

CORK DOCKLANDS

**A publicly-developed,
sustainable housing solution**



A solution to Cork's housing crisis

People Before Profit are calling on Cork City Council to utilise the proposed redevelopment of the Cork Docklands to launch a large-scale public house-building programme to address the housing and homelessness crises in Cork.

In recent years, urban centres have experienced a hollowing-out as the majority of people can no longer afford to live in quality housing in the areas in which they work. Cork City has the second highest number of vacant housing units in the country – almost 4,300 – while in May average rents had increased by 13.1% year-on-year to €806 per month for a one-bed apartment. As geographer David Harvey writes, '[q]uality of urban life has become a commodity for those with money', to the exclusion of the majority.

Public housing in Ireland has suffered from under-investment for years. Current housing, developed privately and for profit, is unaffordable for the majority. We are calling for significant housing development to be carried out **publicly** in the Docklands. As a growing European city, it is vital that quality housing is accessible to all, at **affordable, controlled rents**, not the preserve of the wealthy. We call for the redevelopment project to prioritise public space for common use and community living.

No modern European city was built without significant public investment. Left to the private sector, we are unlikely to see the Docklands built in a sustainable or holistic manner. Only through an **ambitious project in the public interest** can the problems of homelessness, unaffordable rents and the housing deficit be solved and a **vibrant urban environment** in which to live and work be created in their place.

A public approach to housing provision

Cork City and County face an enormous housing crisis. There is a real need for the **development of public housing on a large scale**. The Docklands project can facilitate the expansion of Cork City, while tackling the housing and homelessness crises, through providing housing that is truly affordable to the majority.

This housing crisis has resulted from a number of political decisions which treat houses only as commodities for developers to buy and sell. As Minister for Housing, Simon Coveney launched the 'Rebuilding Ireland' housing plan, under which it was planned to effectively transfer large amounts of public cash and land to developers in the hope that they will build housing at the rate required. This approach has not solved the housing crisis. If Cork City is to continue to develop, it is essential that public investment in housing takes place.

We say that **housing should be considered a human right**, not a marketplace for property developers. We call for **improved taxation on the most wealthy in society** to fund the provision of public housing that is affordable for the majority.



Aerial view of the Docklands from the City Centre

Infrastructure to connect communities



Suggested tramline along the south docks to Blackrock

People Before Profit Cork call for a holistic approach to urban planning, by which redevelopment in the Docklands is met with the infrastructure and facilities that future residents and workers will need. If up to 9,500 housing units are to be provided in the Docklands, this will require affordable, properly-funded and well-run public transport for residents.

On the northern docks is the existing Cork to Cobh and Midleton railway line, and a railway station should be developed at Tivoli, where capacity for up to 3,000 houses exists. We call for a **light-rail system** to link the Docklands to the city and eastern suburbs and address the growing traffic crisis.

Improved connectivity across the River Lee is crucial; new bridges, served by public transport, should be constructed in advance of any housing development to ensure **communities are linked** and future Docklands residents are not socially isolated by a lack of infrastructure and services.

The Docklands should be designed with excellent **connectivity for pedestrians** throughout. All amenities should be readily accessible on foot. Dedicated safe cycling routes between the Docklands and the City Centre should be available.

A vibrant urban environment

The Docklands redevelopment should be informed by the notion of the city as a shared space for all in which to live and work. Workers should be able to live where they work, facilitated by **affordable, controlled rents**.

To enhance the cultural and recreational life of residents and workers in the Docklands, **public gardens, parks, walkways and gathering places** should be provided, with the riverside location a focus of the planning of public space.



Tokachi Ecology Park, Japan

Cultural spaces and facilities are essential to any community and to the overall life of a city. With the recent relocation of Sample Studios from George's Quay in the city centre to Churchfield and the closure of the Camden Palace community arts centre, cultural workers have increasingly limited facilities within Cork City, jeopardising the vibrant culture of the city itself.

The Docklands redevelopment can **revitalise the cultural life of the city** through providing affordable workspaces and community venues for the production and exhibition of cultural work.

How you can get involved in the campaign

1. Write to your local Cork City Councillor to encourage them to support the campaign.
2. Share our campaign document online:
<https://tinyurl.com/2udbxy>
3. Join People Before Profit in Cork and get involved!



About People Before Profit

People Before Profit was established in 2005 by members of a variety of local campaigns. It represents a different form of politics, fitting for the 21st century. It sees the mobilisation of citizens in workplaces and communities and on the streets as the key to bringing about change in society. In the Dáil, our TDs fight to reverse policies which place wealth creation for the few over the welfare of communities in Ireland.

People Before Profit call for the reversal of austerity measures and for major public investment in housing, public services, sustainable energy and infrastructure. The Docklands campaign forms part of a broad campaign by People Before Profit Cork for publicly-developed, quality affordable housing to tackle the housing and homelessness crises.



Contact us

To get involved, contact us at
info@peoplebeforeprofitcork.com.



@Corkpbp



@PBPCork

www.peoplebeforeprofitcork.com