



Rialtas na hÉireann  
Government of Ireland

# Housing for All

## Q2 2022 Progress Report



Prepared by the Department  
of the Taoiseach  
[gov.ie/housingforall](https://gov.ie/housingforall)

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## Overview: Housing for All Quarter Two Progress

This is the fourth progress report for Housing for All, the Government's plan to increase the supply of housing to 33,000 per year to 2030.

The Report reflects the significant progress that has been made during Quarter 2 towards overall reform of the housing system and in the delivery of measures to accelerate the supply of homes in the short to medium term.

Despite considerable challenges in the external environment, Quarter 2 saw further progress in the Government's commitment to address the housing challenge. A number of measures aimed at addressing viability, affordability and vacancy have been implemented. In addition, we have seen progress on measures aimed at bringing about fundamental reform of housing delivery, such as addressing skills and capacity gaps in the construction industry, and actions to facilitate innovation and technology adoption in the sector.

The launch of the Croí Cónaithe (Towns) Fund seeks to increase the supply of housing through bringing vacant and under-utilised buildings and land back into use and promote residential occupancy, as well as supporting first time buyers. This fund provides new choices for people to live in towns and villages and supports the future growth and development of rural areas – including addressing rural decline in the core of small towns and villages.

Additionally, the fund provides the opportunity to strengthen Ireland's rural fabric through supporting communities who live there as well as reusing existing built structures, thus making a valuable contribution to the Government's Climate Action Plan 2021.

Since Quarter 3 of last year, when this ten-year plan was published, over 17,000 homes have already been delivered and we are confident that we will deliver this year's target of 24,600 new homes.

During this time, we have experienced a challenging external environment, emerging from the worst days of the pandemic, whilst facing increasingly difficult inflationary pressures and dealing with the broader impacts of the war in Ukraine, including the accommodation of 29,410 individuals (75% of all Ukrainian arrivals) seeking refuge in Ireland, as of 4 July 2022.

Factors in the external environment are posing increasing challenges to the delivery of homes, particularly supply chain issues and inflationary pressures. Against this backdrop, Housing for All provides stability, policy certainty, and a guarantee that the Government remains fully committed to the delivery of increased housing supply to meet our citizens' requirements. Achieving our targets for home delivery over the coming years will require an even greater focus on the delivery of Housing for All.

When the plan was published, it included a provision to update the list of actions on an annual basis in order to sustain momentum on delivery during its lifetime. This mechanism also gives us the opportunity to respond to the challenges which have emerged over recent months. This review is underway and Government intends to publish an updated set of actions in the Autumn.

### Housing Delivery

Key indicators throughout the quarter reflect steady momentum in housing delivery. In the months of April and May, construction commenced on 5,092 homes.

#### Other key indicators reported this quarter include:

- Planning permission was granted for 8,463 new homes in Quarter 1 of 2022.
- 5,669 new homes were completed in Quarter 1 of 2022. This was a 44.5% increase from the 3,923 completions in quarter one of 2021 - when there were COVID-19 restrictions in place - and is 15.1% higher than the 4,926 completions in Q1 2020 prior to the pandemic.
- 1,109 new social homes were delivered in Q1 2022, including 639 new builds.
- According to analysis carried out (included in this report), Housing for All delivery targets for 2022 will be met.

Of a total 213 actions in Housing for All, 156 actions have now either been completed or are being delivered on an ongoing basis – 10 months since the launch of the strategy. These actions include measures which seek to enhance the capacity of both the public and private sectors to deliver on the ambition of Housing for All. Further, these actions seek to address critical factors such as the availability of land, access to the required levels of development financing, the timely provision of utilities which include water, electricity and broadband, and the fundamental reform of the planning process.





# Quarter 2 Highlights

- Conclusion of an Expressions of Interest process for the new **Croí Cónaithe (Cities) Scheme**. The Croí Cónaithe Fund will support the building of apartments for sale to owner-occupiers, through bridging the viability gap (see feature on pg 4).
- Establishment of the **First Home Shared Equity Scheme**, an affordability measure, to support first-time buyers in purchasing newly built homes nationwide (see feature on pg 5).
- Launch of the **Croí Cónaithe (Towns) Scheme** to support the refurbishment of vacant houses, enabling people to live in small towns and villages in a sustainable way.
- Amendment of the Nursing Home Support Scheme Act 2009 to remove disincentives against the rental of vacant properties by participants in the **Fair Deal** scheme in a way that is targeted, equitable, evidence-based and provides appropriate safeguards for vulnerable older people.
- Launch of a new phase of local authority social housing delivery under the Public-Private Partnership programme that will see approximately 1,530 new homes delivered across Dublin City Council, Dún Laoghaire-Rathdown County Council, South Dublin County Council, Kildare County Council, Louth County Council and Wicklow County Council.
- Planning applications submitted by the Land Development Agency (LDA) for 345 homes on a greenfield site in Hacketstown, Skerries and 219 homes on the Devoy Barracks site in Naas, Co. Kildare), bringing total planning applications submitted by the LDA for the year to date to 2,358.
- Contractor appointed to begin building 597 social and affordable homes on Shanganagh site from September.
- 119 Cost Rental Homes delivered in a number of locations including Leixlip, Citywest, Newbridge, and Clondalkin. (See Appendix 1 for the full list of Cost Rental units delivered to date).
- Strengthened regulatory controls in relation to the short-term letting of non-principal private residences in rent pressure zones to take effect from 1 September.
- Additional homes made available under the Local Authority **Affordable Purchase Scheme**. 16 Affordable Purchase homes in South Dublin priced between €245,600 and €285,300 (a reduction on market values of c. 20%). 22 Affordable Purchase homes are being advertised by Cork City Council.
- Publication of new statutory national planning Guidelines for the preparation of local authority development plans, to ensure that sufficient new homes can be built in key areas of housing demand.
- Establishment and launch of a digital Housing Delivery Tracker, to support local planning authorities in monitoring the delivery of housing relative to targets identified for each development plan area.
- Publication of statutory national planning Guidelines to assist with the identification and mapping of lands in scope for the new Residential Zoned Land Tax (RZLT), to be collected by Revenue further to the Finance Act 2021. The initial maps must be in place by 1 November 2022 and will form the basis for a national zoned land register.
- First project funded under the Enterprise Ireland **Built to Innovate** campaign, which is aimed at improving the productivity of the domestic residential construction sector.
- Consortium to host the new **Construction Technology Centre (CTC)** identified.
- IDA facilitated engagement between international construction companies and Irish policymakers to discuss specific residential construction projects in Ireland.
- Establishment and Terms of Reference developed for a **Modern Methods of Construction** Leadership and Integration Group.
- An increase in Apprenticeship registrations of 48 to a total of 249 for carpentry and joinery and of 81 to a total of 346 for plumbing in May 2022.
- Research progressed to quantify the need for professionals such as planners and quantity surveyors) to meet HfA and domestic retrofitting targets. This research will enable the development of a third level response to supply the key skills required to meet HfA targets.
- A suite of actions being progressed in order to enable and enhance **international recruitment** and **domestic workforce activation**.
- **Launch of the Future Building initiative** to facilitate the matching of employers' vacancies to jobseekers seeking employment and referral to education and training as required.
- **Promotion of construction careers** among school leavers, potential career changers and those outside the labour force, to encourage them to take up employment or training opportunities in the sector.

- Conclusion of a tender process **for a Cost of Construction study**.
- Confirmation that the **Housing Finance Agency can lend to Technological Universities** for the purposes of enhancing the supply of student accommodation.
- Proposal submitted for funding under the European Regional Development Fund (EDRF) Programme, 2021-27 to support the implementation of the Town Centre First Policy to target vacancy/dereliction.
- **Vacant Homes Officer position** is now full-time across all Local Authorities.
- Applications received for 25 projects to address vacancy and dereliction in rural towns and villages and aim to redevelop buildings to provide essential infrastructure, including remote working facilities, community facilities and libraries under the **Rural Regeneration and Development Fund (RRDF)**.

### Feature:

## Increasing New Housing Supply

### Croí Cónaithe (Cities)

A key national policy objective under Housing for All is to build more homes such as apartments within our cities and towns, resulting in compact growth and vibrant, liveable cities. This will help to tackle climate change, reduce vacancy and dereliction and help to meet the strong demand for urban living. Lack of viability is constraining the development of apartments for sale (not rent) in the built-up areas of cities, which are more suited to higher-density residential development.

The Croí Cónaithe (Cities) Scheme is a fund to support the building of apartments for sale to owner-occupiers. It aims to bridge the current “viability gap” between the cost of building apartments and the market sale price (where the cost of building is greater).

In May 2022, the Minister for Housing, Local Government and Heritage, Darragh O’Brien, TD, and the Chief Executive of The Housing Agency, Bob Jordan, launched a call for Expressions of Interest in the Government’s proposed Croí Cónaithe (Cities) Scheme. Expressions of Interest were invited from proposers with planning permission to build apartment developments in Dublin, Cork, Limerick, Galway and Waterford.

The closing date for receipt of proposals was 21 June 2022.

The Housing Agency has now started the first of the three pre-contract stages:

- **reviewing deals with eligible proposals**
- **ranking of suitable proposals**
- **a detailed due diligence process leading to eligibility**

In tandem with this, the Croí Cónaithe (Cities) scheme is the subject of an application in respect of State Aid to the EU’s Directorate-General for Competition (DG COMP) which has been prepared and submitted by the Department of Housing, Local Government and Heritage.

This type of upfront stimulus will accelerate supply in the right places at a more affordable price in the immediate future. The scheme will also provide those who wish to purchase a home with a greater choice.



**Feature:****Increasing Affordable Housing Delivery****First Home Affordable Purchase Shared Equity Scheme**

On 7 July 2022 the Minister for Housing, Local Government and Heritage, Darragh O'Brien, launched the First Home Scheme. The scheme, a major affordability initiative in Housing for All, is jointly supported by the State and participating mortgage lenders. It has been established to make it easier for first-time buyers to afford a new home.

Overall, the scheme is expected to improve the accessibility and affordability of new homes for first-time buyers. It will stimulate an increase in supply by improving confidence in the viability of future housing developments to meet increased, realisable demand.

The €400 million First Home Scheme aims to support approximately 8,000 households to bridge an existing affordability gap by providing buyers with part of the purchase price for their home, in return for the scheme taking an equity stake in the purchased home. The maximum stake that the scheme will take is 30% (or 20% if the buyer wishes also to avail of the Government's Help to Buy incentive). When a buyer using the scheme subsequently decides to sell the home, a proportion of the sale proceeds will be used to redeem the equity stake. Homeowners will also have the option, but not the obligation, to buy out some or all of the First Home equity stake at any time, if they wish.

The First Home Scheme is primarily targeted at first-time buyers who are seeking to buy a new home. Under the Government's 'Fresh Start' principle, applications are also accepted from those who have had a relationship breakdown or who have undergone an insolvency process, and who no longer retain an interest in a previously owned home. The scheme is available initially to First-Time Buyers and other qualifying homebuyers who are taking out mortgages with participating lenders: AIB (including EBS and Haven), Bank of Ireland, or Permanent TSB. Other mortgage lenders may join the scheme in the coming months.

The First Home Scheme application process runs in parallel with the mortgage application process, so mortgage applications will continue to be made separately through the participating lenders. The scheme is open to buyers of newly-built houses and apartments in private developments.

Full scheme details can be accessed online at [www.firsthomescheme.ie](http://www.firsthomescheme.ie).

The scheme has been carefully designed to avoid causing distortions in the housing market and to target its support specifically at the purchase of starter homes by first-time buyers. The principal measure to ensure this is a price ceiling that applies in each local authority area and which is linked to the median price paid for new homes by First Time Buyers. Price ceilings, which can be accessed on the First Home website, will vary between local authority areas to reflect local market conditions. These ceilings will be reviewed after the first six months and at regular intervals thereafter, in order to ensure that they strike the right balance and that the scheme is effective in helping the first-time buyers who need it.

Speaking at the launch at the RDS, the Minister for Housing, local Government and Heritage, Darragh O'Brien TD, said:

*"This brand new scheme will literally open the door for many first time buyers. Affordability and the chance to buy a home is very much at the centre of this Government's housing policy. In Housing for All, our new housing plan for Ireland, we committed to establishing a scheme, in partnership with participating mortgage lenders, which would make home ownership easier for those who were finding that aspiration just out of reach.*

*This scheme we are launching today will support first-time buyers and those seeking a fresh start by helping to bridge the gap between what they can afford and the price of the home they wish to purchase. It will make new homes more affordable and easier to access for first-time buyers, helping them get their foot on that crucial first rung of the property ladder. This Government is working to give young and not so young people a real chance to buy their own home. Today's announcement is another step in that direction."*



## Social Housing Delivery

Whilst Housing for All commits to an increase in social housing delivery, including an average of 9,500 new-builds per year, there has been significant progress in recent years. The total provision of social housing has increased from 3,979 homes delivered in 2010 to 9,183 homes delivered in 2021. This increased delivery has been made possible by increased Government investment. Total expenditure on new-builds, acquisition and leasing has increased from €462.1 million in 2016 to €1.69 billion in 2021. During the corresponding period, the social housing waiting list declined from 91,600 in 2016 to 59,247 in 2021, a substantial reduction of 35.3%. For five years in a row the overall number of households on local authority waiting lists has decreased. At the end of Quarter 1 2022, 8,776 social homes were under construction, with an additional 11,551 homes at design and tender stage. In Quarter 1 2022, 109 new construction schemes, (1,733 homes) were added to the pipeline.

## Challenges

While progress has been strong across Quarter 2, we must acknowledge that there are unprecedented challenges in the external environment, notably the continuous rise in inflation. While prices decreased through much of 2020, inflation has been increasing since April 2021. Recent statistics published by Eurostat highlight that the rate of inflation in Ireland increased from 1.6% in June 2021 to 9.6% in June 2022. This issue has been further exacerbated by the ongoing war in Ukraine, which has led to significant increases in the cost of construction and has led to serious supply chain disruptions.

In recognition of this and in an effort to maintain momentum on important public works contracts, including those in the area of housing, another measure implemented by the Government during this quarter is the Inflation Co-Operation Framework, which sees the State bearing up to 70% of the additional inflationary costs on such contracts.

Our commitment to delivering a humanitarian response to people seeking protection in Ireland as part of the EU's overall response has seen us welcome over 39,278 refugees (as of 4 July 2022) to the country since the war broke out. So far, the focus has been on ensuring that temporary accommodation is provided, and work is underway to refurbish accommodation and provide modular housing to meet this need. However, it is clear that longer-term solutions will also be required, leading to a greater than ever need to focus on the delivery of Housing for All.

In addition, it must be recognised that over many years, the supply of housing in the country has not kept pace with demand due to a variety of complex factors, including changes in the financial landscape, changes in the structure of the rental market, a significant decrease in construction activity and changing demographics.

Only by enabling the delivery of homes at scale and speed will the current crisis be resolved. This will take investment from Government in the successful implementation of Housing for All, but it will also take co-operation from all sectors. In particular, the impact on housing delivery of approved projects being challenged through Judicial Review (JR) is a cause for concern. Analysis undertaken indicates that over 7,000 homes under Strategic Housing Development (SHD) programmes have been lost as a result of JR and over 14,000 homes are currently tied up in the JR process, leading to delays, increased costs and high levels of risk that the homes will not ultimately be delivered. The analysis further finds that the majority of JR applications originate from individuals and resident associations/management companies. Housing for All contains a number of measures to reform the planning process including much needed reform of the JR process. As we move forward with measures to address the housing crisis, it will be important to strike the right balance between addressing the needs of existing communities and bringing forward much needed housing supply.

We have consistently stated that the housing crisis in our country is the single most important social issue we face as a nation and we fully recognise the hardship it is causing across many sectors of our society. The scale of the challenge and the risks posed by the current economic and geopolitical environment underscores more than ever the need for a strong, coherent and stable plan to address our housing issues. We will continue to focus on implementation of Housing for All, monitoring the landscape and making adjustments as required.

**Feature:****Increasing Social Housing Delivery****Mortgage to Rent Scheme reforms**

In January 2022, the Government announced a number of significant improvements to the Mortgage to Rent scheme to ensure the scheme supports those who need it. Reform of the scheme was a commitment under Housing for All.

The Mortgage to Rent scheme offers households in acute, unsustainable mortgage arrears situations, with little or no prospect of a significant change in circumstances, the chance to surrender a property to a lender. In turn they become a social housing tenant whilst staying in their own home and community. As part of the scheme, the home is brought up to private rental standards.

The scheme has been amended to reflect current housing market conditions and most up-to-date research on those in long term mortgage arrears. As a result, more people are able to benefit from the scheme.

One of the 5,265 individuals who has benefitted from the scheme reflected afterwards:

*"I lost my job and was unable to make my mortgage repayments. I felt ashamed and was getting more and more stressed, as I tried everything with the bank but nothing worked. I really thought I was going to lose my home, and that I wouldn't have a roof over my head. ... MABS [Money, Advice and Budgeting] went through all the options with me and the Mortgage to Rent scheme seemed right for me. I could stay in my own home, pay a rent that is affordable, and possibly buy back my house in the future. The Mortgage to Rent scheme really worked for me, I don't feel any different, and my house still feels like home. ..."*

**From the Mortgage to Rent scheme's introduction in 2012 to the end of Q1 2022,**



**1,780 families**

**have remained in their home due to the scheme.**



**5,265 individuals**

**(2,892 adults and 2,373 children) are benefiting.**

The number of families per year that have benefited has increased in recent years, **from 196 families in 2019, to 363 in 2020 to 678 in 2021.**

A further 725 cases are being actively progressed.



## Housing for All – Data Insights

Given the scale and ambition of Housing for All, it is crucial to have robust systems in place to track, manage, analyse and communicate progress against the objectives of the Plan. This will allow for the early identification of any issues which might undermine progress and facilitate timely intervention to address them. The complexities of the Irish housing market are difficult to fully define as there is no one source of complete data relating to housing demand and supply.

For this reason, a Housing for All Data Insight Service is being implemented. This insight service aims to bring together the various data sources to support a strong understanding of the housing market and the provision of housing, and to facilitate improved measurement of the progress made toward the objectives set out in Housing for All.

### Ireland's Housing Supply in recent years

The number of new homes built in Ireland has grown significantly over the last decade. Between the years 2013 to 2019, there has been an average growth of 22% year on year, increasing from 4,575 new homes completed in 2013 to 21,047 new homes in 2019.

Although we continue to see strong growth year on year, the rate of growth has slowed somewhat in the more recent years. Further analysis shows that 46% (+4,479 additional homes) was achieved in 2017, 25% in 2018 (+3,578 additional homes) and 18% (+3,148 additional homes) in 2019.

The number of home completions during 2020 (20,514) and 2021 (20,473) reflects the impact of the COVID-19 pandemic across the construction industry and the wider economy. It is estimated that c. 6,500 to 16,000 additional homes have not been built as a result of COVID-19. This analysis is supported by Central Bank forecasting. In 2019, the Central Bank expected 24,500 dwellings to be completed in 2020 and 27,000, in 2021 (+10,513 units). Based on an examination of commencement data, we expect to see these additional homes commenced in 2022 with the majority expected to complete in 2023 and 2024.

Housing for All commits to delivering 24,600 homes in 2022 and 29,000 in 2023 getting to an average of 33,000 homes delivered each year over the lifetime of the plan.

## Ireland is on track to deliver the Housing for All 2022 completions target

The HfA Data Insights Service is monitoring the likely delivery of new homes over the coming months and years. This will facilitate the Government to intervene as necessary. To this end, the Housing for All Data Insight Service has analysed historical planning permission and approval data, commencement data, along with home commencement and completion data. From this process, two approaches were used to indicate the likely number of new dwelling completions for 2022.

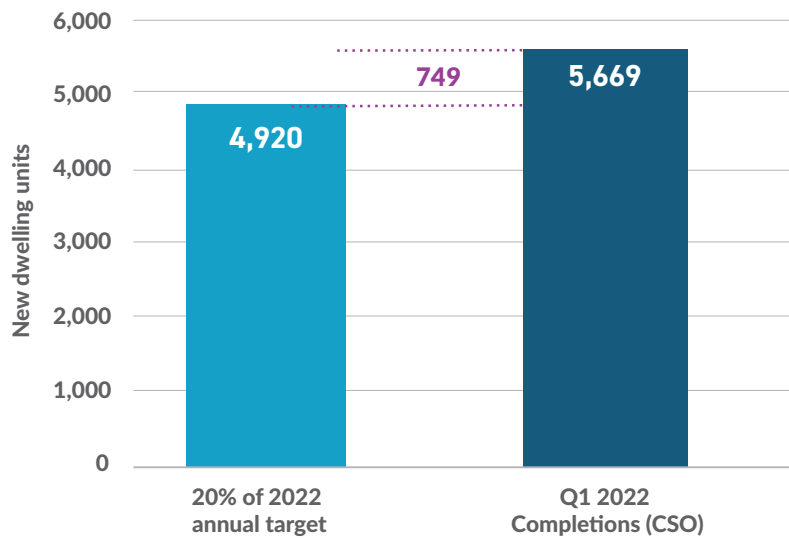
With any forecast modelling, there will be an order of error and any findings should be used as an indication of delivery only. The external environment must be monitored and any assumptions made in these models will be reviewed regularly. Factors such as, the impact of COVID-19 (legacy or future), inflation and the cost of living, the Ukraine crisis and housing specific factors such as the increase in delivery of apartment completions in recent years could result in a change to the underlying assumptions in these forecasting models.

The first model is based on using historical home completion data for the first quarter of the year. An average of 20% of new home completions are typically delivered in the first quarter of each year (from 2012-2019 period). With some small variations<sup>1</sup>, this can be said to hold true since 2012, right throughout an accelerated period of growth in home completions.

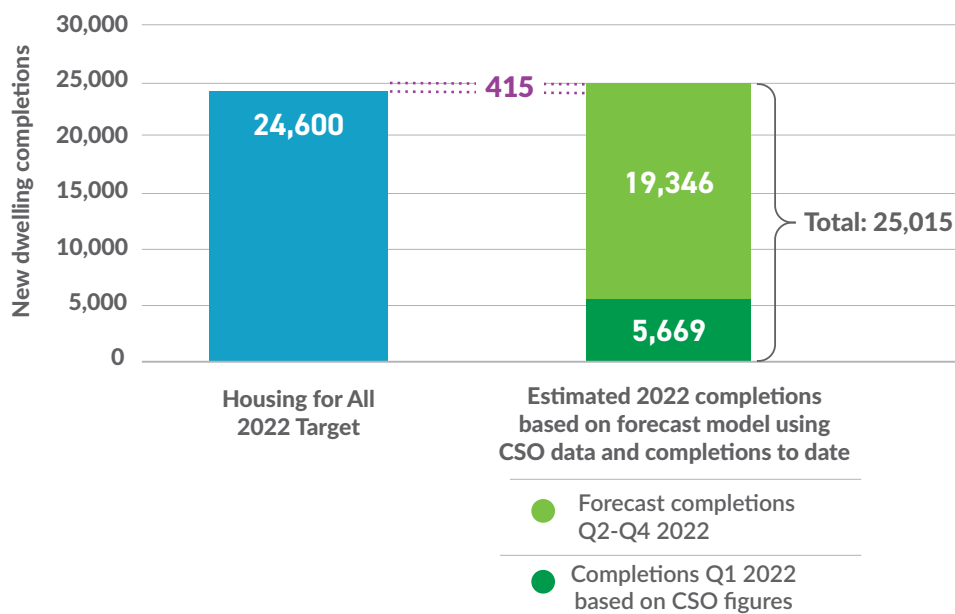
When this is applied to the Housing for All 2022 target, 20% of the overall target for the year (24,600) is 4,900. 5,600 homes were delivered in the first quarter, indicating that overall delivery for the year will be ahead of target. This is shown in Figure 1 below. This model indicates that 28,000 homes will be delivered by the end of 2022. We expect however this rate of delivery to decline in subsequent quarters as many of these home completions relate to construction which was delayed during COVID-19 and which completed in Q1 2022.

<sup>1</sup> The percentage of annual completions in the period from 2013 – 2021, that occur in the first quarter ranges from 19% to 24%



**Figure 1: Q1 2022 completions v 20% of 2022 HfA target**

Under the second forecasting model, the Housing for All Data Insight Service took a deeper look into historical planning applications and approvals, and home commencements and completions data from 2014 to 2019. As shown in Figure 2, this analysis estimates that just over 25,000 new homes will be delivered in 2022, thereby exceeding the 24,600 Housing for All target for the year.

**Figure 2: Annual 2022 HfA target v estimated annual completions**

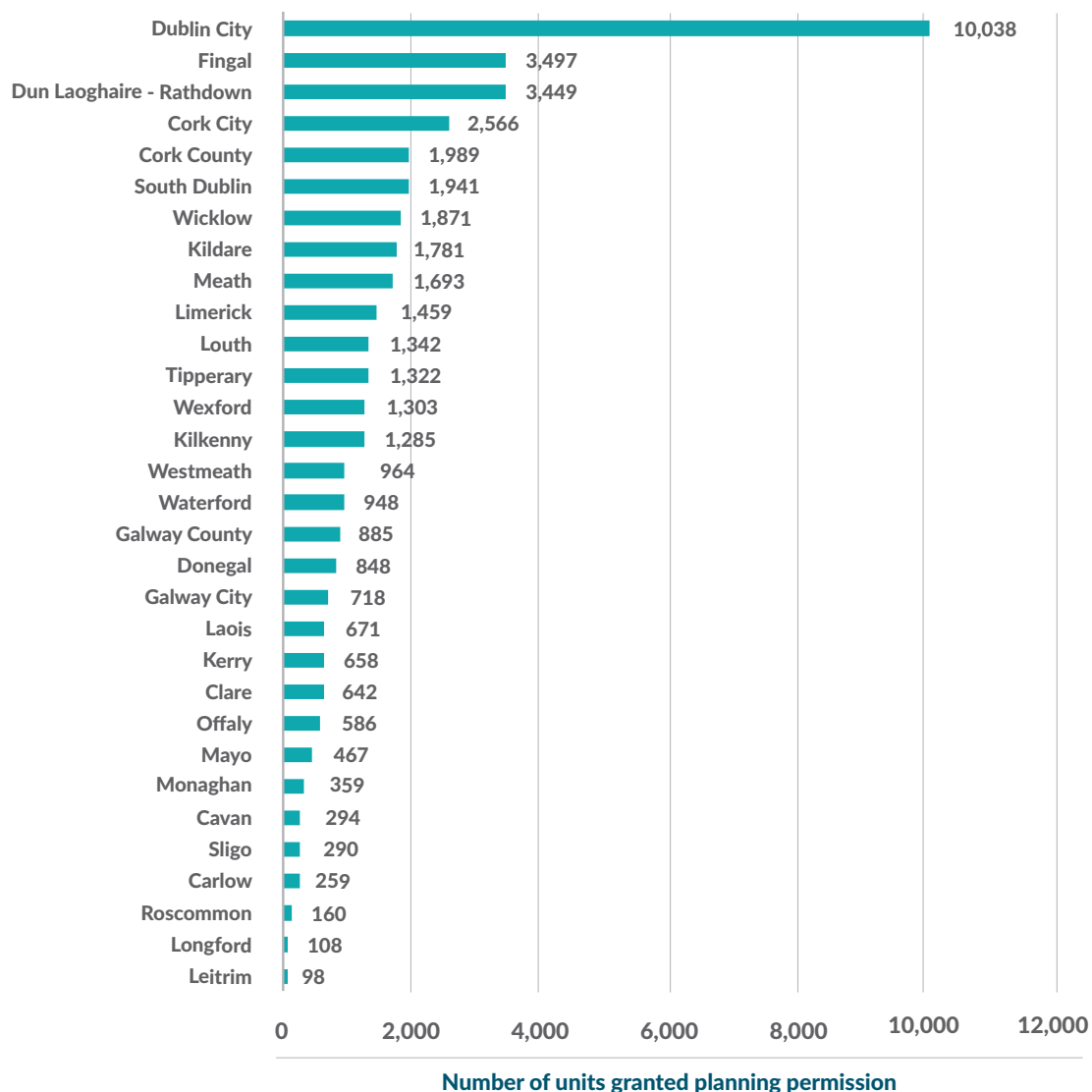
## Levels of Planning Permissions Granted, Home Commencements and Completions

The number of planning permissions granted and new homes commenced in the last year gives us an indication of the pipeline of home delivery for the coming years.

Between April 2021 and March 2022 (Q2 2021-Q1 2022), over **44,000** new homes were granted planning permission. **Nearly 43%** of these homes were granted planning permission for development in Dublin, **55%** were granted for development in the Greater Dublin Area (including Dublin), **10%** were granted for development in Cork and **4%** were granted for development in Galway (Figure 3).

In quarter one 2022, the CSO reported that the total number of homes granted planning permission nationally was almost 8,500, increasing from almost 7,000 (+21.5%) in quarter one 2021. Despite this increase, recent analysis undertaken has shown that the JR process has resulted in a substantial loss in the number of homes granted planning permission at a rate of 74%. Of the 74 cases subjected to a JR since 2017, nine were won and provided 2,454 homes, 23 cases had resulted in a reduction in properties totalling over 7,000, and 42 cases are currently active totalling over 14,000 homes. On average, SHDs are subject to waiting times of up to 60 weeks from initial planning application submission to court judgement. This leads to significant delays on the overall costs and potentially the overall viability of these developments.

**Figure 3: Number of units granted planning permission (Q2 2021 – Q1 2022)**



## The loss rate of properties that have gone to Judicial Review currently stands at 74%

There have been **74 SHD cases** under Judicial Review since 2017. This totals 23,765 properties (21% of the total SHD properties).

**9 cases**

that were won provided  
2,454 properties

This is a loss rate of 74% of  
properties that go to Judicial Review

**23 cases**

have resulted in a reduction  
in properties totalling 7,153

Properties most likely to lose in Judicial  
Review are those in cities, build to rent  
properties and developments with greater  
than 500 properties

**42 cases**

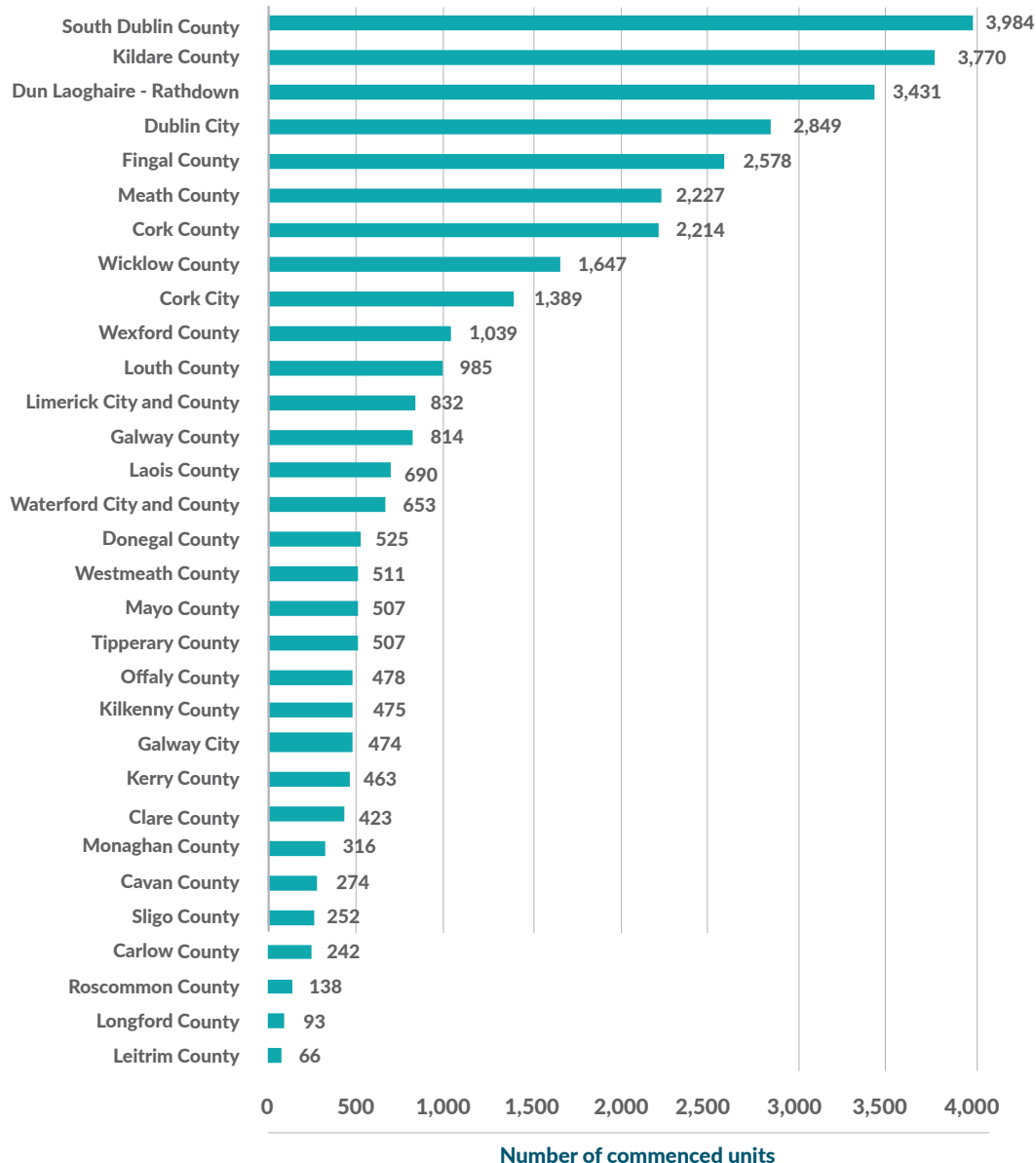
are currently active  
totalling 14,158 properties

If the same loss rate continued we  
would expect only 3,681 of the above  
currently active JR products to  
proceed successfully

The society of Chartered Surveyors Ireland (SCSI) estimates that a year long delay to a housing development caused by JRs adds at least €8,000 to €12,000 to the cost of each new home.

Between April 2021 and March 2022 (Q2 2021-Q1 2022), nearly **35,000** homes commenced development. From that figure, **nearly 37%** of these homes were in Dublin, **59%** in the Greater Dublin Area (including Dublin), **10%** in Cork and **4%** in Galway (Figure 4).

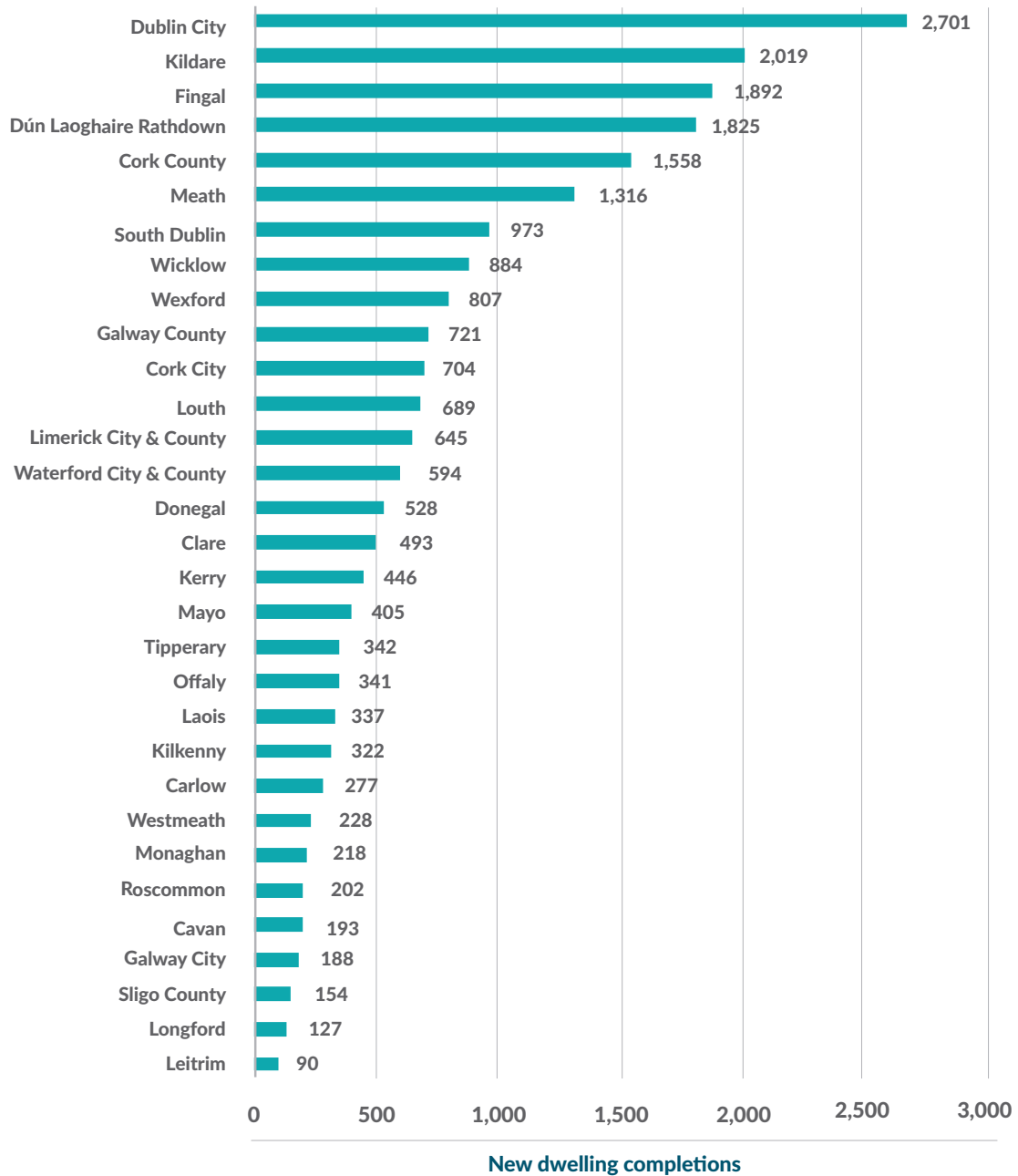
**Figure 4: Number of commenced units (Q2 2021 - Q1 2022)**





Over **22,000** new homes were completed in Ireland between Q2 2021 and Q1 2022, a third of which were in Dublin. **52%** were in the Greater Dublin Area (including Dublin), **10%** were in Cork and **4%** were in Galway (Figure 5).

**Figure 5: New dwelling completions (Q2 2021 - Q1 2022)**



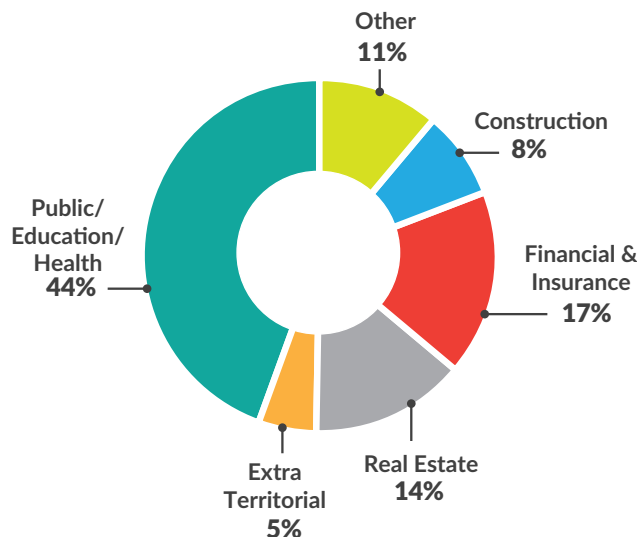
### Non-household property transactions, 2021

Non-household transactions are residential purchases made by private companies, charitable organisations and state institutions. Data published by the CSO provides a breakdown of non-household transactions by NACE sector (Construction, Financial & Insurance, Real Estate, Public Administration/ Education/Health and Extra-Territorial) and the territory of the participating organisations. Additionally, it provides a breakdown of transactions between and within the household and non-household residential property sectors.

The non-household sector is a significant actor in the Irish residential property market, both in terms of purchases and sales. Over the last three years, the non-household sector purchased an estimated 21% of homes every year. In 2021, the State (Public/Education/Health) accounted for the largest single share of purchases (33%) within the non-household category, with the purchase of 3,721 units.

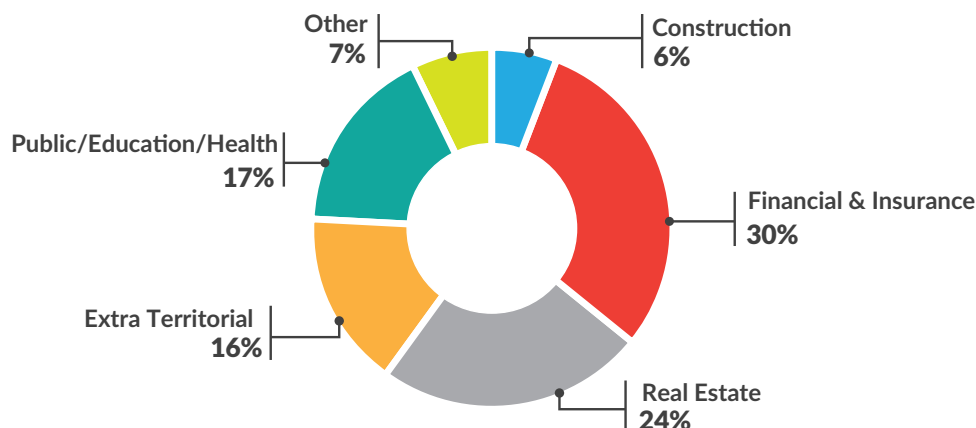
In terms of house purchases, the non-household sector bought 6,402 houses in 2021, accounting for 14% of the total house purchases. The State (i.e., public/Education/Health) purchased 2,024 houses and accounted for the majority of house purchases in 2021 (44% of the non-household and 6% of total house purchases). State purchases are largely concentrated in houses, with 76 % of State purchases being houses (Figure 6).

**Figure 6: Share of Non-household purchases - house purchases**



During 2021, institutional investors purchased 2,750 apartments accounting for over half of non-household purchases, and 24% of all apartments (Figure 7).

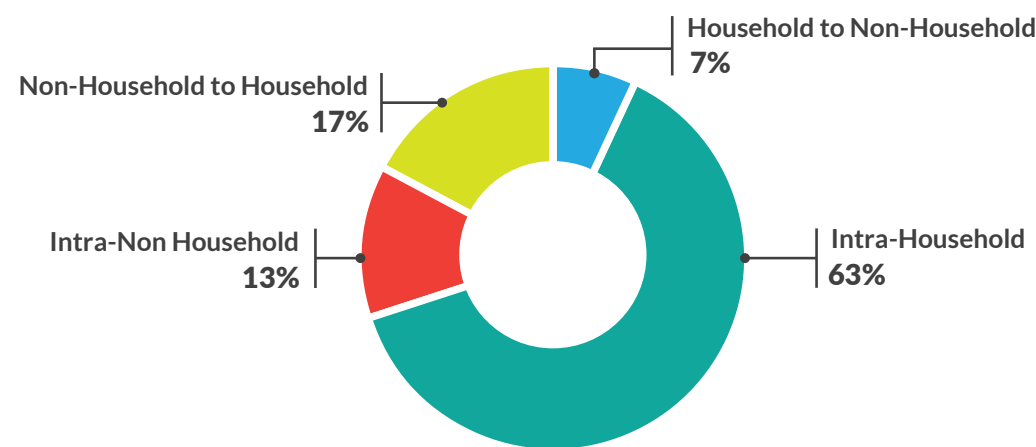
**Figure 7: Non-household purchases - apartment purchases**



In 2021 non-household entities sold dwellings valued at €3.5 billion to the households, whereas sales within its own sector amounted to just €2.3 billion. In contrast, households sold predominately to other households, with the intra-household market accounting for €11.7 billion of dwelling sales, and sales to the non-household sector accounting for just €1.2 billion. On balance, this represented a net monetary flow of €2.2 billion to the non-household sector.

Of the 17,151 units sold by non-households in 2021, 44% were purchased by other non-households. Only 7% of the value of transactions went from household to non-household (Figure 8).

**Figure 8: Share of sales within & between Households/Non-Households**



**Vacant Homes, 2022**

Quarter 2 saw the publication by the CSO of preliminary findings of Census 2022, including figures for vacancy. It’s important to note that the vacancy data in the preliminary findings are a point-in-time measure and not intended to be a measure of long-term vacancy. Many homes classified as vacant in the Census are likely to be occupied in the weeks and months following the Census. Homes may be vacant because they are for sale, for rent or because the owner is in hospital or a nursing home or for other potentially short-term reasons. The overall figure provided in the Census 2022 preliminary findings is 166,752 vacant homes nationwide. This represents almost 8% of the housing stock.

The Office of the Revenue Commissioners also undertook an analysis of vacant properties, based on information gathered from the annual Local Property Tax returns. The reasons for temporary vacancy in the returns include: homes being for sale, between lets or undergoing refurbishment; homes that are subject to probate or other legal proceedings; holiday homes and cases where the owner is in long-term care. Preliminary findings indicate that 57,206 properties were reported by their owners as being vacant as at 1 November 2021. This analysis provides a basis for the Department of Finance to assess the merits and impact of introducing a Vacant Property Tax, and how best such a tax might be designed.

Maximising the use of our existing housing stock is a fundamental of a sustainable housing policy and there are a number of measures underway to address this.



**Feature:****Profile of the Housing Finance Agency plc****Who are the Housing Finance Agency?**

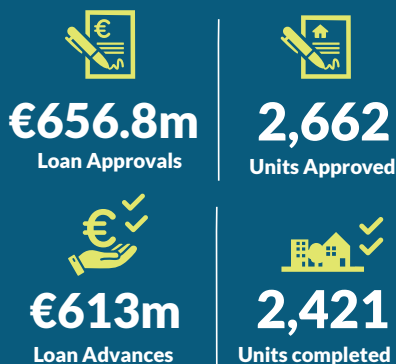
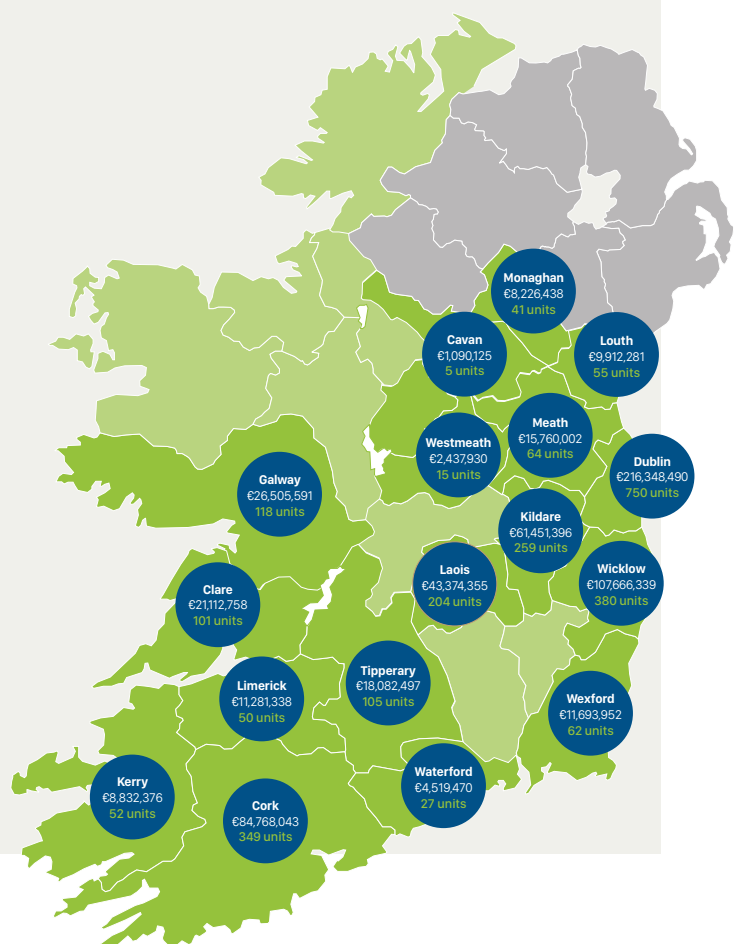
Established in 1982, today The Housing Finance Agency plays a key role in providing market-leading finance for social and affordable housing development to local authorities, Approved Housing Bodies (AHBs) and Higher Education Institutions (HEIs). It currently manages a total loan book of €5.9 billion.

The provision of competitive funding by the Housing Finance Agency is seen as an important component in the delivery of social and affordable housing by the Department of Housing, Local Government and Heritage under its *Housing for All* plan. Through the plan, the Housing Finance Agency's loan book is expected to grow to nearly €12 billion by 2026 as it is expected to fund a quarter of all the expenditure under *Housing for All*.

The Housing Finance Agency is a semi-state organisation operating under the aegis of the Minister for Housing, Local Government and Heritage. The agency's Board comprises 12 members including experts in housing, finance, law and senior public servants.

**An example of a project supported by the Housing Finance Agency**

The Housing Finance Agency have provided construction finance for the development and regeneration of New Dolphin Park in Rialto. Developed by FOLD Housing Association, this development provides purpose-build homes for 43 older persons. The scheme comprises of one and two bed apartments finished to a high standard, with superior level energy rating. The entire development is fully designed to the latest Universal Design guidelines and has the needs of older residents fully considered with automated door entry and lifts to upper floors. Each apartment also features the latest technology from Radius Connect 24 that will give residents the peace of mind that they are safe and secure twenty-four hours of the day.

**Since the launch of Housing for All****Funding approved to AHBs****Funding approved to HEIs****Funding approved to LAs**

The figures the HFA provided are from 3 September 2021 to 22 June 2022

# Overview of Housing for All Actions in Q2 2022

This is the fourth progress report on the *Housing for All* Plan published in September 2021.

Number of Measures due for delivery and reporting in Q2 2022	
Q2 2022 Measures – Due for Completion	18
Measures carried into Q2	12
Total Number of Measures due for delivery in Q2	30
Ongoing Measures – Due for Reporting	77
Total Number of Measures due for delivery and reporting in Q2	107

## In summary, in Q2 2022:

- > **156** of the 213 actions in Housing for All have now been delivered or are being progressed on an ongoing basis.
- > Of the **30** measures due for delivery in Q2 2022, **16** were delivered on schedule, giving a delivery rate of **53%** this quarter.
- > Whilst the full implementation of **14** Q2 2022 measures has been delayed, significant progress has been made on the majority of these actions, many of which had very ambitious timelines.
- > **12** of these delayed measures have a revised target date for the end of 2022.

### Overall, this report provides updates on:

- Q2 Progress; and
- Ongoing measures.

More detailed information in respect of each measure is provided from Page 17 onwards.

An aerial photograph of a residential neighborhood, likely in a suburban or rural area. The houses are arranged in rows, with green lawns and trees interspersed. In the background, there are rolling hills and a few tall structures, possibly communication towers, under a blue sky with scattered white clouds. A large, semi-transparent green triangle is overlaid on the left side of the image, pointing towards the bottom right. The text 'Q2 2022 Updates' is written in white, bold, sans-serif font within this green area.

# Q2 2022 Updates

# Q2 2022 Updates

**16** *Housing for All* measures were delivered on schedule by Departments and Agencies in Q2 2022, out of a total **30** measures due.

This gives a delivery rate of **53%** for the quarter.

Whilst the full implementation of **14** Q2 2022 measures has been delayed, significant progress has been made on the majority of these actions, many of which had very ambitious timelines. An update on each of these measures is provided below, along with revised target dates for completion. **12** have a revised timeline of Q3 or Q4 2022 and will be reported on throughout the remainder of the year.

Progress on these measures will continue to be monitored.

## Pathway to Supporting Home Ownership and Increasing Affordability

<b>Action 1.4</b>	<b>Provide a 'First Home' market based Shared-Equity Scheme</b>
<b>HfA Timeline: Q1 2022, Revised to Q2 2022</b>	
<b>Status: Complete</b>	
<p>Update: The First Home Scheme was launched on 7 July 2022. It is an affordable measure, which supports first-time buyers in purchasing newly built homes nationwide. The scheme increases affordability for eligible purchasers by bridging the gap between the market price of a home and what the household can afford with a mortgage. First Home employs an equity stake model, similar to that used in the Local Authority Affordable Purchase Scheme, and will support the purchase of c. 8,000 new homes on the private market in the period out to 2026. The scheme is jointly funded by the State and participating mortgage lenders on a 50:50 basis, with overall funding of €400 million. See feature on page 5.</p>	

<b>Action 2.6</b>	<b>Provide additional resources to the RTB in order to make available trained RTB facilitators to intervene at an early stage to prevent disputes escalating between parties</b>
<b>HfA Timeline: Q2 2022</b>	
<b>Status: Delayed</b>	
<b>Revised Target Date: Q4 2022</b>	
<p>Update: The RTB is continuously looking at enhancing early intervention dispute prevention measures, in order to facilitate landlords and tenants reaching early resolution without the need for recourse to the RTB's formal dispute resolution services.</p> <p>The Department of Housing, Local Government and Heritage (DHLGH) is engaging with the Residential Tenancies Board (RTB) on their expanding mandate to consider and scope out the level of additional facilitators required to intervene at an early stage to prevent disputes escalating between parties. Facilitators take initial, informal steps to ensure that parties are aware of the nature of the issues under dispute and to provide information on the rights and responsibilities of the parties, with the aim of resolving the issues by agreement without the need to progress the matter into the formal dispute resolution process.</p> <p>This work forms part of the ongoing strategic review of the RTB, which will take place in the latter half of 2022. RTB Facilitators will have an important role in leading the discussion between the parties and helping to move the dispute resolution process forward. €11 million current funding was secured for the RTB's operational costs in 2022. DHLGH continues to engage with the RTB to ensure that it has the funds and staffing that is required for 2023 and into the future to deliver on this action and to discharge its statutory functions.</p>	

**Action 2.13****Legislate through the Residential Tenancies Acts for default conciliation as part of the dispute resolution process within the RTB****HfA Timeline: Q2 2022****Status: Complete**

Update: The Government recognises that it is in the interest of both the tenant and the landlord to resolve any disputes as early as possible without recourse to lengthy adjudication and tribunal processes. Mediation and conciliation are proven to help resolve disputes at an early stage.

The Department of Housing, Local Government and Heritage (DHLGH) is working with the Residential Tenancies Board (RTB) to better implement its existing mediation powers under the Residential Tenancies Acts 2004-2021 to deliver faster dispute resolution outcomes, based on mediation agreements between parties. Such outcomes can be achieved under the existing mediation provisions under the Acts. The RTB has agreed that disputes will be resolved via its free mediation service in the first instance, unless one of the dispute parties opt for its adjudication service. The RTB will promote the merits of its mediation service and it is expected that the vast majority of disputes can be resolved through mediation, which is the RTB's fastest and most successful dispute resolution service. A pilot scheme in this regard is underway. In addition, the Department is engaging with the RTB to consider and scope out the level of further resourcing required to deliver effectively on this action. The RTB will consider the ongoing resourcing requirements in their upcoming strategy review which is due for completion in latter half of 2022.

As part of its dispute resolution service, the RTB provides a free telephone-based mediation service for registered landlords and all tenants in the private rented sector, the approved housing body sector and in student specific accommodation to help find mutually agreeable solutions to their tenancy issues. The aim of mediation is to give landlords and tenants a shared understanding of the issue so that they can work towards reaching a mutually satisfactory outcome and agreement. An independent and trained mediator will work with each party separately to reach a mutually acceptable agreement in a short period of time. As a result, most disputes are resolved quickly and without hassle.

If neither party withdraws from the agreement reached during mediation in the 10 day 'cooling off' appeal period, the agreement will form the basis for a binding Determination Order. This gives the outcome of a case and sets out both the terms to be complied with and timescale for compliance.



## Pathway to Eradicating Homelessness, Increasing Social Housing Delivery and Supporting Social Inclusion

<b>Action 3.7</b>	<b>Prepare and publish guidelines with standards for the development and refurbishment of emergency accommodation</b>
<b>HfA Timeline: Q2 2022</b>	
<b>Status: Delayed</b>	
<b>Revised Target Date: Q3 2022</b>	
<p>Update: Housing for All commits to the preparation and publication of guidelines for the development and refurbishment of emergency accommodation. Existing draft guidelines have been reviewed and adapted in consultation with the Housing Advisory Unit technical teams. The final draft has now been shared with NHAC members and the homeless regional lead authorities to allow for input prior to publication in the coming weeks.</p> <p>The Guidelines will be used by the local authorities and the Department of Housing, Local Government and Heritage (DHLGH) when a proposal for a new emergency accommodation facility is being considered. The guidance will include standards in respect of space and facilities and specific standards for family and singles accommodation. The guidelines will also allow for streamlining of application and assessment of emergency accommodation proposals by DHLGH.</p>	

<b>Action 3.9</b>	<b>Support the Dublin Region Homeless Executive (DRHE) to pilot a scheme to convert Local Authority and AHB owned emergency accommodation facilities to own-door permanent social housing tenancies</b>
<b>HfA Timeline: Q2 2022</b>	
<b>Status: Delayed</b>	
<b>Revised Target Date: Q4 2022</b>	
<p>Update: Housing for All places an emphasis on the development of emergency accommodation through Local Authority or Approved Housing Bodies (AHBs) owned facilities for those who are homeless. Such developments will include the acquisition of existing properties for conversion, and land or sites to develop purpose-built facilities, using the capital funding streams available to Local Authorities and AHBs. Such facilities in the ownership of Local Authorities and AHBs have the scope in time to be repurposed to support social housing delivery.</p> <p>It remains an objective to support the Dublin Regional Homeless Executive to pilot a scheme to convert emergency accommodation to permanent social housing. However, the priority remains on ensuring sufficient emergency accommodation is available. While work will continue on the identification of a suitable pilot project, with recent increases seen in those availing of emergency accommodation, it is anticipated that this action will be deferred to the latter half of 2022.</p>	

**Action 3.12**

**Finalise a model of health care for people experiencing homelessness, including a health/vulnerability assessment tool to assist in determining suitability for Housing First and level of support needed**

**HfA Timeline: Q2 2022**

**Status: Delayed**

**Revised Target Date: Q3 2022**

Update: In finalising a strategy for people experiencing homelessness, the HSE's National Social Inclusion Office (NSIO) has developed a second version of the internal document: Strategic framework for the health of persons experiencing homelessness in Ireland. The document is in draft and awaiting further input from HSE operations and DoH. Further to the above, in line with the consultations with Primary Care, it was agreed to retitle internal document as "Strategic framework" instead of "Model of Care".

In addition, a Health monitoring tool has been developed with the objective of capturing health outcomes of Housing First participants over time and its national rollout has commenced on June 20th 2022. Online training on HSE-land will be available in August 2022.

**Action 3.14**

**Expand the case management approach for homeless people living with drug or alcohol addiction and enhance treatment options**

**HfA Timeline: Q2 2022**

**Status: Complete**

Update:

- €250,000 has been drawn down to Implement Home Together Strategy in Cork Kerry Community Healthcare in order to enhance integrated care. The residential facility will provide intensive support of 2 to 4 weeks duration for people who are homeless and with complex needs. Intervention will target 3 groups of people experiencing homelessness:
  - 1) those with very complex needs who need to self-isolate
  - 2) those being discharged from an acute facility and in need of stabilisation/recuperation
  - 3) those awaiting residential addiction treatment, whereby they are medically fit and have a place secured, but are awaiting a bed to become available

Staff have been recruited and minor refurbishments were completed over the last number of months. It is expected that clients will be admitted in July 2022.
- €310,000 drawn down to provide wrap around health supports for long-term homeless with complex needs in Community Health Care Organisation – Dublin North City and County. Case management team is delivering in-reach support to homeless individuals. Throughout Q2, 324 individuals were engaged with the case management team of which 146 were offered case management. 84 individuals have been supported to access additional supports through appropriate referrals. Highest number of individuals presented with complex needs in the domain of mental health, housing and substance use.
- €40,000 allocated to recruit additional project worker specialising in Addiction to work with homeless persons in Midlands/Louth/Meath Community Healthcare Organisation – business case is submitted and the worker will be recruited in Q3 2022. Case manager in place will ensure homeless individuals are linked with appropriate social and health services, including recovery services, thus achieving improved quality of care and enhanced access to services.

## Pathway to Increasing New Housing Supply

<b>Action 11.1</b>	<b>Finalise section 28 Guidelines on the making of Development Plans</b>
<b>HfA Timeline: Q4 2021, Revised to Q2 2022</b>	
<b>Status: Complete</b>	
<p>Update: Local Authority Development Plans set out the planning policies and objectives of the Local Authority for their functional area, including zoning objectives to identify the purposes for which land within the area should be used, for example, residential, industrial or agricultural uses. They also set out plans to improve roads and local amenities. They consist of a written statement and series of maps.</p> <p>Draft Development Plan Guidelines were published in August 2021 to assist Planning Authorities in the preparation of their statutory Development Plans. The public consultation period on these Draft Guidelines ended in October 2021 and the Department of Housing, Local Government, and Heritage reviewed all public submissions received. The Development Plan Guidelines were agreed with the Minister and published on 1 July 2022. Planning Authorities will be required to have regard to these Guidelines in the preparation of their Development Plans and carrying out their functions.</p>	
<b>Action 11.2</b>	<b>Develop section 28 Guidelines for Planning Authorities on Sustainable and Compact Settlement Guidance (SCSG), including guidance on housing typologies to facilitate innovative approaches to medium and higher densities</b>
<b>HfA Timeline: Q4 2021, Revised to Q2 2022</b>	
<b>Status: Delayed</b>	
<b>Revised Target Date: Q2 2023</b>	
<p>Update: The compact growth of cities and towns of all sizes, in order to create more attractive places in which people can live and work, is a key objective of the National Planning Framework. Compact growth contributes to a low-carbon climate resilient society. Higher densities and shorter travel distances will minimise transport demand and lower energy demand. It means targeting a greater proportion of development to take place in settlements, on urban infill sites, on previously developed 'brownfield' lands and in locations that are better serviced by existing facilities and public transport. To promote compact, sustainable and liveable settlements, the Department of Housing, Local Government and Heritage (DHLGH) is in the process of developing Section 28 guidelines for Planning Authorities on Sustainable and Compact Settlement Guidance (SCSG), which will consolidate existing guidance in this area.</p> <p>A preliminary draft of the Guidelines has been prepared. However, recent legal judgements in relation to Strategic Housing Development decisions have had implications for the preliminary draft and a review of the draft guidelines is underway as a result. A working group is being convened with representation from the construction industry and the public sector to work through key issues in relation to density and development standards, taking into account the related issues of viability and the potential for new housing typologies. The revised draft guidelines will now undergo Appropriate Assessment screening and subsequently a full Strategic Environmental Assessment. Following the completion of both, a period of public consultation will commence, targeted for Q4 2022.</p> <p>Submissions made during the public consultation will be reviewed. Following the period of review and with any subsequent changes made, the guidelines will be submitted to the Minister for approval to publish. A high level of engagement is expected and based on the expected number of submissions, and the nature of amendments to be made, it is expected that the guidelines will be submitted to the Minister in Q2 of 2023.</p> <p>Once issued, Planning Authorities and An Bord Pleanála will be required to have regard to the Guidelines in carrying out their functions.</p>	

**Action 13.1**

**Introduce new legislation to reform the judicial review process, in compliance with EU legal requirements, so that reforms come into effect on the establishment of a new Division of the High Court dealing with planning and environmental issues**

**HfA Timeline: Q2 2022**

**Status: Delayed**

**Revised Target Date: Q4 2022**

Update: The planning system, including the judicial review process, is being reviewed to give greater certainty and stability for those providing housing in Ireland. These reforms will ensure the planning system is plan-led, has greater public acceptance and reflects the needs of existing and new populations.

A separate Judicial Review Planning Bill was initially planned, however, it is now proposed that amendments to certain aspects of the judicial review provisions of the Planning and Development Act will be tabled at Dáil Committee Stage of the Planning and Development (Amendment) (No 2) Bill 2022 with a view to enactment before the Summer recess. Other more substantive legislative changes to judicial review provisions will be enacted by end 2022 as part of the overall Planning Review being led by the Attorney General and in tandem with the establishment of the Environmental and Planning Court which is being progressed by the Minister for Justice.

**Action 13.5**

**Issue updated guidance on rural housing**

**HfA Timeline: Q4 2021, Revised to Q2 2022**

**Status: Delayed**

**Revised Target Date: Q4 2022**

Update: To promote sustainable housing development in the countryside based on the high level settlement and rural development objectives set by the National Planning Framework (NPF), the Department of Housing, Local Government and Heritage (DHLGH) is in the process of developing Section 28 guidelines for Planning Authorities on Sustainable Rural Housing, which will update existing guidance in this area.

A preliminary draft of the Sustainable Rural Housing Guidelines (SRHGs) has been prepared. The guidelines will now undergo Appropriate Assessment screening and subsequently a full Strategic Environmental Assessment. Following the completion of both, a period of public consultation will commence in Q3 2022.

Submissions made during the public consultation will then be reviewed. Following the period of review and with any subsequent changes made, the guidelines will be submitted to the Minister for approval to publish. A high level of engagement is expected and based on the number of submissions received, it is expected that the guidelines will be submitted to the Minister, targeted for Q4 of 2022.

Once issued, Planning Authorities and An Bord Pleanála will be required to have regard to the guidelines in carrying out their functions.

**Action 13.8** Introduce e-planning in all Local Authorities (see also Action 24.11)**HfA Timeline: Q2 2022****Status: Delayed****Revised Target Date: Q1 2023**

Update: The purpose of the ePlanning project is to integrate the IT systems of the 31 Local Authorities to use an online portal for submitting planning applications; the public to be able to make submissions on a given planning application; processing of payments relating to planning applications and submissions; Part 8 'own development' applications and submissions from the public; and improved interaction with the prescribed bodies. The 31 Local Authorities use different IT systems and the ePlanning project is designed to create an online portal for a consistent approach to enter back office IT functions in all the Local Authorities. This project does not include An Bord Pleanála who are developing their own IT system.

A successful ePlanning Pilot finished in March 2022 with further testing on public submissions and Local Authority own development expected to be completed by July 2022. For Local Authorities currently using the iPlan system, rollout will be in three waves starting in Q3 2022 and completed in Q1 2023 with circa seven Local Authorities in each wave. For Local Authorities currently using the APAS system, the rollout is expected to commence in Q1 2023. Cork City and County Councils and Kildare County Council have indicated a commencement date of Q1 2023 as these Local Authorities are procuring new back office IT systems. A definitive completion timeline will be dependent on the successful procurement, selection of a provider and roll out of this new back office in the respective Local Authorities.

Actions 13.8, 24.2, 24.10 and 24.11 are focused on the transformation of the housing and planning services through the digitalisation and streamlining of their processes. Actions 13.8, 24.2 and 24.11 speak to the introduction of ePlanning across all Local Authorities. Action 24.2 and 24.10 speak to the implementation of Project Díon and the digitalisation of housing and planning services.

**Action 13.9** Roll out a programme of learning and development for the planning service with Local Authorities and An Bord Pleanála**HfA Timeline: Q2 2022****Status: Complete**

Update: The Office of the Planning Regulator (OPR) has commenced their Learning and Development programme, as detailed on the OPR website at <https://www.opr.ie/training/>. This Learning and Development programme, which is a statutory requirement of the OPR, is provided for elected members and staff of local authorities in the planning service. The training programmes cover the role of such members under the Act and matters associated with proper planning and sustainable development.

The OPR have to date held 16 training events for elected members across a range of local authority areas. The OPR will continue to adopt a blended approach towards the delivery of training for the members.

The OPR sought the preparation of a multi-annual Learning and Development Strategy in early 2021 as part of a longer term strategy to shape the direction and focus of training activities for planning staff in the context of local authority training and personnel responsibilities. Significant progress has been made in the development of this strategy, with the working group recently engaging additional expertise to assist with the drafting of the final report. Subject to review and final sign off by relevant stakeholders, it is envisaged that the report will be finalised and published in July 2022.



**Action 15.1**

**Introduce the Croí Cónaithe (Cities) Fund to ensure that planning permissions for apartments in high density areas already secured by 2021 are activated by the end of 2025 for build to sell**

**HfA Timeline: Q4 2021, Revised to Q2 2022**

**Status: Complete**

Update: The Croí Cónaithe (Cities) Scheme is a fund to support the building of apartments for sale to owner-occupiers. The Scheme aims to bridge the current “Viability Gap” between the cost of building apartments and the market sale price (where the cost of building is greater).

A key national policy objective under Housing for All is to build more homes within our cities and towns, resulting in compact growth and vibrant, liveable cities. This will help to tackle climate change, reduce vacancy and dereliction and help to meet the strong demand for urban living.

Funding for Croí Cónaithe (Cities) Scheme will only be made available for suitable apartment developments where there is a demonstrated viability gap. Unless bridged, this gap will lead to the apartments not being built or being built but not available for purchase by owner-occupiers. Open book accounting will be required for all developments to make sure that the funding support provided only targets the viability gap in question resulting in a reduction of cost for home-buyers and increased supply into the market.

The Scheme will be managed and administered by The Housing Agency on behalf of the Department of Housing, Local Government and Heritage. The Housing Agency will receive proposals for developments via e-tenders. It will assess eligibility and carry out detailed due diligence and an open book assessment on eligible proposals.

The Croí Cónaithe (Cities) scheme was launched on 10 May 2022. Expressions of Interest (EoI) were invited from proposers with planning permission to build apartment developments in Dublin, Cork, Limerick, Galway and Waterford. The closing date for receipt of proposals was 21 June 2022. The Housing Agency has started the first of the three pre-contract appraisal stages which deals initially with the eligibility of proposals, followed by ranking of suitable proposals and a detailed due diligence process leading to eligibility. In tandem with this, the Croí Cónaithe (Cities) scheme is subject of an application in respect of State Aid to the EU's Directorate-General for Competition (DG COMP). Subject to on-going engagement with DG Competition, and dependent on that process, it is expected to conclude matters during Q4 2022.

**Action 18.3**

**Agree the process which will allow for the transfer of 'NARPS' from NAMA to the LDA**

**HfA Timeline: Q4 2021, Revised to Q2 2022**

**Status: Complete**

Update: There are 1,366 leased properties in the National Asset Residential Property Services (NARPS) portfolio to be transferred from National Asset Management Agency (NAMA) to the Land Development Agency (LDA). There has been engagement between the Department of Housing, Local Government and Heritage (DHLGH), the Department of Finance (DoF), the LDA and NAMA in relation to the transfer of the NARPS to the LDA. The mechanism for this transfer has been agreed. It will require future legislative amendments to enable the NARPS transfer to the LDA.

**Action 18.5**

**Legislate to increase the borrowing capacity of the Housing Finance Agency (HFA) to €12bn, with a review in 2 years, to support the local government sector in land acquisition and delivery of social and affordable homes**

**HfA Timeline: Q2 2022**

**Status: Delayed**

**Revised Target Date: Q4 2022**

Update: The Housing Finance Agency (HFA) plays a lead role in the financing of local authorities, Approved Housing Bodies (AHB) and the education sector to deliver housing and student accommodation. This action will provide the HFA with the necessary resources to match demand for financing over the lifetime of Housing for All. This will support local government sector delivery, by facilitating further land acquisition and the delivery of social and affordable homes.

A primary legislative amendment is required to increase the borrowing capacity of the Housing Finance Agency (HFA) to €12 billion. This amendment will be enacted by end 2022 and will mirror a similar change made to the base HFA legislation (the 1981 HFA Act) by the Housing Miscellaneous Provisions Act 2009.

**Action 18.10**

**Bring forward legislation to allow Technological Universities to borrow from the Housing Finance Agency**

**HfA Timeline: Q2 2022**

**Status: Complete**

Update: Section 3.6.3 of Housing for All (Facilitate Lending for Social and Affordable Housing) foresees the Housing Finance Agency's role being expanded to enhance the supply of student accommodation by allowing them to lend to Technological Universities. After a review of the current legislation (The Housing Finance Act 1981 (as amended)) the Department is satisfied that it is robust enough to allow any such lending to take place without any further legislative changes. Therefore, the action point as stated has been achieved.

Since the publication of Housing for All, the Department of Further and Higher Education, Research, Innovation and Sciences has decided to amend their definition of what constitutes a higher education institute and this change will be reflected in the HFA Act. This is being done via the Higher Education Authority Bill 2022. Once enacted, due to the interaction with the HFA Act, this will mean that the HFA can lend to a larger range and number of third level bodies i.e. over and above traditional universities and TUs. This is a policy change supported by the Department of Housing. As of 22 June 2022, the Higher Education Authority Bill 2022 is currently before Seanad Éireann, second stage.

## Pathways to Addressing Vacancy and Efficient Use of Existing Stock

<b>Action 19.4</b>	<b>Harness European Regional Development Funding to tackle vacancy and dereliction in towns</b>
<b>HfA Timeline: Q2 2022</b>	
<b>Status: Complete</b>	
<p>Update: The European Regional Development Fund (ERDF) aims to strengthen economic, social and territorial cohesion in the European Union by correcting imbalances between its regions. It will enable investments in a smarter, greener, more connected and social Europe that is closer to its citizens.</p> <p>A proposal has been made to EU Commission on 20 May 2022, in conjunction with Regional Assemblies, for funding under the ERDF Regional Programme 2021-27 to support the implementation of the Town Centre First policy through targeting vacancy and dereliction in Irish Towns. The scheme will be submitted to Government, as part of the wider ERDF Programme, before the Summer Recess.</p>	

<b>Action 19.5</b>	<b>Introduce a new programme for the CPO of vacant properties for resale on the open market</b>
<b>HfA Timeline: Q4 2021, Revised to Q2 2022</b>	
<b>Status: Delayed</b>	
<b>Revised Target Date: Q4 2022</b>	
<p>Update: Following the launch of the Town Centre First policy, key fundamental underpinning actions have been undertaken to support a programme for the Compulsory Purchase Orders (CPO) of vacant properties for resale on the open market.</p> <p>This includes the establishment of a Property Optimisation Unit in The Housing Agency. This Unit will assist Local Authorities with CPOs, providing a general advisory service including step by step assistance through the process, title and property searches, dealing with third party charges, information gathering and support in drafting documents. The Unit has developed a Compulsory Purchase Orders guidance note to inform Local Authorities on the process of obtaining a CPO. This was communicated to Local Authorities on 21 March 2022.</p> <p>The Agency will also assist Local Authorities in acquiring properties in key Town Centre First towns for social housing purposes, particularly for people with specific accommodation requirements (disabled people, older people and single person households).</p> <p>A key next step in devising the CPO programme, is to establish the possible legal issues that might arise. The Housing Agency has carried out a preliminary analysis of such issues for consideration by the Department of Housing, Local Government and Heritage (DHLGH) in parallel with the Law Reform Commission preparing their report on compulsory acquisition.</p> <p>DHLGH is also in discussions with the Housing Finance Agency on the financing arrangements for the programme, the objective of which is for Local Authorities to acquire at least 2,500 properties by 2026 and present them to the market for sale.</p>	

**Action 19.6****Ensure Vacant Homes Officer position is full-time****HfA Timeline: Q4 2021, Revised to Q2 2022****Status: Complete**

Update: A dedicated Vacant Homes Officer (VHO) in all 31 local authorities will ensure a continued focus on vacancy and dereliction at a local level.

Following the launch of the Town Centre First policy, a Circular issued to Local Authorities concerning the delivery of the Vacant Homes Officer (VHO) position on a full-time basis at Local Authority level. Local Authorities are progressively advancing the assignment of VHOs on a full-time basis. Of the 31 Local Authorities, 17 VHOs are now on a full-time basis, with the remaining Local Authorities in the process of transitioning to full time.

The Housing Agency has established a Vacant Homes Officers Network (in which the Department Housing, Local Government and Heritage participates) which held its first meeting on 17 May 2022. This network will provide for an active engagement forum to support Local Authorities including with the evolving CPO Programme.

**Action 19.8****Amend the Nursing Home Support Scheme Act 2009 to remove disincentives against the rental of vacant properties by participants in the Fair Deal scheme in a way that is targeted, equitable, evidence-based and provides appropriate safeguards for vulnerable older people****HfA Timeline: Q4 2021, Revised to Q2 2022****Status: Complete**

Update: Government has approved a legislative approach to partially exempt relevant rental income from financial assessment. This approach will be reviewed after six months of operation to ensure that the initiative is targeted, equitable and provides appropriate safeguards for the rights of vulnerable older people, with potential for a further reduction in the rate of assessment if necessary and appropriate.

The relevant amendments have been approved by the Oireachtas and were enacted on 5 July 2022. The amendments will be commenced in due course.

**Action 19.11****Establish a Croí Cónaithe (Towns) Initiative focused on towns and villages****HfA Timeline: Q4 2021, Revised to Q2 2022****Status: Complete**

Update: Croí Cónaithe (Towns) is designed to attract people to build their own homes or to support the refurbishment of vacant properties, enabling people to live in small towns and villages in a sustainable way. There is significant potential for Local Authorities to support homeownership by making available serviced sites at a reduced cost or providing a grant to support the refurbishment of vacant properties where the level of vacancy / dereliction is high. Croí Cónaithe (Towns) will make available 2,000 sites/homes by 2025, depending on demand. These developments will be incremental, small scale, walkable (including to and from the town/village centre) and will occur on sites that have access to adequate water supply and provision for disposal of domestic effluent.

The Fund, which will initially focus on supporting refurbishment of vacant properties in regional towns and villages, launched on 14 July. It is intended to expand the Fund in future iterations to provide serviced sites for new homes in towns and villages.

**Action 19.12**      **Collect data on vacancy levels in residential property with a view to introducing a vacant property tax**
**HfA Timeline: Q2 2022**
**Status: Complete**

Update: The data on vacancy has been collected by Revenue via the LPT returns. A preliminary analysis of this data was published on 6 July 2022. On the same date, the Minister for Finance announced his intention to bring forward proposals for a tax on vacant habitable residential properties.

**Action 20.2**      **Develop guidance relating to protected structures to encourage the use of such properties for repurposing and/or refurbishment as residential accommodation**
**HfA Timeline: Q2 2022**
**Status: Complete**

Update: This action will help owners who wish to refurbish or re-purpose their historic properties for use as homes and to understand the relevant funding opportunities, conservation challenges, and best practices in design, repair, and retrofitting.

To this end, the Department of Housing, Local Government & Heritage is preparing guidance entitled 'Improving the Energy Efficiency of Traditional Buildings' for publication in 2022 as an action of the Climate Action Plan. The purpose is to provide clear and robust advice to professional users, such as specifiers and installers, while being accessible to a wide audience. A Project Steering Group assembled to oversee the development of the new guidance included representatives from the Department of Environment, Climate and Communications (DECC), the Department of Education and Skills (DES), the Heritage Council, the Sustainable Energy Authority of Ireland (SEAI) and the office of Public Works (OPW). This guidance is expected to be published by year end.

DHLGH has also provided funding to the Dublin Civic Trust (DCT) to develop a suite of materials focusing on the 'how to go about' building conservation and repair based on a theme or by building element, to deal with exterior or interior fabric and character of a historic property. The materials in development by DCT will provide inspiration and readily accessible practical guidance to owners and practitioners seeking to restore historic townhouses of any size and support their residential use.

DCT's restoration of 18 Ormond Quay, Dublin recently received the Europa Nostra Award, 2021. This is Europe's highest award for conservation and recognises the leadership of DCT and the commitment to high quality conservation vision and craftsmanship that delivered the restoration of a single residence over shop in Dublin's north inner city. These materials were published in June 2022.

To this end the DHLGH has developed an online 'one stop shop' (<https://www.buildingsofireland.ie/guidance/>) where owners of protected structures can go to find guidance on relevant funding programmes and conservation practices, as well as case studies of successful restoration of residential space in heritage buildings. This resource was made available on 29 June and will be maintained and enhanced on an ongoing basis thereafter.



**Action 20.4**

**Develop new regulatory controls requiring Short-Term and Holiday Lets to register with Fáilte Ireland with a view to ensuring that homes are used to best effect in areas of housing need**

**HfA Timeline: Q2 2022**

**Status: Delayed**

**Revised Target Date: Q4 2022**

Update: During the period of the pandemic, we saw much-needed accommodation, typically used for short-term letting purposes, returning to the long-term private rental sector, thereby increasing supply in the long-term rental market with positive impacts on rental prices. The Government will bring forward revised regulatory controls requiring the registration of Short-Term and Holiday Lets with Fáilte Ireland. This will be based on best international practice and with a view to ensuring the availability of long-term residential accommodation, balanced with the needs of the tourism sector, as appropriate.

Funding was allocated in Budget 2022 to Fáilte Ireland which has been tasked with the design and implementation of a new short-term lettings registration system. The agency is currently recruiting staff to work on this project, with the project lead in place since March 2022. The Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media is presently scoping out the legislative provisions that will be required to robustly underpin the new registration system with a view to these provisions being enacted in 2022. The online registration system is being developed, as are the necessary processes and procedures to ensure, once launched, that the register is comprehensive, accurate and up to date. The final details of the operational arrangements in relation to the new registration system - including its linkages to the online short-term letting platforms - are still being worked out.

## Supporting the Four Pathways: Enabling a Sustainable Housing System

**Action 21.2**

**Retrofit 2,400 social homes in 2021, 750 of which relate to the Midlands Retrofit Pilot**

**HfA Timeline: Q4 2021, Revised to Q2 2022**

**Status: Delayed**

**Revised Target Date: Q4 2022**

Update: Local Authorities have undertaken significant work on both the Energy Efficiency Retrofit Programme (EERP) and the Midlands Retrofit Programme throughout 2021 bringing their targeted units to tender and commencement stage. However, both programmes experienced significant delays due to COVID-19 restrictions, with a reduced capacity in the construction sector and related COVID-19 protocols for surveyors and contractors, given the homes retrofitted under these programmes are occupied.

As a result, 1,730 units of the 2,400 target have been completed to the end of April 2022, with the balance of 670 units to be completed in 2022.

EERP funding of €21.7m was provided to support the retrofit works of 1,584 properties. In addition a further 146 properties were delivered in the Midlands Retrofit Programme with funding of €3.54m provided to the local authorities involved in the scheme.

It was announced earlier this year that funding will be provided for the upgrade of approximately 2,400 social homes in 2022. Each local authority has been allocated a target number of properties. Submissions from the local authorities have been reviewed and approvals for the programme of work has been issued. Complete figures in relation to the 2022 programme will be made available early in 2023. The programme will be monitored by both the Department of Housing, Local Government and Heritage and the Housing Delivery Coordination Office.

<b>Action 22.2</b>	<b>Develop new guidance on achieving the most appropriate tenure mix within communities, including guidance on engagement with communities</b>
<b>HfA Timeline: Q2 2022</b>	
<b>Status: Delayed</b>	
<b>Revised Target Date: Q3 2022</b>	
<p>Update: The Housing Agency and the Irish Council for Social Housing (ICSH) published a report at the end of March 2022, which was carried out by Professor Michelle Norris and Dr. Aideen Hayden of UCD. The report examines social housing provided by Approved Housing Bodies (AHBs) in mixed tenure developments, the reasons why decisions are made to cluster or disperse social housing in these estates and how well these models work from both AHB staff and tenant perspectives. The research report provides an evidential data basis in terms of the Irish context, which has until now been relatively small in terms of the volume of data available.</p> <p>This research report, its findings and conclusions are being examined in the context of establishing a Mixed Tenure Development Working Group by the end of Q3 2022, which will be tasked with developing guidelines.</p>	

<b>Action 22.3</b>	<b>Develop new guidelines for Local and Economic Community Plans, that will require Local Authorities to consider housing needs when formulating both the economic and community elements of their LECP</b>
<b>HfA Timeline: Q2 2022</b>	
<b>Status: Complete</b>	
<p>Update: The Local Economic and Community Plan (LECP) Guidelines were issued by Ministers Heather Humphreys and Darragh O'Brien in November 2021. The Guidelines include the requirement that Housing for All be considered in preparing the LECPs.</p>	

<b>Action 23.2</b>	<b>Conduct an analysis and value engineering exercise for each component of cost of construction (including cost of compliance) of house and apartment development, informed by cost comparisons with comparable EU countries</b>
<b>HfA Timeline: Q2 2022</b>	
<b>Status: Delayed</b>	
<b>Revised Target Date: Q4 2022</b>	
<p>Update: Housing for All identifies that the work by the Construction Sector Group (CSG), made up of representatives from industry and the public sector, will incorporate an analysis and value engineering exercise for each component of cost of construction (including cost of compliance) of house and apartment development, with a view to reducing cost (including cost of compliance) and increasing standardisation. It will be informed by conducting construction cost comparisons with comparable EU economies. It will also identify opportunities for cost reduction for consideration by relevant Government Departments and industry. This is a shared CSG and Government initiative.</p> <p>A Construction Sector Group Steering Group has been established to develop the Construction Cost Study supported by the Department of Housing, Local Government and Heritage (DHLGH). A Request for Tender for a consultancy to carry out this study was published on Thursday 14 April and closed on Friday 27 May. The tender evaluation is now complete and the recommendation on the awarding of the contract has been approved by the Steering Group. The contract commenced on 4 July and the completed study will be published in Q4 2022.</p>	

**Action 23.9**

**Promote a culture of compliant, good quality sustainable innovation in residential construction through development of Modern Methods of Construction (MMC), including establishment of a demonstration park for MMCs.**

**HfA Timeline: Q2 2022**

**Status: Completed**

Update: Modern Methods of Construction (MMC) have the potential to increase the productivity of the construction sector, especially the residential construction sector. In Q2, Department of Enterprise Trade and Employment established a cross-Departmental MMC Leadership and Integration Group that will ensure coordination between various Government initiatives to promote construction sector productivity including MMC: the new Construction Technology Centre (EI); the forthcoming Demonstration park for MMC; EI's Built to Innovate initiative; Build Digital (DPER); the Construction Sector Group (DPER) etc. This Group will also lead on the development of new policy initiatives required to promote MMC adoption in residential construction.

A Demonstration Park is being advanced in conjunction with LOETB and SOLAS. A draft master plan has been developed for the Mount Lucas site, LOETB is confirmed as the contracting authority for the project, a building condition (site) survey is complete, the process for appointing a design team has commenced and a project management group (consisting of a representative each from LOETB, SLAS, DFHERIS, DETE and DHLGH) has been established to oversee the overall process.

The next steps will include establishing an Expert Advisory Group, securing funding approval, completing an expressions of interest process for the MMC housing units, approving and appointing the design team, agreeing the design (based on the EOI outcome), securing all necessary permissions and completing relevant rendering processes, then appointing a contractor(s). The Demonstration Park is expected to be operational in Q3 2023.





# Ongoing Measures

## Ongoing Measures

Housing for All includes 77 'Ongoing' measures. All of these measures are being progressed and the current update on the progress of each measure is provided below.

### Pathway to Supporting Homeownership and Increasing Affordability

#### Action 1.1

**Provide an average of 6,000 affordable homes each year under the provisions of a new Affordable Housing Act**

**Lead Department: DHLGH**

Update: National affordable housing delivery targets were published in Housing for All for 2022 – 2030.

The five-year 2022-2026 total target for local authority affordable delivery is 7,550 (excluding those dwellings expected to be delivered affordably under the terms of Part V agreements). This five-year target has been allocated to eighteen local authority areas, where the need for affordable housing is determined as being a sufficiently significant proportion of overall housing need.

Targets for affordable delivery by AHBs and the LDA in the period to 2026 were set nationally in consultation with AHB sector representatives and the LDA, having regard to projected delivery capacity. The First Home Scheme will support the delivery of c. 8,000 affordable homes in the period to 2026.

New Regulations which will underpin the local authority delivery of affordable homes for purchase were signed by the Minister for Housing, Local Government and Heritage in April 2022 (S.I. 183 and S.I. 184 of 2022).

#### Action 1.9

**Ensure consistency in the application of the new arrangements under Part V by Local Authorities**

**Lead Department: DHLGH**

Update: To ensure the consistency in the application of the new arrangements under Part V, The Housing Agency continues to conduct a series of workshops for Local Authorities on a quarterly basis, as well as facilitating Part V webinars and regional discussion groups that focus on more specific topics such as leasing, land valuations and arbitration. The Housing Agency have also made available a Part V Resource Pack and case studies on how to calculate Part V in mixed developments. There is ongoing support provided to Local Authorities on individual Part V queries. In tandem, section 28 Ministerial Guidelines on Part V are being drafted and upon completion, further training will be delivered.



**Action 2.2****Increase enforcement of registration of tenancies by Residential Tenancies Board (RTB)****Lead Department: DHLGH**

Update: Annual Tenancy Registration commenced on 4 April, with the inclusion of a three month transition period to support landlords to register. All annual registrations fall due on the anniversary of the tenancy commencement date, with a one month period to register in order to comply with the regulations. The commencement of annual registration also introduced a new fee structure for private landlords and AHBs.

The Residential Tenancies Board's (RTB) Regulatory Risk Policy, which encompasses its enforcement policy, will be presented to the Board of the RTB for approval at the July Board meeting. The RTB continues to operate existing processes to act on instances of non-compliance. Details of a further nine sanctions imposed on landlords and confirmed in the Circuit Court under the RTB's investigations and sanctions function were published on its website on 13 April 2022 (<https://www.rtb.ie/court-orders>), bringing sanctions published to 38 in total.

**Action 2.4****Retain the rent limit flexibilities in the Rent Supplement Scheme****Lead Department: DSP**

Update: Department of Social Protection continues to implement the National Tenancy Sustainment Framework (NTSF), effective from January 2015, which allows for flexibility where rents are in excess of the rent limits for new applications and ongoing entitlement to Rent Supplement. DSP will continue to monitor the use of the NTSF and report on same on a quarterly basis.

**Action 2.9****Retain market based settings for first rent of new properties to the market for the duration of RPZ protections or any successor restrictions****Lead Department: DHLGH**

Update: Encouraging investment in the private rented sector is critical in providing much needed supply. The Government is committed to ensuring that the initial rent setting for new properties will continue to be at market level for the duration of any Rent Pressure Zone (RPZ) or successor restrictions. RPZ restrictions will apply for rent increases that follow the initial rent setting (either within or between tenancies).

The RTB have moved to Annual Registration on 4 April 2022. Over the coming months, this will facilitate the provision of additional information to provide granular detail on the effectiveness of RPZs and the protections they provide.

**Action 2.11****Support diversification of housing stock and increase availability of rental stock by supporting the development of Purpose Built Student Accommodation by Technological Universities****Lead Department: DFHERIS**

Update: Discussions are ongoing with the Department of Housing, Local Government and Heritage to assess potential for delivery options to be put in place, in the context of both feasibility constraints and current uncertainties within the wider construction sector.

## Pathway to Eradicating Homelessness, Increasing Social Housing Delivery and Supporting Social Inclusion

### Action 3.1

**Actively participate through the newly established European Platform on Combatting Homelessness to advance the Lisbon Declaration on Combatting Homelessness signed in June 2021**

#### Lead Department: DHLGH

Update: On 28 February in Paris, Minister O'Brien met with Commissioner Schmit and the other EU ministers responsible for the fight against homelessness, as well as other representatives of the Platform (European institutions, local and regional authorities, social partners and civil society) to give new impetus to the fight against homelessness. The high-level conference also endorsed the work programme of the Platform, available at <http://ec.europa.eu/social/BlobServlet?docId=25258&langId=en>

Separately, Minister O'Brien also met with Commissioner Schmit and discussed, among other things, the issue of homelessness among EEA migrants, financing at an EU level and best practice across Europe in tackling homelessness.

A meeting of the Platform was held in Brussels on 24 June, which was attended by officials from the Department of Housing, Local Government and Heritage (DHLGH). DHLGH also presented on Housing for All, with a focus on the actions to combat homelessness, at the 1st Mutual Learning Event of the European Platform on Combatting Homelessness on National Strategies to Fight Homelessness and Housing Exclusion in Brussels on 23 June.

### Action 3.4

**Target 1,200 new *Housing First* tenancies from 2022 to 2026**

#### Lead Department: DHLGH

Update: The Housing First National Implementation Plan 2022-2026 was launched on 20 December 2021. This programme is one of the key responses in ending long-term homelessness among those with complex health and mental health needs. It provides the most vulnerable of our homeless population with a home for life as well as with key wraparound health and social supports. Under the plan, an additional 1,319 supported tenancies are to be delivered over the next five years. This will ensure that Housing First continues to operate and expand in every county of Ireland.

It will involve an average of 264 new tenancies per annum, with the specific annual targets for each region now set out in the plan. These targets are based on analysis of need, which involved key stakeholders and was supported by the Housing Agency. With the Housing First Programme significantly expanding, revised governance and management arrangements are being implemented. A new National Directorate has been established and is based in The Housing Agency. This comprises a National Director and a support team, as well as representation from the partner Departments and organisations.

In Quarter 1 2022, a total of 55 new Housing First tenancies commenced. 708 individuals are currently in a Housing First tenancy.

**Action 3.5****Housing First will be underpinned by the delivery of additional one-bed social housing home****Lead Department: DHLGH**

Update: The new Housing First National Implementation Plan was published on 20 December 2021. It is a housing-led approach that is targeted, with each region having specific numbers of tenancies. All Local Authorities have submitted a Housing Delivery Action Plan in December 2021 which sets out details of each Local Authority's delivery of social housing over the period 2022-2026. Plans for the delivery of one-bed units were sought as part of the Housing Delivery Action Plans. They set out details of Local Authority delivery in addition to other delivery partners, including Approved Housing Bodies (AHB). This is the first such multi-annual delivery planning undertaken by the sector. Local Authorities are publishing their Housing Delivery Action Plans on their respective websites.

**Action 3.6****Provide capital funding to develop further supported emergency accommodation for families and individuals experiencing homelessness****Lead Department: DHLGH**

Update: €10 million of Capital funding has been provided in Budget 2022 to further support families and individuals experiencing homelessness. The Department of Housing, Local Government and Heritage (DHLGH) continues to work with Local Authorities to ensure that sufficient accommodation is available for those experiencing homelessness and to ensure that the Capital funding is available to support such facilities.

**Action 3.10****Maintain COVID-19 public health measures for people who are homeless and consolidate improvements in health care delivery****Lead Department: DoH**

Update: There are a total of 17 initiatives funded as part of COVID-19 measures of which three were costed for 12 months and 14 of them were costed for six months. All of the 17 projects are operational and eight projects have been identified to require additional funding in Q3-Q4 (six months) – excluding three initiatives funded for the whole year. While in Q1, €3.483 million has been allocated and drawn down to fund 17 initiatives, in Q2, €1.139 million has been allocated and drawn down to fund eight initiatives. Projects in place are continuing to deliver:

- a) Accommodation – those identified as medically vulnerable or those who are suspected cases are supported to shield/isolate
- b) Increased GP capacity – in order to meet the health needs of homeless population, GP capacity is increased across several CHO areas. Homeless people have better access to healthcare, making sure individual needs are met
- c) Person centred supports – across different CHO areas, services are continuing to be designed and delivered around the needs of the individual. Enhanced case management and health supports delivered to shielding/isolation and Private Emergency Accommodation units are resulting in the delivery of the services where the people are, removing the traditional barriers to access to care.

**Action 3.11**

**Continue to increase access to health supports and protections for homeless individuals, with an individual health care plan to be provided for all homeless individuals that need one and improved access to mental health services**

**Lead Department: DoH**

## Update:

- Homeless Hospital Discharge programme

€876,000 allocated and drawn down to continue homeless hospital discharge pilot programme and implementation of the Homeless Hospital discharge Protocol. Pilot programme resumed operations in Q4 2021 post-pandemic. The Inclusion Health Services (IHS) in the Mater Misericordiae University Hospital and St James's Hospital continue to function in line with the objective of the service. During 2021 a number of key performance indicators (KPIs) were implemented across the services. These KPIs demonstrate the effective impact of the Inclusion Health Services in these hospitals. IHS KPIs show an effective "capture and contact" of homeless persons presenting to emergency departments (ED) by the IHS, reductions in homeless persons leaving ED before completion of treatment, reductions in readmission rates and high levels of completion of individualised care plans for attending patients. The HSE has established an oversight group for this project which will monitor and assist in further integrating the IHS with relevant community health and homeless service providers. The HSE advertised for the Programme Manager of the project in Q1 2022. Unfortunately, the campaign was not successful. The Action Research associated with the project has continued to advance and a presentation to the oversight group to consider and implement the output of the research has been undertaken.

- Stepped model of mental health

€501,000 drawn down to develop the Stepped Model for Mental Health Care in Dublin including recruitment of 8.5 Whole Time Equivalents (WTE). The recruitment process has commenced for the recruitment of the Consultant post. Interviews for Consultant post are confirmed to be held on 8 August after which the speedier recruitment of the Multi-Disciplinary Team will be progressed. The consultant/team will deliver three priority tasks:

- a) Inpatient work - provide psychiatric inpatient care to homeless patients predominately in CHO9
- b) Community work - provide follow up for new homeless service patients who have recently been discharged from either SVHF or MMUH Approved Centres
- c) Community-based care for homeless patients staying at two named suburban hostels for the homeless in Aisling House and Abigail House

**Action 3.13**

**Strengthen integrated care pathways for people who are homeless with chronic health needs based on an inclusion health model, to achieve better health outcomes and to reduce the incidence of premature death**

**Lead Department: DoH****Update:**

- Proposal for Single Integrated Case Management Model in Dublin is developed and €1.083 million has been allocated and drawn down in Q2 for the model implementation across Community Health Organisations (CHO) 6, CHO7 and CHO9. Model will commence its operations in Q3 2022. Business case for additional two WTEs (recurring funding) has been submitted and approved in order to draw down €150,000. Two WTE posts to be recruited in Q3 will deliver strong operational governance across all three CHO areas. A Dublin Homeless Health Coordination Group is established to support coordinated delivery of cross-Dublin projects including the Single Integrated care and case management service, Stepped Model for Mental Health Care and Housing First.
- €607,000 has been drawn down for enhancement of integrated care and case management service for people experiencing homelessness and enhanced provision for health care planning outside Dublin. CHO areas have allocated funding to Section 39 organisations or the negotiations are being held with service providers in order to establish initiatives that are to achieve following objectives:
  - To enhance person centred care planning and case management across services
  - To improve care co-ordination between different partner agencies
  - To provide relevant supports via referrals to external agencies
  - To improve the accurate identification of individuals appropriate for an integrated care intervention
  - To provide interim intensive support, case management and crisis intervention/response



**Action 3.16****Enhance family support and prevention and early intervention services for children and their families through a multi-agency and co-ordinated response, and disseminate innovative practice****Lead Department: DCEDIY**

## Update:

1. The National Childcare Scheme provides for families experiencing homelessness and at risk of homelessness to receive the highest levels of subsidies to access recognised Early Learning and Care or school Aged Childcare without the need for an income assessment. This arrangement is by way of “sponsorship” by the relevant local authority or Dublin Region Homeless Executive on the basis that the family are verified on the PASS system with the local authorities. (PASS is the Pathway Accommodation Support System. PASS is an online, shared system utilised by every homeless service provider and all local authorities in Ireland.) In 2020 the number of children sponsored onto the NCS by Local authorities was 383, in 2021 it was 483 and up to 13/06/2022 it has been 263.
2. A dedicated sub-group of the Department of Children, Equality, Disability, Integration and Youth/ Tusla Senior Leadership Team was established to further examine and explore an optimum operational model of delivery of family support provision within Tusla and through their funded organisations, including identification of mechanisms for the oversight and performance monitoring that is fully integrated with existing performance metrics. Completed (the work of the sub-group is ongoing).
3. Through the Tusla Prevention, Partnership and Family Support service, 121 Child and Family Support (CFSN) networks have been developed to support integrated and co-ordinated supports for children, young people and families at local community level. Completed (Tusla aims to add further CFSNs in 2022).
4. Children and Young People’s Services Committees (CYPSC) respond to identified and emerging need in their local areas by working with local partners and agencies and by co ordinating supports for children young people and their families. This has included:
  - a targeted youth club for children, young people and their families experiencing homelessness, supported by a multidisciplinary team to support children’s social development
  - Cooking programmes for parents and physical, sensory and imaginary play opportunities for babies and toddlers attended by Homeless Service staff.
  - The distribution of a ‘My Place to Play’ play mat for babies to support baby’s development to families in homeless accommodation and International Protection Accommodation Services (IPAS).
  - Working with family accommodation hubs in local areas through the provision of vouchers for the use of local amenities such as swimming pools. Completed (CYPSC work is ongoing in nature).
5. The What Works initiative, funded by Dormant Accounts, aims to support a move towards evidence informed prevention and early intervention services for children, young people and their families. Resources are being utilised to enhance services through innovative projects and evidence based learning and development, while encouraging collaboration between organisations. Completed.

**Action 3.17****Expand Street Outreach Services to engage with rough sleepers in other key urban areas outside Dublin****Lead Department: DHLGH**

Update: Housing for All includes a commitment to expand Street Outreach Services to engage with rough sleepers in other key urban areas outside Dublin, where rough sleeping is a concern. People who are rough sleeping are at the sharp end of homelessness and Street Outreach Services ensure that those people sleeping rough are provided with the necessary accommodation and supports to prevent further rough sleeping. The Housing Agency, in partnership with the HSE and in consultation with key Departments and agencies, has developed a good practice manual for the operation of assertive outreach services. This manual will assist regions in expanding outreach services into those urban areas in which rough sleeping is understood to be a concern. This manual is to be published shortly.

**Action 3.18****Identify and provide enhanced tenancy sustainment supports to families experiencing long-term homelessness to help them exit from homelessness and maintain their homes****Lead Department: DHLGH**

Update: Housing for All acknowledges the length of time that some families (many with support needs requiring a multi-agency approach) spend in emergency accommodation. In this regard, The Department of Housing, Local Government and Heritage (DHLGH) has committed to working with Local Authorities, NGOs and other State bodies to identify families experiencing long-term homelessness that have complex support needs. Those that do will be provided with enhanced tenancy sustainment supports to help them exit homelessness and maintain their homes.

The Dublin Region Homeless Executive (DRHE) through the Strategic Management Group for the Dublin Region are currently looking at developing a pilot project to identify a small number of families with high support needs who have experienced long-term homelessness. The pilot will look to what supports are required for these families in order for them to maintain their homes. The intention is to provide enhanced visiting supports to these families through NGO service delivery partners and the establishment of linkages to Tusla led community based supports. DHLGH has committed to fund any expansion of support services and will report on progress as they are delivered.

**Action 4.1****Deliver over 10,000 social housing homes each year to 2030 and increase the stock of available social housing****Lead Department: DHLGH**

Update: Exchequer investment from the National Development Plan (NDP), together with Housing Finance Agency lending and Land Development Agency investment will mean that some €4 billion in State funding will be available for housing every year from 2021-2025. The latest Construction Status Report (which is available at [www.gov.ie](http://www.gov.ie)) shows that 8,776 social homes are currently onsite with an additional 11,551 homes at design and tender stage. In Quarter 1 2022, 109 new construction schemes, (1,733 homes) were added to the pipeline.

**Action 4.2****Enhance Local Authorities and AHBs to reach delivery of over 9,500 new-build homes on average each year****Lead Department: DHLGH**

Update: Increasing the staffing level in Local Authority housing teams will support Local Authorities to initiate, manage and deliver new build housing schemes. A revised total of 250 new staff have now been approved by the Minister for Housing, Local Government and Heritage to support the delivery of social housing. Recruitment for these posts is ongoing. Furthermore, the Department of Housing, Local Government and Heritage (DHLGH) in collaboration with the Housing Delivery Coordination Office (HDCO) has engaged with each Local Authority to identify their additional staffing requirements to deliver affordable and cost rental housing. This review will be finalised shortly.

Additional resources are being allocated to The Housing Agency to fulfil its role as a centre of expertise to support Local Authority and AHB housing delivery. The recruitment process for these posts is ongoing. The technical expertise the unit will provide includes training programmes, advisory services on contract and project management, mixed-tenure procurement and modern methods of construction, as well as supporting effective interaction and collaboration between Local Authorities, AHBs and other State agencies, including infrastructure utilities.

The Housing Delivery Coordination Office (HDCO) has been established within the Local Government Management Agency (LGMA), to provide co-ordination of Local Authority housing activities. The HDCO is engaging extensively with the Department and Local Authorities to support the delivery of social and affordable housing projects. An Affordable Housing Project Manager was recruited in Q2 2022 and all additional resources are now in place.

Please also see actions 24.1, 24.9 and 24.12.

**Action 4.5****Support Local Authorities to acquire suitable land to deliver a housing programme, based on existing land banks, the level of social housing to be delivered under Housing for All and Local Authority Housing Delivery Action Plans****Lead Department: DHLGH**

Update: Local Authorities acquire land on an ongoing basis for their housing programmes and for a range of other purposes (the same parcel of land may be developed for both housing and for other developments). Full costs for land acquired for housing is provided by the Department of Housing, Local Government and Heritage (DHLGH) when the housing development is commenced.

In 2021, DHLGH piloted a programme to support Local Authorities to acquire new sites with recoupment of costs at an earlier stage. 20 different sites were approved for funding across 12 different Local Authority areas. €15.1 million in funding was approved under the pilot programme, with a total of 458 social housing units projected for delivery across these 20 sites. Discussions are ongoing with DPER for continued sanction for the programme up to end 2023.

**Action 4.6****Continue to support households through the HAP and RAS Schemes while levels of social housing stock are increased****Lead Department: DHLGH**

Update: The Housing Assistance Payment (HAP) scheme, which commenced in 2014, is a form of social housing support for people who have a long-term housing need. At the end of Q4 2021, over 100,000 HAP tenancies had been set-up since the scheme commenced, of which there were more than 61,900 households actively in receipt of HAP support and over 33,400 separate landlords and agents providing accommodation to households supported by the scheme. At end of Q4 2021, the total number of HAP exits to other forms of social housing support since the scheme commenced was 12,343.

The Rental Accommodation Scheme (RAS) was introduced in 2005 to meet the accommodation needs of people in receipt of Rent Supplement for 18 months or longer, and who were assessed as having a long-term housing need. At the end of Q4 2021, over 17,180 households were actively supported by RAS. The latest statistics on exits from RAS show that during 2020, there were 695 exits from RAS to other forms of social housing support and 5,067 exits to other forms of social housing since the recording of this specific statistic began in 2014.

As the supply of new social housing ramps up, to an average of 10,000 new social homes per annum each year to 2030, there will be a reducing reliance on the HAP and RAS schemes.

**Action 5.3****Roll out Choice Based Letting (CBL) across all Local Authorities****Lead Department: DHLGH**

Update: Choice-Based Letting (CBL) is a method that can be used by Local Authorities to allocate social housing, whereby available social housing stock is let by being openly advertised, allowing qualified applicants to 'bid' for or 'register an interest' in available homes. Applicants have to act on their own initiative to respond to adverts and bid for dwellings that they would like to live in, rather than waiting for an Authority to offer them a dwelling. This approach offers more choice, transparency and involvement for applicant households in selecting a new home, thereby reducing the likelihood of a refusal, improving re-let times and helping to build sustainable tenancies and stable communities.

Given the clear benefits offered by CBL, the Department of Housing, Local Government and Heritage (DHLGH) held a workshop with Local Authorities to ensure that it is implemented across the country. DHLGH has undertaken a number of surveys to determine its uptake and impact, most recently in September 2021. The 2021 survey showed that 18 local authorities are currently using CBL as a method of allocation, while others are in the process of running pilot schemes with a view to wider roll out in their respective areas. Of those authorities that are operating CBL the expressed view is that it is having a positive effect on how they allocate houses. The data also shows that where CBL is in operation the rate of refusals has dropped. Work is ongoing with the Local Government Management Agency (LGMA) and the County and City Management Association to develop a CBL website on a nationwide basis.

There has been a steady increase in the numbers of properties advertised, as well as the number of Expressions of Interest (EoI) using Choice Based Letting in recent years. In the year October 2018 to October 2019, 1,960 properties were advertised. 3,415 properties, an increase of 74%, were advertised from October 2020 to October 2021. The number of expressions of interest received is also increasing, with a 47% rise in the same period, rising from 229,823 to 337,504.

**Action 6.1**

**Continue to support the development of the Age Friendly Homes portal and website, which promotes awareness of Age Friendly housing**

**Lead Department: DHLGH**

Update: The Age Friendly Homes portal and website, <https://agefriendlyhomes.ie/>, was launched on 22 June 2021. The website was developed as a collaboration with The Housing Agency and Age Friendly Ireland, the Department of Health and Department of Housing, Local Government and Heritage.

A very unique web portal in an Irish context, it provides a central hub for resources, guidance and information on age friendly housing. It includes research on older people's perceptions and experiences of going through a rightsizing process to future proof their home and an information booklet for older people to explain their options regarding future proofing their homes, ranging from adapting the home, Homeshare or moving to more suitable accommodation.

The agefriendlyhomes.ie Oversight Group met on 15 June 2022. This group meets biannually. The oversight group review the expenditure and user reports. Content is added to the website as it is developed under the guidance of an Oversight Group.

**Action 6.3**

**Local Authorities will consider the housing needs of older people through the Housing Need and Demand Assessment Framework and feed that into their Housing Strategies as part of their Development Plan process**

**Lead Department: DHLGH**

Update: The Housing Need and Demand Assessment (HNDA) Framework continues to be rolled out across Local Authorities since it was launched in April 2021. It is intended to be the central evidence base used to inform Housing Strategy preparation, which in turn, will inform the housing policies of the County or City Development Plans of each Local Authority.

While there is no statutory requirement to prepare a HNDA, data on the Development Plan timeframe of the 31 Local Authorities show that eight Local Authorities have already prepared a HNDA Framework as part of their Housing Strategies. In addition, all Local Authorities have used the HNDA framework in the development of their Housing Delivery Action Plans.

Training on the HNDA Framework and Excel Tool is available, with 14 Local Authorities completing online training to date. Additional resources are also available to all Local Authorities on a HNDA SharePoint including FAQs and video tutorials.

See also action 7.3



**Action 6.5**

**Continue delivery of the Age Friendly housing and public realm training modules to cross sectoral stakeholders to promote greater awareness and foster knowledge transfer across the sector**

**Lead Department: DHLGH**

Update: Age Friendly Ireland's Housing and Public Realm training for Local Authority and Approved Housing Bodies' personnel has been delivered to all local authorities between October 2021 and May 2022. Plans are also underway to deliver the training programme to the Department of Housing, Local Government and Heritage officials. The training programme aims to further equip participants with essential knowledge and skills to maximise the age friendliness of their environment (including accessibility, universality, sustainability, safety, ambiance and others), and to ensure effective planning for Ireland's ageing population is adequately considered and addressed in housing policy formulation and implementation. The training has received CPD accreditation from Engineers Ireland and The Royal Institute of the Architects of Ireland (RIAI).

**Action 6.6**

**Support pilots of innovative forms of housing redesign/reorganisation to deliver additional rental accommodation supply along with support for older homeowners**

**Lead Department: DHLGH**

Update: Ava Housing (<https://www.avahousing.ie/>) continue to progress a new housing model to support older homeowners to reconfigure their family-sized homes. This is done by creating an independent living area suitable for the older homeowner downstairs while eliminating the need to use the stairs by providing an affordable rental accommodation upstairs.

Using a Universal Design approach, the pilot promotes an efficient way to use housing stock by carving much needed new one-bedroomed rental capacity from existing housing stock in mature urban areas. This allows the homeowner to live securely and independently downstairs, whilst promoting interaction with the person living upstairs, thereby reducing isolation.

The pilot will support the retrofitting of 20 houses in 2022/23 by Ava Housing who are also engaging with the Sustainable Energy Authority of Ireland (SEAI) to bring its grant funding energy efficiency upgrades within the scope of retrofits.

**Action 6.7**

**Implement the actions under the Housing Options for our Ageing Population Policy Statement, having regard to the Reports of the National Implementation Group**

**Lead Department: DHLGH**

Update: Housing Options for Our Ageing Population is a joint policy document published by the Department of Housing, Local Government and Heritage (DHLGH), and the Department of Health (DoH). It contains 40 strategic actions, 22 to be led by DHLGH, 13 by the Department of Health and five by both.

The final implementation report for Housing Options for Our Ageing Population has been published and is available for viewing at gov.ie - Housing Options for Our Ageing Population: Policy Statement ([www.gov.ie](http://www.gov.ie)).

A new joint governance framework is being developed between the DHLGH, DoH and the Age Friendly Shared Service to ensure ongoing collaboration in policy development and implementation as well as overseeing completion of a small number of outstanding actions.

**Action 7.3**

**Local Authorities will consider the housing needs of people with a disability through the Housing Need and Demand Assessment Framework and feed that into their Housing Strategies as part of their Development Plan process**

**Lead Department: DHLGH**

Update: The Housing Need and Demand Assessment (HNDA) Framework continues to be rolled out across Local Authorities since it was launched in April 2021. It is intended to be the central evidence base used to inform Housing Strategy preparation, which in turn, will inform the housing policies of the County or City Development Plans of each Local Authority.

While there is no statutory requirement to prepare a HNDA, data on the Development Plan timeframe of the 31 Local Authorities show that eight Local Authorities have already prepared a HNDA Framework as part of their Housing Strategies. In addition, all Local Authorities have used the HNDA framework in the development of their Housing Delivery Action Plans.

Training on the HNDA Framework and Excel Tool is available, with 14 Local Authorities completing online training to date. Additional resources are also available to all Local Authorities on a HNDA SharePoint including FAQs and video tutorials.

See also action 6.3

**Action 8.1**

**Work with Local Authorities and AHBs to improve the quality and quantity of delivery of Traveller-specific accommodation**

**Lead Department: DHLGH**

Update: The delivery of effective Traveller-specific accommodation in line the Local Authority Traveller Accommodation Programmes is ongoing. This will address both the quantity and quality of Traveller accommodation.

The implementation of the Traveller Accommodation Expert Review Report (July 2019) recommendations will also support delivery of Traveller specific accommodation. The second progress update on this Report was published on the Department of Housing, Local Government and Heritage's website in Q2 2022. Six of the recommendations in the Report are now complete with a work programme underway working on the Report.

**Action 8.3**

**Prioritise the implementation of recommendations contained within the Traveller Accommodation Expert Group Report**

**Lead Department: DHLGH**

Update: A Programme Board was established in March 2021 to drive the implementation of the Traveller Accommodation Expert Review Report (July 2019) recommendations. The Programme Board met six times in 2021 and have agreed to report progress on the implementation of the recommendations, with the second report published in Q2 2022 on the Department of Housing, Local Government and Heritage's website. The report provides an update on progress under the recommendations, completed actions and the Programme Board work plan. The Board has met three times in 2022 and will meet a minimum of two further times this year. It will also meet outside of these timeframes as required.

A number of the report recommendations are complete including publication of Regulation S.I. 73 of 2022, allowing for the inclusion of a Traveller identifier on the statutory Social Housing Support application form which came into operation on 14 March 2022.

**Action 8.4****Prioritise implementation of the recommendations of the 'Independent Review of the Role of Social Workers and Personnel Employed by Local Authorities Specifically to Assist Travellers with their Accommodation Needs'****Lead Department: DHLGH**

Update: Following on from the Independent Review of Local Authority Social Workers and Personnel Employed to Assist Travellers with their Accommodation Needs, the City and County Management Association (CCMA) has established a working group to consider how best to implement the recommendations. The Department of Housing, Local Government and Heritage (DHLGH), as a key stakeholder, is participating in this working group. The group had its first meeting in Q1 2022 where the draft Terms of Reference was discussed.

**Action 9.2****Local Authorities, the DHLGH and its agencies, including The Housing Agency, will support DCEDIY as appropriate in implementation of the provisions of the White Paper and IRPP 2020-2023****Lead Department: DHLGH**

Update: The White Paper published in February 2021, sets out a new model for the provision of accommodation and supports to international protection applicants. It was intended that the new model would be operational by December 2024 with the transition to the new model taking place on a phased basis, with reforms introduced each year between 2021 and 2024. The war in Ukraine has had an impact on timelines for implementation of the White Paper, as staff on the International Protection Transition Team were temporarily diverted to fulfil Ireland's obligations. Staff are now returning to the team to progress delivery.

The International Protection Support Service (IPPS) transition team has progressed a number of different areas of the White Paper to date including:

- Project structures put in place including a detailed implementation plan developed;
- Governance structures established in the form of a Programme Board, a Risk Committee and an External Advisory Committee, and all three committees have met recently.
- Development of the new accommodation model including an ownership model agreed for Phase Two accommodation and the development of an Approved Body Funding Scheme in conjunction with key implementation partners such as the Department of Housing, Local Government and Heritage, the Housing Agency and the Local Authorities.
- Continuing the acquisition of properties for Phase Two with the support of the Housing Agency;
- Development of a Communication strategy including in February 2022 the launch of a dedicated webpage where all members of the Public can find updates on the progress being made in implementing the White Paper;
- Currently work is on-going on the development of an Income Support policy, and on the development of the integration structures at a local level in collaboration with our key partners, the Local Authorities.
- A new integration support grant funding scheme is in development and is expected to be launched in Quarter 3 2022.

**Action 10.1**

**Provide capital funding for further development of housing for the specific vulnerable cohorts eligible for CAS funding, in alignment with support services provided through State agencies and NGOs**

**Lead Department: DHLGH**

Update: €96 million of Capital funding has been committed in Budget 2022 for the Capital Assistance Scheme (CAS). This funding will be provided to Approved Housing Bodies (AHB) for the further development of housing for priority categories of housing need, including older people (age friendly housing), persons/families who are homeless, people with a disability and decongregation from institutions for persons with intellectual disabilities. Capital funding under this programme also supports delivery in emerging areas of housing need such as new refuges for victims of domestic, sexual and gender-based violence and the provision of emergency accommodation for single homeless individuals. A condition of this funding is that the housing development is undertaken in alignment with support services needed which are provided through State agencies and NGOs.

2021 saw the delivery of 352 units of accommodation for a range of priority categories of housing need and 150 bed spaces for single homeless individuals. A target of 400 units of accommodation has been set for delivery by the AHBs under this programme in 2022 and the Department of Housing, Local Government and Heritage will continue to support Local Authorities and AHBs to develop emergency homelessness accommodation where it is required. 65 units of accommodation were delivered in Q1 2022.

## Pathway to Increasing New Housing Supply

**Action 12.4**

**Incorporate acceleration of residential development as key criteria for the Urban Regeneration and Development Fund (URDF)**

**Lead Department: DHLGH**

Update: The acceleration of residential development will be included as a key criterion in selecting future URDF projects in cities and larger towns particularly in the context of the development of areas of strategic importance within those cities and large towns. URDF projects are added to the programme through periodic calls for proposals. This criterion will be included in the assessment of proposals submitted as part of a future call focused on the development of the new Urban Development Zones (UDZ) at the appropriate juncture once legislation establishing the UDZ mechanism is enacted.

**Action 13.3****Carry out a comprehensive review and consolidation of planning legislation****Lead Department: DHLGH**

Update: The planning system, including the judicial review process, is being reviewed to give greater certainty and stability for those providing housing in Ireland. These reforms will ensure the planning system is plan-led, has greater public acceptance and reflects the needs of existing and new populations. A review aimed at improving the functionality of the planning system is currently underway, overseen by the Attorney General. The purpose of the review includes:

- Adequate account is taken of the needs of the future population of new and expanded communities, as well as the needs of existing communities;
- Appropriate account is taken of the nature of planning decisions, which require careful balancing of public policy, public participation and environmental issues; and
- A fitness check and upgrade of relevant provisions of planning law to ensure that it is more accessible and streamlined from a legal perspective.

The Department of Housing, Local Government and Heritage has established a Planning Advisory Forum, chaired by Minister of State Burke, which is a key element of the planning review and manages the stakeholder engagement through the process. It is intended that the review will be completed by end 2022.

**Action 14.1****New tranche of State lands to be provided to the LDA with potential to deliver up to 15,000 homes****Lead Department: DHLGH**

Update: Housing for All identifies 20 State land sites that will be transferred to the Land Development Agency (LDA) which have the potential to provide 15,000 homes. The transfer of these sites involves a number of steps (see Appendix 2). These steps vary from site to site and may include stakeholder engagement, feasibility studies, master planning, the relocation of existing services, considerations on mixed tenure/heritage sites, rezoning and decontamination considerations.

The baseline assessment refers to the collation of initial information on the basis of a desktop review of the current context of constraints and opportunities and the general planning context. More detailed assessments, feasibility and capacity analysis will follow in most cases further to the initial stakeholder engagement which is currently being rolled out. This initial engagement is with the State Agencies / landowners / Local Authorities concerned.

Progress on 14 further sites that were identified for transfer to the LDA, before the publication of Housing for All, is also set out in Appendix 2.

**Action 14.2****LDA to develop a public lands database and regularly report to Government on the potential reuse of such lands for housing****Lead Department: DHLGH**

Update: The LDA has developed and published on its website the State Lands Database and is now in the process of developing the Register of Relevant Lands as per the requirements of Section 50 of the LDA Act. The Register will include lands owned by public bodies in population areas greater than 10,000. The LDA has developed a methodology and is progressing an initial high-level screening to identify relevant state lands that could be developed for housing and where additional assessments may be required.

This will inform the development of a report on the potential for development of relevant public lands, including an assessment of the development capacity, priority and estimated development costs, which will be submitted to Government by year-end.



**Action 16.2**

**Industry to review and promote the attractiveness of careers in the construction sector through a coordinated marketing campaign targeted at school leavers and career changers as recommended in the Building Innovation Report**

**Lead Department: DPER**

Update: The Construction Industry Federation (CIF) are leading on initiatives taken to promote construction careers: attending career events, supporting careersportal website to make it user friendly for employers and students, and promoting apprenticeships. They have also carried out research on attitudes of careers in construction. They have also developed courses promoting the retrofit programme. A job advertising website has also been created by CIF, which also promotes the demand in construction industry.

The Association of Consulting Engineers of Ireland (ACEI), the Royal Institute of the Architects of Ireland (RIAI), the Society of Chartered Surveyors Ireland (SCSI), and Engineers Ireland are also leading on programmes to promote construction careers. ACEI are running two programmes: graduate development and leadership. Additionally, they run health and safety courses. Engineers Ireland are leading on the STEPS programme, which is aimed at primary and secondary students. They also run the Young Engineers Awards, in order to promote STEM subjects. Engineers Ireland prepared a report which captures views of Engineers in the area of engineering employment. It highlights that higher competence in engineering is required, and that there is a growing interest in STEM subjects.

The Royal Institute of the Architects of Ireland's (RIAI) initiatives in promoting careers in construction includes: dedicated website section for graduates, RIAI Transition Year Programme provides guidance and a programme to support Architectural Practices who take on Transition Year Students and also collaborating with Junior Cycle Teachers to organize and deliver the national Junior Cycle Graphics Exhibition. Upcoming work includes training of incoming graduates/professionals from abroad to support capacity. As for the Society of Chartered Surveyors Ireland (SCSI), they are showing students how to use internationally freely available datasets to tackle environmental and social challenges in Ireland.

**Action 17.2**

**Deliver an integrated education and training sector response to align education and training provision for new and existing workers with the Labour Demand Estimates for Ireland's National Housing Targets, 2021-2030 and forthcoming Expert Group on Future Skills Needs (EGFSN) forecasts**

**Lead Department: DFHERIS**

Update: The Department is working with colleagues in SOLAS, the HEA and other Government Departments to deliver an appropriate response to existing projections of skills needs in the construction sector. Research is currently being undertaken to examine construction skills projections for higher education-related skills in order to meet HfA and domestic retrofitting targets. This follows on from a similar exercise for the Further Education sector. Having both pieces of research will enable the development of a coherent tertiary response to the needs identified.

**Action 17.3**

**Implement recommendations from the EGFSN 'Building Future Skills' report and Construction related recommendations from forthcoming EGFSN 'Skills to Enable the Low Carbon Economy to 2030' report**

**Lead Department: DFHERIS**

Update: The Construction Sector Skills and Recruitment Group, chaired by SOLAS, is concerned with working with a range of partners, including other Departments, State agencies and industry representatives to ensure that a whole of system response is developed and delivered in respect of these and other relevant reports.

**Action 17.6**

**Modify employment permit schemes as necessary to attract the required numbers of construction employees, participate in recruitment fairs internationally to attract workers to Ireland**

**Lead Department: DETE**

Update: On 28 October 2021, Department of Enterprise, Trade & Employment (DETE) announced comprehensive changes to the employment permits system in Ireland. An additional eight categories of occupation within the construction sector were made eligible for a General Employment Permit. In the year to 11 July 2022, construction sector employment permits issued represent 128% of those issued in all of 2021. The number of Construction Sector Critical Skills Employment Permits issued in 2022 already exceeds those issued in 2021. The International Recruitment Subgroup of the Industry Capability Group is developing a media plan to support international marketing targeted at both Irish workers living abroad and workers in other countries who may be interested in employment opportunities in Ireland. This will be a stand-alone project and is in addition to a supporting media campaign for two international recruitment events, scheduled to be held later this year. Supporting this, a “one stop shop” portal is available in the Future Building site, providing information for international workers about living and working in Ireland.

**Action 18.6**

**Strengthen relationships with international funding partners (such as the European Investment Bank/ Council on Europe Development Bank) to access targeted funding**

**Lead Department: DFIN**

Update: This action, along with 18.7 & 18.8 is being delivered on an ongoing basis through the work programme of the Housing for All investment workstream. An initial mapping exercise of public and private funding partners has been completed. To complement this work, the investment group has invited funding partners to attend and present to the group on their role and experience in funding residential housing delivery. This work will continue for the remainder of 2022, and will inform planning of further communication and engagement with key partners.

**Action 18.7**

**HBFI will continue to deploy capital in line with demand to fund the delivery of new homes, including through accessing its additional borrowing capacity of €750m as required. HBFI will also continue to review product offerings in line with demand to ensure that the supply of new homes is not disrupted due to a lack of funding**

**Lead Department: DFIN**

Update: This action, along with 18.6 & 18.8 is being delivered on an ongoing basis through the work programme of the Housing for All investment workstream. An initial mapping exercise of public and private funding partners has been completed. To complement this work, the investment group has invited funding partners to attend and present to the group on their role and experience in funding residential housing delivery. This work will continue for the remainder of 2022, and will inform planning of further communication and engagement with key partners.

**Action 18.8**

**Lead communication and engagement with institutional investors, including tradeshow events, to communicate policies and encourage sustainable investment in residential accommodation**

**Lead Department: DFIN**

Update: This action, along with 18.6 and 18.7 is being delivered on an ongoing basis through the work programme of the Housing for All investment workstream. An initial mapping exercise of public and private funding partners has been completed. To complement this work, the investment group has invited funding partners to attend and present to the group on their role and experience in funding residential housing delivery. This work will continue for the remainder of 2022, and will inform planning of further communication and engagement with key partners.

**Action 18.9**

**Assess investment proposals, in particular from the AHB sector, as to the likelihood in attaining an off balance sheet statistical classification**

**Lead Department: DFIN**

Update: Department of Finance will provide feedback on the likelihood of attaining an off-balance sheet statistical classification in the event that a proposal is submitted by Department of Housing, Local Government & Heritage ( DHLGH).

## Pathway to Tackling Vacancy and Efficient Use of Existing Stock

**Action 19.2**

**Use the Better Energy Homes Grant to support retrofit for vacant properties**

**Lead Department: DECC**

Update: In February 2022, Government announced a range of new measures to make it easier and more affordable for homeowners to undertake home energy upgrades.

The package of measures provided for increased grant rates under the Better Energy Homes Scheme including a special enhanced rate of 80% of the typical cost of attic and cavity wall insulation.

**Action 19.3****Incorporate activation of vacant properties as key criteria in the Urban Regeneration and Development Fund (URDF) and the Rural Regeneration and Development Fund (RRDF)****Lead Department: DHLGH**

Update:

**URDF**

The activation of vacant properties will be included as a key criterion in selecting future URDF projects in towns as part of a call for proposals focused on Town Centre First (TCF) priorities. URDF projects are added to the programme through periodic calls for proposals. It is envisaged that this call for proposals would be initiated later this year.

**RRDF**

A call for large scale capital projects closed on 29 April 2022. The focus of this fourth Category 1 call was to support ambitious capital projects which make the best case in terms of their contribution to:

- Assisting in revitalising our rural towns and villages, in line with the Town Centre First approach, through planned and sustainable regeneration and development projects which will drive greater economic activity and footfall, address vacancy and dereliction and ensure the re-use of heritage and other existing buildings; and
- Providing the necessary appropriately-scaled facilities and infrastructure in rural areas, in terms of remote working, town centre residency, economic and enterprise development etc., which will assist in attracting people back to live in rural areas and drive economic development within these areas.

42 applications seeking funding of c. €150 million were submitted. 25 of the 42 applications aim to address vacancy and dereliction in rural towns and villages.

The applications are now being assessed by the Department of Rural and Community Development. The final awards will be made by end of the year.

**Action 19.9****All Government Departments will examine their existing portfolio of properties and, subject to any obligations under the PSC, the LDA Act 2021 or the State Property Act 1954, will place them on the market if they are not required and may be suitable for conversion to residential accommodation****Lead Department: DHLGH**

Update: The State, its Departments and Agencies are the owners of large amounts of property. It has already been agreed that State entities that own vacant or underutilised land, which may be suitable for housing, will offer that land to the Land Development Agency (LDA). Under Action 19.9 of Housing for All it was also agreed that all Government Departments examine their existing portfolio of properties and, subject to any obligations under the Public Spending Code, the LDA Act 2021 or the State Property Act 1954, would place them on the market if they were not required and may be suitable for residential housing. This would allow for more efficient use of those buildings and provide opportunities for individuals and families to convert suitable buildings into homes.

In this context, the Department of Housing, Local Government and Heritage (DHLGH) wrote to all Government Departments in December 2021 requesting that they review their respective portfolio of properties and assess what properties, if any, may be suitable for housing. All Departments have responded to this request and further direct engagement is now taking place, led by the State Lands Subgroup with those Departments who manage large property portfolios, albeit in the ownership of Office of Public Works (OPW), to identify potential underutilised properties which could be released for use for residential purposes.

A Memo for Government was brought on 9 June 2022 updating Government on the ongoing work of the State Lands and Property Group. The Group is focused on identifying further potential sites suitable to support housing delivery and on timely re-purposing of these lands/properties for long-term residential use. Cabinet agreed to the establishment of a collaborative pilot programme, based on information available in both the LDA and OPW register of lands, along with local knowledge, to identify additional opportunities in a selection of local authorities. Engagement with the County and City Management Association (CCMA) has commenced, with Galway City and Kildare identified as the pilot local authorities.

**Action 19.10**

**Local Authorities will work with the appropriate stakeholders to resolve issues within estates still categorised as 'unfinished' with a view to minimising any vacancy levels**

**Lead Department: DHLGH**

Update: Correspondence was issued to each of the 26 Local Authorities that have unfinished housing developments, requesting an update on the progress made since the last survey in 2020. All returns have been received from the Local Authorities. The findings from these returns are as follows:

A total of 124 developments were surveyed by the local authorities in April 2022 and within this cohort, the following applies:

Between 2020 and 2022, there has been a further 40% reduction in 'unfinished' developments (from 124 to 75).

49 of the 124 developments are now being removed from the list of unfinished developments because they are substantially complete and/or active sites that are now nearing completion. Many of these developments will now progress to being considered for taking in charge by the relevant local authority.

75 developments remain 'unfinished' and of these:

40 developments are unoccupied (53%). These developments mainly contain partial shells and units at foundation level and are securely fenced off and are located in low housing demand areas.

35 developments are to remain on the 'unfinished' developments survey for 2022, are occupied and are to remain the focus for local authorities to work towards a satisfactory resolution.

In total, there are 459 occupied houses and 63 occupied apartments remaining on the 'unfinished' list. It should be noted that the occupied portion of these unfinished developments are largely satisfactorily completed however, the 'unfinished' element requires resolution.

In total, at the time of survey, of the 75 cohort there were 18 developments containing some level of vacancy (14 of these developments contained 5 or less vacant units) 5 of the 40 unoccupied developments contained 47 vacant houses and 13 of the 35 occupied developments contained 37 vacant houses and six vacant apartments.

Since 2010, there has been a 98% reduction in the number of unfinished housing developments, from 3,000 to 75. It is notable that 13 Local Authorities do not have any developments now classified as 'unfinished' as developments have progressed to be either substantially complete or have been reactivated and warrant removal from the 'unfinished' list.

**Action 20.1**

**Work in a partnership approach with Local Authorities, AHBs, Heritage NGOs, the Heritage Council and the Heritage Division within the DHLGH to unlock the potential in our villages, towns and cities to utilise heritage building stock (pre 1940) to help tackle the housing crisis, recognising in particular Sustainable Development Goal 11; Sustainable cities and communities**

**Lead Department: DHLGH**

Update: Encouraging the refurbishment and repurposing of older building stock to simultaneously increase (or prevent loss of) housing supply, conserve our built heritage, and avoid carbon emissions from unnecessary new construction will help unlock the potential in our villages, towns and cities and help tackle the housing crisis. To this end, the 2022 Historic Structures Fund (HSF) specifically sought grant applications which could demonstrate a residential benefit. In March 2022, four grants to a total value of €113,000 were made which will help turn previously uninhabitable heritage buildings into usable homes. Additional grants made under the HSF and Built Heritage Investment Scheme include essential repairs which prevent residential buildings falling into disuse and dereliction.

In addition, the Historic Towns Initiative (HTI) announced in December 2021 encouraged applications which would bring vacant space in historic buildings into residential use. The HTI is run by the Heritage Council in collaboration with the Department of Housing, Local Government and Heritage (DHLGH). Under awards announced in March 2022, Tipperary Town and Monaghan Town will receive grants of €163,000 and €248,000 respectively for projects which include the repurposing or refurbishment of historic buildings for residential use.

**Action 20.8**

**Support Local Authorities to engage in targeted acquisitions of vacant and under-utilised properties under the Buy and Renew element of the social housing programme to support town and village renewal**

**Lead Department: DHLGH**

Update: The Buy and Renew (B&R) scheme provides ongoing capital funding to Local Authorities to deliver social housing while also tackling vacancy and dereliction in our cities, towns and villages. The capital funding supports the acquisition and renewal of vacant properties so they can be made available as new social homes. Since the scheme was first introduced in 2016, around 750 properties have been acquired and renewed.

There is no specific budget for B&R, nor are there specific targets issued to Local Authorities. The funding is drawn from the €1 billion Social Housing Investment Programme (SHIP) fund and is demand-led. The SHIP fund operates as one overall “pot”, without separate budgets against the various delivery streams. In the years 2016-2018 inclusive, circa 400 B&R units were delivered. In the years 2019-2021 inclusive, circa 330 units were delivered. So far in 2022, circa 30 units have been acquired by local authorities.



**Action 20.9****Support Local Authorities to drive expanded take-up of the enhanced Repair and Leasing Scheme****Lead Department: DHLGH**

Update: The aim of the Repair and Leasing Scheme (RLS) is to bring vacant properties in need of repair, back into use for social housing. As part of the Housing for All commitment to put a renewed focus on RLS, the Government approved the expansion of the repair and leasing scheme by removing the criteria that a property owner be unable to fund or access funding to bring the unit up to rental standards for certain categories of property:

- vacant commercial units;
- vacant units associated with a commercial unit (e.g. over the shop);
- vacant institutional buildings;
- and unfinished developments where these have been vacant for a significant period of time.

It is envisaged that extending the scheme to permit those who can afford to carry out necessary repairs, or who can access funding, to enter the scheme will create new residential units. Limiting the expansion of the scheme to the conversion of vacant commercial or institutional properties to residential units will minimise competition with once off purchasers and bring unused buildings back into use.

279 units have been delivered to end 2021.

## Supporting the Four Pathways: enabling a Sustainable Housing System

**Action 21.1****Continue a joint approach in respect of the Design Manual for Urban Roads and Streets, to ensure more widespread and consistent implementation****Lead Department: DHLGH**

Update: There is a growing appreciation that streets should not just be corridors for traffic, but rather should be places in which people want to live and spend time. Streets also need to facilitate more sustainable forms of transportation such as walking, cycling and public transport so the need for car-borne trips is minimised in order to reduce greenhouse gas emissions and promote healthier lifestyles.

The Department of Housing, Local Government and Heritage working with the Department of Transport delivered a series of lunchtime training seminars (eight virtual events). The series commenced on 10 February 2022 and ran to 19 May 2022. They were developed in conjunction with Engineers Ireland (EI) and with the support of the Irish Planning Institute (IPI) and the Royal Institute of Architects of Ireland (RIAI). The Urban Roads and Streets Design seminars are relevant to engineers, architects, planners, local authority staff and all those with an interest in the Design Manual for Urban Roads and Streets.

A Design Manual for Urban Roads and Streets advice note on materials and specifications was issued on 7 June 2022 (Ref. Department of Transport, National Guidelines and Standards Group, Circular 1 of 2022).

**Action 21.5****Construct an average of 33,000 nZEB homes each year to 2030****Lead Department: DHLGH**

Update: Housing for All aims to increase new housing supply to an average of at least 33,000 new homes per year over the next decade. Building Regulations require that all new dwellings which commence construction after 1 November 2019 and those substantially completed after 31 October 2020 to be completed to nZEB Standards. This means that all homes which commence after the 1 Nov 2019 and are completed after the 31 Oct 2020 will be nZEB Dwellings.

Latest Commencement Notice data shows that in the 12 months to end May 2022, 30,233 commencement notices were received. The CSO's latest Dwelling Completions Report shows the number of new homes becoming available for use in the year to end-March 2022 was 22,219. The numbers of new homes each year will be published as and when the data becomes available, both in the Housing for All quarterly progress reports and on the Department of Housing, Local Government and Heritage's website.

**Action 21.6****Retrofit 500,000 homes by 2030 to a B2 or Cost Optimal BER standard****Lead Department: DECC**

Update: €8 billion in funding has been provided through the National Development Plan 2021-2030 to fund the expansion and enhancement of SEAI retrofit schemes including energy poverty schemes as well as other initiatives to support retrofit.

The National Retrofit Plan was published as part of the Climate Action Plan at the end of 2021. The plan is designed to address barriers to retrofit across four key areas:

- driving demand and activity;
- financing and affordability;
- supply chain, skills and standards; and
- structures and governance.

For each of these areas, barriers were identified and time-bound policies, measures and actions were put in place to address them.

In February 2022, Government announced a range of new measures to make it easier and more affordable to homeowners to undertake home energy upgrades, including the establishment of the National Home Energy Upgrade Scheme; the establishment of a network of registered One Stop Shops to offer a new, start-to-finish project management service for the new Scheme; and increased grant levels of up to 50% of the cost of a typical deep retrofit to a B2 BER standard.

Approximately 15,500 retrofits were completed in 2021 with SEAI support.

**Action 23.6**

**Engage with international construction firms through IDA Ireland or otherwise via trade shows / events and through leveraging diplomatic networks, with the support of the Department of Foreign Affairs, to encourage participation in the Irish market**

**Lead Department: DETE**

Update: In Q2 2022, DETE, DHLGH and IDA finalised a robust value proposition for international construction companies. IDA executives are now engaging with targeted construction companies overseas. Initial engagement with international construction companies is consistent with expectations at this early stage and the ongoing engagement on the ground with international companies is yielding very useful feedback which will further inform the ongoing work. In conjunction with DETE, DHLGH and their related agencies, IDA will continue to update the value proposition with any new housing project details as they emerge.

**Action 23.7**

**Build residential construction pipeline to attract international builders**

**Lead Department: DHLGH**

Update: Development of a construction pipeline and engagement with Department of Enterprise Trade and Employment to support the access of international builders to market is ongoing. An examination of key partners such as the Land Development Agency to pilot initial pathfinders is also under consideration.

The allocation of social housing targets to Local Authorities in September set out details for the delivery of 47,600 new build social homes in period 2022-2026, with details on delivery at Local Authority level. The Housing Delivery Action Plans include further detail on the delivery of affordable homes during this same period.

**Action 23.8**

**Strengthen the construction products supply chain by securing priority status for apartment construction within the EU-level Strategic Value Chain for nearly zero energy building construction and renovation (identified for the next group of value chains to be prioritised)**

**Lead Department: DETE**

Update: In Q4 2021, DETE established an Interdepartmental Steering Group on Strategic Value Chains, which is designed to support the work on Important Projects of Common European Interest (IPCEI), the Industrial Alliance and Strategic Value Chains, as well as identifying priority areas for Ireland. DETE, with the support of DHLGH, are undertaking a high-level analysis of the Net Zero Energy Building Construction and Renovation Value Chain that will inform future decisions on participation in specific IPCEI.

**Action 23.11**

**Reduce C&D waste and associated costs by working with the construction industry on demonstration projects to show how best practice (specifically in relation to urban high-rise apartment developments) waste segregation and other waste management measures, can reduce overall C&D disposal costs**

**Lead Department: DECC**

Update: The Department has ongoing engagement with the Construction industry regarding C&D wastes and will be seeking proposals for specific sites for demonstration projects later this year.

**Action 24.1**

**Ensure resourcing available to meet the scale of ambition, while every opportunity will be explored for the use of centres of excellence and shared services to ensure the efficiency and effectiveness of delivery**

**Lead Department: DHLGH**

Update: Increasing the staffing level in Local Authority housing teams will support Local Authorities to initiate, manage and deliver new build housing schemes. A revised total of 250 new staff have now been approved by the Minister for Housing, Local Government and Heritage to support the delivery of social housing. Recruitment for these posts is ongoing. Furthermore, the Department of Housing, Local Government and Heritage (DHLGH) in collaboration with the Housing Delivery Coordination Office (HDCO) has engaged with each Local Authority to identify their additional staffing requirements to deliver affordable and cost rental housing. This review will be finalised shortly.

Additional resources are being allocated to The Housing Agency to fulfil its role as a centre of expertise to support Local Authority and AHB housing delivery. The recruitment process for these posts is ongoing. The technical expertise the unit will provide includes training programmes, advisory services on contract and project management, mixed-tenure procurement and modern methods of construction, as well as supporting effective interaction and collaboration between Local Authorities, AHBs and other State agencies, including infrastructure utilities.

The HDCO has been established within the Local Government Management Agency (LGMA), to co-ordinate Local Authority housing activities. The HDCO is engaging extensively with the Department and Local Authorities to support the delivery of social and affordable housing projects. An Affordable Housing Project Manager was recruited in Q2 2022 and all additional resources are now in place.

The legislation governing the Approved Housing Bodies Regulatory Authority (AHBRA) is being commenced on a phased basis to allow AHBRA time to become adequately resourced. The Work Force Plan envisages a phased growth in AHBRA's staff from 22 to 31 over the period to 2024 with 27 staff in place by end 2022. To date 22 staff have been hired. Competitions are currently ongoing for the recruitment of AHBRA's staff.

With regards to An Bord Pleanála (ABP), sanction has been granted in respect of 21 posts. As of May 2022, 13 of these positions have been filled with recruitment ongoing to fill the remaining posts.

The DHLGH working with the County and City Management Association (CCMA) and the Office of the Planning Regulator (OPR), is seeking to define more closely the resourcing and learning and development needs of the planning sector. Most immediately, legislative changes which have returned large scale residential developments to Local Authorities, will also involve an appropriate fee structure to ensure that Local Authorities can resource this appropriately.

Please also see actions 4.2, 24.9 and 24.12

**Action 24.2****Promote the digitalisation of housing and planning services, to improve the efficiency of delivery and customer services****Lead Department: DHLGH**

Update: Work is progressing on Project Díon as part of the digital transformation agenda. Project Díon will see the implementation of an integrated solution for the management of Housing Programmes within the Department of Housing, Local Government and Heritage, linking Local Authorities and other key stakeholders. The proposed solution will facilitate more streamlined application, approval, funding and reporting mechanisms through process improvement. It will do this by taking full advantage of digital technologies, standardised data, and processes.

Working closely with the Office of Government Procurement (OGP) and with the support of strong governance structures, procurement documents were published on eTenders on 1 April 2022. The initial questionnaires have now been evaluated and an invite to submit a full tender has been issued to the successful tenderers.

A successful ePlanning Pilot finished in March 2022 with further testing on public submissions and Local Authority own development expected to be completed by July 2022. For the iPlan Local Authorities, rollout will be in three waves starting in Q3 2022 and completed in Q1 2023 with circa seven Local Authorities in each wave. For Local Authorities which do not use iPlan, the rollout is expected to commence in Q1 2023.

Actions 13.8, 24.2, 24.10 and 24.11 are focused on the transformation of the housing and planning services through the digitalisation and streamlining of their processes. Actions 13.8, 24.2 and 24.11 speak to the introduction of ePlanning across all Local Authorities. Action 24.2 and 24.10 speak to the implementation of Project Díon and the digitalisation of Housing and Planning services.

**Action 24.3****Review and streamline all approval and other pre-contract processes to accelerate the delivery of Local Authority, AHB and LDA social housing proposals and projects and to agree with the DPER, a revised sectoral guidance where required****Lead Department: DHLGH**

Update: The Review of Pre-Construction Processes for Social Housing Construction and Mixed Tenure Projects report was published in January 2022. It sets out a range of practical actions and recommendations with the aim of further streamlining the approvals and other pre-contract processes, while ensuring that cost effectiveness is being achieved for the taxpayer.

Implementation of the recommendations is underway. This is expected to expedite the preparatory stages of housing delivery, provide certainty of approach for delivery partners and provide line of sight on 'pipeline challenges' and related solutions at earlier stages of project development. The aim is to drive efficient and cost-effective public housing design and shorten the social housing approvals process.

**Action 24.6**

**Work with relevant stakeholders to ensure that the AHB sector is positioned to best contribute to the Government's objectives for public housing supply and management**

**Lead Department: DHLGH**

Update: "The Role, Contribution and Future Development of the Approved and Voluntary Housing Sector in Ireland", which was commissioned by the Department of Housing, Local Government and Heritage (DHLGH), was finalised in 2021. The report focused on the role Approved Housing Bodies (AHB) play in the provision of Housing. This report contributes to building a knowledge and evidence base for future strategic development of the sector.

It will help inform the work being undertaken by the Housing Commission in relation to the optimum role of AHBs in social housing delivery. The report is currently being reviewed by DHLGH and will be provided to the Commission on Housing once this process is complete.

Utilising funding under the Housing for All Implementation Fund, a sum of €160,000 has been provided to the Irish Council for Social Housing (ICSH) for the establishment of a Collaboration and Engagement Section within the ICSH, comprising of an additional Development Officer, to oversee support and engagement programmes to AHBs to consolidate the sector. This funding will also allow for the establishment of an ICSH-administered Support Fund, on a pilot basis, for restructuring to enable AHBs to proactively engage with each other and provide resources to expedite consolidation in the sector. The pilot project has received numerous applications and funding will be awarded in July 2022.

**Action 24.8**

**DHLGH will research application of EU procurement rules across Members States in relation to procuring the development of public housing, including any relevant case law and will engage with the OGP to consider options for more flexible approaches to procurement to help expedite social housing delivery**

**Lead Department: DHLGH**

Update: Under Housing for All, a renewed focus is being placed on ensuring that the public procurement process supports the efficient delivery of social housing. In this regard, the Department of Housing, Local Government and Heritage has committed to researching application of EU procurement rules across Members States to consider options for more flexible approaches to procurement to help expedite social housing delivery.

The application of EU procurement rules across member states is governed by EU requirements and is transposed into Irish law under SI 284/2016. Following consultation with the Office of Government Procurement (OGP), the scope and structure of this research has been finalised. Initial contact has been made with The Housing Agency who will be undertaking the initial research in respect of EU Social Housing procurement. They will also finalise the delivery time frames, which will then inform the program for the balance of this research.



**Action 24.9**

**The Housing Delivery Coordination Office will be further resourced to support programme and project management by Local Authorities, co-ordinate Procurement Frameworks, support retrofit initiatives and provide support for affordable housing**

**Lead Department: DHLGH**

Update: The Housing Delivery Coordination Office (HDCO) has been established within the Local Government Management Agency (LGMA), to provide co-ordination of Local Authority housing activities. The HDCO is engaging extensively with the Department and Local Authorities to support the delivery of social and affordable housing projects. An Affordable Housing Project Manager was recruited in Q2 2022 and all additional resources are now in place.

Please also see actions 4.2 and 24.9

**Action 24.10**

**Implement an integrated housing delivery tracking solution (Project Díon)**

**Lead Department: DHLGH**

Update: Work is progressing on Project Díon as part of the digital transformation agenda. Project Díon will see the implementation of an integrated solution for the management of Housing Programmes within the Department of Housing, Local Government and Heritage, linking Local Authorities and other key stakeholders. The proposed solution will facilitate more streamlined application, approval, funding and reporting mechanisms through process improvement. It will do this by taking full advantage of digital technologies, standardised data, and processes.

Working closely with the Office of Government Procurement and with the support of strong governance structures, procurement documents were published on eTenders on 1 April 2022. The Evaluation Team has evaluated the submitted Pre-Qualification Questionnaires and has invited successful tenderers to submit a full tender. It is anticipated that the RFT evaluation will take place in Q3 with the timing of the award of contract dependent on whether a stage 3 negotiation is required.

Actions 13.8, 24.2, 24.10 and 24.11 are focused on the transformation of the housing and planning services through the digitalisation and streamlining of their processes. Actions 13.8, 24.2 and 24.11 speak to the introduction of ePlanning across all Local Authorities. Action 24.2 and 24.10 speak to the implementation of Project Díon and the digitalisation of Housing and Planning services.

**Action 24.12**

**Ensure that the newly established Approved Housing Bodies Regulatory Authority is adequately resourced to carry out its functions**

**Lead Department: DHLGH**

Update: The legislation governing the Approved Housing Bodies Regulatory Authority (AHBRA) is being commenced on a phased basis to allow AHBRA time to become adequately resourced. The Work Force Plan envisages a phased growth in AHBRA's staff from 22 to 31 over the period to 2024 with 27 staff in place by end 2022. To date 22 staff have been hired. Competitions are currently ongoing for the recruitment of AHBRA's staff.

AHBRA are currently developing guidance for the categorisation of AHBs. They are also gathering information from the sector and launched the first version of the AHB Register on Wednesday 20 April 2022.

Please also see 4.1, 24.1 and 24.9

**Action 25.4****Ensure adequate and appropriate market surveillance of construction products in the context of Brexit and EU Regulations****Lead Department: DHLGH**

Update: Under the European Union (Construction Products) Regulations 2013 (S.I. No.225 of 2013), each of the building control authorities (local authorities) have been designated as the principal market surveillance authorities for construction products that fall within the scope of the Construction Products Regulation, within their administrative areas. In addition, the National Building Control & Market Surveillance Office (DCC-NBCMSO), under Dublin City Council, has been appointed as competent authority for the carrying out of market surveillance functions for all construction products within the scope of the CPR in the State.

Building control authorities liaise with the National Market Surveillance Unit of the Dublin City Council - National Building Control Office (DCC-NBCO) to support compliance with the Construction Products Regulation (CPR) and to determine appropriate action on enforcement matters, as they arise. The DCC-NBCO has a team of authorised officers dedicated to carrying out active market surveillance on a nationwide basis.

Ireland's National market surveillance programme 2021 is published on the website of the European Commission at the following link. <https://ec.europa.eu/docsroom/documents/44990>

In line with Regulation (EU) 2019/1020 on market surveillance and compliance of products, the Department of Enterprise, Trade and Employment is responsible for developing Ireland's overarching national market surveillance strategy for all products that fall within the remit of this Regulation. The 2022 programme is currently being finalised and the market surveillance of construction products is expected to continue to focus on the extractive industries sector and expand upon the programme commenced in 2021.

**Action 25.6****Review of Building Regulations****Lead Department: DHLGH**

Update: Ireland currently has a wide range of building regulations, ranging from A to K, that codifies the standards to which all new developments must be built. The EU commission regularly publishes directives that are then transposed into national law. As such, building regulations are constantly being reviewed and updated to align with EU directives and ensure our buildings are of the highest possible standard.

A fundamental review of Part B of the Building Regulations (Fire Safety) is underway. The Department of Housing, Local Government and Heritage (DHLGH) established a Consultative Committee in December 2020 which has met nine times to date, in addition to a number of sub-group meetings. Targeted stakeholder engagement is continuing and draft documentation is currently being prepared to support a public consultation on the matter in Q4 2022.

A Review of Part L - Conservation of Fuel and Energy- Dwellings and Buildings other than Dwellings is also progressing. Public consultation documents have been prepared to provide for efficient district heating systems to meet renewable requirements of Part L and partial transposition of Article 15.4 of RED II. This period of public consultation is planned to commence by end July 2022. Publication of final regulations is scheduled for end of July 2022 subject to appointment of efficient District Heating verification body by the Department of Environment, Climate and Communications.

Part C deals with Site Preparation and Resistance to Moisture. The Met Eireann Steering Group is researching new wind driven rain maps, considering implications for wall types. Stakeholder engagement to prepare for a review of Part C has commenced, with the first meeting being held on 27 April 2022. A period of public consultation is subject to completion of Met Eireann research work, which is likely to complete in early 2023.

**Action 25.7****Address issues in relation to the Defective Concrete Blocks Grant Scheme****Lead Department: DHLGH**

Update: The Minister for Housing, Local Government and Heritage brought a memo to Government in June 2022 seeking approval for the General Scheme of the Remediation of Dwellings Damaged by the Use of Defective Concrete Blocks Bill, 2022. The Bill seeks to give operational effect to the decisions made by Government in November 2021. Government also gave approval in June for the extension of the scheme to counties Limerick and Clare.

Key features of the General Scheme include:

- The provision for 100% grants subject to an overall maximum grant of €420,000 per dwelling
- A Government guarantee in regard to remediation works other than full demolition and rebuild through eligibility for a second grant if required for a period of 40 years
- A revised application process which removes the financial barrier to scheme entry
- The introduction of an independent appeals process for applicants with all key decisions under the scheme appealable by homeowners
- Alternative accommodation and storage costs and immediate repair works to a maximum value of €25,000 within the overall grant cap
- The extension of the enhanced scheme beyond the current scope of Principle Private Residences only, to also cover rented dwellings registered with the RTB on or before the 1 November, 2021

**Action 25.8****Ensure that the remediation fund for pyrite is fully drawn down****Lead Department: DHLGH**

Update: €15 million of the €20 million allocated in 2021 was drawn down by year end. Remediation output was lower than estimated due to COVID-19 restrictions affecting the scheduling and implementation of remediation works. The COVID-19 shutdown (January to April 2021) impacted on contractors/engineers returning to full activity. A further €20m has been allocated for 2022. To date, €7 million of the €20 million allocated for 2022 has been drawn down.

**Action 26.2****Accelerate the delivery of the National Broadband Plan****Lead Department: DECC**

Update: The Department has agreed an Updated Interim Remedial Plan (UIRP) with NBI which recalibrates the targets for 2022 to take account of the knock-on effects of the COVID-19 pandemic and other delays to the Programme. The focus is to continue to create momentum in the build and to deliver the programme on time.

**Action 26.3****Ensure electricity connections to housing schemes are delivered in a timely and cost-effective manner****Lead Department: DECC**

Update: ESB Networks play a crucial role in connecting new homes nationally. A commitment is given to work with all Property Developers to keep pace with their build work to ensure the delivery of a safe and prompt electrical supply to every new housing unit. In the first five months of 2022, ESB Networks energised 12,347 housing units.

**Action 27.1****The Government will continue to deliver high-level investment in water infrastructure to support housing delivery nationwide****Lead Department: DHLGH**

Update: The Government is committed to significant and sustained investment in our public water and waste water services, support improved water supplies right across Ireland, including rural Ireland to support economic growth and housing delivery nationwide.

The National Development Plan 2021-2030, published on 4 October 2021, commits to almost €6 billion investment to be undertaken by Irish Water in the period from 2021-2025 of which over €4.5 billion will be Voted Exchequer funded in respect of domestic water services.

In this regard, as part of Budget 2022, the Department secured funding of over €1.57 billion to support water services. This includes €1.459 billion in respect of domestic water services provision by Irish Water.

**Action 27.2****Irish Water will ensure that its network delivery stream supports timely delivery of housing connections****Lead Department: DHLGH**

Update: At the end of Q1 2022, IW responded to 84% of connection enquiries and 76% of connection applications within 16 weeks. In Q1 IW issued positive responses to 804 enquiries associated with 27,774 housing units and issued 1,223 connection offers associated with 8,808 housing units. Customers have accepted 812 offers associated with 5,207 housing units. IW completed 813 connections to water infrastructure associated with 5,717 housing units.

Irish Water is actively engaging with developers and developer representative bodies including the Construction Industry Federation on an ongoing basis. Irish Water has a dedicated team who are tasked with progressing developer queries. Through these Connection Developer Services, they actively follow up with developers where additional information is required to complete their applications, which ensures Irish Water can respond in a timely manner.

**Action 28.3**

**Continue to work to better understand the supply capacity of the residential development and construction sector, the factors which may constrain supply and the role of the sector in the wider economy**

**Lead Department: DHLGH**

Update: Better understanding the construction industry's capacity and the factors that could constrain supply is key to the successful delivery of Housing for All. There is a dedicated Industry Capability Workstream, who meet monthly to progress relevant actions associated with innovation and productivity, and skills and capacity of the sector. These actions are being carried out in conjunction with the Department of Public Expenditure and Reform led Construction Sector Group (CSG).

A key initiative that has been progressed in Q2 2022 is the Construction Technology Centre (CTC). Enterprise Ireland has led a competitive process and appointed the host NUIG working in partnership with institutions such as Trinity College Dublin, University College Dublin, University College Cork and the Irish Green Building Council. The contract was signed in June 2022. Further details can be found at the following link: <https://www.nuigalway.ie/science-engineering/constructinnovate/#>

In addition, the International Recruitment Sub-Group continues to support recruitment into the sector. The Department of Housing, Local Government and Heritage (DHLGH) published a social media video to promote careers in construction at the following link: <https://twitter.com/DeptHousingIRL/status/1504167851103506432>. The IDA has commenced engagement with international construction companies.

Finally, the CSG, supported by the DHLGH, has commenced a study into the cost of construction. The contract commenced in July and the completed study will be published in Q4 2022. See also action 23.2

**Action 30.5**

**Ensure ongoing consultation and engagement with stakeholders as the Plan is implemented**

**Lead Department: DoT**

Update: The Department of the Taoiseach and the Department of Housing, Local Government and Heritage, along with other Departments as appropriate, continue to engage regularly with stakeholders on the implementation of Housing for All. In addition, regular stakeholder briefings are scheduled following the publication of progress reports.

**Action 30.6**

**Produce quarterly progress reports setting out performance against the targets and actions set out in the Plan in a clear and comprehensible way**

**Lead Department: DoT**

Update: This is the fourth publication of a quarterly progress report since the launch of Housing for All, which includes detailed text on the performance of relevant actions.



# Appendices



# Appendix 1

## Cost Rental Units Delivered

### Cost Rental Units Delivered

Scheme	Location	AHB/LA	Local Authority	Funding Allocated	Number of Units	Weighted Average CR Rent	Average Market Rent	Discount
Taylor Hill	Balbriggan	AHB/Clúid	Fingal	CREL 1	25	€1,056	€1,850	35.8%
Enniskerry Road	Stepaside	AHBs Tuath & Respond, LA, DLRCC	Dún Laoghaire-Rathdown	SSF	50	€1,200	€1,960	38%
Barnhall	Leixlip	AHB/Clúid	Kildare	CREL 1	56	€1,250.00	€2,150.00	42%
Parklands	Citywest	AHB/Tuath	South Dublin	CREL 1	20	€1,280.00	€1,925.00	34%
The Paddocks	Newbridge	AHB/Clúid	Kildare	CREL 2	46	€1,197.00	€1,619.00	26%
Kilcarbery Grange	Clondalkin	AHB/Tuath	South Dublin	CREL 1	37	€1,140.78	€1,670.00	32%

# Appendix 2

## Housing for All - LDA Update Q2 2022

### Key Actions

**Action 14.1** – New Tranche of State lands to be provided to LDA with potential to deliver up to 15,000 homes.

Department of Transport	State Agency	Sites Identified	Progress Update
	CIE	Inchicore Works Dublin	Baseline assessment and discussions underway. RIAI Design Review for all of the Inchicore 'Housing for All' lands commissioned and due to be completed by end of 2022.
		Broadstone Garage Dublin	Initial review and engagement underway
		Conyngham Road Garage Dublin	Initial discussions underway
		Colbert Station Environs Limerick	Spatial Framework for Colbert Station Quarter including CIE lands has been consulted on. Governance Steering Group established and Final Framework due for publication. More information at <a href="http://www.colbertquarter.ie">www.colbertquarter.ie</a>
	Dublin Port	Lands in Dublin Port	Baseline assessment and initial discussions underway.
	Port of Cork	Lands in Cork Port	Initial discussions underway
	Shannon Foynes Port Company	Lands in Limerick Docklands	Initial discussions underway

Department of Environment, Climate & Communications	State Agency	Sites Identified	Progress Update
	ESB	Inchicore Works Dublin	Baseline assessment and initial discussions underway. RIAI Design Review for all of the Inchicore 'Housing for All' lands commissioned and due to be completed by end of 2022.
		Cork Docklands	Stakeholder discussions and feasibility assessment underway. Programme management office established.
		Wilton Cork	Stakeholder discussions and feasibility assessment underway.
		Sean Mulvoy Road Galway	Baseline assessment completed and Draft Spatial Framework currently being prepared for the entire site, including Galway City Council and Galway County Council lands. Public consultation anticipated Q3 2022.
	Digital Hub	All DHDA land and property assets Dublin 8	Design Team appointed and work underway to inform development of a Draft Masterplan. Baseline assessments complete and stakeholder engagement has commenced. Draft Masterplan due for consultation in autumn 2022.
	Bord Na Mona	Cork Docklands	Stakeholder discussions and feasibility assessment underway.

Department of Agriculture, Food and the Marine	State Agency	Sites Identified	Progress Update
	Teagasc	Lands at Kinsealy, Dublin	Baseline assessment and initial discussions underway. Feasibility study & due diligence to commence.
Department of Health	Horse Racing Ireland	Lands at Carrickmines, Dublin	Baseline assessment and initial discussions underway
	HSE	Colbert Station area Limerick	Draft Spatial Framework for Colbert Station Quarter including CIE lands has been consulted on. More detailed plans being commissioned and will be progressed during 2022 for the HSE lands. More information at <a href="http://www.colbertquarter.ie">www.colbertquarter.ie</a>
Department of Defence	State Agency	Sites Identified	Progress Update
	Defence Forces	St Bricins Hospital Dublin	Baseline assessment and discussions on transfer underway.
Department of Enterprise	State Agency	Sites Identified	Progress Update
	IDA Ireland	Kilbarry Cork	Engagement and due diligence underway on lands identified for transfer.
Department of Public Expenditure & Reform	State Agency	Sites Identified	Progress Update
	OPW	Inchicore Dublin	Baseline assessment and initial review and engagement underway. RIAI Design Review for all of the Inchicore 'Housing for All' lands commissioned and due to be completed by end of 2022.
Department of Housing, Local Government & Heritage	State Agency	Sites Identified	Progress Update
	Ervia (Gas Networks Ireland)	Limerick Docks	Baseline assessment and initial discussions underway

## Active LDA Sites Prior to Housing for All

State Agency	Sites Identified	Progress Update
<b>OPW</b>	CMH, Dundrum	The LDA lodged a planning application on 31st March 2022 for 977 homes. Planning decision due on 20th July 2022. S34 application for remainder of site, 74 homes + adaptive re-use of main hospital, to follow planning decision.
<b>Housing Agency</b>	Devoy Barracks, Naas	An Bórd Pleanála refused permission for a scheme of 221 units in August 2021. Revised application submitted for 219 units on 11th April 2022. Planning decision due on 2nd August 2022.
<b>HSE</b>	St. Kevin's Hospital, Cork	Granted planning permission April 2021. First homes to be available in 2023. Enabling works tender issued November 2021.
<b>HSE</b>	Meath Hospital	Under Review
<b>Department of Defence</b>	Coloumb Barracks	Public consultation complete and report on consultation published at <a href="https://columbbarracksproject.ie/">https://columbbarracksproject.ie/</a> Pre-planning and feasibility stage, advancing regeneration roadmap.
<b>Housing Agency</b>	Hackettstown, Skerries	S34 roads application Notification to Grant is currently subject to appeal. Planning application to ABP for est.345 homes was submitted in April 2022.
<b>Housing Agency</b>	Castlelands, Balbriggan	S34 roads application Notification is currently subject to appeal. Planning application for est.817 homes to ABP was submitted in April 2022.
<b>Dublin City Council</b>	St. Teresa's Gardens	Planning application for est.540 Homes in partnership with Dublin City Council submitting to ABP expected by the autumn.
<b>Dublin City Council</b>	Cherry Orchard	Pre-development stage – LDA procuring design team
<b>Galway City Council</b>	Dyke Road	Preliminary Design complete. Engagement with Galway City Council is on-going.
<b>Dun Laoghaire Rathdown County Council</b>	Shanganagh, Shankill	Planning permission was granted for the development of 597 homes (approximately 34% of the units will be for social housing, 51% will be cost rental and 15% will be for affordable purchase) in July 2020. A contractor has been appointed, with work on site to commence in September 2022.
<b>Galway City Council</b>	Sandy Road, Galway	Baseline assessment completed and Draft Spatial Framework currently being prepared for the entire site, including Galway City Council and Galway County Council lands. Public consultation anticipated by autumn 2022.
<b>Limerick City and County Council</b>	Colbert Station, Limerick	Draft Spatial Framework for Colbert Station Quarter including CIE lands has been consulted on. Governance established and Final Framework due to be published. More information at <a href="http://www.colbertquarter.ie">www.colbertquarter.ie</a>
<b>Cork City Council</b>	Cork City Docklands	Cork Docklands Delivery Office was established by Cork City Council in partnership with the LDA.

# Appendix 3:

## Acronyms / Glossary of Terms

**ACEI** – Association of Consulting Engineers of Ireland

**AHB** – Approved Housing Body

**CAS** – Capital Assistance Scheme

**CCMA** – County and City Management Association

**CIC** – Construction Industry Council

**CIE** – Coras Iompair Éireann

**CIF** – Construction Industry Federation

**CIRI** – Construction Industry Register Ireland

**CMH** – Central Mental Hospital

**CPO** – Compulsory Purchase Order

**CSG** – Construction Sector Group

**CSO** – Central Statistics Office

**CTC** – Construction Technology Centre

**CWRG** – Construction Waste Resource Group

**DCEDIY** – Department of Children, Equality, Disability, Integration and Youth

**DECC** – Department of the Environment, Climate and Communications

**DETE** – Department of Enterprise, Trade and Employment

**DFHERIS** – Department of Further and Higher Education, Research, Innovation and Science

**DFIN** – Department of Finance

**DHDA** – Digital Hub Development Agency

**DHLGH** – Department of Housing, Local Government and Heritage

**DoH** – Department of Health

**DoT** – Department of the Taoiseach

**DPER** – Department of Public Expenditure and Reform

**DRCD** – Department of Rural and Community Development

**DSP** – Department of Social Protection

**EGFSN** – Expert Group on Future Skills Needs

**ESB** – Electricity Supply Board

**ETBI** – Education and Training Boards Ireland

**HDCO** – Housing Delivery Coordination Office

**HEI** – Higher Education Institutions

**HNDA** – Housing Need and Demand Assessment

**HSE** – Health Service Executive

**HTB** – Help to Buy

**IDA Ireland** – Industrial Development Authority Ireland

**ICMS** – International Cost Management Standard

**LAs** – Local Authorities

**LDA** – Land Development Agency

**LRD** – Large-scale Residential Developments

**LVS** – Land Value Sharing

**MTR** – Mortgage to Rent

**NARPS** – National Asset Residential Property Services

**OGP** – Office of Government Procurement

**OPW** – Office of Public Works

**RLS** – Repair and Leasing Scheme

**RPZ** – Rent Pressure Zone

**RRDF** – Rural Regeneration and Development Fund

**RTB** – Residential Tenancies Board

**SCSI** – Society of Chartered Surveyors of Ireland

**SEAI** – Sustainable Energy Authority of Ireland

**SPPR** – Specific Planning Policy Requirements

**TII** – Transport Infrastructure Ireland

**TU Dublin** – Technological University Dublin

**UDZ** – Urban Development Zone

**URDF** – Urban Regeneration and Development Fund



**Rialtas na hÉireann**  
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