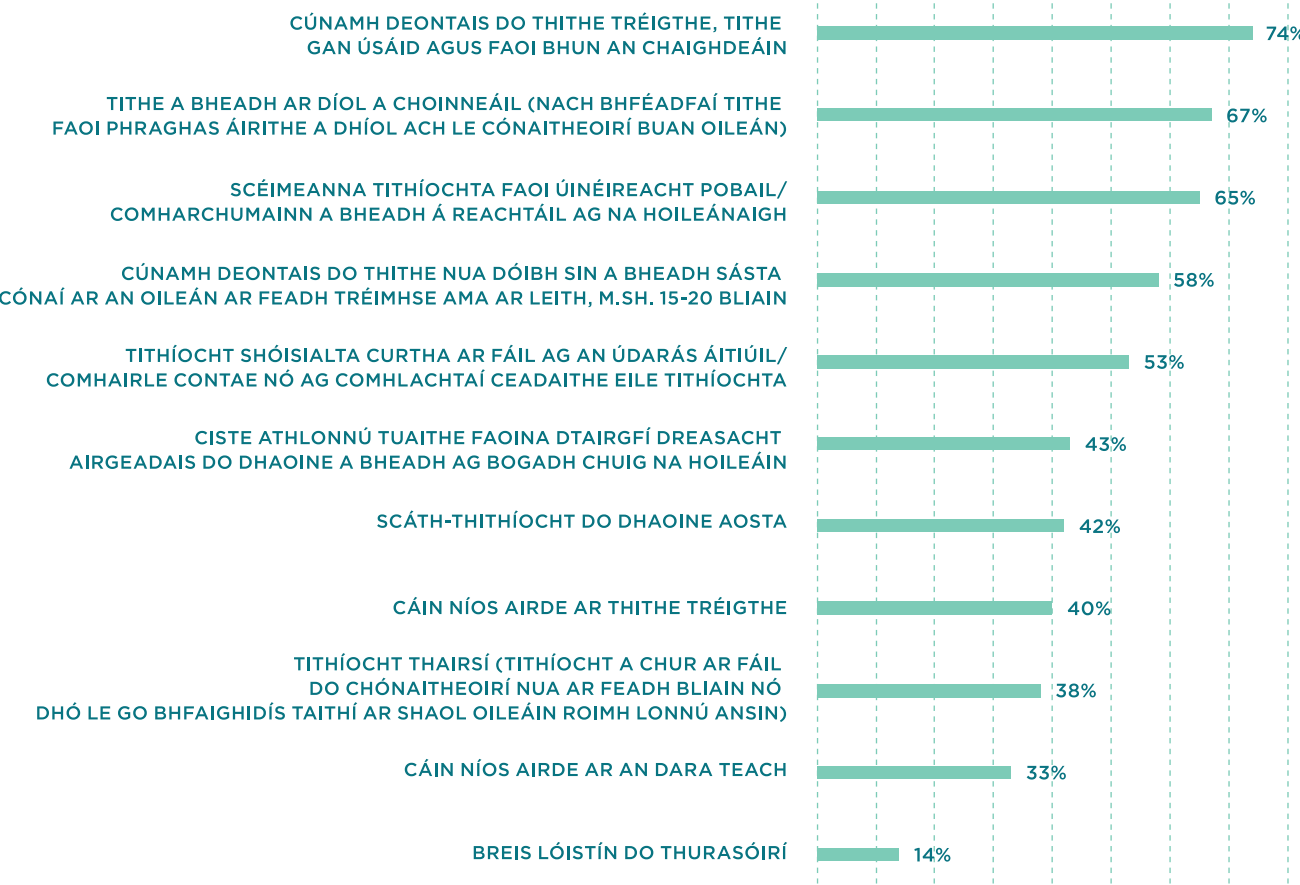
- As na freagróirí (trasna na gcatagóirí uilig) a d'fhreagair an cheist maidir le deacrachtaí leis an bpróiseas cead pleanála, thug 30% (u=74 as 250 freagra a taifeadadh) le fios go **raibh** deacrachtaí acu leis an bpróiseas (ag áireamh, diúltú pleanála do thógáil teach nua, d'athchóiriú, do shíneadh).
- Luaigh formhór na bhfreagróirí (76%) go mba fhadhb beag/fhadhb mhór na tithe tréigthe (Léaráid G3).

LÉARÁID G3: TITHE TRÉIGTHE (FREAGRÓIRÍ: ÁITRITHEOIRÍ LÁNAIMSEARHTA, ÚINÉIRÍ DARA TEACH, A CHÓNAIGH ROIMHE SIN AR NA HOILEÁIN)



Maidir le tograí tithíochta, mar a léirítear i Léaráid G4), i measc na roghanna ba mhó ar thacaigh freagróirí i gceantar oileán na Gaillimhe leo bhí cúnamh deontais do thithe tréigthe agus faoi bhun an chaighdeáin (74%), tithe ar díol a choinneáil (m.sh. nach bhféadfaí tithe faoi phraghas áirithe a dhíol ach le cónaitheoirí buan oileán) (67%), agus scéimeanna tithíochta faoi úinéireacht pobail/comharchumainn a bheadh á reachtáil ag na hoileánaigh (65%).

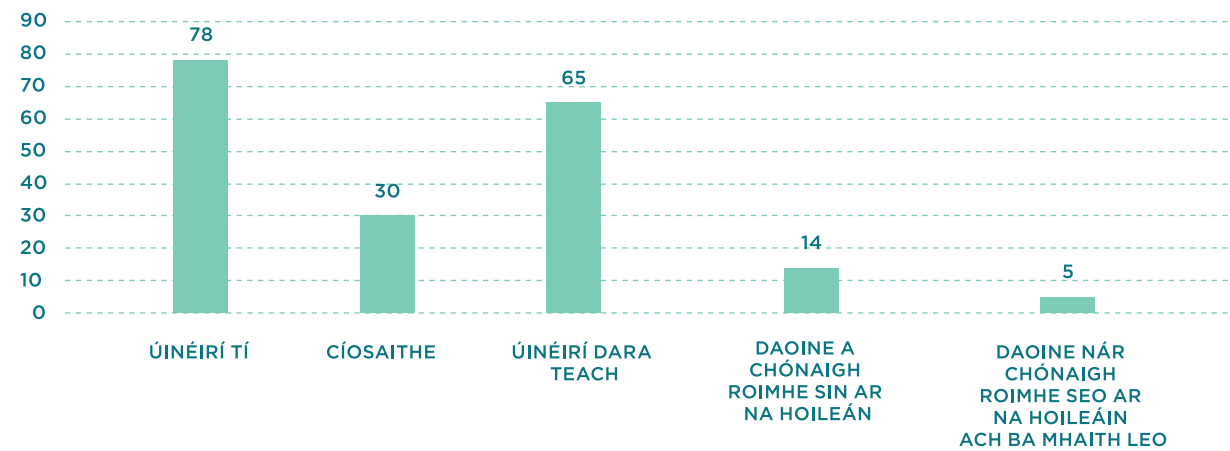
LÉARÁID G4: CÉATADÁN TACAÍOCHTA (FREAGRÓIRÍ UILIG) DO NA ROGHANNA TITHÍOCHTA



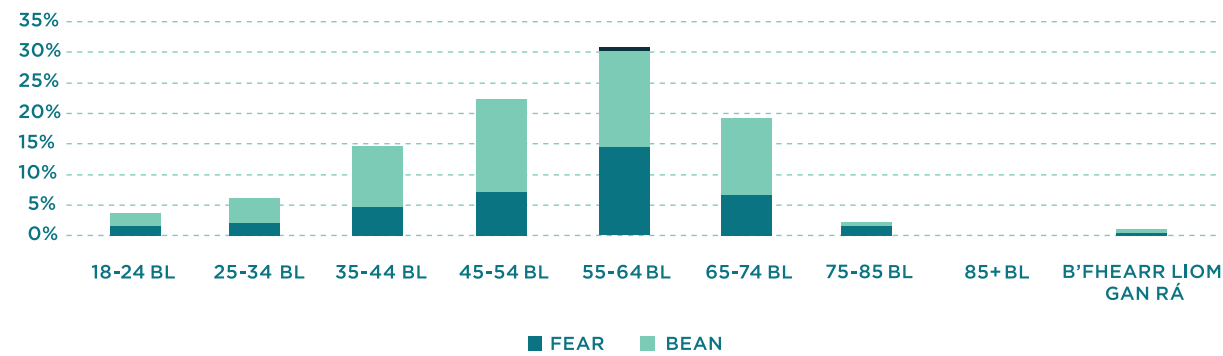
Bileog Eolais: Corcaigh

Ba as ceantar oileán Chorcaí a tháinig 31% de fhreagraí an tsuirbhé, 192 freagróir san iomlán. Áirithe i gcatagóirí an tsuirbhé bhí daoine a chónaíonn faoi láthair ar na hoileáin agus daoine go mba mhaith leo filleadh/bogadh chuig na hoileáin. I liosta na n-oileán áiríodh An tOileán Mór, Cléire, Oileán Baoi, Inis Uí Drisceoil, Inis Fada, Inis Arcáin, Faoide agus bhí freagróirí in ann ‘B’fhearr liom gan a rá’ a roghnú nó, nuair a bhí sé ábhartha, ainm oileán eile a lua sa téacs oscailte (‘Eile, Sonraigh le do thoil’).

LÉARÁID C1: LÍON FREAGRÓIRÍ TRASNA NA GCATAGÓIRÍ ÉAGSÚLA (CEANTAR OILEÁN CHORCAÍ)



LÉARÁID C2: AOIS AGUS INSCNE FHREAGRÓIRÍ AN TSUIRBHÉ

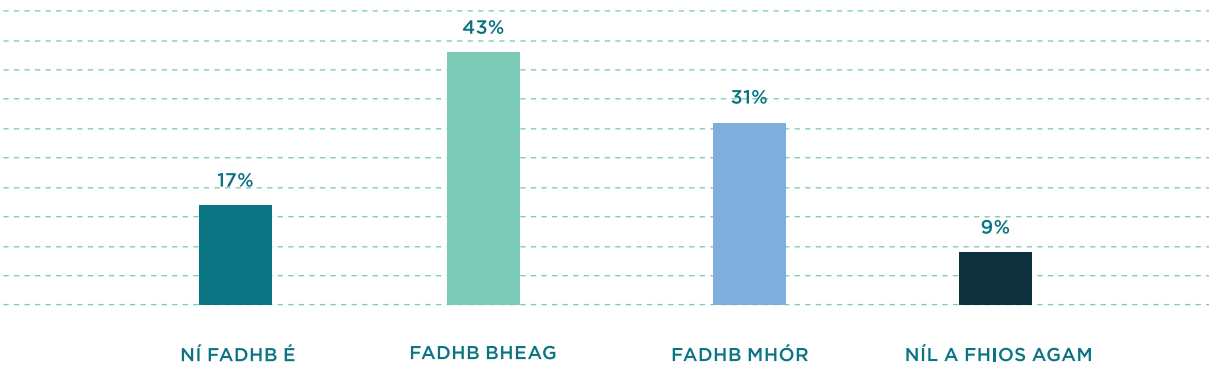


Príomhphointí:

- Léirigh 70% (u=76 as 108) d'áitritheoirí lánaimseartha go raibh an áit chónaithe ina bhfuil siad faoi láthair feiliúnach dá riachtanais. Ba é an céatadán seo d'fheiliúnacht áit chónaithe an céatadán ab ísle a haithníodh as na ceithre cheantar oileán.
- Tá sé suntasach gur thug 40% (u=12) de chíosaithe le fios nach bhfuil an áit chónaithe atá acu faoi láthair feiliúnach dá riachtanais.
- Dúirt 36% (u=38 as 107 freagra a taifeadadh) d'áitritheoirí lánaimseartha go raibh seans maith/mór ann go mbogfaidís as an áit chónaithe atá acu faoi láthair sna chéad 5 bhliana eile (21% d'úinéirí tí agus 76% de chíosaithe). As na freagróirí a dúirt go raibh seans maith/mór ann go mbogfaidís, luaigh 50% d'úinéirí tí agus 86% de chíosaithe cúiseanna a bhain leis an áit chónaithe mar fháth leis an seans go mbogfaidís. Tá seasmhacht tionachta/an tiarna talún ag díol na háite cónaithe ina phointe go minic ag cíosaithe i gceantar oileán Chorcaí.
- Ba mhaith le 79% (u=30) d'áitritheoirí lánaimseartha a bhfuil seans maith/mór ann go mbogfaidh siad as an áit chónaithe atá acu faoi láthair sna chéad 5 bhliana eile fanacht ar an oileán/na hoileáin. Aithníodh easpa tithe/áiteanna cónaithe ar díol, costas tithe/áiteanna cónaithe ar díol, easpa lóistín le fáil ar cíós, agus gan a bheith ábalta cead pleanála a fháil mar fhadhbanna lárnacha tithíochta ar oileáin Chorcaí a chuirfeadh bac ar na freagróirí seo fanacht.
- Chuimhneodh 51% de fhreagróirí, ar úinéirí dara teach iad, bogadh chuig an oileán/na hoileáin (anois nó amach anseo). Dúirt 32% acu nach raibh siad 'cinnte'.

- As na freagróirí (trasna na gcatagóirí uilig) a d'fhreagair an cheist maidir le deacrachtaí leis an bpróiseas cead pleanála, thug 36% (u=64 as 179 freagra a taifeadadh) le fios go **raibh** deacrachtaí acu leis an bpróiseas (ag áireamh diúltú pleanála do thógáil teach nua, d'athchóiriú, do shíneadh).
- Luaigh formhór na bhfreagróirí (74%) go mba fhadhb bheag/fhadhb mhór iad tithe tréigthe (Léaráid C3).

LÉARÁID C3: TITHE TRÉIGTHE (FREAGRÓIRÍ: ÁITRITHEOIRÍ LÁNAIMSEARHA, ÚINÉIRÍ DARA TEACH, A CHÓNAIGH ROIMHE SIN AR NA HOILEÁIN)



Maidir le tograí tithíochta, mar a léirítear i Léaráid C4, i measc na roghanna ba mhó ar thacaigh freagróirí i gceantar oileán Chorcaí leo bhí cúnamh deontais do thithe tréigthe agus faoi bhun an chaighdeáin (82%), tithíocht shóisialta (59%), agus ciste athlonnú tuaithe faoina dtairgfí dreasacht airgeadais do dhaoine a bheadh ag bogadh chuig na hoileáin (58%)

LÉARÁID C4: CÉATADÁN TACAÍOCHTA (FREAGRÓIRÍ UILIG) DO NA ROGHANNA TITHÍOCHTA

