

# TRALEE REGENERATION AREA AND ADJOINING NEIGHBOURHOODS

## NEEDS AND POTENTIAL



PREPARED BY BREANDÁN Ó CAOIMH | MAY 2021

# FOREWORD

*The title of this independent study, compiled by Dr. Brendan O’Keeffe for NEWKD, aptly sums up its purpose. This is to compile evidence, which will inform agencies and the community regarding both the needs of study area and the potential inherent in it, to develop in a positive and progressive manner.*

The study emanated from social inclusion work in which NEWKD has been involved, along with other agencies, over the past number of years in the Regeneration Area and surrounding communities in Tralee. It was funded through the Social Inclusion and Community Activation Programme (SICAP).

The report highlights significant deprivation in the study area, which is in excess of national and county averages, and this negatively impacts on quality of life. Social exclusion is broader than poverty, and this report highlights some of the key dimensions relating to social exclusion impacting on the people in the study areas such as, education, housing, health, equality and diversity, employment, active citizenship and the built environment.

In addition to being realistic about the challenges, this report notes that the area has significant assets and potential, and it signposts several development opportunities and trajectories.

NEWKD endorses the report’s content and recommendations, in particular the need for greater community development supports interventions and approaches. We acknowledge that these require investment, which will be challenging, and we look forward to working, in a collaborative and transparent manner, with all agencies, to deliver them.

The report provides a platform for developing enhanced responses to these needs locally - through interagency collaboration and community-led development, where people are central to any responses or planned initiatives. As the report points out, neighbourhoods have varied profiles and needs, and responses must be tailored to local needs and equality focussed.

The young and diverse population and the social capital present, especially in the regeneration area, indicate much potential for development. The inter-agency relationships, which developed successfully through the regeneration process, provide a strong foundation. Together with the enhanced evidence-base provided by this report, local stakeholders have an excellent platform for development on which to build. Further discussion with the community and agencies in order to develop priority actions, which can make a real difference, will be our next step.

We would like to thank the interagency group who supported the work, the interviewees who informed the analysis and provided signposts, Deidre Kearin who co-ordinated the report and Dr. Brendan O’Keeffe for its compilation.

**JOHN STACK**  
Chairperson

**ROBERT CAREY**  
Social Inclusion and Community Activation Programme (SICAP) Manager

# TABLE OF CONTENTS

<b>1.</b>	<b>Introduction and Context</b>	<b>5</b>
<b>2.</b>	<b>A Changing Landscape</b>	<b>6</b>
<b>3.</b>	<b>Demographic and Socio-Economic Profile</b>	<b>10</b>
3.1	Methodology	10
3.2	Human Geography	12
3.2.1	Population Levels and Change	12
3.2.2	Age Profile	14
3.2.3	Diversity	16
3.2.4	Families	22
3.2.5	Accommodation / Housing	27
3.2.6	Labour Force	34
3.2.7	Educational Attainment	38
3.2.7	Health and Well-being	40
3.3	Service Provision	43
3.4	Material Affluence and Deprivation	46
<b>4.</b>	<b>Conclusion and Recommendations</b>	<b>50</b>
4.1	Core Principles	50
4.2	Celebrating Diversity and Promoting Inclusion	51
4.3	Enhancing the Environment	51
4.4	Building Local Social and Knowledge Capital	51
4.5	Promoting Placemaking	53





# 1. INTRODUCTION AND CONTEXT

North, East and West Kerry Development (NEWKD) commissioned this independent research report in 2021. Its compilation was overseen by an inter-agency working group and we thank them for their valued contribution.

The purpose of this report is to present a comprehensive profile of the Tralee Regeneration Area and surrounding neighbourhoods. The Regeneration Area has benefited from considerable investment and inter-agency collaboration over the past fifteen years that sought to redress compound and inter-generational deprivation and material poverty. Thus, this report provides a stocktake of demographic and socio-economic features that provides some indications as to the outputs and impacts of the regeneration efforts. In addition, this report examines the demographic and socio-economic dynamics of adjoining newer neighbourhoods in Tralee's suburbs.

These newer estates were developed over the past twenty years, and they have a mix of local authority and private housing. They have not previously been profiled, and NEWKD and its collaborating partners were keen to establish neighbourhood-level issues and baselines, and to obtain objective recommendations regarding their development options over the coming years.

This report seeks to promote an evidence-based approach to planning and community development. It presents a considerable volume of statistical data in relation to the study area. These facts and figures are complemented by observations, analysis and recommendations that have been derived from a series of interviews with local stakeholders including community leaders and agency representatives. The statistics are based largely on the most recent Census of Population, which took place in April 2016. Census data have many advantages; they cover a wide range of variables and allow for direct comparative analysis - between places and over time (i.e. spatially/geographically and longitudinally).

The interviews add local knowledge and insights to the profile, and they serve to initiate and support conversations about the locality's future development needs and potential. Specifically, the interviews dealt with the following issues: social and community services; community spirit and well-being; and the environment. The interviews took place in February and March 2021, and interviewees' observations are included in the analysis that is presented here.



## 2. A CHANGING LANDSCAPE

The study area has a full-time resident population of 5,158 persons. It is located to the east and south of Tralee town centre. The areas that are closest to the town centre (Boherbee, Moyderwell and the Mitchels) are well-established urban neighbourhoods. Boherbee has a mix of residential and commercial premises, while the Mitchels is almost exclusively residential. Moyderwell hosts the town library along with primary and post-primary schools. St. John's Parish Church and Parish Centre and St Brigid's Family Resource Centre are also located in this general area.

Further to the east - beyond Kerry University Hospital, newer estates in Rathass and Ballinorig were mainly developed between the 1960s and 1980s, while Ráth Óraig - a local authority estate - was constructed in the 2000s. To the south east of the town centre, the neighbourhoods of Killerisk and Manor have experienced considerable housing developments and population growth over the past two decades. Indeed, while the population of Tralee's suburbs has grown considerably, the town centre has been experiencing population decline. Thus, like many larger towns, Tralee has been experiencing a hollowing-out of the town centre, and the so-called doughnut effect<sup>2</sup> is evident in the town.

The following maps show the location of the so-called 'study area' and its evolution over time. For reference purposes, the maps also include the adjoining parts of Tralee town centre - as far westwards as Tralee's historical core (along an axis from Rock Street to Prince's Quay).

The maps illustrate how the outer suburbs have grown and evolved since the mid-1990s. The construction of the Manor West Retail Park and the housing estates to its south represent the main change in the urban landscape over the past twenty-five years. The eastern part of the study area has come to be flanked by a relief road that connects with the Tralee bypass (from the N22 to the old N69 - Killarney and Listowel roads). The area immediately to the north of the study area, namely Clash, hosts a number of

warehouses and yards. Clash has experienced considerable deindustrialisation over the past two decades, and a number of prominently located former factories are now abandoned, derelict and unkempt.

The decline of economic activities in Clash and the rationalisation of family businesses in the town core in parallel with the expansion of the Manor West Retail Park represent local-level manifestations of the transition to a post-industrial economy and the effects of globalisation.

While the footprint of the urban core has remained largely the same, the built environment there has changed; there has been an increase in the number of apartment buildings, while many small retail outlets have closed down or re-located. The study area is relatively close to several attractive green spaces and amenities. Most of the area is within walking distance of a wide range of retail offerings and public services, but as interviewees attest, physical proximity to a service does not automatically imply accessibility, and they note the ongoing need for capacity-building and community development.

<sup>2</sup> The doughnut effect refers to a development pattern where the city / town centre becomes hollow or empty, as businesses and people move into the outskirts. Historically, during the twentieth century, this was associated with households acquiring private transportation (cars) and people commuting from the suburbs to work in the town/ city centre - initially in North American cities, and laterally in the UK and Ireland as well, but less so in continental Europe, where cities and towns tend to be more spatially balanced. More recently, the doughnut has also become associated with social segregation - deprivation in town centres and their adjoining neighbourhoods and affluence in the suburbs. In some UK cities (e.g. Birmingham), the doughnut is said to have jam in the middle - fashionable urban renewal schemes alongside areas of severe deprivation.



**Figure 1** | The Study Area (most recent map, i.e. 2018)

Source: Ordnance Survey of Ireland

As the set of maps (Fig. 1 and 2 - continued on the next page) illustrate, the built environment experienced greater changes between 1995 and 2005 than was the case between 2005 and 2017. Among the significant changes in the decade from 1995 were:

- The renovation of housing in the Mitchels and Killerisk Regeneration areas;
- The development of the Manor West Retail Park; and
- The construction of housing estates along the Killerisk and Killorglin Roads.

Notable changes since 2005 include:

- The relocation of the John Mitchel's GAA club to Manor East;
- The construction of Áras an Phobail;
- The opening of the Community Hospital; and
- Continued works in the regeneration neighbourhoods.



**Figure 2** | The Study Area and Environs in 1995 (top) and 2005 (bottom)

*Source: Ordnance Survey of Ireland*





**Table 1** | Clusters of Neighbourhoods in the Study Area

AREA CLUSTER	NEIGHBOURHOODS	TOTAL POPULATION 2016	
		of Small Area	of Clusters
<b>Boherbee/Mitchels</b>	Boherbee (south), Marian Park, Cúl na Chaisle, Elm Court, Powers Court	157	<b>1,814</b>
<b>Boherbee/Mitchels</b>	Marian Park (1 to 149)	210	
<b>Boherbee/Mitchels</b>	Ballymullen - Ballymullen Road, Stephen's Tce., Castlemorris Orchard	162	
<b>Boherbee/Mitchels</b>	Moyderwell/Ballymullen: Cloonbeg Terrace, Clonmore Grove, The Willows	269	
<b>Boherbee/Mitchels</b>	Mitchel's Road (west of), Mitchel's Ave. (north of), Mitchel's Court	123	
<b>Boherbee/Mitchels</b>	Boherbee (northern side) including Chute's Lane, Walpole's Lane, McGowan's Lane, Edward St. (east of) and Upper Castle Street (north of)	240	
<b>Boherbee/Mitchels</b>	Garyruth (east), Hawley Park	145	
<b>Boherbee/Mitchels</b>	Mitchel's Road (east of), Hawley Park (north), St Martin's Park	136	
<b>Boherbee/Mitchels</b>	Boherbee (southern side), Moyderwell, Tobar Naofa	113	
<b>Boherbee/Mitchels</b>	Kevin Barry Villas, Gary Ruth (east), Hawley Park (south)	174	
<b>Boherbee/Mitchels</b>	Croí Lár na Misteallaigh Dean's Lane, Mitchel's Ave (western part), Urban Tce. (Boherbee)	85	
<b>Killerisk/Manor</b>	Killerisk Close, Manor Avenue, Manor Close, Manor Lawn, Manor Place, part of Manor Grove	358	<b>2,232</b>
<b>Killerisk/Manor</b>	Killerisk - Castlelawn Drive, Castlewood Park, Fortfield, Teile Carrig	363	
<b>Killerisk/Manor</b>	Manor Court, Manor Drive, Manor Park, part (north) of Manor Grove	224	
<b>Killerisk/Manor</b>	Ashleigh Downs, Ash Court, Cherry Court, Elm Court, Maple Court, Pine Court, part (west) of Cedar Court	192	
<b>Killerisk/Manor</b>	Deerpark, Deerpark Vale, part (east) of Cedar Court and part (east) of Ashleigh Downs	382	
<b>Killerisk/Manor</b>	Carriglea, King's Court	187	
<b>Killerisk/Manor</b>	Cois Abhainn	308	
<b>Killerisk/Manor</b>	Bruach na hAbhainn	218	
<b>Rathass</b>	Rathass - Lee Drive, Ráth Óraig, Willow Drive, Killarden House	379	<b>1,139</b>
<b>Rathass</b>	Michael O'Regan Place, Quill Street,	388	
<b>Rathass</b>	Clash Road, Clash West, Kilrain Gardens, Ogham Rian	206	
<b>Rathass</b>	Ballinorig Close	166	

The evolution of the urban fabric is associated with the emergence of distinctive neighbourhood clusters as presented in the following table. The three clusters, as denoted by the names in the left-hand column relate to adjoining neighbourhoods (listed in the second column). The clustering presented here is determined, in the main, by proximity to / distance from Tralee town centre and age of housing stock. While the study area is contiguous, there are varying internal dynamics, which according to interviewees are significant. The conversations with local stakeholders consistently referenced the distinctive experiences of the three clusters of neighbourhoods.

Interviewees noted that the Mitchels / Boherbee has benefited considerably from regeneration investment. They claim that the area has excellent community infrastructure - including Áras an Phobail, St. Brigid's FRC, Tobar Naofa (day care and purpose-built accommodation for older people) and Tralee Library. The regeneration investments have significantly improved the quality of

housing, and in addition to enhancing the physical infrastructure locally, regeneration has had a strong social focus. Interviewees pointed to the ongoing consultations with the local community and the incorporation of local inputs into the design and rollout of facilities and amenities. Local residents welcome the infrastructural and governance improvements of the past two decades, but they would like to see further support for community development and the promotion of neighbourliness.

Community cohesion is perceived to be weaker in the Killerisk / Manor area, which stakeholders attribute to the newness of some estates, the transient nature of the population and the lack of local community infrastructure e.g. meeting places. Community and voluntary groups are working to address these challenges. Consultees report that relatively new estates in Rathass, most notably Ráth Óraig, have low levels of social capital and are most likely (among all neighbourhoods in the study area) to be affected by high levels of social exclusion and compound deprivation.

### 3. DEMOGRAPHIC AND SOCIO-ECONOMIC PROFILE

This section presents the main human geography features of the study area. It profiles the local resident population in respect of several demographic and socio-economic variables including age cohort, nationality, ethnicity, language, family / household structure, employment, occupation, travel to work patterns and material affluence or deprivation. As most of the data are derived from the Census of Population, it is possible to benchmark the study area against other geographies. Therefore, in order to facilitate comparative analysis, this section includes several graphs that compare and contrast figures for the study area with the corresponding data for Tralee and County Kerry. All graphs are accompanied by a narrative, and the text draws on the insights shared by local stakeholders.

#### 3.1 | Methodology

The most recent Census of Population took place, in Ireland, in April 2016. Ordinarily, the census is conducted every five years, but owing to the COVID-19 pandemic, the next one is due to take place in April 2022 (rather than 2021). The Central Statistics Office (CSO), which conducts the census, publishes results at a number of geographical levels, including region, county, municipal district and settlement. The smallest geographical unit for which figures are available, over several censuses, is the electoral division (ED), of which there are 167 in County Kerry. Tralee's traditional urban core constitutes the Tralee Urban ED, while most of its suburbs are in the surrounding ED of Tralee Rural. Some of the more outlying suburbs, including the estates on the Killorglin Road (Bruach na hAbhainn, Cois Abhainn, Crystal Fountain and Spring Water Lane) pertain to the Ballyseedy ED. The study area (which is the subject of this report) straddles three EDs:

- Tralee Urban: This includes all neighbourhoods west of a line from the Joe Keohane Roundabout (at the junction of Quill Street, Clash Road, Boherbee and Marian Park) to the Castlemorris Roundabout (at the junction of Castlemorris, the N86 and Killerisk Road);
- Tralee Rural: This includes all neighbourhoods to the east of the aforementioned areas; and
- Ballyseedy ED: All neighbourhoods along the Killorglin Road that are south of the River Lee.

The study area does not extend beyond Tralee's contiguous urban footprint. Thus, surrounding peri-urban and rural areas are not included. The following map shows the area boundary (denoted by the red line) as it corresponds to the statistical units for which the CSO publishes data. The aforementioned ED boundaries are denoted by the light purple line. As the map shows, there are a number of smaller statistical units in each of the three relevant EDs. These are referred to as small areas (SAs), and Census of Population data are available at SA level for the censuses that took place in 2006, 2011 and 2016 only. As illustrated in the following maps, and as listed in Table 1, there are twenty-three (n=23) small areas in the study area. Thus, in order to provide the most finely grained level of detail possible, this profile uses both ED-level and SA-level data. The cumulative figures for the study area, as presented throughout this report, are based on the amalgam of the twenty-three SAs<sup>3</sup>. References to Tralee and its environs are based on the combined EDs of Tralee Urban and Tralee Rural. SAs are referred to throughout as neighbourhoods.

<sup>3</sup> SA (ID no. 077160056) has been entirely excluded from the analysis. This SA has a population (2016) of 145 persons. All are students. Given its unique profile, with respect to the wider study area, and the transient nature of its population, the Steering Group advised against its inclusion. The SA contains most of the King's Court Apartments. This residential area is located immediately west of the Manor West Shopping Centre. Some of the King's Court apartments are in the adjoining SA (ID no. 077160057), which also includes the housing estate of Carriglea. The latter SA is included in the figures presented in this report, as full-time students comprise less than fifty percent of the resident population.



**Figure 3 |** Statistical Units in the Study Area - Electoral Divisions (EDs) and Small Areas (SAs)



## 3.2 | Human Geography

### 3.2.1 | Population Levels and Change

The study area has a population of just over 5,000. As the following table shows, its population increased by just over three percent (+3.3%) between 2006 and 2016. This level of growth was below those of County Kerry and the State and was similar to that experienced by Tralee town (core and suburbs combined).

As the table shows, the study area's population declined (by 66 persons) between 2006 and 2011, but it has recovered since then. The figures reveal considerable variability within the study area. Several neighbourhoods, mainly in the Killerisk and Manor areas experienced substantial population increases in the ten years to 2016. At the same time, eight of the eleven SAs in the Boherbee / Mitchels area experienced population decline.

**Table 2** | Population Levels, by Neighbourhood and in Comparator Geographies, 2006, 2011 and 2016

CLUSTER	NEIGHBOURHOODS	Population			Change 2006-16	
		2006	2011	2016	Absolute	%
<b>Boherbee/Mitchels</b>	Boherbee (south), Marian Park, Cúl na Chaisle, Elm Court, Powers Court	102	130	157	55	54%
<b>Boherbee/Mitchels</b>	Marian Park (1 to 149)	229	204	210	-19	-8%
<b>Boherbee/Mitchels</b>	Ballymullen - Ballymullen Road, Stephen's Tce., Castlemorris Orchard	200	154	162	-38	-19%
<b>Boherbee/Mitchels</b>	Moyderwell / Ballymullen: Cloonbeg Terrace, Clonmore Grove, The Willows	258	247	269	11	4%
<b>Boherbee/Mitchels</b>	Mitchel's Road (west of), Mitchel's Avenue (north of), Mitchel's Court	170	108	123	-47	-28%
<b>Boherbee/Mitchels</b>	Boherbee (northern side) including Chute's Lane, Walpole's Lane, McGowan's Lane, Edward Street (east of) and Upper Castle Street (north of)	188	201	240	52	28%
<b>Boherbee/Mitchels</b>	Garyruth (east), Hawley Park	186	160	145	-41	-22%
<b>Boherbee/Mitchels</b>	Mitchel's Road (east of), Hawley Pk. (north), St Martin's Park	164	108	136	-28	-17%
<b>Boherbee/Mitchels</b>	Boherbee (southern side), Moyderwell, Tobar Naofa	127	117	113	-14	-11%
<b>Boherbee/Mitchels</b>	Kevin Barry Villas, Gary Ruth (east), Hawley Park (south)	217	180	174	-43	-20%
<b>Boherbee/Mitchels</b>	Croí Lár na Misteallaigh, Dean's Lane, Mitchel's Avenue (western part), Urban Terrace (Boherbee)	127	87	85	-42	-33%
<b>Killerisk/Manor</b>	Killerisk Close, Manor Avenue, Manor Close, Manor Lawn, Manor Place, part of Manor Grove	322	322	358	36	11%
<b>Killerisk/Manor</b>	Killerisk - Castlclawn Drive, Castlewood Park, Fortfield, Teille Carrig,	324	335	363	39	12%
<b>Killerisk/Manor</b>	Manor Court, Manor Drive, Manor Park, part (north) of Manor Grove	236	219	224	-12	-5%
<b>Killerisk/Manor</b>	Ashleigh Downs, Ash Court, Cherry Court, Elm Court, Maple Court, Pine Court, part (west) of Cedar Court	176	185	192	16	9%
<b>Killerisk/Manor</b>	Deerpark, Deerpark Vale, part (east) of Cedar Court and part (east) of Ashleigh Downs	152	348	382	230	151%
<b>Killerisk/Manor</b>	Carriglea, King's Court	109	136	187	78	72%
<b>Killerisk/Manor</b>	Cois Abhainn	217	255	308	91	42%
<b>Killerisk/Manor</b>	Bruach na hAbhainn	202	207	218	16	8%
<b>Rathass</b>	Rathass - Lee Drive, Ráth Óraig, Willow Drive, Killarden House	401	388	379	-22	-5%
<b>Rathass</b>	Michael O'Regan Place, Quill Street	511	456	388	-123	-24%
<b>Rathass</b>	Clash Road, Clash West, Kilrain Gardens, Ogham Rian	210	222	206	-4	-2%
<b>Rathass</b>	Ballinorig Close	191	184	166	-25	-13%
<b>STUDY AREA</b>		<b>5,019</b>	<b>4,953</b>	<b>5,185</b>	<b>166</b>	<b>3.3%</b>
Tralee Town (core) i.e. Tralee Urban ED		5,482	4,885	4,954	-528	-9.6%
Tralee Environs (suburbs) i.e. Tralee Rural ED		16,585	17,952	17,825	1,240	7.5%
Tralee & its environs, i.e. combined Tralee Urban & Tralee Rural EDs		22,067	22,837	22,779	712	3.2%
County Kerry		139,835	145,502	147,707	7,872	5.6%
Ireland (the State)		4,239,848	4,588,252	4,761,865	522,017	12.3%



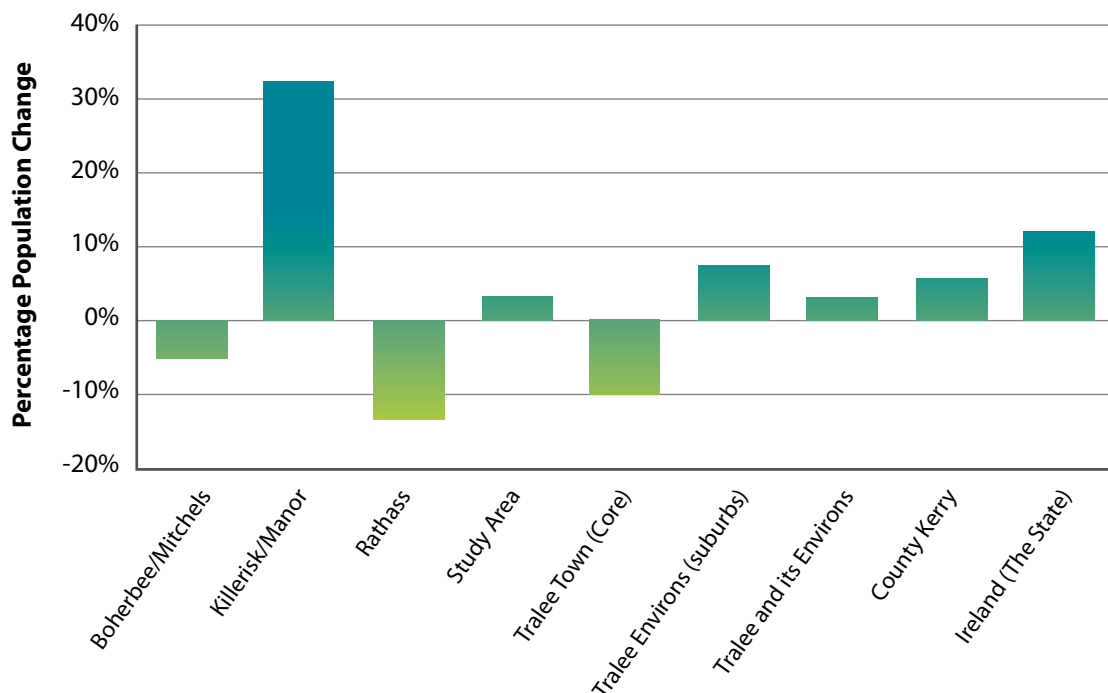
All SAs in Rathass lost population, with values ranging from minus two to minus twenty-four percent (-2% to -24%). These population losses occurred despite house-building taking place, as illustrated earlier in figures 1 and 2. Consultations with local stakeholders indicate that while population loss is associated with an ageing of the population, local quality-of-life factors have a considerable bearing on peoples' perceptions of neighbourhoods.

They point out that weak community structures, a limited social fabric and a poor-quality built environment engender negative perceptions of certain estates. Thus, people are not inclined to want to move to certain neighbourhoods, and some of those who live there are seeking to move elsewhere.

As the following graph illustrates, both the Mitchels / Boherbee and Rathass areas experienced an overall population decline (of 5.2% and 13.5% respectively) during the period 2006-2016, while the total population of the Killerisk / Manor area increased by nearly one third (32.3%).

The area's population dynamics have a bearing on community cohesion and perceptions of place. Stakeholders who reside and / or work in Boherbee / the Mitchels report that while there has been, mainly external, stigmatisation of their neighbourhood, local people were very happy with the levels of neighbourliness and social solidarity that pertained therein. Interviewees reported that the area had a 'village feeling', but that it was adversely affected by unemployment and other social problems from the mid-1980s onwards, and that the fallout from previous mistakes, particularly in planning, continue to blight the area. Some stakeholders draw parallels between historical shortcomings in the Mitchels and more contemporary 'mistakes' in Rathass, associated with poor urban design and an absence of social class mixing in neighbourhoods. Consequently, some of the newer estates are beginning to exhibit social problems, which, if not addressed, could become more serious over time. The consensus among stakeholders is that there has to be increased emphasis on family supports and youth and community development, coupled with an approach to planning that is more community-centred and sustainable and is less developer-led.

**Figure 4** | Percentage Population Change 2006-2016



3.2.2 | Age Profile

The study area has a younger age profile than that of Tralee and County Kerry. As the following graph shows, the proportion of the resident population in the age cohorts 0 to 19 and 20 to 44 is greater in the study area than is the case in Tralee and County Kerry. Conversely, the proportion of the population aged 45 to 64 and over 65 is lower in the study area. As the graph illustrates, the area’s age profile is more similar to that of the State (Ireland) than either Tralee or County Kerry.

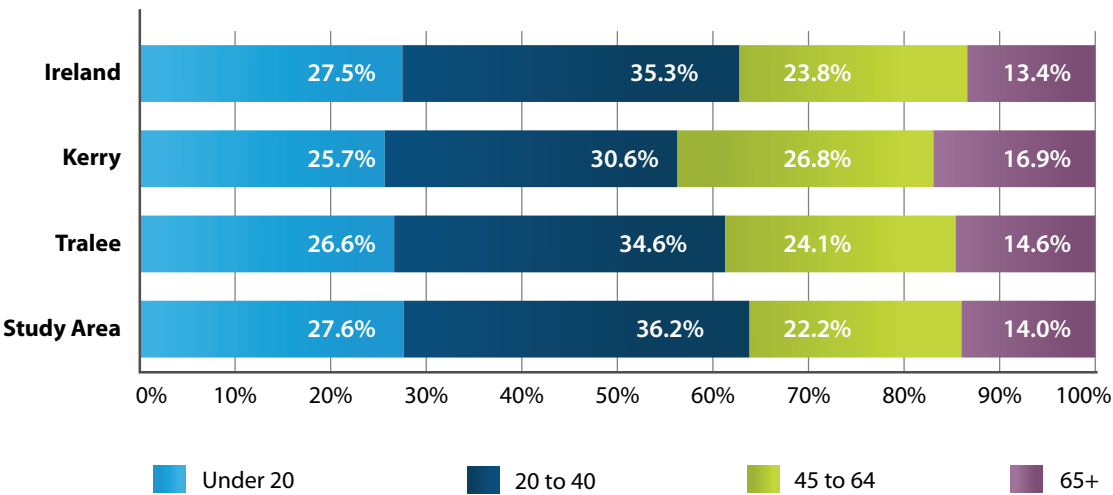
The following set of graphs provides a more fine-grained view of the resident populations’ age profiles in the study area, Tralee and County Kerry. These present the percentage of the population in all age cohorts of five years each.

Relative to Tralee, the study area has a greater proportion of persons in all five-year cohorts up to age 35 (with the exception of 10 to 14-year-olds). The greatest gap, between

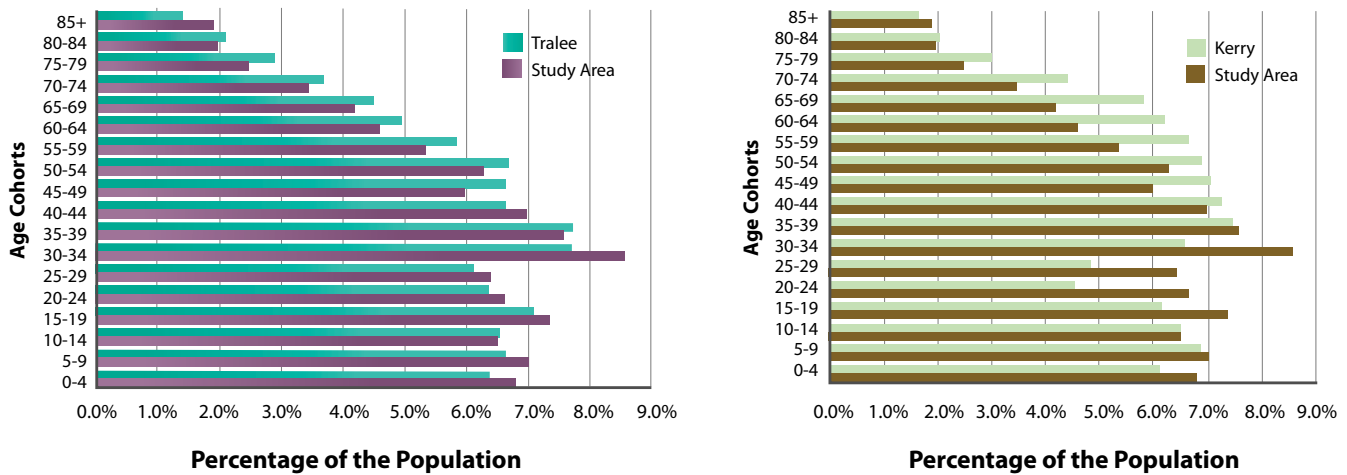
the study area and Tralee is in respect of persons aged 30 to 34; in the study area, they account for 8.6% of the resident population, while in Tralee (as a whole), they account for 7.7%. The graph also illustrates that Tralee has a higher proportion of its resident population in all age cohorts over 45 years than is the case in the study area. The only exception, in this regard, relates to persons aged over 85, and this is associated with the location of sheltered housing and residential facilities for people in long-term care.

Relative to County Kerry, the study area has a higher proportion of persons in all cohorts up to forty years of age, and a smaller proportion of persons in all older age cohorts. The variance between County Kerry and the study area exceeds one percentage point in respect of several age cohorts, and it exceeds two percentage points in respect of persons aged 30 to 34.

Figure 5 | Percentage of the population by age cohort

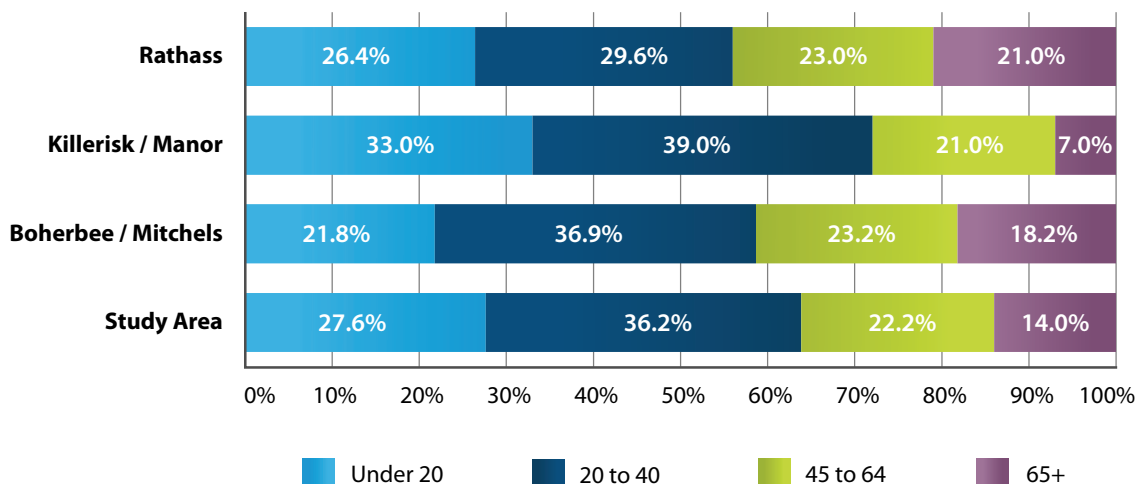




**Figure 6** | Percentage of persons in 4-year age cohorts, in the Study Area, Tralee and County Kerry

As the following graph shows, there is considerable variation within the study area in respect of the population's age profile. In the Killerisk / Manor area, people aged under 20 account for one-third of the population. This is associated with the presence of purpose-built student accommodation in part of the Carriglea SA and students' renting of houses in other estates in Manor. The main driver is, however, the large number of young families in new estates, including Manor Avenue, Ash Court, Elm Court, Willow Court, Fortfield, Bruach na hAbhainn and Cois Abhainn. These estates have significant populations of children and teenagers, but as

noted in the stakeholder interviews, they have the lowest levels of youth service provision and are most distant from dedicated community meeting spaces. The cumulative figures for Rathass are somewhat skewed by the enumeration therein of people in residential care, who are not habitually resident there. Within Rathass, some estates, such as Ráth Óraig and Lee Drive are mainly populated by young families, while Ráth Óraig also has dedicated housing for older people. Of the geographical clusters in the study area, Boherbee and the Mitchels have the oldest resident population.

**Figure 7** | Age profile of neighbourhood clusters in the study area

3.2.3 | Diversity

In terms of nationality, ethnicity and language, the study area is more diverse than Tralee, County Kerry and Ireland. As the following graph shows, over a quarter of the resident population was born outside of Ireland. The corresponding figures for County Kerry and Ireland are sixteen percent and seventeen percent respectively. Locally, almost one-in-eight persons was born outside of the European Union (including the UK). Nationally, the corresponding figure is under six percent.

The study area is also more diverse than County Kerry and Ireland in respect of the nationalities held by the resident population. As the following graph shows, its level of diversity, in this regard, is similar to that of Tralee (as a whole).

Within the study are, there are notable internal variations with regard to the nationalities of the resident population, as the following graph illustrates.

Figure 8 | Resident population by place of birth

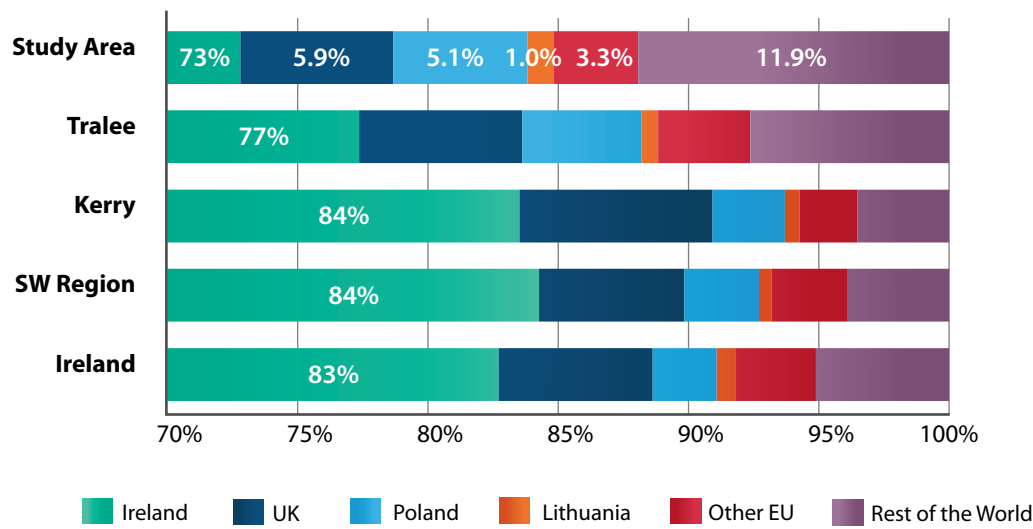
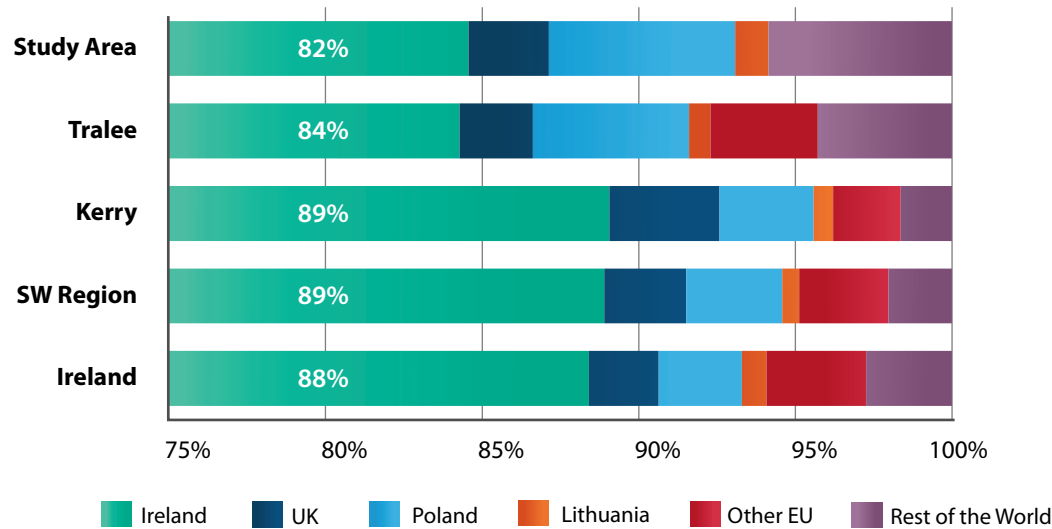
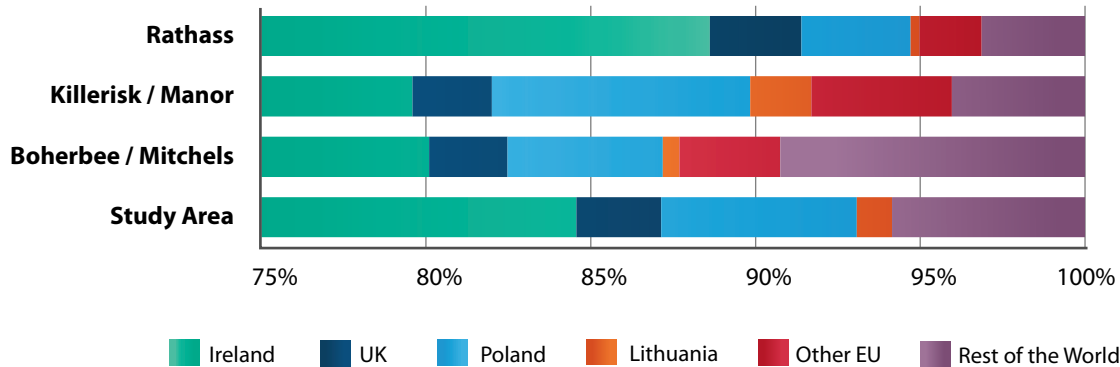


Figure 9 | Resident population by nationality



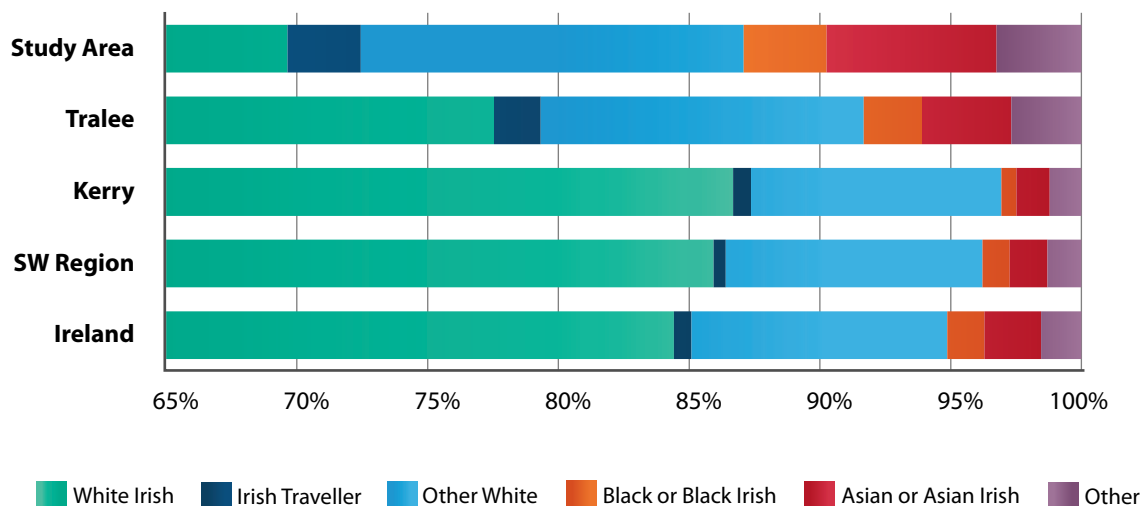


**Figure 10** | Resident population by nationality in neighbourhood clusters

Of the neighbourhood clusters, Rathass has the highest proportion of Irish nationals. These are mainly resident in the more established neighbourhoods in Ballinorig and Quill Street. In Killerisk / Manor, Polish nationals account for eight percent of the resident population, while Lithuanians account for a further four percent. The Boherbee / Mitchels area is the most cosmopolitan. Non-Irish and non-EU nationals are most likely to reside in Boherbee and Moyderwell than in the Mitchels / Hawley Park / Garryruth area. This pattern is consistent with a tendency among non-EU migrants to live in town and village centres, rather than in suburbs or rural areas.

The vast majority live in private rental accommodation, and they are concentrated in the laneways off Boherbee and Castle Street, including McCowan's Lane, Walpole's Lane and Sullivan's Lane. While convenient to schools and shops, these laneways lack many of the ingredients that make for an attractive urban environment. The study area also exhibits considerable ethnic diversity, as the following graph illustrates.

The study area also exhibits considerable ethnic diversity, as the following graph illustrates.

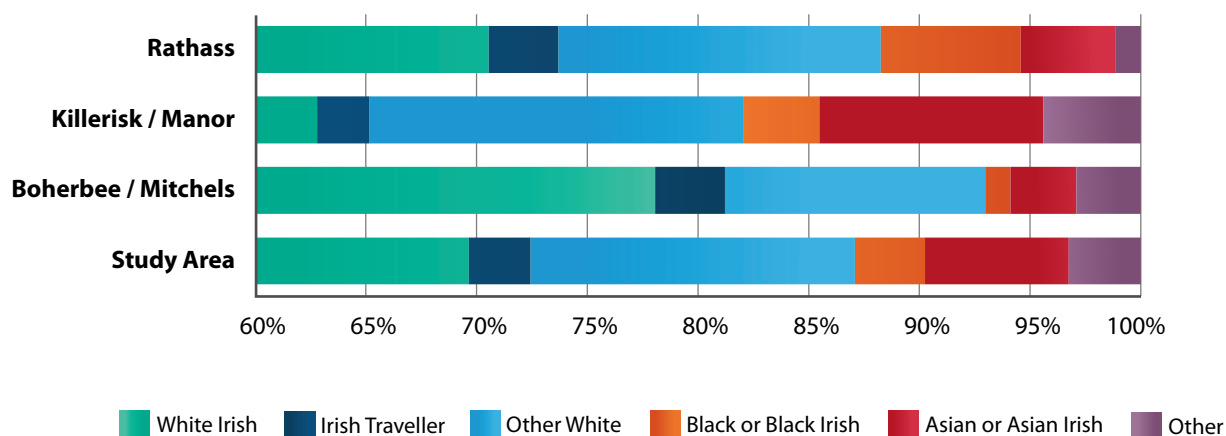
**Figure 11** | Resident population by ethnicity



Less than seventy percent of the resident population describe their ethnicity as 'White Irish'. This is fifteen percentage points lower than the corresponding value for Ireland, and almost eighteen percentage points lower than is the case across County Kerry as a whole. Persons who describe themselves as 'Other White' (mainly UK and other EU nationals) account for almost fifteen percent of the local resident population.

Travellers are distributed across all parts of the study area. Over three percent (3.2%) of people describe themselves as 'Black or Black Irish'. The corresponding figure for Ireland is considerably lower (1.4%). People who describe themselves as 'Asian or Asian Irish' account for over ten percent of the resident population in Killerisk / Manor. Many work in the neighbouring Kerry University Hospital, while others are among the international student population, who attend the Munster Technological University.

**Figure 12** | Resident population by ethnicity in neighbourhood clusters





The neighbourhoods with the highest numbers of Travellers are:

- Croí Lár na Misteallaigh, Dean's Lane, Mitchel's Avenue (western part), Urban Terrace (Boherbee);
- Mitchel's Road (east of), Hawley Park (north), St. Martin's Park; and
- Clash Road, Clash West, Kilrain Gardens, Ogham Rian.

The neighbourhoods with the highest numbers of 'Other White' persons are:

- Croí Lár na Misteallaigh, Dean's Lane, Mitchel's Avenue (western part), Urban Terrace (Boherbee);
- Rathass - Lee Drive, Ráth Óraig, Willow Drive, Killarden House; and
- Deerpark, Deerpark Vale, part (east) of Cedar Court and part (east) of Ashleigh Downs.

The neighbourhoods with the highest numbers of 'Black or Black Irish' persons are:

- Rathass - Lee Drive, Ráth Óraig, Willow Drive, Killarden House;
- Killerisk Close, Manor Avenue, Manor Close, Manor Lawn, Manor Place, part of Manor Grove; and
- Moyderwell / Ballymullen: Cloonbeg Terrace, Clonmore Grove, The Willows.

The neighbourhoods with the highest numbers of 'Asian or Asian Irish' persons are:

- Deerpark, Deerpark Vale, part (east) of Cedar Court and part (east) of Ashleigh Downs; and
- Killerisk Close, Manor Avenue, Manor Close, Manor Lawn, Manor Place, part of Manor Grove.





**Table 3** | Languages ordinarily spoken in the home, by neighbourhood cluster<sup>4</sup>

Location	LANGUAGES SPOKEN AT HOME				Total (non Irish/English speakers)	Total Resident Population	Non Irish/English speakers as a % of the resident population
	Polish	French	Lithuanian	Other (incl not stated)			
Boherbee / Mitchels	85	5	4	188	282	1,814	16%
Killerisk / Manor	183	25	44	502	754	2,232	34%
Rathass	37	6	2	152	197	1,139	17%
Study Area	305	36	50	842	1,233	5,185	24%

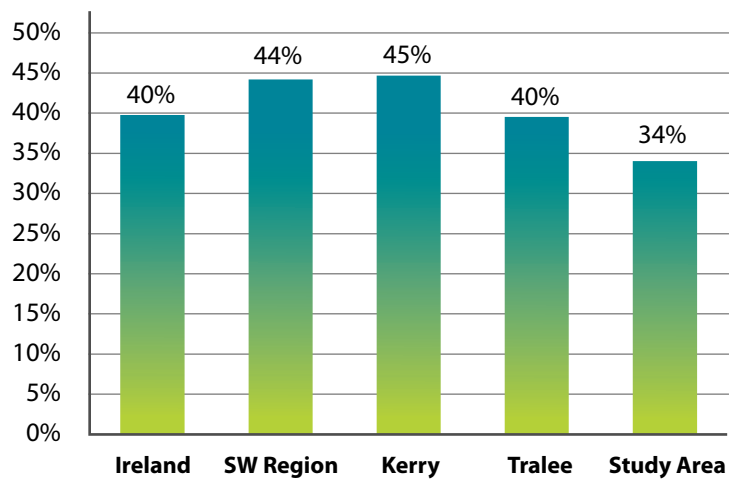
In the study area, almost a quarter (24%) of the resident population ordinarily speak a language other than English or Irish at home. As the following table shows, linguistic diversity is greatest in the Mitchels / Boherbee Area. This local diversity is associated with the aforementioned concentration of non-Europeans in the laneways off Boherbee and Castle Street.

Among those for whom English or Irish is not a native language, fifteen percent (n=192 persons) cannot speak English ‘well’ or ‘at all’.

The proportion of the resident population with the stated ability to speak Irish lags behind that which pertains in Tralee, County Kerry and Ireland, as the following graph illustrates.



**Figure 13** | Percentage of the population with the ability to speak Irish



<sup>4</sup> The only languages for which the CSO records specific numbers of speakers at sub-county level are Irish, English, French, Polish and Lithuanian.

### 3.2.4 Families

There are 1,186 families in the study area. Among these, the majority (n=886) have children. The following table shows the number of children by family size.

There are 314 lone parent families with children in the study area. Of these:

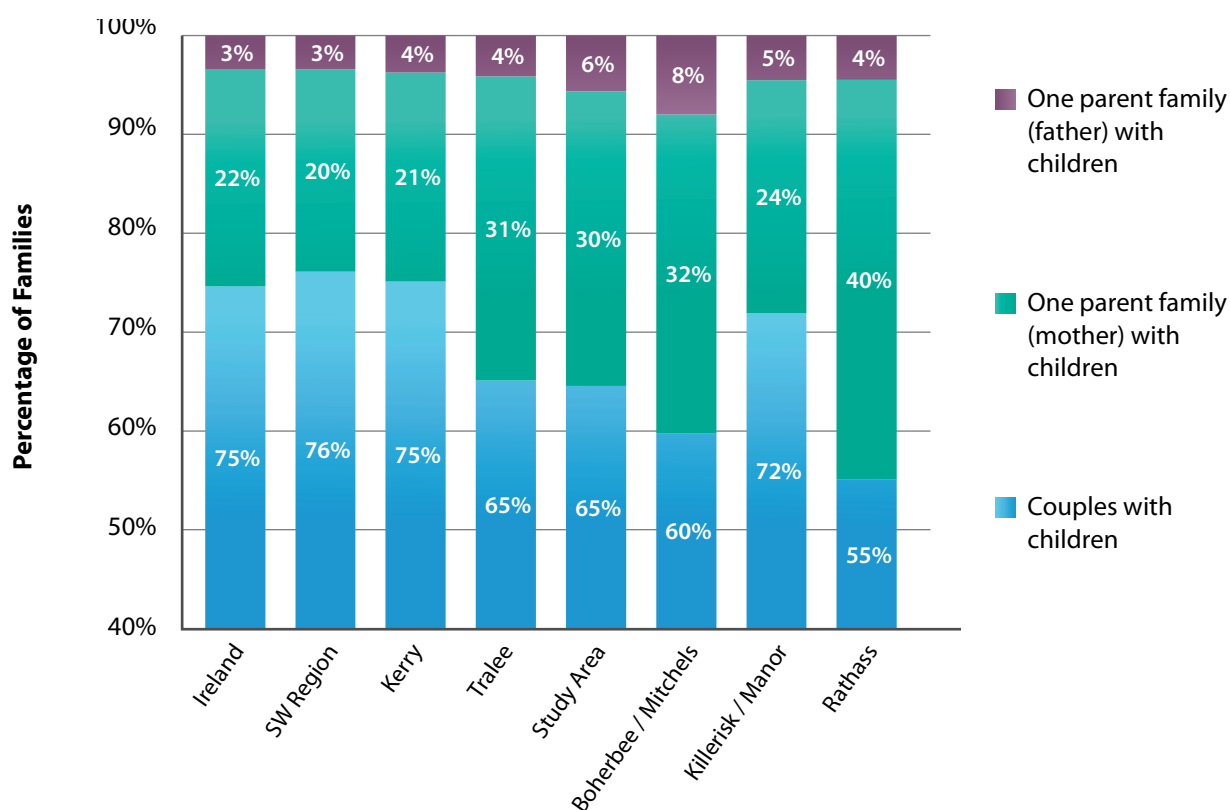
- 264 are headed by a lone mother; and
- 50 are headed by a lone father.

These represent thirty-six percent of all families with children in the study area. This is eleven percentage points higher than the proportion across Ireland. As the following graph shows, the study area has a higher proportion of lone parent families than is the case in Tralee, County Kerry, the SW Region and the State. The graph also highlights internal disparities; the profile of Killerisk / Manor is closer to that of the SW Region and County Kerry, while Rathass and Boherbee / the Mitchels have proportions of lone parent families that are almost double the national level.

**Table 4** | Number of children by family size

	1 child	2 children	3 children	4 children	5+ children	Total Families
<b>All children aged under 15</b>	179	150	61	19	5	<b>414</b>
<b>All children aged 15 and over</b>	208	75	26	9	1	<b>319</b>
<b>Children aged both under 15 and 15 and over</b>	N/A	59	53	27	14	<b>153</b>

**Figure 14** : Lone parent families with children, as a percentage of all families with children





There are 521 children living in lone parent families. Of these, 457 reside with a lone mother, and 64 reside with a lone father. The following table presents the number of children, by parental type, in each neighbourhood in the study area. These are listed in sequence, by the number of children who live in a household that is headed by a lone parent. In terms of absolute numbers, the highest values are in the neighbourhoods with the youngest populations. There are seven neighbourhoods in which the proportion of children living with a lone parent exceeds forty percent.

**Table 4** | Number and Proportion of children by parental type in each neighbourhood (SA) in the study area

NEIGHBOURHOODS	Number of Children				Percentage of Children			
	Living with a couple	Living with a lone mother	Living with a lone father	Living with a lone parent	Living with a couple	Living with a lone mother	Living with a lone father	Living with a lone parent
Rathass - Lee Drive, Ráth Óraig, Willow Drive, Killarden House	97	71	6	77	56%	41%	3%	44%
Clash Road, Clash West, Kilrain Gardens, Ogham Rian	52	38	1	39	57%	42%	1%	43%
Cois Abhainn	96	32	3	35	73%	24%	2%	27%
Bruach na hAbhainn	67	30	4	34	66%	30%	4%	34%
Killerisk Close, Manor Avenue, Manor Close, Manor Lawn, Manor Place, part of Manor Grove	100	18	12	30	77%	14%	9%	23%
Moyderwell/Ballymullen: Cloonbeg Terrace, Clonmore Grove, The Willows	63	29	0	29	68%	32%	0%	32%
Boherbee (south), Marian Park, Cúl na Chaisle, Elm Court, Powers Court	33	20	5	25	57%	34%	9%	43%
Deerpark, Deerpark Vale, part (east) of Cedar Court and part (east) of Ashleigh Downs	147	24	1	25	85%	14%	1%	15%
Marian Park (1 to 149)	55	19	4	23	71%	24%	5%	29%
Kevin Barry Villas, Gary Ruth (east), Hawley Park (south)	31	18	3	21	60%	35%	6%	40%
Mitchel's Road (west of), Mitchel's Ave. (north of), Mitchel's Court	21	20	0	20	51%	49%	0%	49%
Killerisk - Castlelawn Drive, Castlewood Park, Fortfield, Teile Carrig	90	19	1	208	2%	17%	1%	18%
Manor Court, Manor Drive, Manor Park, part (north) of Manor Grove	49	19	0	19	72%	28%	0%	28%
Garyruth (east), Hawley Park	29	14	4	186	2%	30%	9%	38%
Michael O'Regan Place, Quill Street,	37	16	0	16	70%	30%	0%	30%
Boherbee (northern side) including Chute's Lane, Walpole's Lane, McGowan's Lane, Edward Street (east of) and Upper Castle Street (north of)	17	14	1	15	53%	44%	3%	47%
Ballinorig Close	32	11	3	14	70%	24%	7%	30%
Ashleigh Downs, Ash Court, Cherry Court, Elm Court, Maple Court, Pine Court, part (west) of Cedar Court	52	11	3	14	79%	17%	5%	21%
Croí Lár na Misteallaigh, Dean's Lane, Mitchel's Ave (western part), Urban Tce. (Boherbee)	7	10	3	13	35%	50%	15%	65%
Mitchel's Road (east of), Hawley Park (north), St Martin's Park	22	6	4	10	69%	19%	13%	31%
Ballymullen - Ballymullen Road, Stephen's Tce., Castlemorris Orchard	36	6	3	9	80%	13%	7%	20%
Carriglea, King's Court	39	6	2	8	83%	13%	4%	17%
Boherbee (southern side), Moyderwell, Tobar Naofa	15	6	1	7	68%	27%	5%	32%



The following table presents the distribution, by neighbourhood, of the 1,708 children who reside in the study area.

**Table 5** | Number of children in each neighbourhood

NEIGHBOURHOOD	TOITAL CHILDREN
Rathass - Lee Drive, Ráth Óraig, Willow Drive, Killarden House	174
Deerpark, Deerpark Vale, part (east) of Cedar Court and part (east) of Ashleigh Downs	172
Cois Abhainn	131
Killerisk Close, Manor Avenue, Manor Close, Manor Lawn, Manor Place, part of Manor Grove	130
Killerisk - Castletown Drive, Castlewood Park, Fortfield, Teile Carrig,	110
Bruach na hAbhainn	101
Moyderwell / Ballymullen: Cloonbeg Terrace, Clonmore Grove, The Willows	92
Clash Road, Clash West, Kilrain Gardens, Ogham Rian	91
Marian Park (1 to 149)	78
Manor Court, Manor Drive, Manor Park, part (north) of Manor Grove	68
Ashleigh Downs, Ash Court, Cherry Court, Elm Court, Maple Court, Pine Court, part (west) of Cedar Court	66
Boherbee (south), Marian Park, Cúl na Chaisle, Elm Court, Powers Court	58
Michael O'Regan Place, Quill Street	53
Kevin Barry Villas, Gary Ruth (east), Hawley Park (south)	52
Carriglea, King's Court	47
Garyruth (east), Hawley Park	47
Ballinorig Close	46
Ballymullen - Ballymullen Road, Stephen's Tce., Castlemorris Orchard	45
Mitchel's Road (west of), Mitchel's Ave. (north of), Mitchel's Court	41
Boherbee (northern side) including Chute's Lane, Walpole's Lane, McGowan's Lane, Edward St. (east of) and Upper Castle Street (north of)	32
Mitchel's Road (east of), Hawley Pk. (north), St Martin's Park	32
Boherbee (southern side), Moyderwell, Tobar Naofa	22
Croí Lár na Misteallaigh, Dean's Lane, Mitchel's Ave (western part), Urban Tce. (Boherbee)	20
<b>Study Area</b>	<b>1,708</b>

This distribution is relevant to the work of bodies involved in family support, childcare and education. It shows that the areas with the highest numbers of children are those that are in the east of the study area, which are those that are more physically distant from established services. Several of the neighbourhoods with high numbers of children also have high levels of material deprivation, thus indicating that they have acute needs in respect of service provision. Interviewees consistently pointed to the need to enhance family support services in Ráth Óraig.

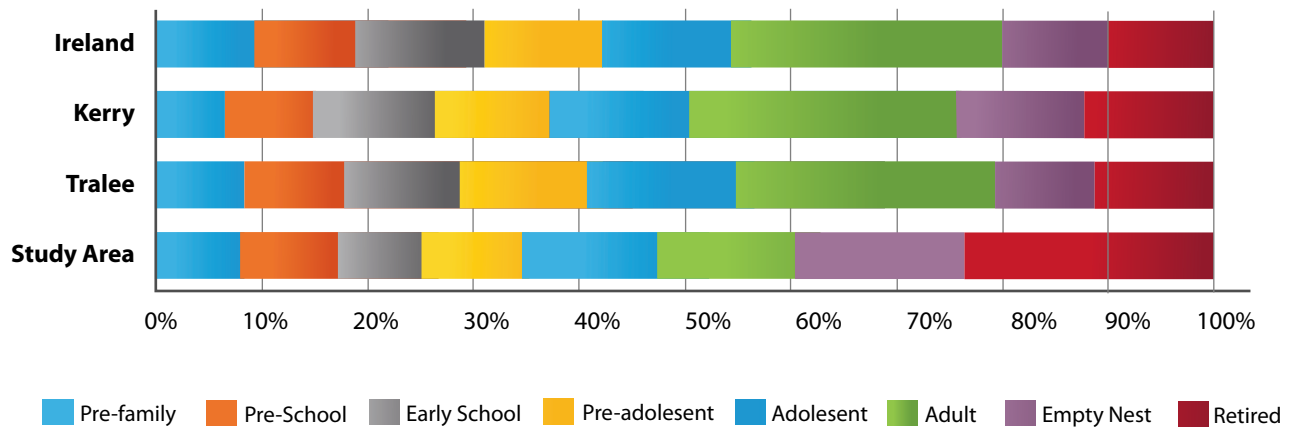
The data in respect of children provide signposts regarding areas of need for youth (teenage) services over the next decade. Both the datasets and the stakeholder interviews point to the importance of moving swiftly to prepare for a strengthening and embedding of community-based youth services across the study area, which ought to complement and add value to universal provision.

In addition to having significant numbers of young people, the study area has an above-average proportion of the population who classify themselves as ‘retired households’, as the following graph illustrates. This cohort is substantial locally, even when those in residential facilities are excluded from the figures. The highest values are in the Boherbee / Mitchels area. Stakeholder consultations reveal that this cohort has been badly affected by the COVID-19 pandemic, with many individuals experiencing social isolation and fear. Experiences point to the need to prioritise the re-opening and upscaling of activities for older people, as soon as public health guidelines permit. Moreover, in the meantime, it behoves all service providers and organisations locally to actively prepare for the rejuvenation of community activities, bearing in mind that new approaches will be required. Preparations should take account of the need for more outdoor activities and a degree of physical distancing.





Figure 15 | Percentage of families in defined life cycle stages



Stakeholder consultations also report - with pride - that many of the older people in the community have a rich knowledge of the area's history; they have witnessed the many changes it has experienced over recent decades. A successful oral history project and associated initiatives, which ran up to 2020, including a calendar and photo archive, bear testimony to the area's distinctive identity and cultural richness. Stakeholders perceive scope to build further on this work.

Community-based activities are also important in reaching out to those who live alone. Of the 4,723 households in the study area, one-eighth (n=590) is occupied by a person living on their own. The following table presents the number of one-person households in each neighbourhood. These are listed in descending order - based on the percentage of households that are occupied by a person who lives alone. As the table shows, in three neighbourhoods, the proportion exceeds fifty percent.



**Table 6** | Number of one-person households in each neighbourhood

NEIGHBOURHOOD	ONE-PERSON HOUSEHOLDS	TOTAL HOUSEHOLDS	% ONE-PERSON HOUSEHOLDS
Boherbee (southern side), Moyderwell, Tobar Naofa	52	75	69%
Boherbee (northern side) including Chute's Lane, Walpole's Lane, McGowan's Lane, Edward Street (east of) and Upper Castle Street (north of)	37	64	58%
Mitchel's Road (east of), Hawley Park (north), St Martin's Park	34	68	50%
Kevin Barry Villas, Gary Ruth (east), Hawley Park (south)	36	82	44%
Mitchel's Road (west of), Mitchel's Avenue (north of), Mitchel's Court	24	55	44%
Michael O'Regan Place, Quill Street,	36	84	43%
Croí Lár na Misteallaigh, Dean's Lane, Mitchel's Ave (western part), Urban Tce. (Boherbee)	19	46	41%
Garyruth (east), Hawley Park	27	66	41%
Ballymullen - Ballymullen Road, Stephen's Tce., Castlemorris Orchard	27	73	37%
Moyderwell / Ballymullen: Cloonbeg Terrace, Clonmore Grove, The Willows	36	100	36%
Carriglea, King's Court	19	60	32%
Ashleigh Downs, Ash Court, Cherry Court, Elm Court, Maple Court, Pine Court, part (west) of Cedar Court	22	71	31%
Clash Road, Clash West, Kilrain Gardens, Ogham Rian	21	77	27%
Boherbee (south), Marian Park, Cúl na Chaisle, Elm Court, Powers Court	17	64	27%
Killerisk - Castlawn Drive, Castlewood Park, Fortfield, Teile Carrig,	30	119	25%
Ballinorig Close	17	70	24%
Marian Park (1 to 149)	19	79	24%
Bruach na hAbhainn	18	75	24%
Killerisk Close, Manor Avenue, Manor Close, Manor Lawn, Manor Place, part of Manor Grove	29	129	22%
Cois Abhainn	22	108	20%
Manor Court, Manor Drive, Manor Park, part (north) of Manor Grove	14	73	19%
Rathass - Lee Drive, Ráth Óraig, Willow Drive, Killarden House	18	117	15%
Deerpark, Deerpark Vale, part (east) of Cedar Court and part (east) of Ashleigh Downs	16	118	14%
<b>Study Area</b>	<b>590</b>	<b>1873</b>	<b>32%</b>
Tralee Town (core)	1088	2273	48%
Tralee environs (suburbs)	1667	6615	25%
Tralee and its environs	2755	8888	31%

### 3.2.5 | Accommodation / Housing

As is the case in Tralee, houses are the dominant type of accommodation in the study area; these account for over ninety percent of the residential stock, as the following table shows.

**Table 7** | Number Percentage of households by type of accommodation<sup>5</sup>

NEIGHBOURHOOD		HOUSE/ BUNGALOW	FLAT/ APARTMENT	BED-SIT	CARAVAN/ MOBILE HOME
<b>Study Area</b>	% of households	90.2%	9.3%	0.3%	0.2%
	No. households	1,653	171	5	3
<b>Tralee</b>	% of households	87.9%	11.8%	0.3%	0.1%
	No. households	7,680	1,034	22	5

<sup>5</sup> Approximately two percent of respondents did not classify their accommodation under any of the headings provided.





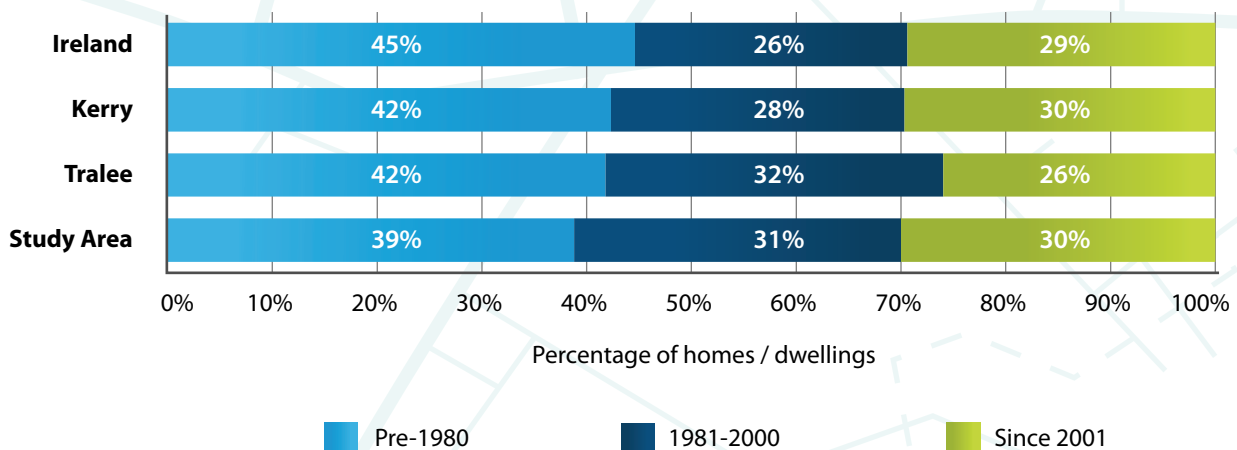


As is the case across urban Ireland, over the past three decades, there has been an increase in the number of households residing in apartments. This is evidenced in the study area by the construction of student apartments in Manor, and by the development of apartment blocks in some of the laneways in Boherbee and Castle Street. The latter apartments have notable concentrations of families of non-Irish nationals.

As the following graph illustrates, the study area has a newer housing stock than do Tralee, County Kerry and Ireland; a smaller proportion was constructed before 1980, and a larger proportion was constructed post 2001.

Locally, within the study area, as noted earlier, some neighbourhoods are long-established residential areas, while others are newly constructed, and will need time and support to develop their social capital and community cohesion. The following graph presents the proportion of households in each neighbourhood in defined periods - listed in descending order, based on the newness of housing stock (percentage constructed since 2001).

**Fig. 16** | Percentage of housing units by period of construction



**Table 8 | Percentage of housing units by period of construction at neighbourhood level**

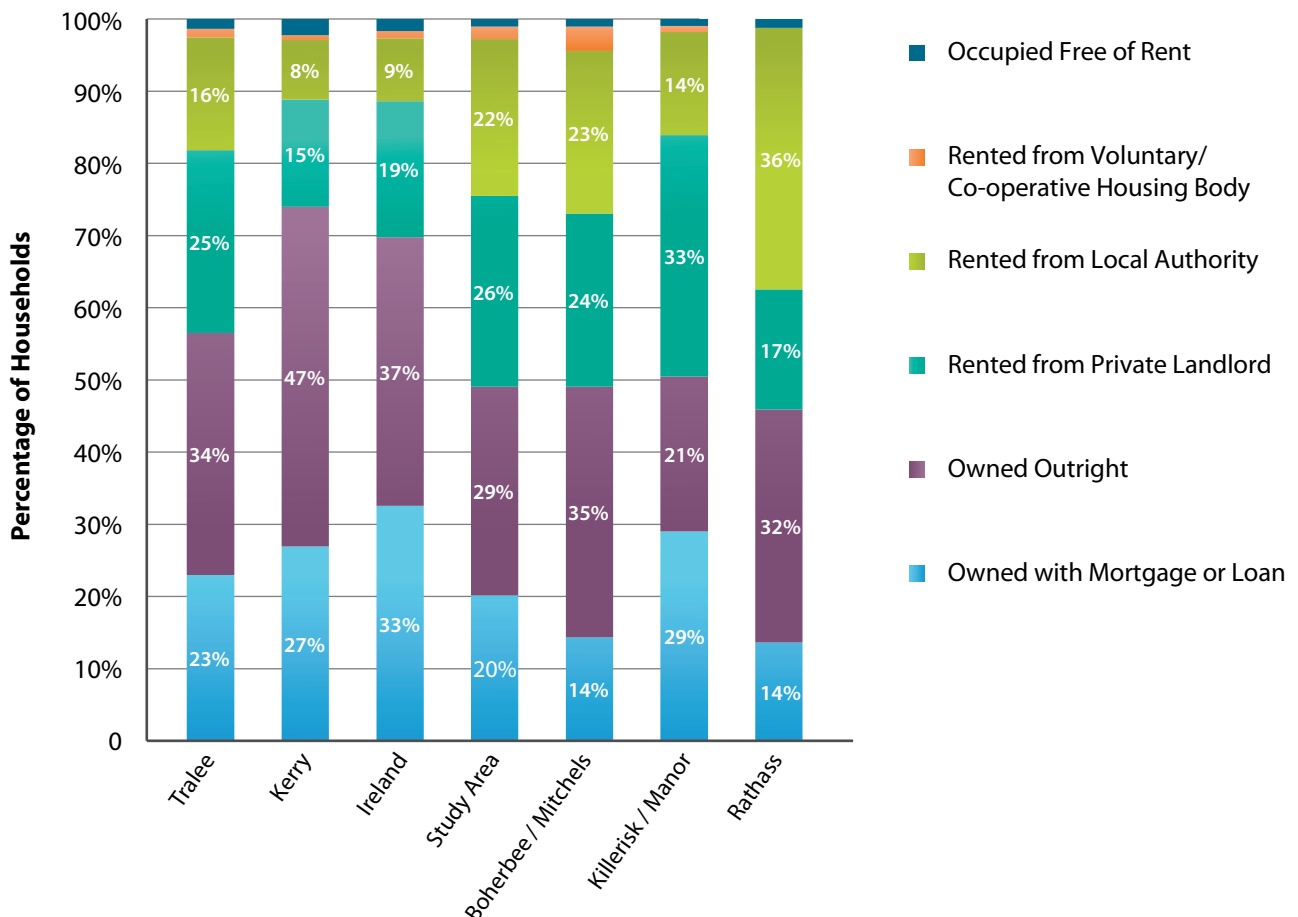
NEIGHBOURHOOD	PRE-1980	1981-2000	SINCE 2001
Deerpark, Deerpark Vale, part (east) of Cedar Court and part (east) of Ashleigh Downs	0%	15%	85%
Cois Abhainn	1%	16%	83%
Rathass - Lee Drive, Ráth Óraig, Willow Drive, Killarden House	5%	17%	78%
Bruach na hAbhainn	11%	21%	68%
Boherbee (southern side), Moyderwell, Tobar Naofa	18%	22%	60%
Mitchel's Road (east of), Hawley Park (north), St Martin's Park	53%	7%	40%
Carriglea, King's Court	4%	60%	36%
Clash Road, Clash West, Kilrain Gardens, Ogham Rian	38%	28%	34%
Boherbee (northern side) including Chute's Lane, Walpole's Lane, McGowan's Lane, Edward Street (east of) and Upper Castle Street (north of)	46%	26%	28%
Boherbee (south), Marian Park, Cúl na Chaisle, Elm Court, Powers Court	28%	44%	28%
Killerisk - Castlawn Drive, Castlewood Park, Fortfield, Teile Carrig,	21%	57%	21%
Mitchel's Road (west of), Mitchel's Ave. (north of), Mitchel's Court	87%	0%	13%
Ballymullen - Ballymullen Road, Stephen's Tce., Castlemorris Orchard	40%	50%	10%
Croí Lár na Misteallaigh, Dean's Lane, Mitchel's Ave (western part), Urban Tce. (Boherbee)	91%	0%	9%
Moyderwell / Ballymullen: Cloonbeg Terrace, Clonmore Grove, The Willows	59%	32%	9%
Killerisk Close, Manor Avenue, Manor Close, Manor Lawn, Manor Place, part of Manor Grove	3%	90%	7%
Ballinorig Close	92%	2%	7%
Ashleigh Downs, Ash Court, Cherry Court, Elm Court, Maple Court, Pine Court, part (west) of Cedar Court	9%	86%	5%
Michael O'Regan Place, Quill Street,	80%	16%	4%
Manor Court, Manor Drive, Manor Park, part (north) of Manor Grove	18%	80%	2%
Marian Park (1 to 149)	93%	7%	0%
Garyruth (east), Hawley Park	98%	2%	0%
Kevin Barry Villas, Gary Ruth (east), Hawley Park (south)	99%	1%	0%

The study area has a relatively low level of home ownership, as the following graph shows.

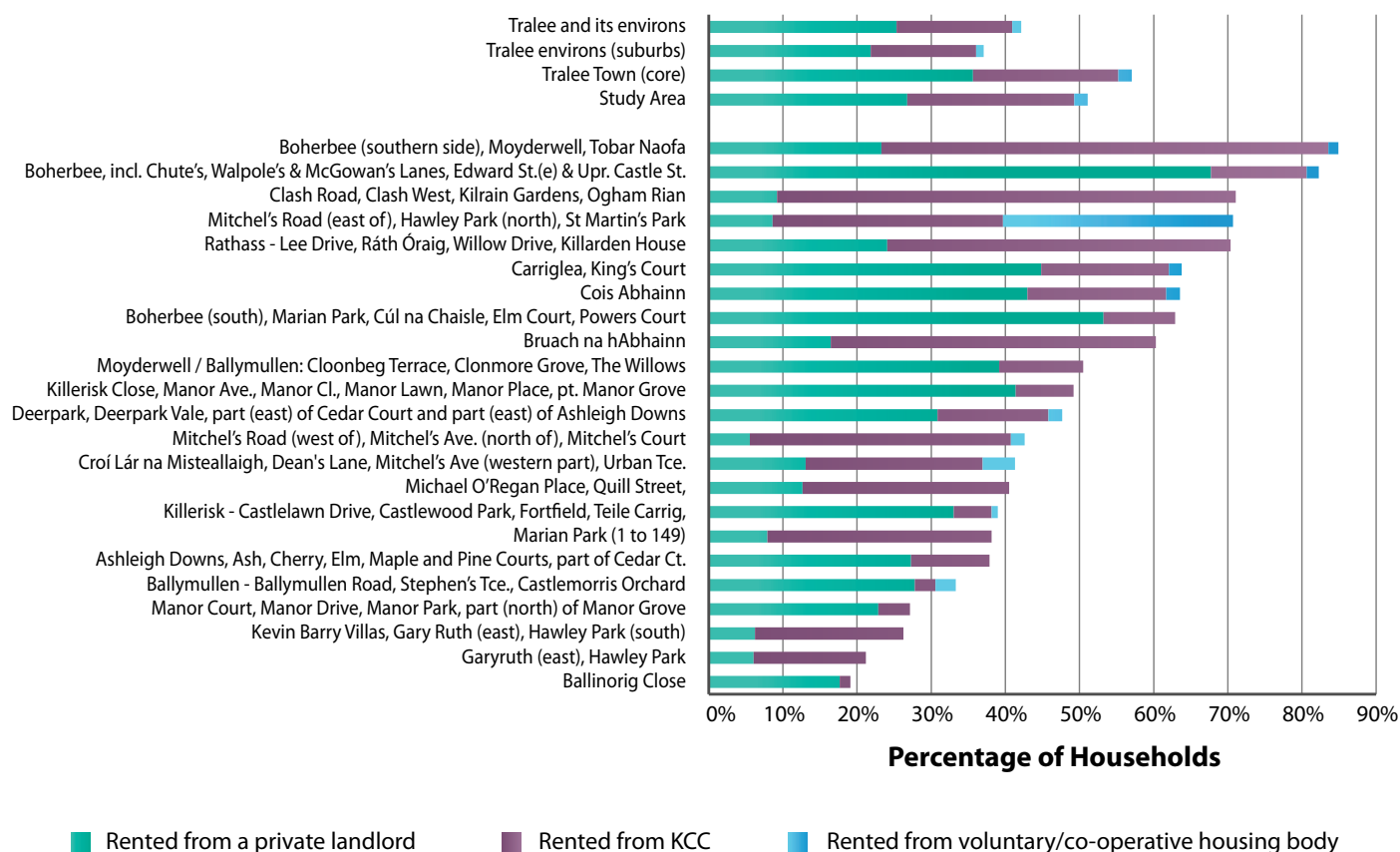
Half the housing stock in the study area is rented. The corresponding figures for County Kerry and Ireland are under thirty percent (24% and 29% respectively). Locally, the proportion of households in rented accommodation is high (>48%) in each of the three neighbourhood clusters. In Boherbee / the Mitchels, approximately a quarter of households are renting from Kerry County Council (KCC), and a similar proportion are renting from private landlords. A more refined spatial breakdown shows that private renters are more prevalent in Boherbee and Castle Street, while KCC tenants are more prevalent in the Mitchels (including Mitchel's Road, Hawley Park and St Martin's Park). In Killerisk / Manor, there are more households in the private rental sector than in any other household tenure type; here, one-third of homes are rented from private landlords.

While student accommodation accounts for a considerable proportion of these, there are many families, particularly migrants from Eastern Europe, who live in rented houses. Rathass has the highest proportion of households living in accommodation that is rented from Kerry County Council. Consultations with local stakeholders suggest that the estates with the highest proportions of households that are rented from the local authority exhibit the greatest social problems. This is not a criticism of Kerry County Council, but is a local manifestation of a more widespread experience. The housing / accommodation issues of the past decade have put local authorities in an invidious position; they have experienced funding cutbacks and are under pressure to provide accommodation for the growing number of people experiencing homelessness and those at risk of homelessness. Thus, the pressure to 'build quickly' can lead to people's social and community needs being overlooked - as the primary focus is on accommodation provision. The following graph presents the proportion of households in rental accommodation by neighbourhood.

**Fig. 17** | Percentage of households by housing tenure





**Fig. 18** | Percentage of households in rental accommodation by neighbourhood

The neighbourhoods with the highest proportion of households ( $\geq 30\%$ ) who are renting from Kerry County Council are as follows:

- Clash Road, Clash West, Kilrain Gardens, Ogham Rian, 62%;
- Boherbee (southern side), Moyderwell, Tobar Naofa, 60%;
- Rathass - Lee Drive, Ráth Óraig, Willow Drive, Killarden House, 46%;
- Bruach na hAbhainn, 44%;
- Mitchel's Road (west of), Mitchel's Ave. (north of), Mitchel's Court, 35%;
- Mitchel's Road (east of), Hawley Park (north), St Martin's Park, 31%; and
- Marian Park (1 to 149), 30%.

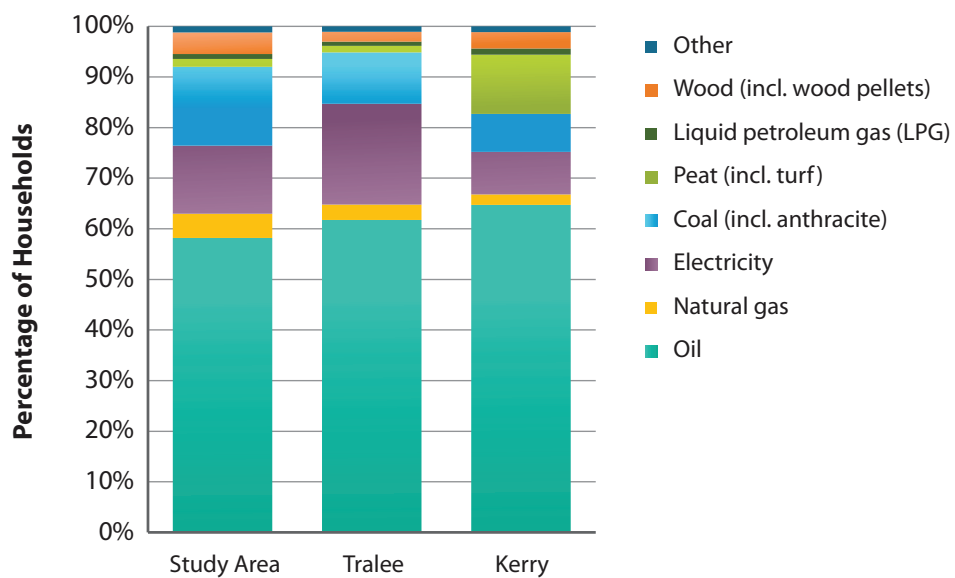
The neighbourhoods with the highest proportion of households ( $\geq 30\%$ ) who are renting from a private landlord are as follows:

- Boherbee, incl. Chute's, Walpole's & McGowan's Lanes, Edward Street (e) & Upper Castle Street, 68%;
- Boherbee (south), Marian Park, Cúl na Chaisle, Elm Court, Powers Court, 53%;
- Carriglea, King's Court, 45%;
- Cois Abhainn, 43%;
- Killerisk Close, Manor Avenue, Manor Close, Manor Lawn, Manor Place, pt. Manor Grove, 41%;
- Moyderwell / Ballymullen: Cloonbeg Terrace, Clonmore Grove, The Willows, 39%;
- Killerisk - Castlelawn Drive, Castlewood Park, Fortfield, Teile Carrig, 33%; and
- Deerpark, Deerpark Vale, part (east) of Cedar Court and part (east) of Ashleigh Downs, 31%.



Statistics on fuel consumption indicate that considerable work needs to be done to enable households to reduce their dependency on fossil fuels and to embrace more ecological and sustainable ways of heating their homes. The following graph presents details of the primary fuel sources used in homes.

**Fig. 18** | Percentage of households by main source of fuel (for home heating)



### 3.2.6 | Labour Force

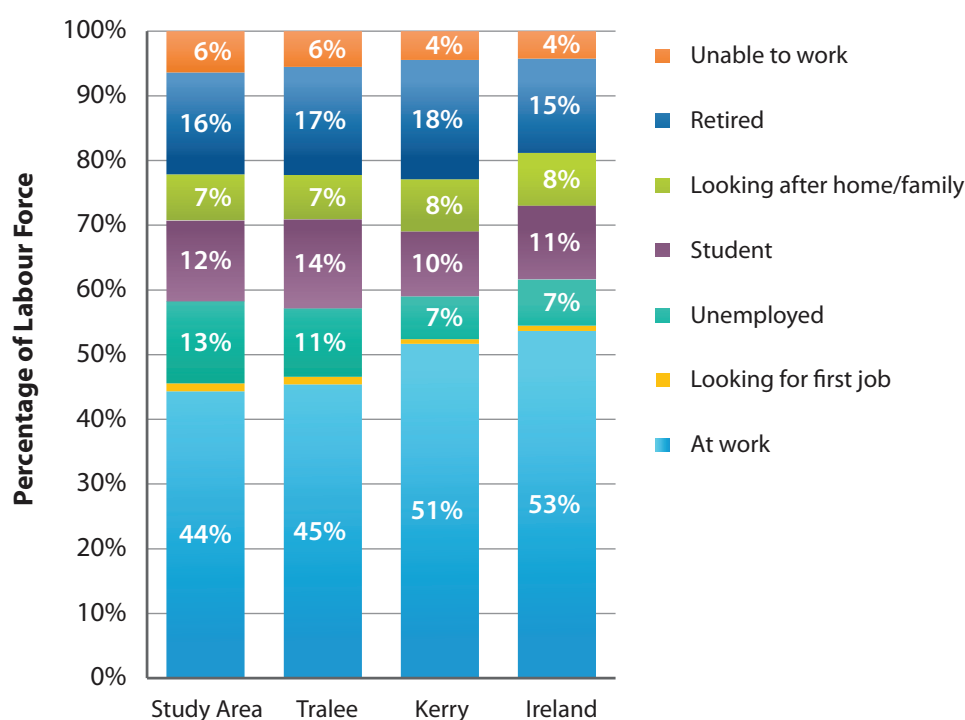
Relative to Tralee, County Kerry and the State, the study area has:

- A low level of labour force participation; and
- A high level of unemployment.

Despite having County Kerry's single largest concentration of employment, Tralee Town, including the study area, has a level of workforce participation that lags behind those of County Kerry and the State. As the following graph shows, the percentage of the labour force<sup>6</sup>, resident in the study area, that is classified as being 'at work' lags seven percentage points below the county level. Conversely, the percentage

classified as 'unemployed' is almost twice the county level. The percentage of persons in other categories (students, carers, retired people and those unable to work) is within two percentage points of the county equivalents. It is worth noting, however, that the percentage of the labour force classified as being 'unable to work' is almost fifty percent higher in the study area than in County Kerry.

**Fig. 19** | Composition of the labour force by occupational status

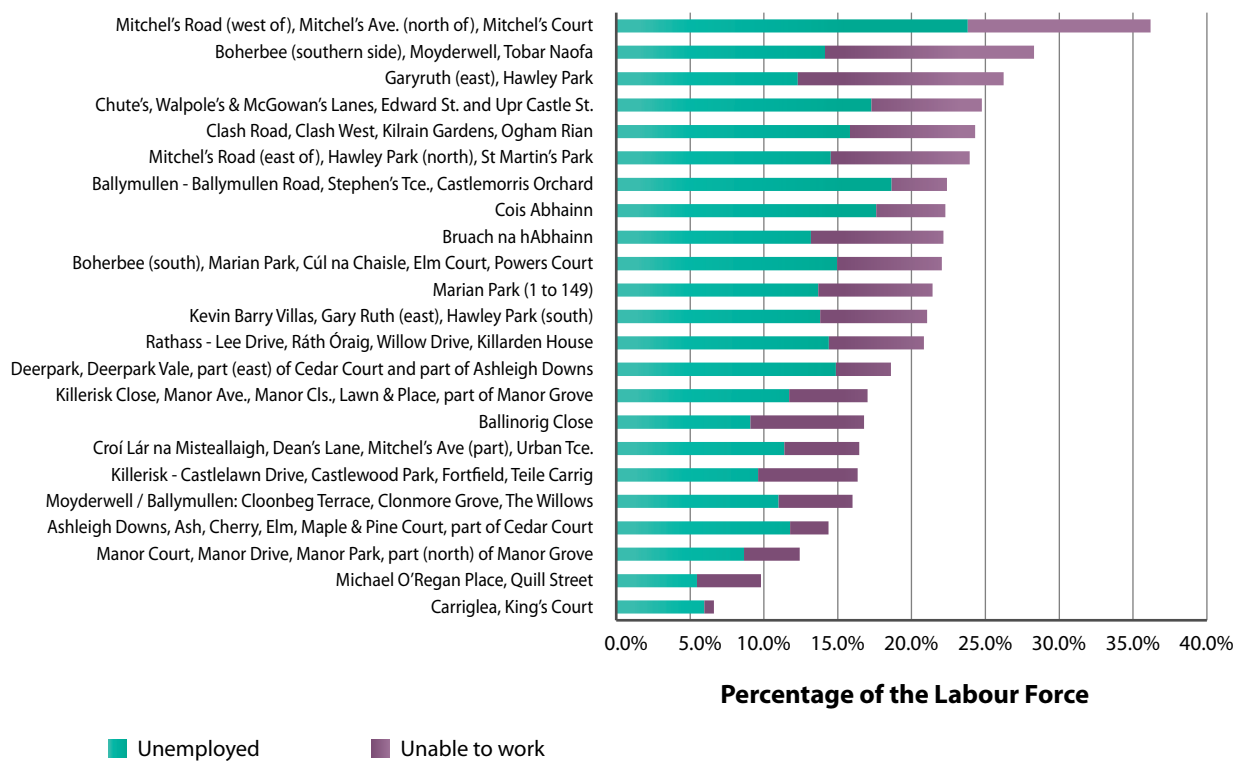


<sup>6</sup> The participation rate is the number of persons in the labour force expressed as a percentage of the total population aged 15 or over. The employment rate is the number of employed aged 15 to 64 expressed as a percentage of the total population aged 15 to 64. For details of definitions, please see the Central Statistics Office (CSO) Labour Force Survey.



The following graph presents the proportion of the labour force classified as either ‘unemployed’ or ‘unable to work’ at neighbourhood level across the study area.

**Fig. 20** | Unemployed persons and those who are unable to work as a percentage of the labour force, by neighbourhood



As other sections of this report describe, and as confirmed by the stakeholder interviews, the neighbourhoods that are listed towards the top of the graph are those with the greatest needs in terms of the promotion of social inclusion. The data presented in figure 20 illustrate the extent of economic exclusion, and they point to the need for interventions to break cycles of inter-generational non-participation in the workforce.

The following graph presents the occupational profile of those who are classified as being ‘at work’. It shows that, in the study area, the single largest cohort is that of ‘other’. This is associated with casual employment (including part-time and seasonal work), seasonality and pluri-activity (having more than one job). As the graph reveals, almost half (47%) of the resident workforce in Rathass is classified as working in ‘other’ occupations. The corresponding figures for Boherbee / the Mitchels and Killerisk / Manor are thirty-seven and twenty-six percent respectively.

Tralee hosts more public sector jobs (e.g. Kerry County Council, HSE) than any other location in County Kerry, and six percent of the resident workforce is employed in the public sector. The corresponding figure in Boherbee / the Mitchels is two percent.

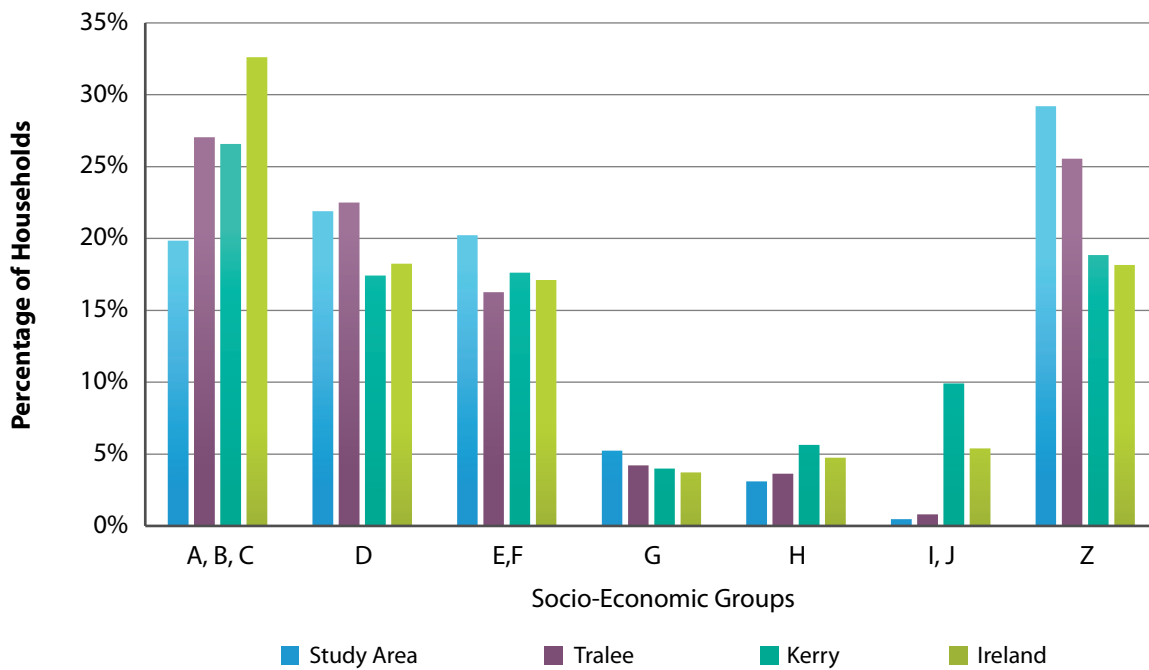
The following map (fig. 22), which shows the daytime population as a proportion of the night-time population indicates the physical closeness between places of residence and places of employment. This suggests that non-participation in the workforce is associated with factors other than supply of jobs. These include job readiness and access to childcare.



Data on social class affiliations reveal that relative to Tralee, County Kerry and the State, the study area has:

- A low level of households in socio-economic groups A, B and C; and
- A higher level of households in socio-economic groups E, F, G and Z.

**Fig. 23** | Percentage of households in the main socio-economic groups<sup>8</sup>



The data presented here in respect of the predominance of households in the lower socio-economic groups underscore the importance of preventive education and family supports in breaking the cycle of poverty and deprivation. Several interviewees pointed to the need for enhanced family support provision in the newer estates, particularly in Ráth Óraig.

<sup>8</sup> A Employers and managers; B Higher professional; C Lower professional; D Non-manual; E Manual skilled; F Semi-skilled; G Unskilled; H Own account workers; I Farmers; J Agricultural workers; Z All others gainfully occupied and unknown.

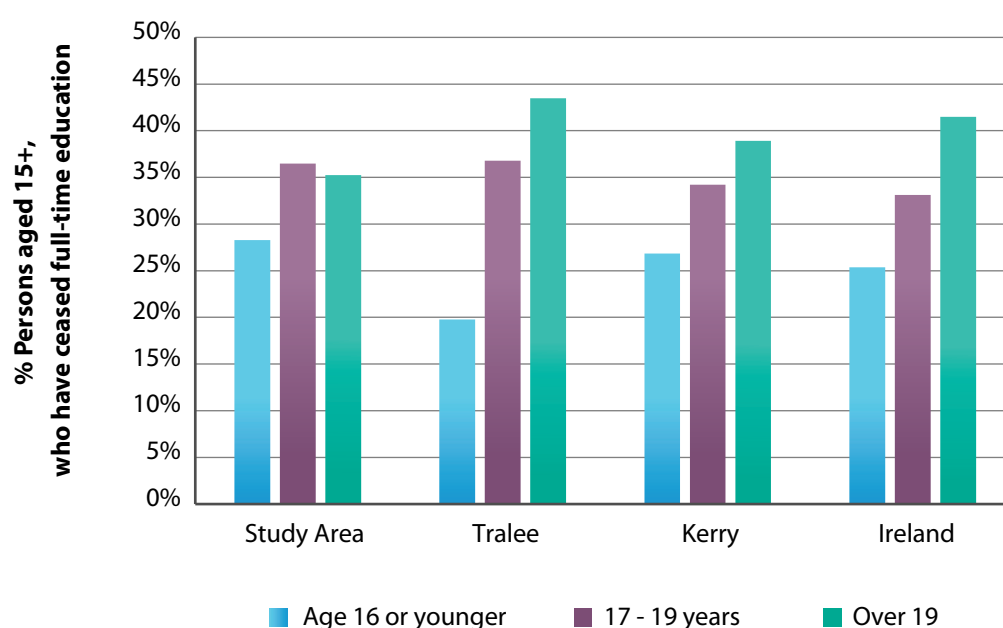


### 3.2.7 | Educational Attainment

The resident population of the study area has a relatively low level of formal educational attainment, as the following graph illustrates. Relative to Tralee, County Kerry and Ireland, the study area has:

- A higher proportion of persons who completed formal, full-time education at aged 16 or younger; and
- A lower proportion of persons who stayed in formal, full-time education beyond their nineteenth birthday.

**Fig. 24** | Percentage of persons<sup>9</sup>, in comparator geographies, by age at which they ceased full-time education

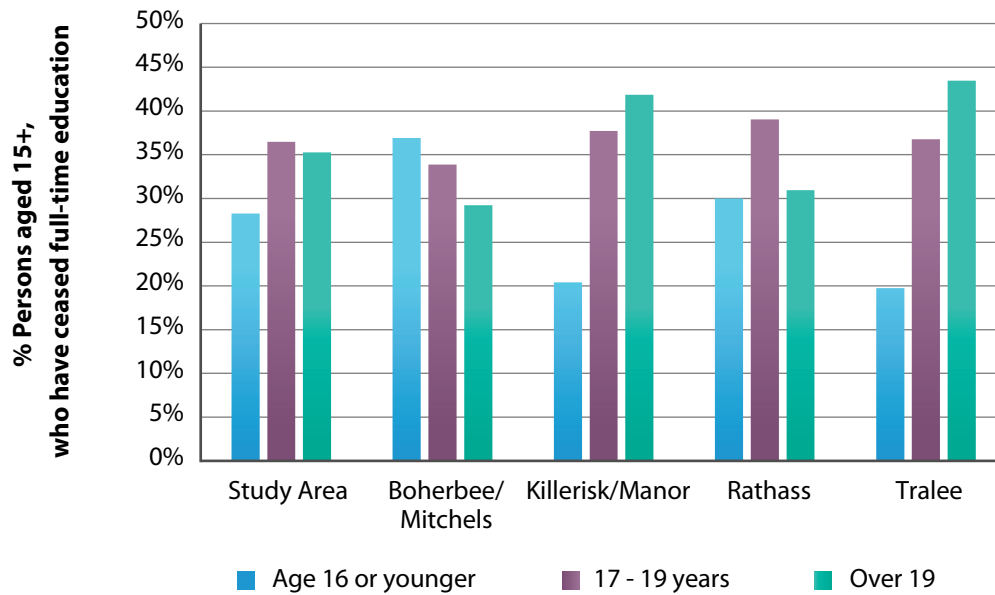


Local-level data in respect of the study area indicate that there are correlations between educational attainment and variables such as age and gender. Younger people and females generally have higher levels of educational attainment. Notwithstanding these associations, there is evidence of correlations between educational attainment and other socio-economic variables including workforce participation, social class status and housing tenure. Higher levels of education are associated with participation in the

workforce, membership of social classes A, B and C and home ownership. Thus, locally, the neighbourhoods that have greater proportions of persons in the workforce and in classes A, B and C, and those in which more people own their own homes, exhibit higher levels of education attainment, as indicated by the following graph. The data show that educational attainment levels are highest in Killerisk / Manor and lowest in Boherbee/the Mitchels.

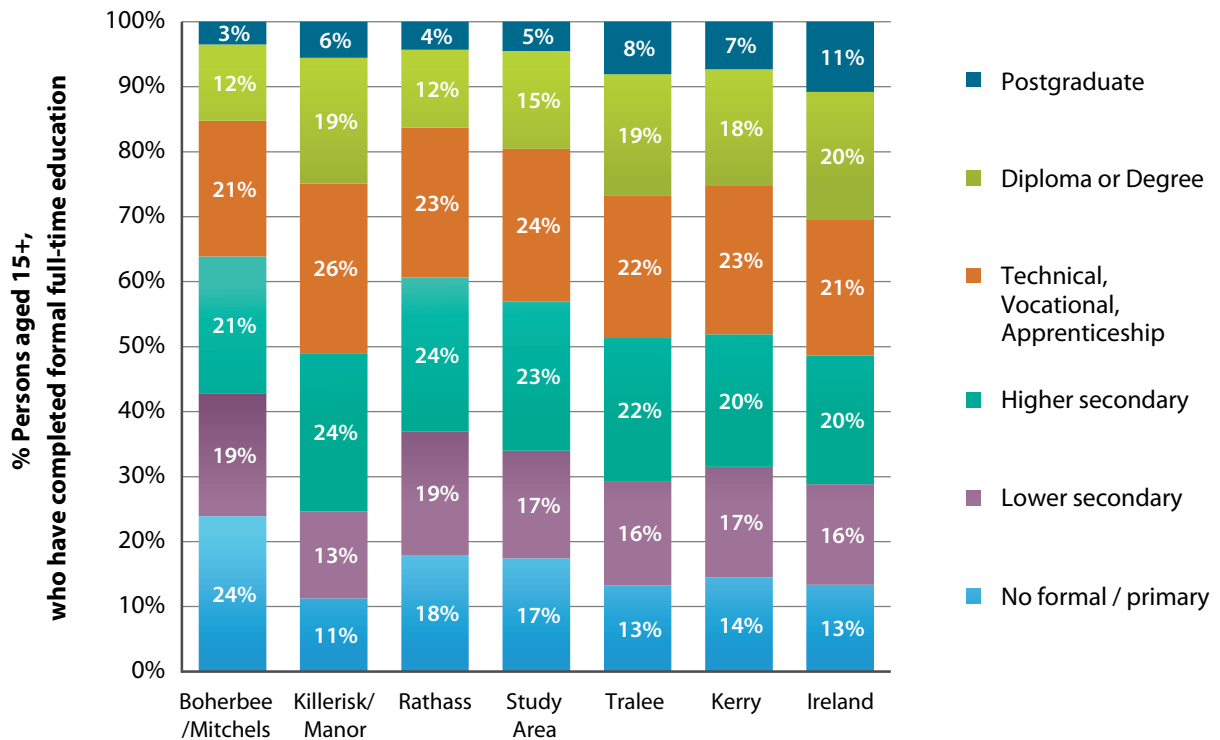
<sup>9</sup> The figures presented here are based on persons aged 15+, who have ceased full-time education.

**Fig. 25** | Percentage of persons<sup>10</sup>, in neighbourhood clusters, by age at which they ceased full-time education



The following graph, which presents data on education attainment, on the basis of highest qualification attained (rather than age), confirms the geographical patterns presented in the two preceding graphs.

**Fig. 26** | Percentage of persons, in comparator geographies, by age at which they ceased full-time education



<sup>10</sup> The figures presented here are based on persons aged 15+, who have ceased full-time education.

3.2.7 | Health and Well-Being

Self-declared health status is a proxy indicator of affluence/deprivation. The data show that, relative to other comparable geographies, the study area has a lower proportion of persons with good health. This is despite many neighbourhoods having a relatively young age profile. Just under half the resident population describes their health status as ‘very good’. This eleven percentage points below the corresponding figure for Ireland, as the following graph illustrates.

As with several other demographic and socio-economic variables, the study area exhibits considerable internal diversity, as the following graph shows. The proportion of the population whose self-declared health status is either ‘fair, bad or very bad’ ranges from seven percent to twenty-nine percent, and correlates with age; the older the age profile, the more people declare their health status to be bad.

Fig. 27 | Proportion of the population by self-declared health status

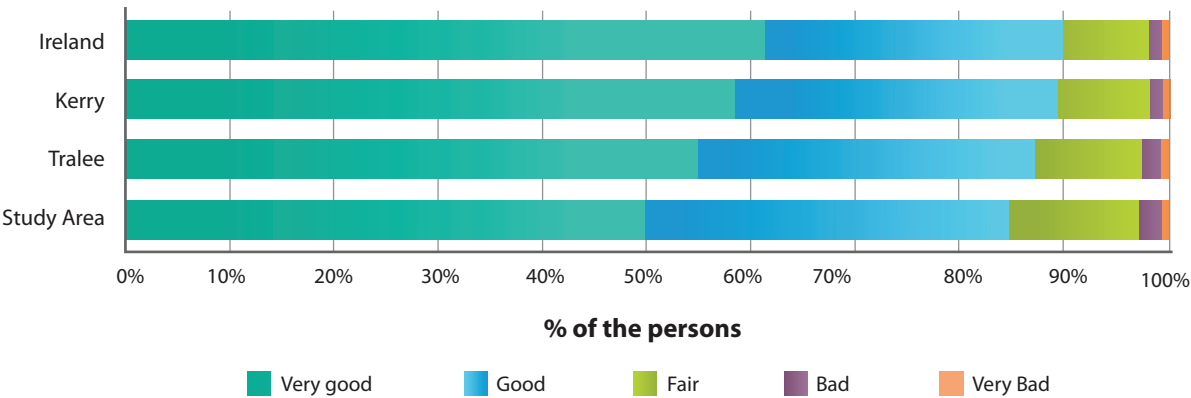
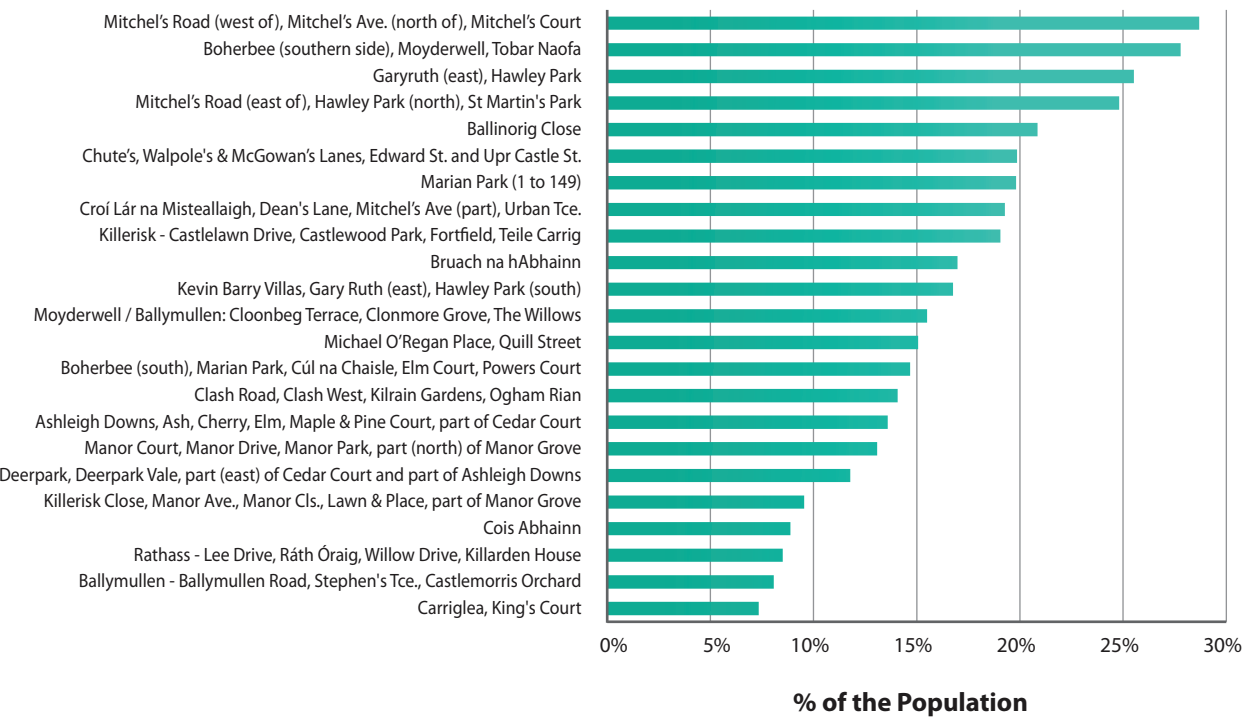


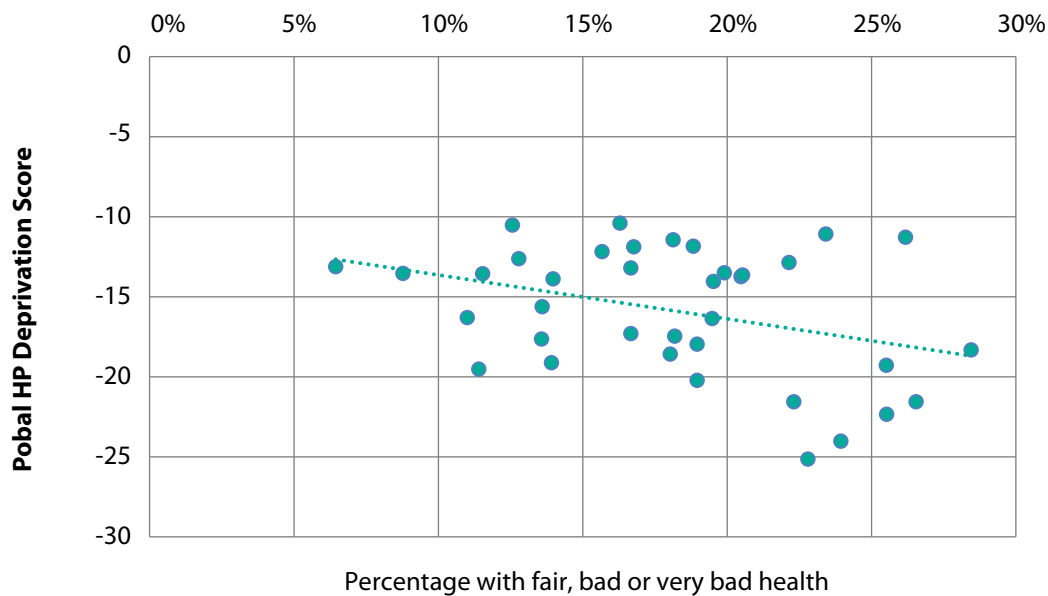
Fig. 28 | Percentage of persons whose health status is either fair, bad or very bad, by neighbourhood





The following graph illustrates the negative correlation between socio-economic deprivation and health status that pertains locally. It presents self-declared health status data for all SAs in Tralee that have a score of -10 or lower on the Pobal HP Index of Affluence and Deprivation<sup>11</sup>. The graph indicates that the more negative an area's score on the index (y-axis), the greater the proportion of persons with fair, bad or very bad health.

**Fig. 29** | Correlation between deprivation and poor health



Stakeholder interviews noted that the study area has generally good access to green and recreational spaces and that there are several sporting facilities within walking distance of most homes. That being said, membership and entrance fees are a barrier to participation in some sporting activities. Stakeholders also noted that there have been delays to the delivery of some infrastructural projects, including a boxing club and all-weather play area. Such delays adversely affect children and young people and they can also undermine local citizens' trust in agencies.

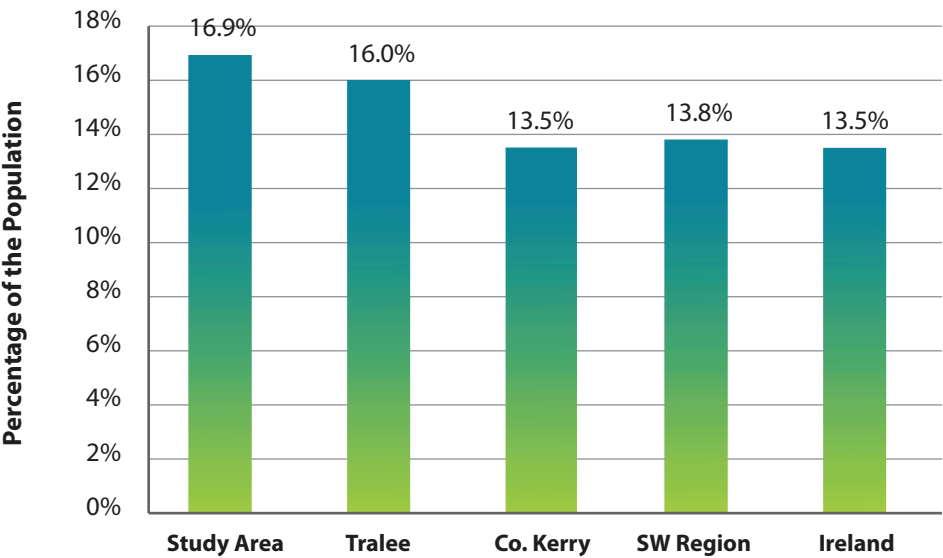
It was also noted that while the physical layout of the built environment has generally improved, road safety - for cyclists and pedestrians - needs further attention. There is also a need to better enable active travel.

Furthermore, some estates continue to have problems with a lack of green spaces, poor drainage and uneven surfaces, all of which are barriers to children and youth engaging in physical activity, including spontaneous play with their siblings and neighbours.

Within the study area, there are 878 persons with a disability, of whom 423 are males and 455 are females. The area has a higher proportion of persons with a disability than is the case elsewhere (across Tralee, County Kerry and the State), as the following graph illustrates.

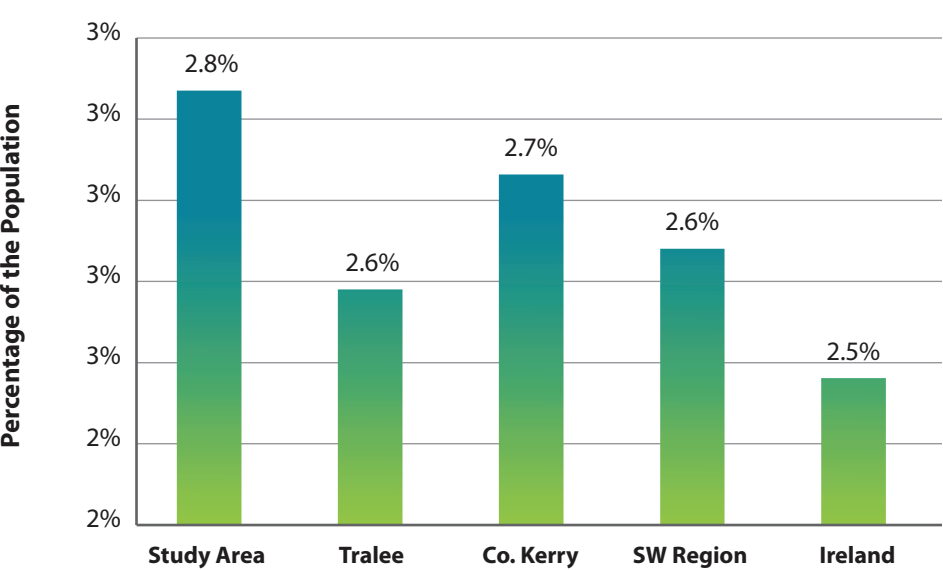
<sup>11</sup> See Section 3.4 of this report for more information about the index.

**Fig. 30** | Proportion of the population with a disability



The proportion of the population devoted to caring duties is also above that in other areas, as the following graph illustrates. As is the case across Ireland, the majority of carers are female. Locally, in the study area, there are 86 male carers and 147 female carers.

**Fig. 31** | Carers as a proportion of the resident population

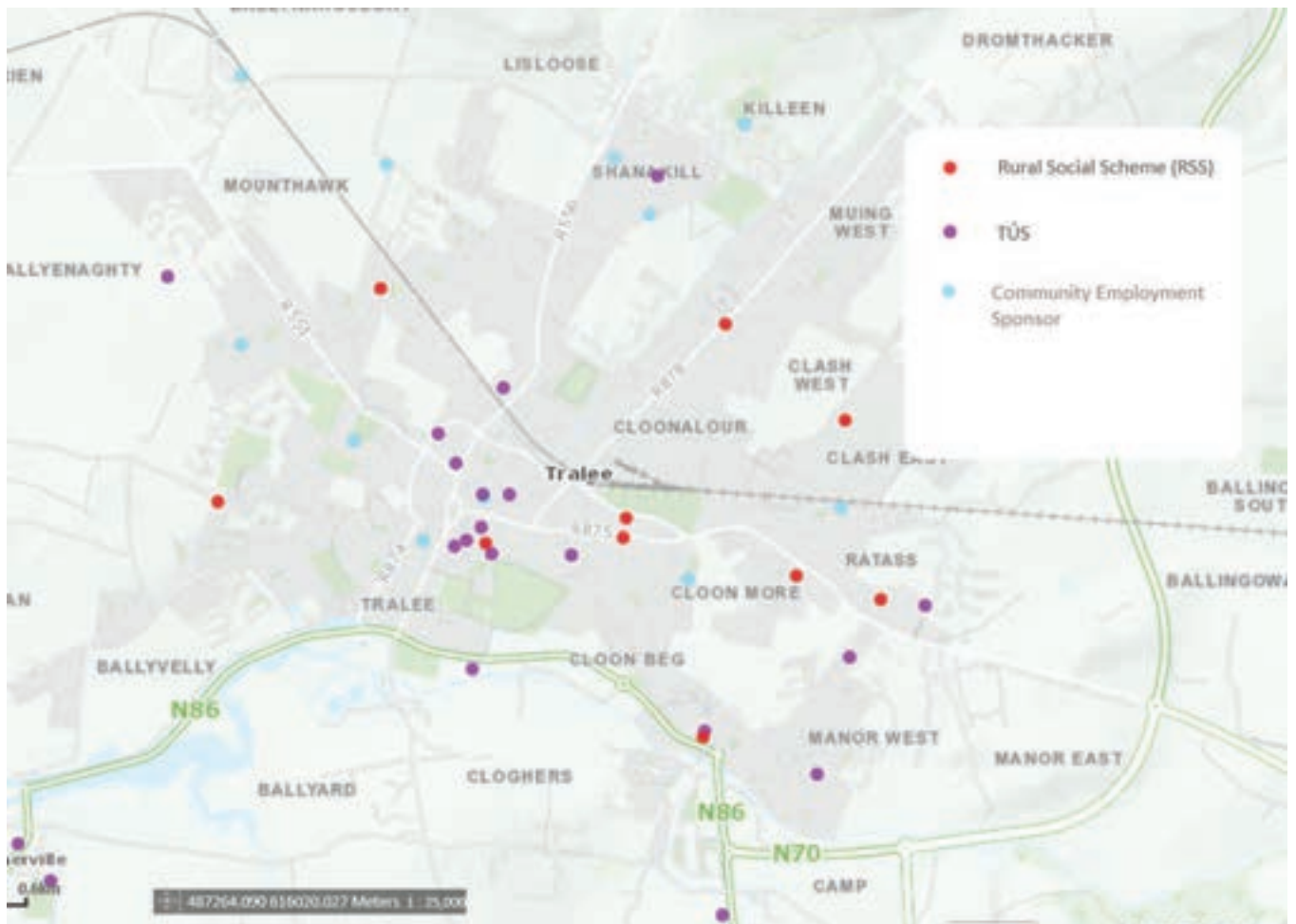


### 3.3 | Service Provision

The following set of maps shows the locations of various supports that are provided by the Department of Rural and Community Development (DRCD) and Department of Children and Youth Affairs (DCYA)<sup>12</sup>. These relate to:

- Employment progression opportunities - the bases for labour market schemes;
- Social economy enterprises, as supported through the Pobal Community Services Programme;
- Childcare facilities;
- Other supports (DRCD); and
- Area-based youth projects.

**Fig. 32 |** Locations of selected labour market schemes



<sup>12</sup> The maps have been extracted from Pobal Maps. The link to the source is: <https://maps.pobal.ie/WebApps/ServicesProgrammes/index.html>







3.4 | Material Affluence and Deprivation

In commissioning this report, NEWKD and its partner organisations have sought to document and highlight issues and areas of need. They do so, not to talk down any neighbourhood, but to be constructive in assembling the requisite evidence to inform decision making, set baselines and underpin bespoke strategic interventions. Therefore, it behoves those with responsibility for any aspect of the study area’s development to be clear and realistic about its needs and about the challenges it faces. A useful tool in that regard is the Pobal HP Index of Affluence and Deprivation. This is a composite measure that aggregates data in respect of several variables including workforce participation, housing tenure, lone parenthood, population change and dependency ratios. The data from these variables are computed into a single index on which values range from -30 to +30. Negative values indicate deprivation / disadvantage. Positive values indicate affluence.

As the following table shows, the study area has a higher proportion of the population residing in areas that have

negative scores (that are more disadvantaged than the State average - based on SA-level data) than is the case in Tralee and County Kerry. Almost ninety percent (88%) of the local population reside in a neighbourhood (SA) that has a negative score. The corresponding figures for Tralee and County Kerry are 63% and 56% respectively.

In the ten years to 2016, nine of the SAs in the study area recorded a worsening of their scores on the Pobal HP Index. These account for almost half the population.

The following table presents the scores for all neighbourhoods in the study area. The data show that the core regeneration areas (i.e. the Mitchels), while recording negative scores, are less disadvantaged than they were in 2006.

The table is followed by a set of SA-level maps that show the spatial patterns associated with affluence and deprivation in Tralee and its environs for 2006, 2011 and 2016.

Table 9 | Percentage of the population in area types, as classified on the Pobal HP Index of Affluence and Deprivation

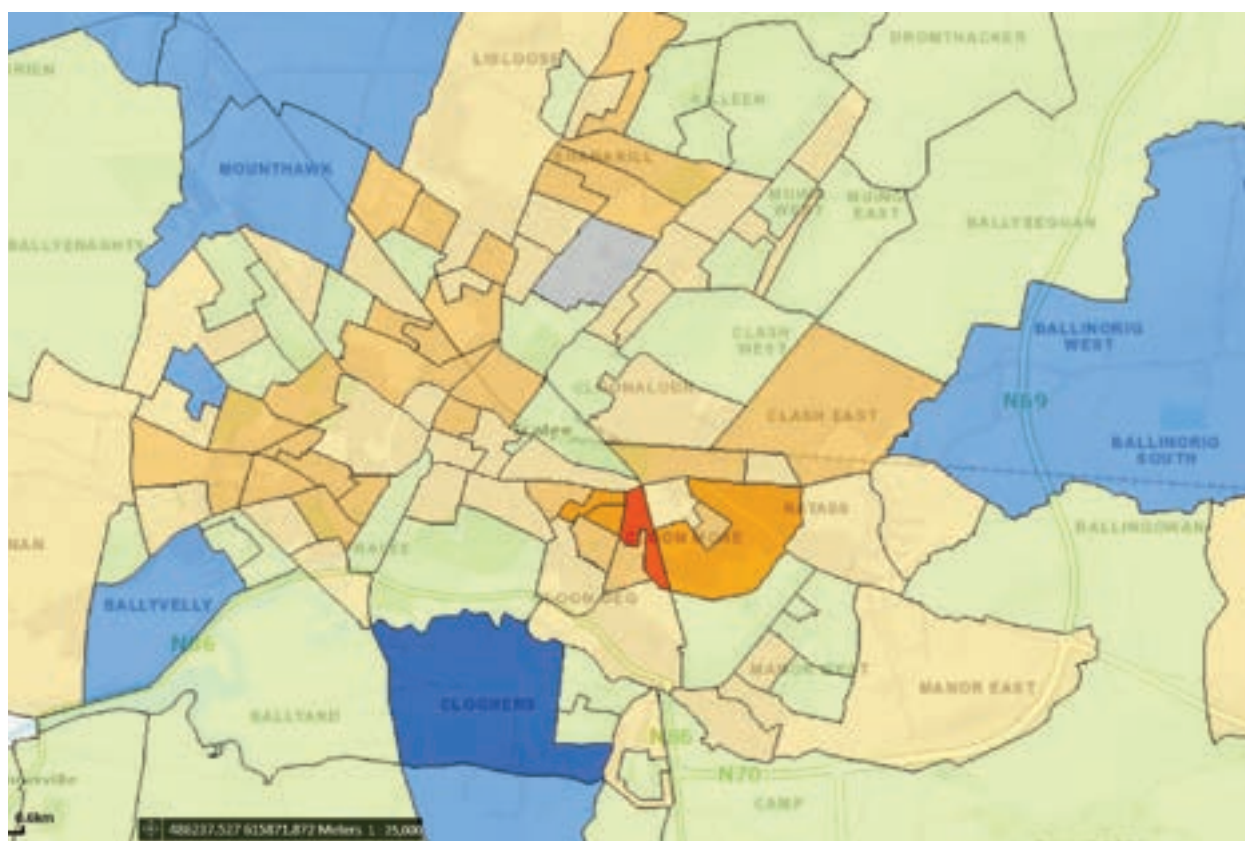
LABEL	RANGE (HP SCORES)	STUDY AREA	% OF THE POPULATION TRALEE TOWN	COUNTY KERRY
Very disadvantaged	-20 to -30	5%	5%	1%
Disadvantaged	-10 to -20	29%	26%	11%
Marginally below average	0 to -10	55%	32%	44%
Marginally above average	0 to 10	12%	35%	38%
Affluent	10 to 20	0%	2%	5%
Very affluent	20 to 30	0%	0%	0.3%



**Table 10** | Pobal HP Scores of Affluence/Deprivation, at Neighbourhood Level

NEIGHBOURHOOD	AFFLUENCE AND DEPRIVATION SCORES			POPULATION 2016
	2006	2011	2016	
Mitchel's Road (east of), Hawley Park (north), St Martin's Park	-31.6	-26.3	-25.15	136
Boherbee (southern side), Moyderwell, Tobar Naofa	-12	-18.2	-21.56	113
Garyruth (east), Hawley Park	-16.3	-15.2	-19.29	145
Mitchel's Road (west of), Mitchel's Ave. (north of), Mitchel's Court	-26.1	-23.2	-18.33	123
Kevin Barry Villas, Gary Ruth (east), Hawley Park (south)	-19.3	-16.8	-17.3	174
Clash Road, Clash West, Kilrain Gardens, Ogham Rian	-12.3	-11.2	-15.62	206
Marian Park (1 to 149)	-14.8	-12.9	-14.04	210
Ballinorig Close	-6.3	-9.8	-13.75	166
Michael O'Regan Place, Quill Street	-20.9	-18.9	-13.12	388
Croí Lár na Misteallaigh, Dean's Lane, Mitchel's Ave (western part), Urban Tce. (Boherbee)	-25.1	-9.5	-11.84	85
Moyderwell / Ballymullen: Cloonbeg Terrace, Clonmore Grove, The Willows	-8.6	-6.7	-9.82	269
Bruach na hAbhainn	-2.4	-7.6	-8.9	218
Rathass - Lee Drive, Ráth Óraig, Willow Drive, Killarden House	-7.3	-9.4	-7.41	379
Cois Abhainn	4.1	-1.3	-5.29	308
Killerisk - Castlawn Drive, Castlewood Park, Fortfield, Teile Carrig	3.8	1	-5.02	363
Ballymullen - Ballymullen Road, Stephen's Tce., Castlemorris Orchard	-8.7	0	-4.55	162
Deerpark, Deerpark Vale, part (east) of Cedar Court and part (east) of Ashleigh Downs	0.9	1.8	-3.41	382
Boherbee including Chute's Lane, Walpole's Lane, McGowan's Lane, Edward St. (east of) and Upper Castle St. (north of)	-6.5	-2.6	-3.07	240
Boherbee (south), Marian Park, Cúl na Chaisle, Elm Court, Powers Court	-8.4	-5.6	-2.2	157
Killerisk Close, Manor Avenue, Manor Close, Manor Lawn, Manor Place, part of Manor Grove	-5.7	-4.4	-1.59	358
Manor Court, Manor Drive, Manor Park, part (north) of Manor Grove	-2.8	-1.2	0.07	224
Ashleigh Downs, Ash Court, Cherry Court, Elm Court, Maple Court, Pine Court, part (west) of Cedar Court	-0.8	5	0.36	192
Carriglea, King's Court	1.9	4.9	2.44	187

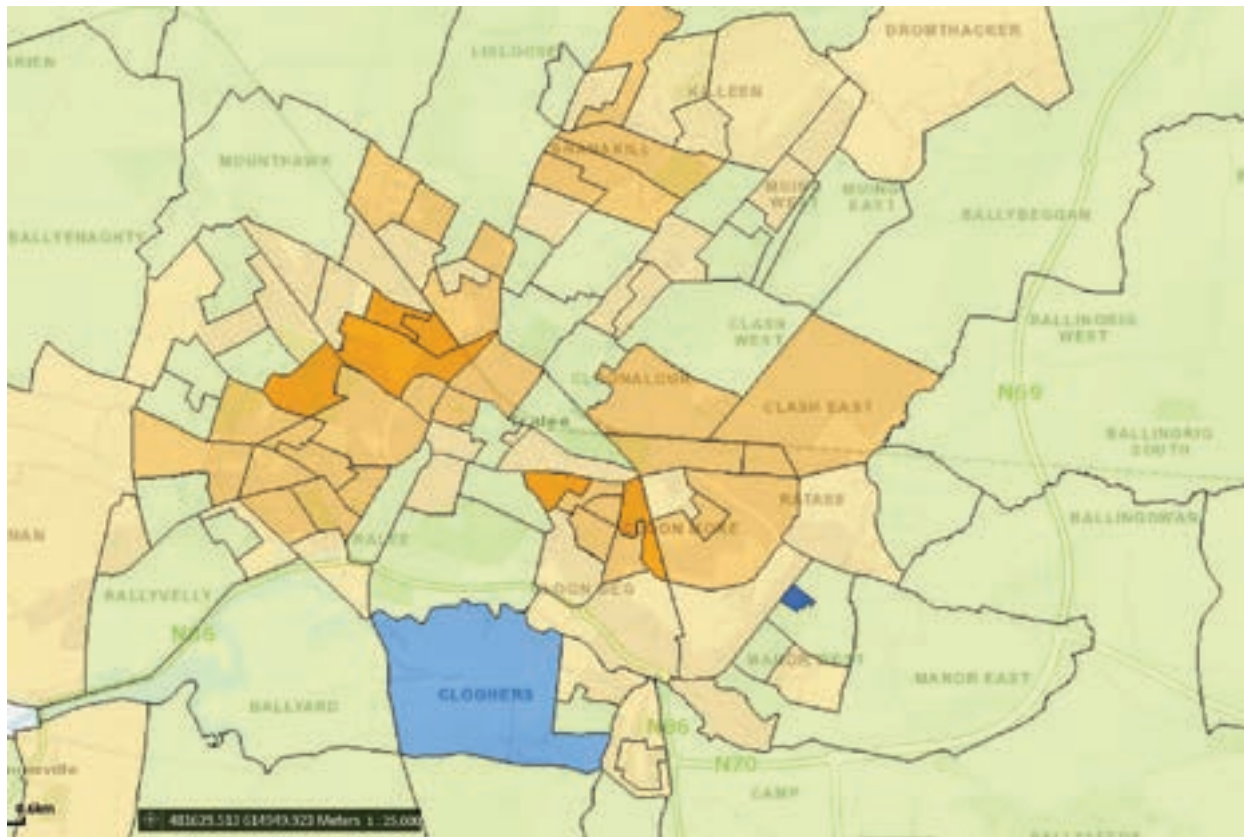
**Fig. 37 |** Affluence and Deprivation at SA-level in Tralee and Environs, 2006



**Fig. 38** | Affluence and Deprivation at SA-level in Tralee and Environs, 2011



**Fig. 39 |** Affluence and Deprivation at SA-level in Tralee and Environs, 2016





## 4. CONCLUSION AND RECOMMENDATIONS

### 4.1 | Core Principles

This report adds to the local knowledge, insights and expertise that reside in the community and among service providers that are working in Tralee. Building on knowledge capital and enhancing local social capital are integral to place-making, and these will be integral to responding effectively to the needs and issues articulated here.

The data from the HP Index of Affluence and Deprivation reveal that the locality has made considerable strides forward over the past fifteen years, and advances in respect of economic equity and social inclusion are associated with bottom-up development, inter-agency collaboration, leadership and investment in both hard and soft infrastructure. It is important to document the learnings from the regeneration experience, so that stakeholders can further build on their achievements, and so that lessons and best practices can be transferred to other communities. Indeed, it is evident from the stakeholder interviews that integrated approaches – complementary investments in improving the physical environment, stimulating local economic development, strengthening community structures and supporting families – are required in order to ensure areas are enabled to overcome structural disadvantage and to avail of opportunities.

The regeneration experience, of the past fifteen years, has been enhanced by its embeddedness within local community structures, and by the inclusion of community representatives on decision-making fora. Local community leaders note that successes are also associated with key personnel in agencies who took initiative, demonstrated flexibility, were not risk averse and advocated on behalf of the locality. They report that agency – community partnership worked well, but there are concerns that successful relationships can be overly reliant on personalities. Therefore, there is a need for all agencies to mainstream community development approaches and to ensure that citizen engagement and partnership are systemically embedded in their ways of working. Stakeholders also note progress associated with the supportive roles played by local schools, community gardaí and the meitheal process.

The process of community development, as defined by the United Nations, begins with ‘acquiring knowledge and know how’. Therefore, the distribution of this report, among local stakeholders, ought to add to their level of knowledge, thereby contributing to evidence-based decision-making. On-going investment in training and capacity building, particularly for newer groups and those with limited prior knowledge of community development, will be important. This is especially the case in the areas of greatest deprivation in Rathass and Manor, where many of the residents are newcomers. These areas also experience greater inflows and outflows of people, such that community groups and local social capital are difficult to sustain. Therefore, the findings point to the merits of stepping up outreach and ancillary services and supports from other parts of Tralee. The area profile and stakeholder consultations underscore the merits of investing in community development. Having community development officers ‘on the ground’ would support and give effect to many of the signposts and recommendations that are clearly emerging from this report. Their primary role should be to strengthen the capacity of the local community to shape its own development trajectory and to ensure greater inclusion of all residents. Given the complexities and legacy conflicts in some parts of the study area, there is also a need for complementary mediation work.

## 4.2 | Celebrating Diversity and Promoting Inclusion

The area profile reveals that the locality is diverse in terms of nationality and ethnicity. There is, therefore, tremendous potential to harness international experiences and perspectives in the promotion of community development; and inter-cultural events and organisations offer mechanisms to engender creativity and innovation. At the same time, there is an ongoing need to redress legacy stigmas and new and emerging forms of prejudice, so that perceptions of the locality and inter-community relations are not a barrier to its development or the inclusion of all its residents. Local community representatives would like to see greater social mixing of all ethnicities, and they note that there is considerable scope to include non-Irish nationals and second-generation Irish, to a greater extent, in local development and decision-making.

Community engagement in all parts of the study area has been adversely affected by the COVID-19 pandemic and the associated restrictions on public gatherings. Stakeholders report increased isolation and loneliness among older people and a sense of bewilderment and confusion among young people. It is evident that local interventions, supported by national policy and funding, need to be strengthened in order to meet their immediate needs and to increase their resilience. Public policy, over recent years, has tended to prioritise narrow-scale interventions, rather than universal service provision. Stakeholders report that, as a result, many young people outside designated areas are losing out on the supports they need. Thus, problems will be amplified unless they are addressed as soon as they arise. Indeed, preventive approaches and ‘wrap-around’ services are preferable, as they are most effective.

## 4.3 | Enhancing the Environment

Physical infrastructure is necessary in responding to many of the issues and potential outlined in this report. In this respect, St Brigid’s Family Resource Centre (FRC) is positively perceived – not just as a venue, but as an engine of community development. Stakeholders believe it has the potential to have a much greater ripple effect beyond the Mitchels, and especially in Rathass. In the interim, however, there is a need for in-depth and holistic community work and capacity building locally.

Investment in green infrastructure, active travel and outdoor meeting and recreation spaces will stand the area in good stead and consolidate the building of local social capital. There is also a need for more informal meeting spaces (e.g. a café) in the Mitchels. According to stakeholders, decisions about infrastructural investments need to be taken at community level and be informed by community consultations, especially with young people and children.

## 4.4 | Building Local Social and Knowledge Capital

Local groups and agencies, particularly those that are active in the Mitchels, already have some expertise in community business and in operating social economy enterprises, and there is scope to extend such models and approaches to promoting the area’s development. Opportunities exist in environmental service provision, metal recycling, care of older people and community arts, among other fields. Community leaders report that their dealings with locally based funding bodies and support structures are generally positive, but that national-level agencies tend to be distant from local circumstances and lack an appreciation for local needs and dynamics.

The profile and consultations reveal that the study area has a number of common features that are shared across several neighbourhoods. At the same time, there are some highly localised patterns that point to the need for tailored interventions at neighbourhood level, particularly in building up the capacity of local organisations and providing accessible amenities. The profile also suggests that the rollout of services and supports has not kept pace with the development of housing, such that estates that are on the town’s periphery experience support deficits, and gaps have emerged there that need to be addressed, including by more proactive outreach delivery. As noted in the opening section of this report, the study area has changed very considerably over the past twenty years. It will continue to change, and while this report provides useful snapshot in time, stakeholders will need to continue to take stock of local needs and opportunities and systematically invest in citizens’ and agencies’ collective capacity to promote sustainable and inclusive development.







## 4.5 | Promoting Placemaking

Several actors and agencies in Tralee, including those who contributed to this report, have very considerable knowledge and expertise regarding the sustainable development of urban neighbourhoods. Their endogenous understandings, insights and observations - as practitioners and/or as residents - represent a significant set of learnings that offer signposts for the wider regeneration area's future development. These signposts chime with those that have emerged from several other experiences of place-based regeneration in urban area such as Dublin, Cork, Sligo and Dundalk<sup>13</sup>. They are also supported by a growing body of international evidence, as documented in academic journals<sup>14</sup> and other publications<sup>15</sup> and by bodies such as the Organisation for Economic Co-operation and Development (OECD) Local Employment and Economic Development (LEED) Programme<sup>16</sup>. Furthermore, the COVID-19 pandemic has engendered and accelerated new thinking on the future of urban neighbourhoods that emphasises the importance of walkability, public outdoor spaces and access to green areas. The growing concerns of voices among residents, service providers, development agencies, local authorities, funders, community leaders, researchers and policy makers articulate that principles and best practices in urban development are underpinned and sustained by:

- Expanding educational opportunities;
- Ongoing community development;
- Inter-agency collaboration;
- Local service delivery;
- Accentuating potential; and
- Place-making.

Evidence-based decision-making transcends and re-enforces these principles, and the information presented in this document represents a contribution in that regard.

Education is integral to breaking the cycle of inter-generational deprivation that can afflict particular neighbourhoods. It is also important in enabling communities to deal with economic shocks and the changes associated with de-industrialisation and globalisation. In Tralee, stakeholders report that community-based, school-age childcare services, the local DEIS<sup>17</sup> schools and facilities such as Youthreach have played, and are playing, a significant role in enabling children and teenagers to stay in education and to attain formal qualifications. Coupled with investment in formal education, non-formal and community-based education initiatives are essential in enabling adults to upskill and/or re-train. Community-based education, through organisations, such as family resource centres, also provides opportunities for social interaction, which in addition to supporting participants' educational progression, enables them to become more active citizens.

Community development and active citizenship are the cornerstones of sustainable development. While considerable progress has been made in establishing and expanding community structures across Tralee, there are several neighbourhoods and population cohorts whose voices tend not to be heard. Existing and well-established groups have the capacity to expand and take on new activities and recruit more members. Officer retention and rotation, in these organisations, require particular attention. At the same time, there are many citizens, particularly those who are not originally from Tralee/Kerry, who are under-represented in community structures, and in some estates/neighbourhoods, new groups need to be established, while others need to be strengthened. As several stakeholders noted, community development should promote inter-culturalism, whereby all ethnicities and nationalities work collectively together and celebrate diverse cultures.

<sup>13</sup> Bissett, J. (2008) *Regeneration - public good or private profit*. Dublin: TASC

Fahey, T. et al. (2011) *Combating Social Disadvantage in Social Housing Estates: The policy implications of a ten-year follow-up study*. Dublin: Combat Poverty Agency.

O'Sullivan, S. et al. (2020) "'Listen to What We Have to Say': Children and Young People's Perspectives on Urban Regeneration'. *Social Inclusion*, 8(3): 77-87.

<sup>14</sup> Manganelli, B. et al. (2020) 'A model to support the decision-making in urban regeneration'. *Land Use Policy*. 99, 104865.

<sup>15</sup> Hamin, E.M.; Geigis, P. and Silka, L. (2007) *Preserving and Enhancing Communities - a guide for citizens, planners and policymakers*. University of Massachusetts Press.

<sup>16</sup> OECD (2019) *OECD Principles on Urban Policy*. Paris: OECD..

<sup>17</sup> *Delivering Equality of Opportunity in Schools (DEIS)* is a programme, sponsored by the Department of Education and Skills, that supports schools in providing better pathways and opportunities for those in communities at risk of disadvantage and social exclusion.







The strengthening of civil society represents a core and enabling element of partnership and inter-agency collaboration. Partnership structures and modes of working ensure that all actors contribute their insights, knowledge and expertise to decision-making and area-based development. This approach ensures that problems are anticipated and addressed at the outset, and it promotes buy-in and innovation. While legislative and budgetary parameters may not provide explicitly for agency engagement in partnership - including co-design and shared decision-making, experiences in Tralee and elsewhere demonstrate the long-term benefits it confers. Indeed, an element of risk-taking is conducive to the promotion of innovation and creativity. Stakeholders are universal in their affirmative assessments of the synergies associated with partnership in the regeneration area, and they underscore the merits of continuing and expanding it. Their recommendations are supported by a strong body of international evidence; the United Nations' definition of community development is that of a 15-year cyclical process that continually requires being refreshed.

Inter-agency partnerships ensure that regeneration and place-making are not just about house-building or other 'bricks-and-mortar' elements. Instead, as the Tralee regeneration experience demonstrates, the benefits, to families and communities, are more effective and are more sustainable when agencies ensure effective and bespoke delivery of services. This includes adapting modes of service delivery to respond to the needs and concerns of particular population cohorts. Current indications are that inter-agency approaches and targeted service provision, as have been hallmarks of the Mitchels area, need to be more evident in other parts of the wider regeneration area. Amenities and infrastructure, including many of the open and green spaces in other suburban neighbourhoods can be more fully utilised, in ensuring that services are more accessible and local citizens interact more with one another and with service providers. Specifically in Tralee, there is much to be gained by more systemic engagement between service providers, including planners, and local residents in co-creating and co-delivering strategic visions. All house-building projects need not just to respond to supply-side pressures, but ought to contribute to the development of sustainable and healthy communities.

The most successful evidence-based and collaborative approaches to development are those that emphasise the potential of people and places. These do not imply shying away from problems and issues, and indeed, this report highlights some challenges that need to be addressed,

so that structural barriers to community development and place-making can be overcome. Accentuating the potential of places implies enabling stakeholders to take stock of local assets, and to devise development trajectories that build on those assets - Asset-Based Community Development (ABCD). In the wider regeneration area, there is potential to greater utilise elements of community infrastructure, celebrate cultural diversity and capitalise on the area's compact neighbourhoods and proximity to the town centre - all of which have been identified as assets in the government's 'Town Centres First' policy.

*“Placemaking is a multi-faceted and multi-party approach to improving and creating quality places. It focuses on the interaction between people and the urban environment and achieving a high quality of life, sense of place and belonging. It is supportive of, and overlapping with, the concept of sustainable towns and cities<sup>18</sup>”*

Experiences to date, in the Tralee Regeneration Area and adjoining neighbourhoods, indicate that several elements of place-making are already well embedded. These include the structures and practices associated with the regeneration partnership, and it behoves all stakeholders, including government, to ensure that these are consolidated, strengthened and expanded. In other parts of the study area, there are structural deficits, in respect of the physical environment. These need to be addressed, and knowledge and social capital need immediate investment, so that all neighbourhoods fully realise their potential, exhibit best practices and ensure that equity (spatial, social and inter-generational) is given effect. The following table presents a synopsis of the evidence that has emerged from this study together with pointers that give effect to the principles, best practices and development trajectories envisaged by stakeholders, as supported by evidence from the locality and wider contexts.

<sup>18</sup> Norton, C. (2018) 'Making quality places: Placemaking and urban regeneration', presentation to Irish Planning Institute.

**Table 11** | Our Placemaking Strategic Framework

THEME	MAIN ISSUES / TRENDS	RECOMMENDATIONS
<b>The Changing Landscape</b>	<p>While there have been notable improvements in the regeneration area's physical environment, some of its amenities are under utilised, and many can better function as civic spaces.</p> <p>There are persistent environmental and landscaping deficits in some of the newer estates that mitigate against social cohesion and active lifestyles, and which convey negative perceptions of some neighbourhoods.</p>	<p>Make more use of local community spaces and amenities, such as the allotments, Geodome and recreational areas.</p> <p>Undertake remedial environmental works to improve drainage, landscaping and play spaces. Consult with the regeneration promoting play committee.</p> <p>Increase the capacity of local residents' associations to maintain and upkeep their neighbourhoods.</p>
<b>Demographics</b>	<p>The area is demographically unbalanced. Despite proximity to amenities, the more traditional urban neighbourhoods are contracting, while, at the same time, urban sprawl is occurring.</p> <p>If current trends continue, vacancy rates in some neighbourhoods will increase, while suburban house-building will be taking place in parallel.</p>	<p>Promote local application of the government's town centre first policy.</p>
<b>Age Profile</b>	<p>Some neighbourhoods have an older demographic, and they exhibit associated needs in terms of health and social care services.</p> <p>The more suburban areas have younger populations, and they have particular needs in terms of youth development and family support.</p>	<p>Make further investments in services for older people, and ensure that there are safe, comfortable and accessible spaces in which older people can come together for development, recreational and well-being purposes.</p> <p>Build on inter-generational and community development projects (e.g. oral history) - with a particular focus on Boherbee and the Mitchels.</p> <p>Increase and strengthen family support and youth services, particularly in the newer estates, and ensure greater use of community facilities, amenities and spaces.</p>
<b>Diversity</b>	<p>The area exhibits considerable ethnic diversity, with migrants in the Boherbee and Mitchels area being particularly vulnerable to social exclusion and isolation.</p> <p>The Tralee International Resource Centre (TIRC) and FRC have good relationships with migrant communities.</p>	<p>Ensure that the forthcoming Kerry Migrant Integration Strategy includes bespoke interventions for Tralee Town, particularly the Boherbee Area.</p> <p>Support greater migrant and Traveller participation in all civil society organisations, particularly women's groups.</p> <p>Promote social prescribing as a means of enabling migrants to engage more in their local community.</p>

<sup>19</sup> This is a requirement under the 2017 national integration strategy.

THEME	MAIN ISSUES / TRENDS	RECOMMENDATIONS
<b>Families</b>	<p>The area has a relatively high proportion of families headed by a lone parent. Some neighbourhoods, such as Ráth Óraig, have particularly high concentrations of lone parent families.</p> <p>Increased family supports are required in line with growing needs and the area's ethnic and geographical diversity.</p>	<p>Roll out targeted and bespoke supports, including groupwork, parenting programmes and social prescribing for lone parents.</p> <p>Based on current figures (relating to children), anticipate and plan for the rollout of youth services, and begin to plan for the establishment of youth groups among other services for young people.</p> <p>Look at expanding the 'promoting play' model to other areas and explore and promote play as more than just 'swings and roundabouts', but as an integral element of a healthy place / community.</p>
<b>Accommodation /Housing</b>	<p>Some neighbourhoods (especially in Boherbee, Quill Street, Ballinorig) have an older housing stock that is associated with fuel poverty.</p> <p>There are significant numbers of households living in the private rental sector, many of whom are on low incomes and are not involved in local civil society.</p>	<p>Expand and incentivise the rollout of retrofitting and home insulation and encourage the uptake of smart technologies designed to promote energy efficiency.</p> <p>Rollout community-based awareness-raising measures to support the just transition to a zero-carbon society.</p> <p>Ensure that families who are in the private rental sector are aware of their rights; information will need to be multilingual.</p>
<b>Labour Force</b>	<p>Despite proximity to sources of employment, the area has a low level of labour force participation. Unemployment is associated with low levels of education attainment.</p>	<p>Continue to roll out and expand the range of labour market interventions and progression pathways, particularly for youth and Travellers.</p> <p>Engage with public sector bodies to create job opportunities for local residents.</p>
<b>Educational Attainment</b>	<p>Educational attainment levels are below those of people across Kerry as a whole.</p>	<p>Provide more locally-based, accessible and bespoke education, training and upskilling pathways, particularly for young men and those who have left school early.</p> <p>Promote further linkages between the community, agencies and Gaelcholáiste Chiarraí.</p>



THEME	MAIN ISSUES / TRENDS	RECOMMENDATIONS
<b>Health and Well-being</b>	<p>The proportion of the population with poor health is higher than is the case across County Kerry, even accounting for age.</p>	<p>Strengthen health promotion activities locally, particularly in schools and through community organisations. Roll out a social prescribing initiative.</p> <p>Promote further supports and opportunities to advance the capacity and well-being of carers and those for whom they care.</p> <p>Further promote the healthy community concept - utilising amenities such as the geodome and community allotments, and through promoting other community-based interventions and activities, e.g. active travel, health promotion and biodiversity initiatives.</p>
<b>Deprivation</b>	<p>The area has a high level of material deprivation, and several neighbourhoods are more deprived (in relative terms) now than they were in 2006.</p> <p>Regeneration has been a positive for the area and for the organisations and communities involved, and stakeholders are keen to build on its learnings and to further promote inter-agency approaches and partnership.</p>	<p>Focus on child and youth development and well-being, as part of an integrated set of interventions to break the cycle of inter-generational poverty and disadvantage.</p> <p>Promote the transfer of best practice from the regeneration experience, drawing on the evaluation undertaken by the Department of Geography, UCD in tandem with additional local - community and institutional - knowledge and insights.</p>
<b>Social Capital</b>	<p>There are shortcomings in local social capital, and some organisations are under pressure - organisationally and in terms of responding to local needs and issues.</p>	<p>Recruit a community development worker for the area - to invigorate social capital, support groups and promote family-support services.</p> <p>Enable all civil society groups locally to participate in a training and capacity-building programme that leads to an action plan and group development pathway for each one.</p>





EUROPEAN UNION  
Investing in your future  
European Social Fund



Riadas na hÉireann  
Government of Ireland



NEWKD

Coiste Forbartha Pobail  
Áitiúil Chiarraí  
Kerry Local Community  
Development Committee

The Social Inclusion and Community Activation Programme (SICAP) 2016-2022 is funded by the Irish Government through the Department of Rural and Community Development and co-funded by the European Social Fund under the Programme for Employability, Inclusion and Learning (PEIL) 2014-2020