



Rialtas na hÉireann
Government of Ireland

An Overview of Vacant/Void Social Housing in Local Authorities

Value for Money Unit

Local Government Audit Service

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Prepared by the Department of Housing, Local Government and Heritage

[gov.ie/housing](https://www.gov.ie/housing)

Local Government Audit Service

The Local Government Audit Service (LGAS), incorporating the Value for Money (VFM) Unit, being an external audit service, provides independent scrutiny of the financial stewardship of local authorities.

The sectoral goals of the LGAS are to:

- carry out the audits of local authorities and other bodies in accordance with the Code of Local Government Audit Practice thereby fostering the highest standards of financial stewardship and public accountability.
- promote the achievement of value for money in local authorities by undertaking Value for Money audits and publishing reports thereon.

It is the responsibility of local authority management to ensure that value for money is achieved by establishing and maintaining sound arrangements including procedures for planning, appraisal, authorisation and control of resources.

This report was prepared on the basis of information, documentation and explanations obtained from the public bodies included in this report. The draft report was sent to all local authorities and relevant Government departments for comments and where appropriate the comments received were incorporated in the final version of the report.

The website of the Department of Housing, Local Government and Heritage is the primary means of publishing reports of the Value for Money Unit of the Local Government Audit Service. Should any errors arise they will be corrected in the report published at www.gov.ie/housing.

Contents

Executive Summary	1
1. Introduction	8
2. Department Programmes.....	10
3. Study Findings	14
4. Other Report Findings.....	32
5. Acknowledgements.....	34
References.....	35
Appendices.....	36

Executive Summary

Background

The Government strategy document on Rebuilding Ireland (RI) sets out an Action Plan for Housing and Homelessness under five key pillar groups.

Under Pillar 5: Utilise Existing Housing; there is a key objective to ensure that existing housing stock is used to the maximum degree possible - focusing on measures to use vacant stock to renew urban and rural areas through a number of key actions including, the better management of social housing through rapid reletting of vacant units (voids) and introduction of Choice-Based Letting (CBL).

Key actions under the plan are in line with best asset management practices for the refurbishment and reletting of vacant social housing and aspires to achieve this through:

- Adopting a national reletting performance standard across all local authorities
- A preventative approach to housing stock management
- Greater focus on tenants' roles and responsibilities and
- Funding mechanisms structured to incentivise the swift turnaround, consistent standards and pro-active approaches.

The purpose of this review is to:

- i. Quantify the number of vacant/void properties at 31 December 2019 and the percentage vacancy level in each local authority
- ii. Quantify the average periods of vacancy and if the local authority was notified in advance of the upcoming vacancy
- iii. Identify actions taken by local authorities to minimise the delays in the turnaround of vacant properties and if there is a plan for the refurbishment and relet of these properties
- iv. Identify some of the factors that gave rise to excess periods of vacancy
- v. Calculate the average period of time and cost taken to refurbish and relet vacant properties, how this was funded, and if improvements in Building Energy Rating (BER) ratings were achieved
- vi. Quantify the income and expenditure under the Voids Programme as per the Annual Financial Statements (AFS)
- vii. Outline the number/grade of staff working in local authorities housing directorates, and key related ratios.

The review was completed using detailed questionnaires, which were received from all 31 local authorities. The data was analysed, collated and included in this report.

A draft report was sent to all 31 local authorities and circulated to relevant Department of Housing, Local Government and Heritage (the Department) officials for their feedback comments.

i. Number of vacant / void properties & vacancy levels

The questionnaire requested details of the vacant properties owned by the local authorities as at 31 December 2019.

In order to calculate the percentage vacancy, local authorities were requested to provide the total number of properties owned by them as at 31 December 2019.

The total number of vacant properties as at 31 December 2019 was 4,754. The average level of vacancy was 3.44%. The median level of vacancy was 3.56%.

The lowest level of vacancy was 1.08% in Dún Laoghaire-Rathdown County Council, and the highest was Longford County Council at 7.99% (mainly due to a third of these being turnkey properties at the year end not yet occupied). The next highest level was Galway County Council at 7.2% (the number of vacant properties included units under construction, which if excluded would give 5.11% vacancy level. Also, a quarter of the properties vacant were pending demolition/regeneration, derelict or pending sale, and as a result, had long periods of vacancy).

ii. Average periods of vacancy and notice given

Details of vacant properties were used to calculate the time in weeks, each property was vacant up until 31 December 2019 (including acquired properties not yet occupied) and the overall average period of vacancy for each local authority.

The median period of vacancy was 46.04 weeks. The shortest average period of vacancy was Meath County Council at 10 weeks, followed by 12.21 weeks in Monaghan County Council. The longest average period was 138.89 weeks in Sligo County Council (mainly due to the classification of half the vacant properties as pending regeneration/demolition (32), pending sale (4) or for use as a decant under Cranmore Regeneration Programme (9), and if these units were excluded the average time vacant would be 10.79 weeks).

The five local authorities with an average period of vacancy exceeding 81 weeks, was due to a substantial percentage (24%-49%) of their vacancies pending demolition and/or regeneration, as follows:

- Dublin City Council had almost half of their vacant units recorded as pending regeneration/demolition (349) as at 31 December 2019
- Dún Laoghaire-Rathdown County Council had 27% (14) of their vacant properties pending demolition (St. Laurence's Park, Stillorgan)
- Galway County Council had 24% (44) of their vacant properties as derelict or as pending demolition/regeneration (rural and various addresses)

- Roscommon County Council had 26% (15) of their vacant properties as pending regeneration/demolition (Riverview apartments and various properties)
- Sligo County Council had over 32% (32) of the vacant properties as pending regeneration/demolition (Gormley Villas, Cranmore, Connolly Park)

Local authorities were asked if they were notified in advance by the tenants of a property becoming vacant. The percentage of properties where advance notice was given was as follows:

- 0-20% for 6 local authorities
- 21-40% for 5 local authorities
- 41-60% for 5 local authorities
- 61-80% for 5 local authorities
- >80% for 4 local authorities
- No Details/ Don't Know/ N/A for 6 local authorities

Local authorities were asked if they pre-allocated properties in advance of works being completed in order to minimise the vacancy period and speed up occupation. The percentage of properties pre-allocated by the local authorities was as follows:

- 0-20% for 5 local authorities
- 21-40% for 6 local authorities
- 41-60% for 1 local authorities
- 61-90% for 1 local authorities
- 91-100% for 4 local authorities
- No Don't Pre-Allocate/No Response for 14 local authorities

iii. Actions taken to minimise turnaround time of properties

VFM reports on the management and maintenance of vacant dwellings and the National Oversight and Audit Commission (NOAC) Report 12 – “A Review of the Management and Maintenance of Local Authority Housing”, recommended actions to minimise the turnaround of properties. Based on the recommendations local authorities were asked about actions taken to prepare and relet properties.

In summarising the actions taken by local authorities to minimise the turnaround time of properties, there was a high level of inspections post works on properties, but only approximately half of properties were inspected before tenants vacated them.

This may be linked to the lack of advance notice received from tenants as noted in point ii above.

Twelve local authorities stated that all refurbishment works are contracted out, whilst the remaining local authorities had a mix of own works and contracted out works. This is reflected in the level of framework agreements used for minor and major works and term maintenance contracts.

Pre-approval of tenants takes place in approximately two thirds of local authorities. Seventeen local authorities stated that they prioritise areas of high demand to some degree, and the use of the Choice-Based Letting (CBL) system was in operation in 11 local authorities. The study highlighted a high level of engagement between teams in getting properties ready for relets and allocation. However, only eighteen local authorities stated that they had a planned maintenance programme in place in 2019, which is a requirement of the Voids Programme to address the issue of vacant social housing.

iv. Factors giving rise to periods of vacancy

Of the 4,754 vacant properties as at 31 December 2019, the factors giving rise to the vacancy were as follows:

Exhibit 1

Category	% of total properties	Number of properties
Other (further analysed in Exhibit 2 below)	33.32%	1,584
Awaiting refurbishment prior to relet	24.57%	1,168
Acquisitions pending works	18.87%	897
Pending demolition/regeneration	9.78%	465
Major refurbishment needed	6.43%	306
Long term void awaiting funding	2.67%	127
Pending sale	1.37%	65
Derelict	1.14%	54
Subject to legal proceedings	0.69%	33
No demand/rural/traveller	0.55%	26
Vacant as refused more than twice	0.61%	29
Total	100%	4,754

Vacant properties, which were classified in the 'Other' category by the local authorities, can be analysed as follows:

Exhibit 2

Other category analysis	% of total properties	Number of properties
At allocation/ready to let stage	26.58%	421
New constructed/turnkey	16.98%	269
Miscellaneous	15.34%	243
Awaiting minor prelet repairs	14.14%	224
Acquisitions and part V properties	12.18%	193
Property surrendered or tenants transferred	6.57%	104
Designated for capital works projects	8.21%	130
Total	100%	1,584

Miscellaneous reasons included tenant deceased, gone into nursing home, fire damaged properties, properties held for homeless/refugees etc.

v. Average time, cost and funding taken to refurbish and occupy vacant properties

The average time taken to let properties in 2019 and 2018 was calculated for each local authority. This was garnered from the details of properties let in 2019 and 2018. It was calculated from the date the property became vacant/local authority became aware it was vacant, or purchased (in the case of acquisitions) to the date of the first rent debit on the tenants account. The median time in 2019 was 26.69 weeks and in 2018 was 27.92 weeks. The average time to let properties in 2019 was as follows:

- 10-20 weeks for 6 local authorities
- 21-40 weeks for 20 local authorities
- 41-60 weeks for 3 local authorities
- 61-80 weeks for 2 local authorities

Local authorities were asked to provide details of the direct costs for refurbishment of each vacant/void property for the years 2019 and 2018, including those that received funding under Department programmes such as the voids/derelict programmes etc.

In 2019, the average direct refurbishment cost per unit was €20,767 based on 4,065 units. In 2018, the average direct refurbishment cost per unit was €19,589 based on 4,184 units. However, there is a large variation in the average refurbishment costs in 2019, with Mayo County Council's average cost of €6,932 and Louth County Council's average cost of €56,443 per unit. The high refurbishment costs relating to Louth County Council are attributed to properties acquired by CPO, and these properties were in various states of dereliction and in need of complete refurbishment. They were funded by the Department as rebuild/construction costs.

In the case of Dublin City Council, the average cost of €40,212 is based upon framework agreements for approximately 400 units, however some 300 extra units were also refurbished via own labour and these costs have not been quantified on an individual unit basis.

Local authorities were asked to show how refurbishment costs were funded between their own resources and funding schemes from the Department. Figures received for 2019 show that refurbishment costs were funded approximately as follows:

- 45% from own resources (38% in 2018)
- 28% under voids/derelict funding (33% in 2018)
- 23% refurbishment costs associated with acquired properties funded by the Department (25% in 2018)
- 2% under the energy upgrade programme (4% in 2018)
- 2% claims pending funding decisions from the Department.

Details of BER ratings were requested for properties, which had been refurbished in 2019/2018. It was found that not all local authorities were measuring these ratings or had not provided details in the questionnaire.

vi. Income and Expenditure under the Voids Programme

Local authorities were requested to provide extracts from their revenue and capital accounts on the income and expenditure relating to housing maintenance and voids income and expenditure. This included providing an analysis of expenditure relating to voids, response maintenance, planned maintenance, prelet repairs, repairs to new purchases, energy upgrades etc. as agreed to the figures in their AFS for 2019 and 2018. The related income was also requested for voids/grants, energy upgrade grants, rental income and other income. These figures have not been verified as part of the VFM reporting process. Overall grants for voids shown in the capital accounts in 2019 was €20m (2018: €19m) and in the revenue accounts was €8m (2018: €11m). Expenditure on voids shown in the capital accounts in 2019 was €2.5m (2018: €1.3m) and in the revenue accounts was €27m (2018: €27m).

vii. Housing directorates staffing

This study requested the number of WTE of staffing numbers/grade in the housing directorate and ancillary staff and the WTE involved in vacant/void dwellings. These figures were based on estimates provided by the local authorities of the percentage of staff time allocated to the management of vacant/void dwellings (including the preparation/letting of property acquisitions). Nationally, approximately 15% of WTE of staff are involved in the management of vacant void properties within the housing directorate and ancillary grades.

Data constraints of the study

While undertaking the study a number of data constraints, which impacted on the depth and quality of benchmarking, were encountered as follows:

1. There was a lack of consistency across local authorities as to how costs were coded in the AFS. Four local authorities charged all expenditure to the capital account, whereas others charged refurbishment works, voids, prelet repairs to the capital account and maintenance works to the revenue account.
2. Claims for grant funding can be pending from one year to another, and payments received in one year can relate to a number of previous years, which can lead to timing differences.
3. Transfers from/to the revenue and capital accounts can impact on the charge to the income and expenditure account in the year.
4. Expenditure coding headings varied from one to another local authority.

Future opportunities

1. Local authorities should consider agreeing a consistent approach to the coding of expenditure to facilitate greater benchmarking against similar local authorities.
2. Local authorities should review their performance against comparative local authorities in order to identify areas where they could possibly achieve improvements.

Conclusions

There were 4,754 vacant properties as at 31 December 2019 (which is a national average vacancy rate of 3.44%). A quarter of these (1,168) were classified as awaiting refurbishment prior to relet. Another 9% (433) were classified as needing major refurbishment or long term void awaiting funding. There were 18.9% (897) acquisitions pending works before letting and 11% (519) were pending demolition or derelict. There were 9% (421) at allocation/ready to let stage along with 6% (269) new construction/turnkey properties and acquisition/Part V properties of 4% (193). The remaining were categories such as designated for capital projects, minor repairs, miscellaneous, pending sale, legal proceedings etc.

There was a large variation in the time taken to relet properties in 2019 ranging from approximately 12-80 weeks. The national average costs of refurbishment of a property in 2019 was €20,767 however, average costs varied from under €7,000 to over €56,000 in individual authorities (the largest average costs were incurred on CPO properties in need of complete refurbishment due to dereliction). Indicative figures showed that approximately 45% of the refurbishment costs are funded from own resources, with the remaining funding from various Department programmes.

Whilst there are a number of varied factors that can impact on both the number of vacant properties and the time taken to relet, it is essential that local authorities review the information in this report and benchmark with other similar local authorities in order to identify and implement best practice.

1. Introduction

1.1 Background

The Government's strategy document on Rebuilding Ireland (RI) sets out an Action Plan for Housing and Homelessness under five key pillar groups. The objective of Pillar 5 is to utilise existing housing by ensuring that it is used to the maximum degree possible. This report looks at the number of vacant/void housing stock, the length of time taken to relet and the factors contributing to long relet periods.

1.2 VFM report No 27 – Management and Maintenance of Vacant Dwellings in Local Authorities

VFM Report No. 27 (May 2011) "Management and Maintenance of vacant dwellings in local authorities" outlined the percentage level of vacant stock in local authorities and identified the main reasons for delays in reletting vacant properties. It also reviewed the published indicators by the Local Government Management Services Board (now the LGMA), and made recommendations for measures to help improve the efficiency of reletting vacant properties. The report found that:

- The number of vacant properties as at 31 December 2008 was 7,045 (5.75%)
- The number of vacant properties as at 31 December 2007 was 6,115 (5.2%)

The main recommendations of the report related to:

- Procurement initiatives relating to maintenance and repairs, to improve the efficiency of the renovations and reletting of properties
- Procedures around allocations and refusals of properties
- Measures to address sustainability of tenancies
- Documentation and IT systems to track vacant properties.

Progress Report No.5 (May 2013) followed-up on the progress of the implementation of those recommendations. It noted that overall the recommendations were 57.6% fully implemented and an additional 28.5% of the recommendations were partially implemented. Recommendations were not implemented in 13.9% of cases. Therefore, over 86% of the recommendations of VFM Report No. 27 were either fully or partially implemented in 2012.

1.3 Scope of the review

The purpose of this report is to collate information on vacant/void dwellings in local authorities as at 31 December 2019. The information included in this report is taken from the responses received under the survey questionnaire. Information compiled in VFM reports is normally validated to source data on a sample basis by the LGAS, however this was not possible for this report due to COVID-19 restrictions. A draft of the report was sent for comment to each local authority before publication.

Other information included in the report has been received from the Department of Housing, Local Government and Heritage (the Department).

1.4 Basis for selection

All local authorities were selected to participate in the survey and their data was compiled, analysed and collated into this report by the Value for Money Unit of the LGAS.

1.5 Methodology

A questionnaire was sent to all Directors of Service for Housing in the local authorities, requesting the following information:

- Information on their vacant/void properties as at 31 December 2019
- Turnaround letting times and direct costs of refurbishments and BER ratings
- Details of actions taken by local authorities to minimise turnaround time of properties
- Details of income and expenditure under the Voids Programme
- WTE staffing within the housing directorate relating to work on vacant/voids.

2. Department Programmes

The Department categorise voids as vacant social housing stock in need of refurbishment to bring them to suitable letting condition and are vacant pending this work. They provide two main funding schemes to help local authorities achieve this; the Voids Programme and the Energy Efficiency Retrofit Programme.

2.1 The Voids Programme 2014-2019

The Voids Programme has been running each year from 2014 to 2019, with the key objective to minimise the turnaround and relet time of vacant/boarded up social housing units built pre-2014. The Voids Programme includes funding towards derelict properties and the conversion of bed-sit type accommodation into one bedroom units, requiring greater levels of remediation works and higher costs, and these are therefore subject to assessment and approval via the Department's technical team on a case by case basis.

The upper spending limit is €30,000 per unit, subject to maximum amounts of approved expenditure for works performed. The fabric of the building must be retrofitted as a priority in accordance with NSAI Standards for energy efficient retrofitting of existing buildings. All works must be guided by a dwellings survey and pre and post works BER certificates. However, additional funding may be contributed by the local authorities from their own resources to complete any works or additional units above the target limits set.

Funding is available for units, which are in areas of demand and the identification of tenants and date of occupancy is required on claim forms. A further condition of the programme is that the local authority puts in place an ongoing maintenance programme to address the issues of vacant social housing.

Funding towards energy efficiency works is available on a 50% co-funded basis with the European Regional Development Fund (ERDF). Under this there are specific operational and reporting requirements pertaining to the voids programme. This requires photographic evidence of works done, details of energy savings (post-works BER certs.) etc. The Department must carry out verification checks on expenditure incurred under the programme, and therefore the local authorities must maintain a complete audit trail of expenditure and works available for verification checks. Exhibit 3 shows the number of units and funding provided by the Department under the voids programme from 2014 to 2019.

Exhibit 3

Voids Expenditure 2014 to 2019 Funded Under the Voids Programme		
Year	Units*	Funding**
2014	2,333	€26.3m
2015	2,829	€33.5m
2016	2,308	€34.8m
2017	1,757	€24.7m
2018	1,765	€26.2m
2019	1,503	€26.7m
Total	12,495	€172.2m

Source: Department of Housing, Local Government and Heritage

*Incorporating voids, derelicts and 2 into 1

**Incorporating Local Property Tax Funding

Under Rebuilding Ireland (RI), targets for refurbishment of voids have been set for each local authority and in total, they are 2019: 303 units, 2020:180 units and 2021:170 units.

A detailed breakdown of payments under the voids/derelicts programme for 2019 is shown in Appendix 1. A summary of the units and expenditure is shown in Exhibit 4 below.

Exhibit 4

Breakdown of Expenditure Under the Voids Programme								
Units					Expenditure €m			
Year	Voids	Derelicts	2 into 1	Total units	Voids	Derelicts	2 into 1	Total
2014	2,333	0	0	2,333	€26.3m	0	0	€26.3m
2015	2,808	0	21	2,829	€32.7m	0	€0.8m	€33.5m
2016	2,090	164	54	2,308	€25.1m	€7.8m	€1.9m	€34.8m
2017	1,647	64	46	1,757	€19.9m	€3.1m	€1.7m	€24.7m
2018	1,674	77	14	1,765	€22.1m	€3.6m	€0.5m	€26.2m
2019	1,435	68	0	1,503	€22.8m	€3.9m	0	€26.7m
Total	11,987	373	135	12,495	€148.9m	€18.4m	€4.9m	€172.2m

Source: Department of Housing, Local Government and Heritage

2.2 Energy Efficiency Retrofitting Programme

The Department is currently funding local authorities in a programme of insulation retrofitting of the least energy efficient social homes. The programme, launched in 2013, aims to improve the energy efficiency of local authority apartments and houses by reducing heat loss through the fabric of the building, in order to improve comfort levels and address issues around fuel poverty.

The programme continues to sustain and create jobs while making a significant contribution to Ireland's carbon emissions reduction targets and energy reduction targets for 2020, and results in warmer homes and lower energy bills for local authority tenants.

The Programme commenced in 2013 and is being rolled out on a phased basis. To date, works have been carried out under Phases 1 and 2.

- **Phase 1** of the scheme aims to ensure that the entire social housing stock will have, as a minimum, wall and attic insulation (300mm). To this end, funding has been initially targeted at the less intrusive cavity wall insulation as well as attic insulation.
- **Phase 2** focuses on fabric upgrade works to those remaining dwellings with solid/hollow block wall construction and includes the provision of heating upgrades. Phase 2 rolled out to all local authorities in March 2019.

Funding of the Programme:

Phase 1 of the Programme is exchequer funded while Phase 2, which forms part of the EU Operational Programme 2014-2020, is subject to EU co-financing arrangements, being 50% of eligible investment. Therefore, Phase 2 must be implemented in accordance with all relevant EU regulations in addition to the management and control procedures as required by the Department of Public Expenditure and Reform.

The Energy Efficiency Retrofitting Programme sets down limits on the maximum funding which may be recouped per unit by local authorities, depending on the type of works undertaken:

- The maximum grant available per unit under Phase 1 is **€3,500**.
- The maximum grant per unit in Phase 2 is **€22,800**.

The Programme is aided by the local authorities engaging in partnerships with "participating energy suppliers" under an SEAI incentive for "obligated parties" to collect kWh credits (kilowatt-hour). It has resulted in local authorities gaining assistance and valuable experience in modern retrofitting methods, availing of pre-works inspections and post-works BER inspections, for their upgraded stock.

Funding of €151 million has been provided from 2013 to 2019 to improve energy efficiency and comfort levels in over 72,000 local authority homes. Exhibit 5 sets out the total units completed under Phase 1 and Phase 2 pilot projects and the associated funding:

Exhibit 5

Energy Efficiency Retrofitting Programme		
Year	No. of Units	Total Funding
2013	13,107	€26,951,705
2014	18,010	€30,723,749
2015	16,002	€26,903,781
2016	11,303	€22,532,834
2017	5,421	€8,665,268
2018	4,453	€12,942,633
2019	3,763	€22,429,399
Total	72,059	€151,149,369

Source: Department of Housing, Local Government and Heritage

A detailed breakdown of payments under the Energy Efficiency Retrofitting Programme for 2019 and 2018 by local authority is shown in Appendix 2.

3. Study Findings

i. Number of vacant/void properties & vacancy levels

The questionnaire requested details of the vacant properties owned by the local authorities as at 31 December 2019.

The reason for the vacancy was also requested, with options provided such as; awaiting refurbishment prior to relet, acquisition pending works, long term void awaiting funding, major refurbishment needed, pending demolition/regeneration, pending sale, derelict, legal proceedings, vacant as refused > twice, no demand (rural/traveller), Other (with comments invited to give an explanation).

In order to calculate the percentage vacancy, local authorities were requested to provide the total number of properties owned by them as at 31 December 2019.

The number of vacant properties as at 31 December 2019 was 4,754. The average level of vacancy was 3.44%. The median level of vacancy was 3.56%. Appendix 3 shows the percentages vacant by local authority.

The lowest percentage level of vacancy was 1.08% in Dún Laoghaire-Rathdown County Council, with 51 properties vacant at year end. The highest percentage level of vacancy was Longford County Council at 7.99%, with 166 vacant properties (mainly due to a third of these being turnkey properties at the year end not yet occupied). The next highest was Galway County Council at 7.2%, with 183 properties vacant at year end (however, this included units under construction, which if excluded would give 5.11% vacancy level. Also, a quarter of the properties vacant were pending demolition/regeneration or derelict or pending sale, and as a result, had long periods of vacancy).

ii. Average periods of vacancy and notice given

The questionnaire requested details of vacant properties as at 31 December 2019 and the length of time each property was vacant was calculated using the date the local authority became aware that the property was vacant/date the keys were handed back, and the date of purchase in the case of new properties not yet occupied. This was used to calculate the time in weeks, each property was vacant up until 31 December 2019 and the overall average time vacant for each local authority. See Appendix 3 for the average time vacant in weeks as at 31 December 2019 per local authority.

The median period of vacancy was 46.04 weeks. The shortest average period of vacancy was Meath County Council with 10 weeks, followed by 12.21 weeks in Monaghan County Council. The longest average period was 138.89 weeks in Sligo County Council (mainly due to the classification of half the vacant properties as pending regeneration/demolition (32), pending sale (4) or for use as a decant under Cranmore Regeneration Programme (9), and if these units were excluded the average time vacant would be 10.79 weeks).

Exhibit 6 shows the average weeks vacancy and the number of local authorities, which fell into each category.

Exhibit 6

Average periods properties were vacant as at 31 December 2019					
Average Period of Vacancy (in weeks)	10-20 weeks	21-40 weeks	41-60 weeks	61-80 weeks	>81 weeks
Number of Local Authorities	8	6	7	5	5

Source: LGAS survey to local authorities

Appendix 4 shows a detailed analysis of vacant units by explanation per local authority.

The five local authorities with an average period of vacancy exceeding 81 weeks and the explanations given were as follows:

- Dublin City Council had almost half of their vacant units as pending regeneration/demolition (349/703 units as at 31 December 2019). Of the remaining vacant properties, 179 were classified as awaiting refurbishment prior to relet and 175 of their properties were classified as acquisitions pending works. Of these properties, a small number (19) had vacancy dates recorded as relating to pre-2019, therefore the remaining of the properties only became vacant in 2019
- Dún Laoghaire-Rathdown County Council had 27% (14) of their vacant properties pending demolition (St. Laurence's Park, Stillorgan)
- Galway County Council had 24% (44) of their vacant properties as derelict or pending demolition/regeneration (rural and various addresses)
- Roscommon County Council had 26% (15) of their vacant properties pending regeneration/demolition (Riverview apartments and various properties)
- Sligo County Council had over 32% (32) of the vacant properties pending regeneration/demolition (Gormley Villas, Cranmore, Connolly Park), there were (9) properties used for decant under the Cranmore Regeneration Programme, and 4 properties for sale. In total, these account for half of the vacant properties and if excluded the average time vacant would be 10.79 weeks.

The five local authorities with an average period of vacancy ranging from 61-80 weeks and the explanations given were:

- Clare County Council which had 21% (24) of their vacant properties as pending demolition/derelict, major refurbishment/structural issues, long term void and no demand/rural/traveller

- Cork City Council had 10% (44) of their vacant properties as derelict, pending demolition or subject to legal proceedings. 23% (101) of their vacant properties were awaiting tenancy, with over half of these awaiting tenancy for more than 61 weeks
- Leitrim County Council had a relatively small number of vacant properties (32), however 25% of them were vacant for over a year mainly due to no demand/rural/traveller accommodation, vacant refused > twice, long term void awaiting funding and major refurbishment needed
- Longford County Council had almost 10% (16) of their vacant properties in need of a major refurbishment and most of these were vacant for several years, (the longest 14 years)
- Tipperary County Council had 10% (29) of their vacant properties as requiring a major refurbishment or long term void awaiting funding (dating back as far as 2012). In addition, 36% (99) of their vacant properties were classified as awaiting minor repairs.

The seven local authorities with an average period of vacancy ranging from 41-60 weeks and the explanations given were:

- Cavan County Council had 51% (72) of their vacant properties classified as awaiting refurbishment prior to relet and the majority of these were vacant since 2018/19
- Cork County Council had almost 42% (92) of their vacant properties at the end of 2019 classified as ready to let or under offer. Also there were 7% (15) properties which were approved for disposal
- Donegal County Council had almost 40% (70) of their vacant properties classified as requiring a major refurbishment and a quarter (17) of these were buildings with mica or flood damage
- Galway City Council had 62% (39) vacant properties which required a major refurbishment since 2018/19
- Kerry County Council had 23% (42) of their vacant properties classified as newly constructed, an additional 4% (7) were properties where works were completed and they were awaiting allocation, and 5% (10) of properties had work completed, were allocated and awaiting occupation. 20 (11%) of properties required a major refurbishment with only one dating back to 2015 and the majority related to 2018/19
- Limerick City and County Council had 38% (103) of properties at the year end classified as awaiting refurbishment prior to relet, the majority of which related to 2018/19

- Waterford City and County Council had 23% (45) of properties at the year end classified as acquisitions pending works, and a further 31% (60) classified as turnkey/recently completed properties.

The six local authorities with an average period of vacancy ranging from 21-40 weeks and the explanations given were:

- Carlow County Council had 58% (37) of their vacant properties classified as acquisitions pending works, all with vacancy dates in 2019
- Kildare County Council had 55% (140) of properties classified as new purchases, there were eight properties vacant since 2017 and one long term void awaiting funding from 2017
- Louth County Council had 69% (86) of properties classified as long term voids awaiting funding and these dated from 2018/19
- Mayo County Council had 28% (35) of properties classified as new builds and a further 10 (8%) as acquisitions pending works, which were vacant at the year end 2019
- South Dublin County Council had 59% (47) of properties classified as in need of major refurbishment and these dated from 2019
- Wexford County Council had 76% (73) of properties awaiting refurbishment prior to relet of which 62 related to 2019 and 11 related to 2018.

The eight local authorities with an average period of vacancy ranging from 10-20 weeks and the explanations given were:

- Fingal County Council had 53% (88) of their vacant properties classified as acquisitions pending works, mostly with vacancy dates in 2019. 38% (62) were properties awaiting refurbishment prior to relet, all with vacancy dates in 2019
- Kilkenny County Council had 53% (19) of properties from 2019 awaiting refurbishment prior to relet
- Laois County Council had 86% (43) of properties from 2019 awaiting refurbishment prior to relet
- Meath County Council had 42% (100) of properties vacant from 31 December 2019 and these were classified as 50 capital works, 34 Part V/allocations and 16 turnkey
- Monaghan County Council had 28% (10) of properties all from 2019 awaiting refurbishment prior to relet

- Offaly County Council had 57% (25) of properties as acquisitions pending works all arising in 2019
- Westmeath County Council had 94% (29) of properties awaiting refurbishment prior to relet. All properties became vacant in 2019 except one
- Wicklow County Council had 86% (62) of properties awaiting refurbishment prior to relet and all except one property was vacant from 2019

The percentage of properties where the local authority were notified in advance of the vacancy varied across the country, with four local authorities stating that >80% of properties tenants give notification. There were no percentages returned by six local authorities. Details are shown in Exhibit 7 below.

Exhibit 7

Percentage of properties where local authority were notified in advance of vacancy							
%	0-20%	21-40%	41-60%	61-80%	>80%	No Details Returned By Local Authority	Don't Know
Number of Local Authorities	6	5	5	5	4	3	3
	Cavan Co	Kildare Co Co	Donegal Co Co	Carlow Co	Clare Co Co	Galway Co Co	Roscommon Co Co
	Cork Co Co	Longford Co Co	Dún Laoghaire-Rathdown Co Co	Kilkenny Co Co	Leitrim Co Co	Galway City Co	Tipperary Co Co
	Cork City Co	Monaghan Co Co	Fingal Co Co	Limerick City and County Co	Westmeath Co Co	Waterford City and County Co	Wexford Co Co
	Dublin City Co	Sligo Co Co	Kerry Co Co	Louth Co Co	Wicklow Co Co		
	Laois Co Co	South Dublin Co Co	Mayo Co Co	Offaly Co Co			
	Meath Co Co						

Source: LGAS Survey to local authorities

Local authorities were asked if they pre-allocated properties in advance of works being completed in order to minimise the vacancy period and to speed up occupation. Some local authorities explained that they do not allocate until works are completed because the timescale for repairs is considered too great, or that it may be due to funding /CPO issues and works pending. Some stated that the properties are for sale or in the process of allocation or have been offered but refused.

Exhibit 8 shows the percentage of properties pre-allocated by the local authorities.

Exhibit 8

Percentage of properties where local authority pre-allocate properties prior to completion							
%	0-20%	21-40%	41-60%	61-90%	91-100%	No Don't Pre-Allocate	No Details Returned By Local Authority
No. of Local Authorities	5	6	1	1	4	9	5
	Cavan Co Co	Kerry Co Co	Monaghan Co Co	Dún-Laoghaire Rathdown Co Co	Carlow Co Co	Clare Co Co	Cork City Co
	Donegal Co Co	Longford Co Co			Dublin City Co	Cork Co Co	Galway Co Co
	Roscommon Co Co	Mayo Co Co			Leitrim Co Co	Fingal Co Co	Galway City Co
	Tipperary Co Co	Meath Co Co			South Dublin Co Co	Kildare Co Co	Kilkenny Co Co
	Wicklow Co Co	Sligo Co Co				Laois Co Co	Offaly Co Co
		Waterford City and County Co				Limerick City and County Co	
						Louth Co Co	
						Westmeath Co Co	
						Wicklow Co Co	

Source: LGAS Survey to local authorities

iii. Actions taken to minimise turnaround time of properties

Previous VFM and NOAC reports in this area have recommended actions to minimise the turnaround of properties. Local authorities as part of this study were asked what actions they had taken to prepare and relet properties. These include property inspections, having frameworks in place, the use of the Choice Based Letting System (CBL) and planned maintenance programmes.

Property inspections when notice was received from tenants are undertaken as follows:

- fourteen local authorities inspect when advance notice is given by tenants
- two local authorities carry out inspections where tenants are transferring to another property

- five local authorities stated that no properties were inspected prior to being vacated
- one local authority stated that they inspected 60% of properties
- three local authorities stated that a small percentage were inspected
- three stated that they had no accurate data on the number of inspections carried out
- one local authority stated that they inspect only when the property is vacated
- one local authority is setting up a new unit and they will inspect in the future
- one local authority did not answer the question.

On whether a schedule of works is agreed with tenants pre-departure:

- fifteen local authorities do not do so
- two local authorities agree a schedule of works with tenants pre-departure
- five do so for a small percentage of tenants
- two local authorities do so for 35% - 40% of their tenants
- three local authorities agree a schedule of works for tenants where they are transferring only
- four stated that they do not have this information or did not respond to the question.

On the question of whether a schedule of works is agreed which the local authority is responsible for:

- twelve local authorities responded positively
- four stated that this is the case for a small percentage of properties
- the remaining local authorities gave no details or stated that there is no schedule of works agreed.

Thirty local authorities stated that they carry out inspections of works when they are completed and one did not respond.

Local authorities were asked as part of the study a number of questions regarding the use of framework agreements and term maintenance contracts:

- It was found that for minor refurbishment works there were framework agreements in place in the majority of local authorities with twenty one stating they used frameworks or some level of frameworks e.g. for depot only

- two local authorities stated that the frameworks had expired during 2020
- six stated that they did not use framework agreements for minor works
- one stated it was not applicable
- one local authority gave no response.

There were framework agreements in place for major refurbishments:

- in seventeen local authorities
- three had them in place for some of their works
- three local authorities stated that the frameworks were due to expire with some having the option to extend and others preparing new tenders
- five local authorities replied that no major works are done under framework agreements
- one stated it was not applicable
- two local authorities did not give a response.

Term maintenance contracts were in place:

- in eleven local authorities
- thirteen local authorities had no term maintenance contracts
- one stated it was not applicable
- two local authorities had some term maintenance contracts in place
- one local authority stated that they were about to go to tender
- there were no details given in the case of three local authorities.

Local authorities were asked about the level of works contracted out and completed in-house:

- twelve local authorities stated that all refurbishment works are contracted out
- four local authorities stated that up to 10% of works were completed by their own staff
- seven stated that between 10% and 50% of works were completed in house
- three local authorities stated that more than 50% of works were carried out by their own staff
- one other local authority stated some works were completed by their own staff

- three local authorities had no record of how much was carried out in-house and another one did not respond.

Pre-approval of tenants takes place in sixteen local authorities. A further three local authorities pre-approve for 80%, 50% and 29% of cases. In two local authorities, they estimate up to 15% of cases are pre-approved. Two other local authorities also pre-approve tenants except in areas that are hard to let, but could not provide an accurate number of the properties pre-approved. Five local authorities do not pre-approve tenants and an additional three did not reply to this question.

Local authorities were asked whether they prioritised properties in areas of high demand:

- eleven local authorities responded that they do
- two local authorities stated that they prioritise these properties in approximately 20% of cases
- four local authorities prioritise in more than 50% of cases
- three local authorities stated that they do not prioritise properties in areas of high demand
- two stated that it was not applicable
- one local authority stated that they do not have accurate numbers
- four local authorities stated that they use other types of criteria to identify priority ratings such as vacancy date, reletting time, and the amount of refurbishment works required etc.
- four local authorities did not respond to this question.

On the use of the CBL system:

- seven local authorities stated that they use the CBL
- four local authorities use it in less than 20% of cases mainly for properties in areas that are difficult to let
- twelve local authorities stated that they do not use the CBL system
- one stated that it was not applicable
- one that the details were unknown
- six local authorities did not respond to this question.

On the question of whether management structures were in place to facilitate team meetings and liaison of staff involved in the process to allocate and have properties ready for reletting it was found that sixteen local authorities have these structures in place.

A further eleven have regular team meetings and another local authority stated that this is the case for the relet of half of their properties. Two local authorities stated that this was not applicable, and the remaining local authority stated that they had no accurate information on this.

In 2019, seventeen (eighteen in 2018) local authorities stated that they had a planned maintenance programme with a total budget spend of some €13m (2018: €15m) and an actual spend of some €10.2m (relates to only 13 local authorities as not all gave expenditure details) (2018: €12.3m).

iv. Factors giving rise to periods of vacancy

The factors resulting in each property vacancy was also requested. The questionnaire provided options such as; awaiting refurbishment prior to relet, acquisition pending works, long term void awaiting funding, major refurbishment needed, pending demolition/regeneration, pending sale, derelict, legal proceedings, vacant as refused > twice, no demand (rural/traveller), Other (with comments invited to give an explanation).

There were 4,754 vacant properties as at 31 December 2019. An analysis of the reasons giving rise to the vacancy is set out in Exhibit 9.

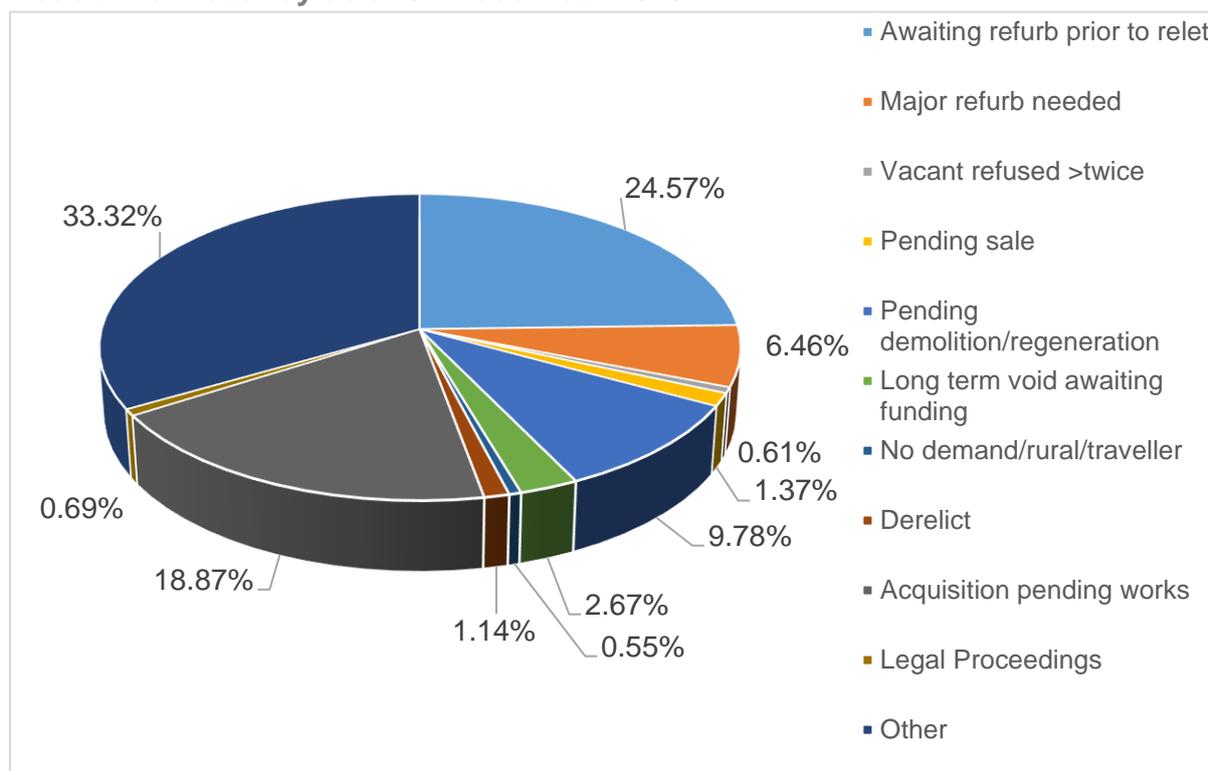
33.32% (1,584) of these properties were classified under the 'Other' category, which have been further analysed by each local authority as shown below. The remainder of the properties can be classified as follows:

- 24.57% (1,168) of vacant properties were classified as awaiting refurbishment prior to relet
- 6.43% (306) were classified as needing major refurbishment
- 2.67%(127) were classified as long term voids awaiting funding
- 18.87% (897) were acquisitions pending works
- 9.78% (465) of properties were pending demolition
- 1.14% (54) were classified as derelict
- 1.37% (65) were pending sale
- properties subject to legal proceedings were 0.69% (33)
- no demand/rural/traveller properties was 0.55% (26)
- vacant as refused more than twice was 0.61% (29).

Appendix 4 shows a detailed analysis of reasons for vacancy by local authority.

Exhibit 9

Reason for vacancy as at 31 December 2019



Source: LGAS Survey to local authorities

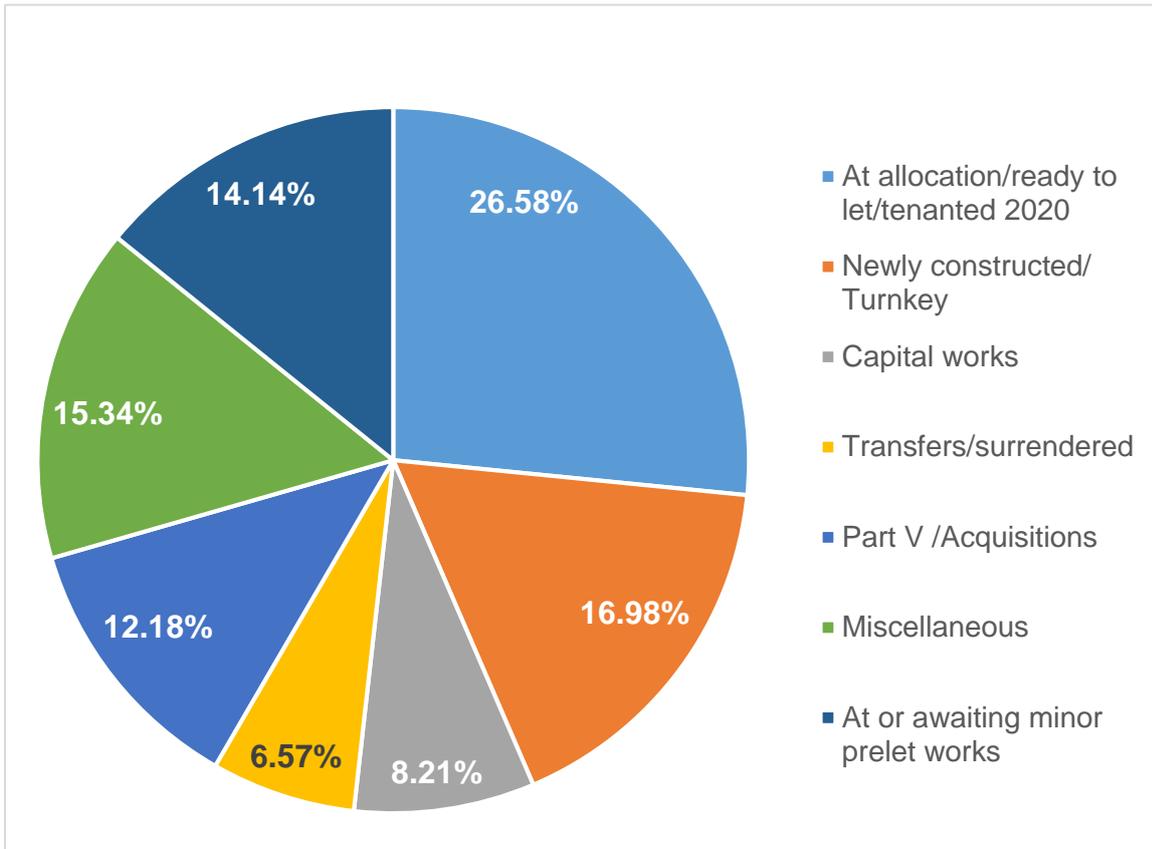
Vacant properties, which were classified in the 'Other' category, can be further analysed as follows:

- 26.58% (421) were classified as at allocation/ready to let stage or tenanted in early 2020
- 16.98% (269) of properties were noted as newly constructed/turnkey
- 14.14% (224) of the properties were classified as at or awaiting minor prelet repairs
- 15.34% (243) were vacant for miscellaneous reasons such as tenant deceased, gone into nursing home, fire damaged properties, properties held for homeless/refugees etc.
- 12.18% (193) of properties were acquisitions and Part V properties
- 6.57% (104) of properties had been surrendered or where tenants had transferred
- 8.21% (130) of properties were designated for capital works projects.

See Exhibit 10 for analysis of vacancies classified as 'Other' by local authorities.

Exhibit 10

Vacant properties classified as 'Other'

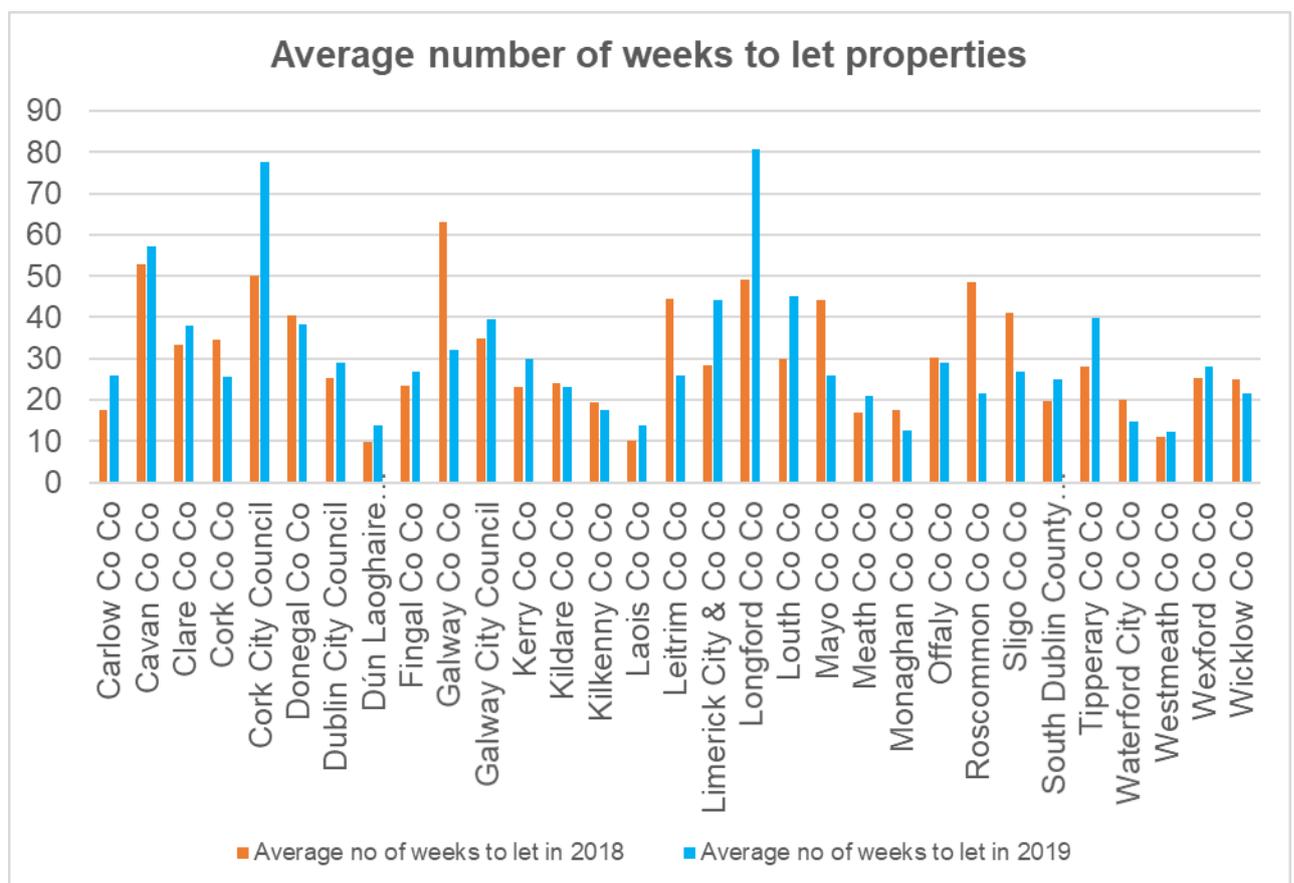


Source: LGAS Survey to local authorities

v. Average time, cost and funding taken to refurbish and occupy vacant properties

The average time taken to let properties in 2019 and 2018 was calculated for each local authority. This was garnered from the details of properties let in 2019 and 2018. It was calculated from the date the property became vacant/local authority became aware it was vacant, or purchased (in the case of acquisitions) to the date of the first rent debit on the tenants account. The median time in 2019 was 26.69 weeks and in 2018 was 27.92 weeks. Exhibit 11 shows the average number of weeks to let properties in 2018 and 2019. Further analysis of the number of weeks taken is shown in Appendix 5.

Exhibit 11



Source: LGAS Survey to local authorities

Cost of refurbishment to occupy vacant properties:

The local authorities were asked to indicate the types of works, which were carried out on each property when preparing for letting in 2018 and 2019. Details were provided by 24 local authorities for approximately 3,300 units let in 2019 and the analysis of these figures noted the following:

- 32% of work carried out was necessary to bring properties to minimum letting standards (2018: 33%)
- 27% of properties required major works (2018: 26%)

- 16% of properties required minor turnaround works (2018: 21%)
- major works and energy efficiency works were carried out on 4.2% of properties (2018: 5%)
- energy efficiency work was necessary on 0.6% of properties (2018: 2%)
- disability adaptations accounted for 0.20% of works (2018: 1%)
- the remaining 20% were classified as 'other' (2018: 12%).

As all local authorities did not complete this analysis and others only partially completed it, these figures are only indicative of the types of works carried out. However, the mix of works on properties in 2019 and 2018 does have an implication for the length of time involved, the refurbishment costs incurred per unit and the overall average costs per local authority, which are discussed further below.

Information was requested on the total direct costs of refurbishment for each property (including refurbishment of acquisitions) in 2018/2019 and the source of funds for refurbishment works i.e. whether funded under Department programmes or from own resources etc. The total direct costs related to those claimed during 2018/2019 and works on all other properties, which were finalised during the years 2018/2019, (but should include costs, which were incurred on the property in any prior year to bring it to completion). Details of pre and post works BER ratings were also requested, if available.

Direct costs only relating to labour, contracted works, plant and machinery and material costs were to be included. Charges relating to overheads, central management charges, administration and technical salaries were to be excluded.

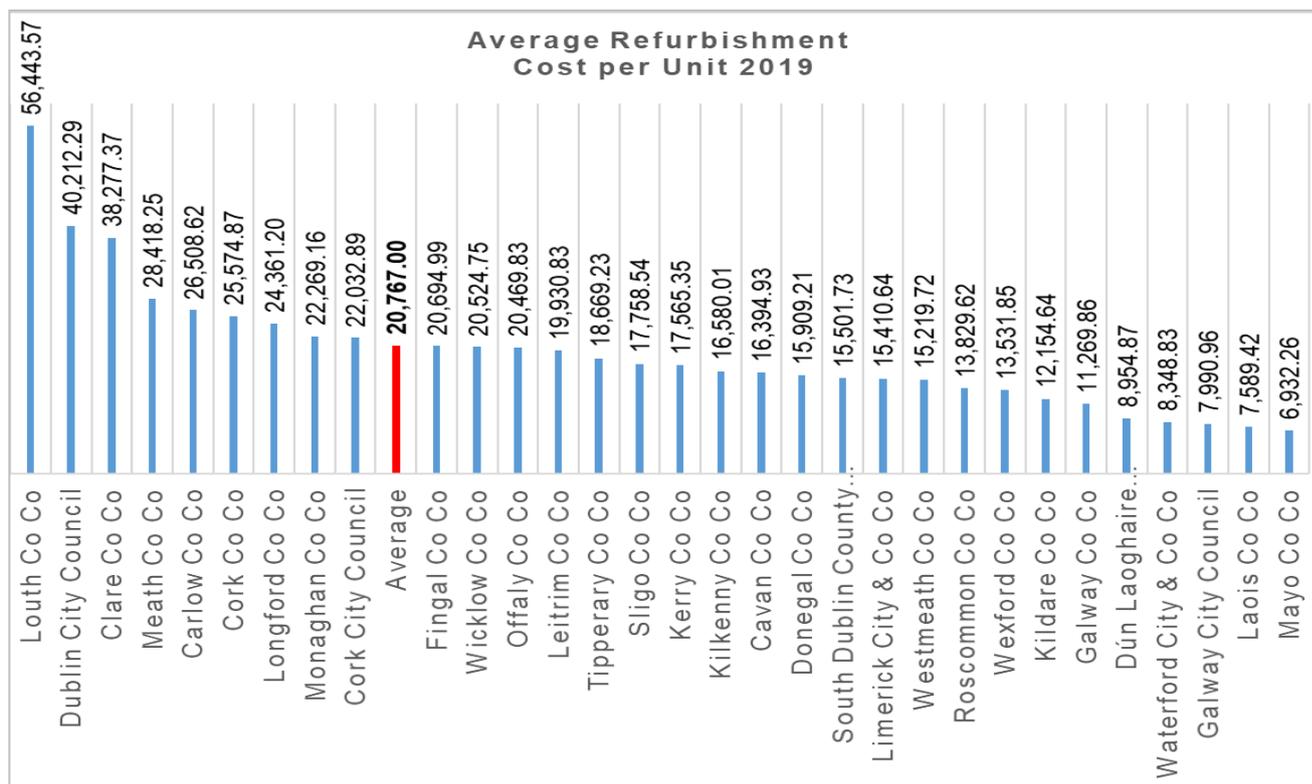
The local authorities provided details of the refurbishment costs for 2018 and 2019 for vacant/void properties and the number of units which were refurbished. This data was used to calculate an average refurbishment cost per unit by local authority for each year.

Exhibit 12 shows the average refurbishment costs for 2019 for each local authority. The overall average cost for 2019 was €20,767 (based on 4,065 units) with nine local authorities having a higher average refurbishment cost.

However, there is a large variation in the average refurbishment costs in 2019, with Mayo County Council's average cost of €6,932 and Louth County Council's average cost of €56,443 per unit.

The high refurbishment costs (2018/19) in Louth County Council are attributed to properties acquired by CPO, which were in various states of dereliction and needed complete refurbishment. In the case of Dublin City Council, the average cost of €40,212 is based upon framework agreements for approximately 400 units, however some 300 extra units were also refurbished via own labour and these costs have not been quantified on an individual unit basis.

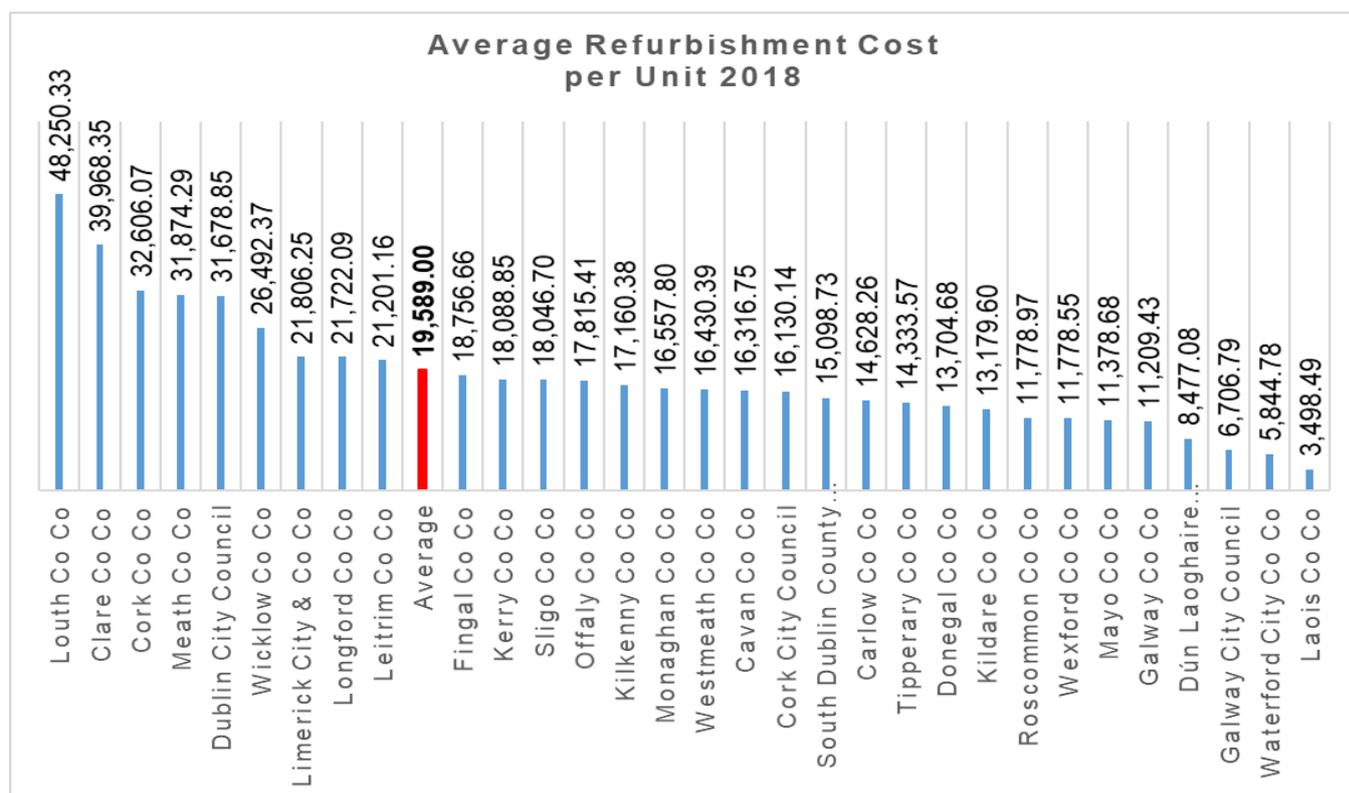
Exhibit 12



Source: LGAS Survey to local authorities

Exhibit 13 shows the average refurbishment costs for 2018 for each local authority. The overall average cost for 2018 was €19,589 (based on 4,184 units) with nine local authorities having a higher than average refurbishment cost.

Exhibit 13



Source: LGAS Survey to local authorities

Funding of refurbishment costs:

Local authorities were requested to split the cost of refurbishment into whether it was funded from their own resources or under funding schemes from the Department. In 2019 refurbishment costs were funded approximately as follows;

- 45% from own resources (2018: 38%)
- 28% under voids/derelict funding (2018: 33%)
- 23% were funded by the Department as they related to refurbishment costs associated with acquired properties (2018: 25%)
- 2% under the energy efficiency programme (2018: 4%)
- 2% relate to claims pending funding decisions from the Department.

Measurement of BER ratings:

Details of Building Energy Ratings (BER) were requested for properties, which had been refurbished in 2019 and 2018. It was found that not all local authorities were measuring these ratings or did not provide details in the questionnaire. It should be noted that under the Energy Efficiency Programme, ten local authorities received funding in either 2018 or 2019, and seven local authorities received no funding either year (see Appendix 2).

Exhibit 14 below shows the percentage of units where BER ratings were measured in each year and the related number of local authorities.

Exhibit 14

Details of Building Energy Ratings 2018 and 2019							
% Properties refurbished where BER was measured	<20%	21-40%	41-60%	61-80%	>80%	No details or not measured	Total number of local authorities
BER Certs 2018 pre works	5	2	4	3	2	15	31
BER Certs 2018 post works	2	4	2	3	8	12	31
BER Certs 2019 pre works	3	6	4	4	4	10	31
BER Certs 2019 post works	4	7	6	3	4	7	31

Source: LGAS Survey to local authorities

vi. Income and Expenditure under the Voids Programme

The total income and expenditure incurred by local authorities under Maintenance and Improvement of local authority housing as per the 2018 and 2019 AFS were requested. These figures agree with Appendix 2 in the AFS per local authority.

The local authorities were requested to provide extracts from their revenue and capital accounts on the income and expenditure relating to housing maintenance and voids income and expenditure. They were requested to provide an analysis of expenditure relating to voids, response maintenance, planned maintenance, prelet repairs, repairs to new purchases, energy upgrades etc. as agreed to the figures in their AFS for 2019 and 2018. The related income was also requested for voids/grants, energy upgrade grants, rental income and other income.

Overall grants for voids shown in the capital accounts in 2019 was €20m (2018: €19m) and in the revenue accounts was €8m (2018: €11m). Expenditure on voids shown in the capital accounts in 2019 was €2.5m (2018: €1.3m) and in the revenue accounts was €27m (2018: €27m).

vii. Housing directorates staffing

The role performed by the housing directorates in the provision, management and maintenance of social housing in each county is key to help local authorities meet their housing objectives.

Information was sought on staffing numbers/grade in the housing directorate and ancillary staff (e.g. finance staff involved in rent collection/arrears etc., engineering, clerk of works etc.). Due to difficulties in collecting data at this level, the information sought was simplified and the WTE of staffing in the housing directorate and the WTE number involved in vacant/void dwellings was requested. These figures were based on estimates provided by the local authorities of the percentage of staff time allocated to the management of vacant/void dwellings (including the preparation/letting of property acquisitions). Approximately 15% of WTE work on the management of vacant void properties within the housing directorate and ancillary grades. See Exhibit 15 below.

Exhibit 15

Percentage of staff working on voids in each local authority			
Local Authority	Housing Directorate* WTE	WTE on Voids	% WTE on Voids
Carlow County Council	35.45	2.5	7.05%
Cavan County Council	33.33	5.56	16.68%
Clare County Council	68	16	23.52%
Cork City Council	160.65	104	65.00%
Cork County Council	326	52.3	16.04%
Donegal County Council	68.55	6.67	9.73%
Dublin City Council	1,061	50.85	4.79%
Dún Laoghaire-Rathdown County Council	96	25.4	26.45%
Fingal County Council	137.5	14.98	10.89%
Galway County Council	59	4.81	8.15%
Galway City Council	101	15.57	15.42%
Kerry County Council	133.74	23.06	17.24%
Kildare County Council	123	9.2	7.47%
Kilkenny County Council	41.5	2.55	6.16%
Laois County Council	44	4.45	10.11%
Leitrim County Council	29.6	7.38	24.93%
Limerick City and County Council	133.3	37.07	27.81%
Longford County Council	51	9.2	18.03%
Louth County Council	47	6.36	13.53%
Mayo County Council	46	7.35	15.98%
Meath County Council	60.3	12.06	20.00%
Monaghan County Council	28.2	9.275	32.89%
Offaly County Council	38.6	2.75	7.12%
Roscommon County Council	23.8	5.09	21.40%
Sligo County Council	44.84	1.96	4.38%
South Dublin County Council	198	29.83	15.07%
Tipperary County Council	97	18.4	18.96%
Waterford City and County Council	45	9.7	21.55%
Westmeath County Council	37.45	9.4	25.10%
Wexford County Council	62.6	9.33	14.90%
Wicklow County Council	45.5	10.4	22.86%
Total/Average	3,476.86	523.46	15.06%

Source: LGAS Survey to local authorities

*Including ancillary staffing such as technical, engineers etc.

4. Other Report Findings

4.1 National Oversight and Audit Commission: Report No.12 Review of the Management and Maintenance of Local Authority Housing

The National Oversight and Audit Commission (NOAC) was established on 1 July 2014 as part of the reform process under the Local Government Reform Act 2014, to oversee the performance of the local government sector. As part of this remit, they published “A Review of the Management and Maintenance of Local Authority Housing” in May 2017. The focus of the report was on the arrangements in place in local authorities for the management of their housing stock, their relationship with tenants, and how they maintain and enhance the fabric of the buildings to optimise their availability for letting purposes.

The data was collected for the above report in late 2015, based on a mix of 2014 and 2015 data. This was in conjunction with a customer satisfaction survey of tenants carried out by a research firm. In addition, data was collected on the age profile, number of housing estates and type of dwellings owned by the local authorities.

The report contained conclusions and recommendations in the following areas:

- Challenges and improvement opportunities
- Assigned staff resources
- Maximising occupancy
- Estate management
- Customer satisfaction
- Procurement
- Planning and scheduling of work
- Cost control
- Inspection of work
- Rental income
- Condition surveying and retrofitting programme
- Shared services
- Information management.

These conclusions and recommendations were reviewed, and where appropriate incorporated into the LGAS questionnaire, for the purpose of this overview report on vacant/void properties.

4.2 Performance Indicator Report

Each year NOAC produces a Performance Indicator Report on key performance data garnered from the local authority sector on areas such as Housing, Roads, Water, Waste/Environment, Planning, Fire Service, Library/Recreation, Youth/Community, Corporate, Finance and Economic Development.

4.2.1 Housing indicators for 2019 and 2018

In December 2020, NOAC published the performance indicators for 2019, with a number of key indicators and comparative figures for housing stock and housing vacancy levels. A review of the social housing stock levels each year focuses on the activity levels regarding building, buying stocks, and increases in stocks due to leasing mechanisms such as the Housing Assistance Payment (HAP) and Rental Accommodation Scheme (RAS), and the number of units provided via the AHBs. Units which are sold, demolished or planned for demolition are also recorded. The total number of vacant units were 4,365 (2019) and 3,736 for 2018 and this expressed as a percentage of the overall housing stocks held by local authorities, was 3.15% at the end of 2019, and 2.77% at the end of 2018.

Other key measures reported on by NOAC in the Performance Indicator Report were the turnaround time in refurbishment and reletting of vacant social housing and the average reletting costs involved. In 2019 the average reletting time (from date of vacating property to date it is retenanted) was 28.17 weeks, and 27.75 weeks in 2018. The average reletting cost was €18,336 in 2019 and €18,590 in 2018. The report outlines comparatives between 2018/19 and for the six largest urban local authorities.

Expenditure on repairs and maintenance costs averaged €1,169 per house in 2019, and €1,148 in 2018. Details of inspection rates of registered tenancies and the number of adult homelessness were also reported.

There are differences between the number of vacant properties and the average reletting time and costs as reported by NOAC and contained in this overview report. This is attributable to the fact additional categories were included in this report which were not included in the NOAC report. Vacant property information collected for this report as at 31 December 2019 included any acquired properties awaiting tenancy and any pending demolition/regeneration. These properties were not included in the NOAC report.

Similarly, in calculating the average times to let properties in 2019/18, details of acquired properties for first lettings are included for this report. The objectives of this report required additional information to the metrics provided in returns to NOAC for performance indicator purposes such as the factors behind the vacancies, actions taken by local authorities to minimise the level of vacancies, the sources of funding for refurbishment of properties, BER ratings and staffing details.

5. Acknowledgements

The LGAS would like to thank the following for their cooperation and advice during the course of this review of vacant/void properties in local authorities;

- The local authorities - Housing directorates
- CCMA/Housing working group
- Department of Housing, Local Government and Heritage, Local Government Finance Division and personnel

References

Sources

National Oversight and Audit Commission: A Review of the Management and Maintenance of Local Authority Housing (NOAC Report No. 12 – issued May 2017)

NOAC Performance Indicators Report 2019 (issued November 2020)

NOAC Performance Indicators Report 2018 (issued September 2019)

VFM Report No. 27 – Management and Maintenance of Vacant Dwellings in Local Authorities (issued May 2011)

VFM Progress Report No. 5 Implementation of recommendations contained in VFM Report No. 27 (issued May 2013)

Local Government in Ireland: Inside out, Published by the IPA

Rebuilding Ireland, Action Plan for Housing and Homelessness (issued July 2016)

Amalgamated AFS Local Authorities 2018 and 2019

Department Circulars and Reports

Circular 5/2019 Return of Vacant Social Housing Properties to Productive Use: 2019 Programme. Call for Proposals and Rebuilding Ireland Voids Targets.

Circular 16/2018 Return of Vacant Social Housing Properties to Productive Use: 2018 Programme

Appendices

- Appendix 1 Voids/Derelicts Programme Funding (2019)
- Appendix 2 Energy Efficiency Programme Funding (2019-2018)
- Appendix 3 Vacancy level in local authority as at 31 December 2019
- Appendix 4 Analysis of reasons for vacancy by local authority
- Appendix 5 Average number of weeks to let in 2019-2018
- Appendix 6 Service Division A Housing and Building Expenditure:
A01 Maintenance and Improvement of local authority housing
(2019-2018)
- Appendix 7 Service Division A Housing and Building Income:
A01 Maintenance and Improvement of local authority housing
(2019)
- Appendix 8 Service Division A Housing and Building Income:
A01 Maintenance and Improvement of local authority housing
(2018)

Appendix 1 – Voids/Derelict Programme Funding (2019)

City and County Councils	Voids Units 2019	Derelict Units 2019	Funding Voids €	Funding Derelict €
Carlow County Council	14	0	219,500	0
Cavan County Council	9	0	117,161	0
Clare County Council	28	34	480,729	1,713,410
Cork City Council	69	0	586,109	0
Cork County Council	49	21	661,653	991,680
Donegal County Council	41	2	498,693	159,082
Dublin City Council	487	8	11,667,116	470,000
Dún Laoghaire-Rathdown County Council	82	1	726,876	51,297
Fingal County Council	22	0	219,738	0
Galway County Council	39	0	462,756	0
Galway City Council	6	0	29,590	0
Kerry County Council	61	0	635,306	0
Kildare County Council	11	0	157,429	0
Kilkenny County Council	13	0	157,130	0
Laois County Council	23	0	204,617	0
Leitrim County Council	22	0	269,262	0
Limerick City and County Council	74	1	1,020,014	419,602
Longford County Council	19	0	276,465	0
Louth County Council	5	0	72,053	0
Mayo County Council	5	0	15,664	0
Meath County Council	22	0	303,197	0
Monaghan County Council	13	0	110,638	0
Offaly County Council	18	0	228,253	0
Roscommon County Council	3	0	49,094	0
Sligo County Council	40	0	476,358	0
South Dublin County Council	89	0	914,084	0
Tipperary County Council	71	1	848,402	89,242
Waterford City and County Council	75	0	608,714	0
Westmeath County Council	7	0	71,893	0
Wexford County Council	37	0	449,690	0
Wicklow County Council	13	0	235,309	0
Total	1,467*	68	€22,773,493	€3,894,313

Source: Department of Housing, Local Government and Heritage

* 32 units paid in 2019 re. 2018

Appendix 2 – Energy Efficiency Programme Funding (2019-2018)

City and County Councils	Units 2019	Funding €	Units 2018	Funding €
Carlow County Council	34	217,342.28	145	236,883
Cavan County Council	0	0	26	22,197
Clare County Council	40	690,714.93	116	328,632
Cork City Council	81	3,419,942.37	406	2,826,636
Cork County Council	38	591,910	1,193	2,493,573
Donegal County Council	462	767,826	0	0
Dublin City Council	874	9,863,296	485	1,825,182
Dún Laoghaire-Rathdown County Council	0	0	0	0
Fingal County Council	0	0	309	1,347,167
Galway County Council	0	0	0	0
Galway City Council	0	0	0	0
Kerry County Council	45	84,011	138	187,165
Kildare County Council	0	52,797	177	398,384
Kilkenny County Council	6	7,881.29	170	289,975
Laois County Council	0	0	45	121,840
Leitrim County Council	0	0	0	0
Limerick City and County Council	100	1,956,010	56	748,800
Longford County Council	0	0	0	0
Louth County Council	0	0	274	484,910
Mayo County Council	34	106,828	175	477,236
Meath County Council	48	87,637	243	385,242
Monaghan County Council	72	144,282	0	0
Offaly County Council	29	36,106	0	0
Roscommon County Council	0	0	0	0
Sligo County Council	0	0	0	0
South Dublin County Council	479	960,268	0	0
Tipperary County Council	823	1,933,687	305	424,998
Waterford City and County Council	187	489,359.38	176	236,250
Westmeath County Council	0	0	6	54,801
Wexford County Council	45	516,991	8	52,762
Wicklow County Council	366	502,510	0	0
Total	3,763	€22,429,399.25	4,453	€12,942,633

Source: Department of Housing, Local Government and Heritage

Appendix 3 – Vacancy level in local authority as at 31 December 2019

City and County Councils	No. of LA Owned Units	No. of Vacant Properties	% Vacant Properties as at 31/12/19	Average Time Vacant in Weeks
Carlow County Council	1,797	64	3.56%	25.87
Cavan County Council	2,081	140	6.72%	55.2
Clare County Council	2,612	117	4.48%	65
Cork City Council	10,212	435	4.26%	63.2
Cork County Council	6,793	218	3.21%	53.2
Donegal County Council	4,842	177	3.66%	54.6
Dublin City Council (Note 1)	26,150	703	2.68%	103.8
Dún Laoghaire-Rathdown County Council	4,702	51	1.08%	105
Fingal County Council	4,719	165	3.49%	18.9
Galway County Council (Note 2)	2,541	183	7.20%	108
Galway City Council (Note 3)	2,444	63	2.58%	54.3
Kerry County Council	4,297	185	4.31%	49
Kildare County Council	4,450	252	5.66%	23
Kilkenny County Council	2,388	36	1.51%	20.2
Laois County Council	2,193	50	2.27%	17.2
Leitrim County Council	968	32	3.31%	72.5
Limerick City & County Council	5,444	271	4.98%	46
Longford County Council (Note 4)	2,076	166	7.99%	79.5
Louth County Council	4,045	112	2.77%	38
Mayo County Council	2,154	125	5.80%	32.2
Meath County Council (Note 5)	3,371	238	7.06%	10
Monaghan County Council	1,620	36	2.22%	12.2
Offaly County Council	1,891	44	2.33%	20.1
Roscommon County Council	1,386	57	4.11%	87.7
Sligo County Council (Note 6)	2,222	90	4.05%	138.9
South Dublin County Council	9,605	79	0.82%	22.6
Tipperary County Council	5,093	272	5.34%	72.8
Waterford City & County Council (Note 7)	5,129	194	3.78%	45
Westmeath County Council	1,979	31	1.57%	12.9
Wexford County Council	4,592	96	2.09%	36.6
Wicklow County Council (Note 8)	4,588	72	1.57%	20.3
Total/Average	138,384	4,754	3.44%	
Median			3.56%	46

Source: Department of Housing, Local Government and Heritage

Note	City and County Councils	City and County Councils Comment
1	Dublin City Council	This comprises 179 refurbishment prior to relet and 175 acquisitions pending works and 349 units for regeneration/demolition. The average time vacant was 24.56 weeks (excludes times for regen/demo) i.e. for 354 units. This rose to 103.76 for 703 units including regeneration/demolition.
2	Galway County Council	Pending Sale/Demolition or Regeneration/Derelict units are making the average weeks vacant high. Also the number of vacant properties at the year end includes 53 units under construction, which if excluded would make the percentage vacant 5.11%.
3	Galway City Council	Average is 40.25 weeks when excluding units being retained to facilitate capital works investment project.
4	Longford County Council	166 vacant includes 54 acquisitions at the year end not yet occupied. Excluding these the vacancy rate is 5.39%.
5	Meath County Council	3% is the vacancy rate when new acquisitions for November/December (142) are excluded. Additionally 12 units are kept for Housing First and regeneration purposes, bringing the percentage vacant to 2.2%.
6	Sligo County Council	The average time vacant is 10.79 weeks, when 45 vacant properties are excluded. These are pending regeneration/demolition (32), pending sale (4) and for use as a decant (9) under the Cranmore Regeneration Programme.
7	Waterford City and County Council	114 units were completed and handed over in December 2019, 13 derelict and 6 pending sale, vacancy rate then is 3.4%.
8	Wicklow County Council	There are 28 decant units and 15 units used for homeless services not included in VFM figures.

Source: LGAS Survey to local authorities

Appendix 4 – Analysis of reasons for vacancy by local authority

Reasons for Vacancy as a 31/12/2019													
City and County Councils	Total	Awaiting Refurb Prior to Relet	Major Refurb Need	Vacant Refused > Twice	Pending Sale	Pending Demolition Regeneration	LT Void Awaiting funding	No Demand Rural Traveller	Derelict	Acquisition Pending Works	Legal Proceedings	Other	Comments for Other
Carlow County Council	64	22								37		5	
Cavan County Council	140	72								33		35	Major refurbishment required or being held for capital scheme (35)
Clare County Council	117	67	7			6	2	4	2	25		4	Major structural issues (2) Awaiting flood relief (1) Transfer to AHB considered but fell through (1)
Cork County Council	218	42	4		15							157	Ready to let (82) Tenanted in 2020 (30) Tenant selected (8) Under offer (10) Works ongoing (9) SHIP/ Capital Project did not proceed (12) Allocated in 2020 (5) Secured and Inspected (1)
Cork City Council	435	232				33			5	50	6	109	Awaiting tenancy (101) SHARE housing (8)
Donegal County Council	177		70		5		2	2			4	94	Acquired property 2019 (35) At allocation stage (12) Minor works pending (11) Mica/uninhabitable (10) Deceased (7) Transferred (6) Surrendered (6) Abandoned (2) Temp property used when mica works (2) Sold (1) Arson after refurb twice (1) Repossessed (1)

Reasons for Vacancy as a 31/12/2019

City and County Councils	Total	Awaiting Refurb Prior to Relet	Major Refurb Need	Vacant Refused > Twice	Pending Sale	Pending Demolition Regeneration	LT Void Awaiting funding	No Demand Rural Traveller	Derelict	Acquisition Pending Works	Legal Proceedings	Other	Comments for Other
Dublin City Council	703	179				349				175			
Dún Laoghaire-Rathdown County Council	51	10		1		14				4		22	Other (22) minor works pending
Fingal County Council	165	62	11	4						88			
Galway County Council	183	37	1	4	3	19		4	25	29	4	57	Part V under construction (25) Turnkey under construction (23) Under construction (4) New build (1) Works awaiting allocation (1) Tenant RIP daughter in situ (1) Transferred to COPE (2)
Galway City Council	63		39	2			1				1	20	Ready for allocation (10) Pending capital works (4) Pending capital works multiunits (3) Possible additional units (1) Charity transfer possible (1) No reason (1)
Kerry County Council	185	30	20	2	5	1				27	2	98	Newly constructed (42) Works completed awaiting allocation (7) Works completed, allocated and awaiting occupation (10) Allocated and awaiting occupation (9) Awaiting allocation (8) Boundary issues (7) Fire damage (5) Oil spillage (5) Repossessed to be refurb (3) Subsidence WIP (1) Ownership issues (1)

Reasons for Vacancy as a 31/12/2019

City and County Councils	Total	Awaiting Refurb Prior to Relet	Major Refurb Need	Vacant Refused > Twice	Pending Sale	Pending Demolition Regeneration	LT Void Awaiting funding	No Demand Rural Traveller	Derelict	Acquisition Pending Works	Legal Proceedings	Other	Comments for Other
Kildare County Council	252						1			140	1	110	Transfers (38) Surrendered (17) Part V (16) Repossessed (14) Fire damage (8) RIP (7) Turnkey (3) New Build (4) Transition unit (1) Abandoned (1) Tenants in nursing home (1)
Kilkenny County Council	36	19						1		11		5	Buy and Renew scheme (3) Relative of former squatting (1) Japanese knotwood in garden (1)
Laois County Council	50	43								7			
Leitrim County Council	32		8	4			3	4				13	Recent vacancy pending works (7) Acquisition pending works (6)
Limerick City and County Council	271	103	35	1	1	7	17		3	69	2	33	Leased (16) Part V (9) Turnkey Acquisitions (5) Temp occupied due to fire (2) Possible development site (1)
Longford County Council	166		16	1	2	1					2	144	New turnkey (54) POA preletting repairs req (28) Tenant transferred (18) Tenancy surrendered (15) Death of tenant (9) Buy and Renew (8) New Construction (4) Abandoned (2) Tenant nursing home (1) Given SVP (1) Inherited needs refurb (1) Approval for 14 houses (1) Regeneration works (1) No information (1)

Reasons for Vacancy as a 31/12/2019

City and County Councils	Total	Awaiting Refurb Prior to Relet	Major Refurb Need	Vacant Refused > Twice	Pending Sale	Pending Demolition Regeneration	LT Void Awaiting funding	No Demand Rural Traveller	Derelict	Acquisition Pending Works	Legal Proceedings	Other	Comments for Other
Louth County Council	112						86			4		22	Fire damaged/vacated due to feud (3) CPO Acquisition pending works (19)
Mayo County Council	125	9	7	2	3			2	1	10		91	New builds (35) Turnkey (7) Passed away (7) Temp accom (6) No details given (5) Acquisitions (4) Transferred (3) For refurb (3) At allocation (3) Gone to nursing home (3) Awaiting completion (2) Awaiting funds (3) For Homeless (2) Caretakers lease (1) Moved to private(1) Offered twice awaiting (1) Offered twice refused (1) Part V (1) Surrendered (1) Purchase by LA (1) Abandoned (1)
Meath County Council	238		11	1	2						3	221	Capital works (50) Part V (40) Prelet works ongoing (39) Part V awaiting allocation (34) Turnkey (16) Awaiting allocation and preworks done (17)Prelet works pending (11) Reserved for Housing First (5) Pyrite repairs (2) Awaiting allocation turnkey (2) Fire repairs ongoing (1) HSE(1) Acquired (1) Decant (1) RIP prelet repairs pending (1)

Reasons for Vacancy as a 31/12/2019

City and County Councils	Total	Awaiting Refurb Prior to Relet	Major Refurb Need	Vacant Refused > Twice	Pending Sale	Pending Demolition Regeneration	LT Void Awaiting funding	No Demand Rural Traveller	Derelict	Acquisition Pending Works	Legal Proceedings	Other	Comments for Other
Monaghan County Council	36	10								9		17	Decant (6) New build/tenant allocated too close to Christmas to move/new purchases (11)
Offaly County Council	44	15								25		4	Tenant RIP no next of kin (4)
Roscommon County Council	57	21						1	12	18		5	Held for refugees (2) Awaiting demolition/tenant forced to vacate (3)
Sligo County Council	90	24			4	32				14		16	For decant use under the Cranmore regeneration (9) Council new build awaiting new tenants (6) Oil spill decant (1)
South Dublin County Council	79		47		11					1	6	14	Recently procured (3) OAP specific (2) Traveller (1) Still vacant (7) Awaiting HAP (1)
Tipperary County Council	272		14		8	3	15	6		65	1	160	Works recently completed (29) Recent Acquisition (27) Awaiting Minor repairs (99) Acquisition works recently completed (5)
Waterford City and County Council	194	7	14	5	6			2	3	45	1	111	Turnkey (45) No details (18) Site assembly works/CPO (17) RLS recently complete (15) Allocation pending (5) Repossessed (3) Fire damage (3) Tenant deceased (2) Adaptions (2) LT lease (1)

Reasons for Vacancy as a 31/12/2019

City and County Councils	Total	Awaiting Refurb Prior to Relet	Major Refurb Need	Vacant Refused > Twice	Pending Sale	Pending Demolition Regeneration	LT Void Awaiting funding	No Demand Rural Traveller	Derelict	Acquisition Pending Works	Legal Proceedings	Other	Comments for Other
Westmeath County Council	31	29	1									1	Temporary let (1)
Wexford County Council	96	73		1					3	11		8	Turnkey awaiting completion of let (6) Fire damage (1) additional SHIP units (1)
Wicklow County Council	72	62	1	1								8	Recently purchased (7) Other (1)
Total	4,754	1,168	306	29	65	465	127	26	54	897	33	1,584	
%		24.57%	6.43%	0.61%	1.37%	9.78%	2.67%	0.55%	1.14%	18.87%	0.69%	33.32%	

Source: LGAS Survey to local authorities

Appendix 5 – Average number of weeks to let in 2019-2018

City and County Councils	Average no. of weeks to let in 2019	Average no. of weeks to let in 2018
Carlow County Council	26.05	17.56
Cavan County Council	57.15	52.94
Clare County Council	37.95	33.27
Cork City Council	77.70	50.10
Cork County Council	25.52	34.49
Donegal County Council	38.44	40.51
Dublin City Council	29.10	25.15
Dún Laoghaire-Rathdown County Council	13.80	9.93
Fingal County Council	26.77	23.55
Galway County Council	32.00	63.00
Galway City Council	39.55	34.95
Kerry County Council	30.00	23.00
Kildare County Council	23.00	24.00
Kilkenny County Council	17.47	19.38
Laois County Council	13.95	10.16
Leitrim County Council	25.84	44.61
Limerick City & County Council	44.17	28.49
Longford County Council	80.72	49.04
Louth County Council	45.00	30.00
Mayo County Council	26.02	44.25
Meath County Council	21.00	17.00
Monaghan County Council	12.47	17.65
Offaly County Council	29.10	30.30
Roscommon County Council	21.68	48.49
Sligo County Council	26.69	41.11
South Dublin County Council	25.02	19.85
Tipperary County Council	39.91	27.92
Waterford City & County Council	14.80	20.00
Westmeath County Council	12.30	10.93
Wexford County Council	28.19	25.40
Wicklow County Council	21.44	24.91
Median	26.69	27.92

Source: LGAS Survey to local authorities

Appendix 6 – Service Division A Housing and Building Expenditure: A01 Maintenance and Improvement of local authority housing (2019-2018)

City and County Councils	Expenditure	2019 €	2018 €
Carlow County Council		2,676,851	2,192,727
Cavan County Council		2,182,681	2,432,499
Clare County Council		3,600,879	3,124,991
Cork City Council		14,972,385	17,607,223
Cork County Council		18,898,772	17,880,204
Donegal County Council		8,396,175	7,456,922
Dublin City Council		72,543,419	70,485,054
Dún Laoghaire-Rathdown County Council		12,101,357	10,962,053
Fingal County Council		11,446,860	10,698,217
Galway County Council		5,231,778	6,129,825
Galway City Council		6,122,500	4,987,756
Kerry County Council		6,704,108	6,513,014
Kildare County Council		9,810,320	10,831,703
Kilkenny County Council		4,439,832	3,621,915
Laois County Council		3,356,840	3,411,942
Leitrim County Council		1,835,095	1,624,760
Limerick City & County Council		10,379,598	10,566,551
Longford County Council		3,596,727	2,159,014
Louth County Council		5,809,450	6,293,237
Mayo County Council		3,220,156	3,262,901
Meath County Council		6,783,285	6,695,969
Monaghan County Council		1,536,046	1,586,643
Offaly County Council		2,349,547	2,595,920
Roscommon County Council		2,072,545	2,127,526
Sligo County Council		2,506,140	2,587,819
South Dublin County Council		19,963,277	15,111,292
Tipperary County Council		10,441,205	8,518,021
Waterford City & County Council		7,278,163	6,613,556
Westmeath County Council		2,325,259	2,129,879
Wexford County Council		6,602,421	5,828,730
Wicklow County Council		7,183,506	6,263,520
Total		276,367,177	262,301,383

Source: Department of Housing, Local Government and Heritage Amalgamated AFS 2018/19

Appendix 7 – Service Division A Housing and Building Income: A01 Maintenance and Improvement of local authority housing (2019)

City and County Councils	Income	Total 2019 €	State Grants and Subsidies €	Provision of goods and services €	Contributions from other LAs €
Carlow County Council		5,659,072	149,273	5,509,799	0
Cavan County Council		262,090	83,357	178,733	0
Clare County Council		6,806,598	149,730	6,656,868	0
Cork City Council		22,420,628	1,356,174	21,064,453	0
Cork County Council		27,527,357	232,349	27,295,008	0
Donegal County Council		1,723,203	560,863	1,162,340	0
Dublin City Council		1,353,544	460,474	893,070	0
Dún Laoghaire-Rathdown County Council		18,644,564	924,809	17,719,755	0
Fingal County Council		19,111,995	217,026	18,889,191	5,778
Galway County Council		7,953,152	312,649	7,640,503	0
Galway City Council		7,547,927	235,832	7,312,095	0
Kerry County Council		12,742,610	752,184	11,990,427	0
Kildare County Council		12,664,887	427,852	12,237,035	0
Kilkenny County Council		8,710,463	736,035	7,974,428	0
Laois County Council		6,127,940	267,588	5,860,352	0
Leitrim County Council		2,351,771	229,800	2,121,971	0
Limerick City and County Council		1,415,904	578,198	837,706	0
Longford County Council		6,231,047	1,077	6,229,970	0
Louth County Council		1,522,154	651,032	871,123	0
Mayo County Council		5,957,179	425,106	5,532,073	0
Meath County Council		1,337,276	1,196,780	140,496	0
Monaghan County Council		120,334	81,861	38,473	0
Offaly County Council		5,461,799	134,504	5,327,295	0
Roscommon County Council		4,553,547	38,341	4,515,206	0
Sligo County Council		221,578	164,780	56,798	0
South Dublin County Council		26,292,698	1,335,218	24,957,480	0
Tipperary County Council		15,483,736	1,142,367	14,341,369	0
Waterford City and County Council		13,878,703	626,385	13,252,317	0
Westmeath County Council		5,242,180	31,000	5,211,180	0
Wexford County Council		17,865,951	315,132	17,550,819	0
Wicklow County Council		13,735,144	167,112	13,568,032	0
Total		€280,927,031	€13,984,888	€266,936,365	€5,778

Source: Department of Housing, Local Government and Heritage, Amalgamated AFS 2019

Appendix 8 – Service Division A Housing and Building Income: A01 Maintenance and Improvement of local authority housing (2018)

City and County Councils	Income	Total 2018 €	State Grants and Subsidies €	Provision of goods and services €	Contributions from other LAs €
Carlow County Council		4,982,160	149,190	4,832,970	0
Cavan County Council		589,103	71,298	517,805	0
Clare County Council		6,378,982	121,929	6,257,053	0
Cork County Council		24,345,582	536,745	23,808,837	0
Cork City Council		25,085,677	3,934,342	21,151,335	0
Donegal County Council		2,339,686	1,253,055	1,086,631	0
Dublin City Council		1,292,203	733,042	559,161	0
Dún Laoghaire-Rathdown County Council		16,697,190	619,347	16,077,843	0
Fingal County Council		17,372,758	110,733	17,255,089	6,936
Galway County Council		7,473,641	133,134	7,340,507	0
Galway City Council		7,672,142	291,301	7,380,841	0
Kerry County Council		12,298,414	1,115,568	11,182,846	0
Kildare County Council		12,146,226	867,275	11,278,951	0
Kilkenny County Council		7,458,809	476,824	6,981,985	0
Laois County Council		5,929,159	299,557	5,629,602	0
Leitrim County Council		2,251,288	189,081	2,062,207	0
Limerick City and County Council		1,325,211	554,965	770,246	0
Longford County Council		4,841,104	-5,782	4,846,886	0
Louth County Council		1,782,665	320,809	1,461,856	0
Mayo County Council		5,500,617	446,888	5,053,729	0
Meath County Council		1,637,471	1,466,448	170,923	100
Monaghan County Council		145,716	107,399	38,317	0
Offaly County Council		5,586,458	315,076	5,271,382	0
Roscommon County Council		3,669,054	39,412	3,629,642	0
Sligo County Council		205,174	153,899	51,275	0
South Dublin County Council		23,004,507	243,538	22,760,969	0
Tipperary County Council		13,735,841	1,198,255	12,537,586	0
Waterford City and County Council		12,624,141	349,499	12,274,642	0
Westmeath County Council		4,613,012	36,132	4,576,880	0
Wexford County Council		16,755,030	286,130	16,468,900	0
Wicklow County Council		12,394,389	142,556	12,251,833	0
Total		€262,133,410	€16,557,645	€245,568,729	€7,036

Source: Department of Housing, Local Government and Heritage, Amalgamated AFS 2018

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