Rialtas na hÉireann
Government of Ireland

Housing for All

Q1 2023 Progress Report

Prepared by the Department of the Taoiseach
gov.ie/housingforall

Table of Contents

Housing for All Progress – Quarter One 2023	**3**
Maintaining Progress	**4**
Quarter 1 Delivery Progress	**6**
Increasing Housing Delivery	6
Reforming the Housing Delivery System	7
Rental Market	8
Housing for All: Priority Actions Update	**9**
Q1 2023 Actions	**18**
Appendix 1 HfA Supplementary Actions List	**27**
Appendix 2 Transfer of State Lands to Land Development Agency	**28**
Appendix 3 Transport Orientated Development	**31**
Appendix 4 Housing for All Q1 Communications	**34**
Appendix 5 Glossary of Terms	**37**

Housing for All Progress – Quarter One 2023

This is the seventh progress report for Housing for All, which details the progress and measures achieved during Quarter 1 of 2023.

Under Housing for All, the supply of homes in our country is increasing. Last year, 29,851 new homes were completed, exceeding the Housing for All target of 24,600 (see figure 1). This builds on the 20,553 new homes built in 2021. Government is committed and focused on achieving the 2023 target of 29,000 new homes, which would deliver a total of 79,404 new homes over the period 2021 to 2023.

Social Housing delivery has increased substantially, with over 10,200 social homes delivered last year across Build, Acquisition and Lease delivery streams representing almost 90% of the target for 2022, despite a challenging environment of supply chain issues along with construction cost and interest rate increases. This includes almost 7,500 new build homes (83% of target for the year). Last year also saw the first full year of affordable housing delivery in over a decade, with strong delivery achieved.

This year is off to a good start, with a total of 7,349 homes commenced in the first quarter of the year, representing the highest number of homes commenced in Q1 since the series began in 2014 and a 5% increase on Q1 2022.

The pipeline of social and affordable homes is strong with over 19,000 new-build social homes either on site or at design and tender stage and over 2,700 more local authority affordable homes already approved for funding, along with further affordable housing being planned by the Land Development Agency (LDA) and Approved Housing Bodies (AHB).

In addition to focusing on this year's supply targets, we are creating conditions to substantially increase home delivery in future years, through progress on fundamental reforms such as the overhaul of the Planning system, increasing capacity and promoting innovation in our construction sector.

> **Last year, 29,851 new homes were completed, exceeding the Housing for All target of 24,600**

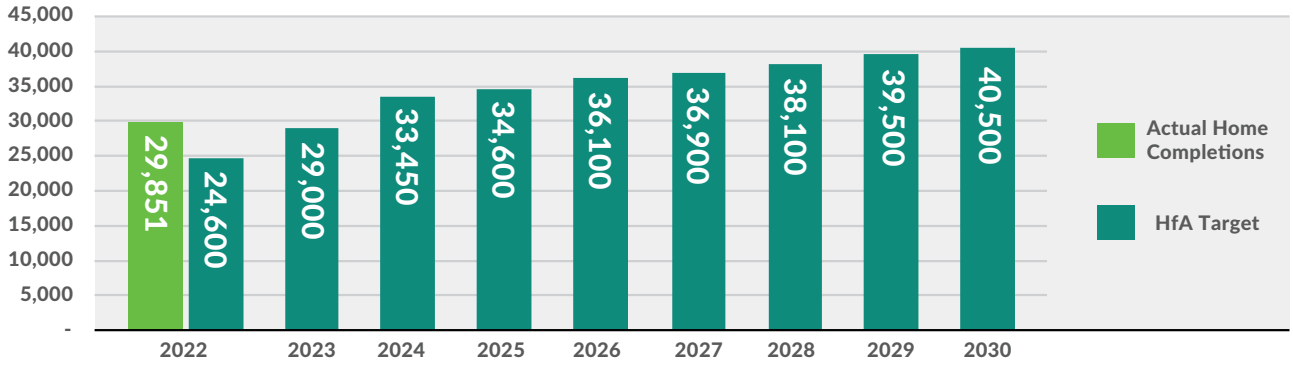
Maintaining Progress

Along with progressing Housing for All during the quarter, a number of decisions have also been taken to mitigate challenges in the external environment. In response to financial viability issues brought about by factors including rising inflation and interest rates, the Government has now agreed a number of actions to sustain momentum. These measures are aimed at accelerating the supply of homes which already have planning permission. Bringing forward much-needed Cost Rental homes to give families security and certainty is also a key objective. While these measures will support more new build homes, we also recognise that the most efficient home to deliver is one that already exists. We are therefore also making changes to the Vacant Property Refurbishment Grant.

In addition, during the Quarter, a package of measures to support renters and those at risk of homelessness was announced.

These additional actions will be tracked and reported under existing HfA governance structures. A full list of supplementary actions is included in Appendix 1.

Figure 1: *Home Completions vs HfA Target Completions, 2022-2030*



Rialtas na hÉireann
Government of Ireland

gov.ie/housingforall

Housing for All

Q1 2023 Progress Report

Target for 2023
29,000 NEW HOMES

27,309
Construction commencements in the last 12 months

10,263
Social homes were delivered in 2022
Highest in Decades
7,433 new builds

Strong pipeline of social housing delivery with over 19,000 social homes

1,250
Construction related apprenticeship registrations in Q1 2023, an increase of 8% on Q1 2022

2,307
vacant social homes returned to active use in 2022 under Voids Programme

1,850
cost rental homes to be delivered 2023
Supported by €90m in state investment

Plan for delivering
1,500
social homes using **Modern Methods of Construction** across 30 sites

Construction related apprenticeship certifications up **33%** to 557 in Q1 2023 vs Q1 2022

First Home Scheme
1,336 buyers have been approved

25,196
first-time buyers drew down mortgages in 2022

13,675
Help-To-Buy applications received January to March 2023
To date **38,557 households** have purchased their first home through the scheme

Quarter 1 Delivery Progress

Increasing Housing Delivery

Increasing the supply of much-needed homes is at the centre of Housing for All. During Q1, we have seen the following progress towards this goal:

- Building started **on 7,349** homes during Q1 representing a **5% increase** on the same quarter last year.
- Following the delivery of 10,263 social homes in 2022, there is a strong pipeline with over **19,000 social homes** either onsite or at design and tender stage.
- We have introduced a number of measures to increase the use of **Modern Methods of Construction (MMC)** in the social housing programme including: additional capacity in the Housing Agency to support Local Authority (LA) delivery; and the development of guidance to encourage the use of MMC in housing projects.
- Measures taken in late 2022 to incentivise use of MMC in LA delivery have resulted in a programme of work now in place to deliver **1,500 social homes using MMC.** The programme will support the accelerated delivery of housing utilising MMC technologies, all involving significant off-site manufacture. This work will increase delivery and will also promote capacity building in local authorities for use of MMC in future.
- Amendments announced to the **CALF funding model** will allow Approved Housing Bodies (AHBs) to increase the delivery of social homes across all Local Authority areas.
- Following the delivery in 2022 of 1,757 affordable homes, the pipeline for affordable homes through Cost Rental, the First Home Scheme and the Local Authority Affordable Purchase Scheme is also building.
- From launch of the **First Home Scheme** in July 2022 through to the end of Q1, **1,336** buyers have been approved by the scheme and have received eligibility certificates to purchase their homes. **3,556** potential buyers have registered their interest in the Scheme, with **1,000** new expressions of interest received in Q1 2023. 82% of all approvals have been for buyers in Dublin, Cork, Kildare, Meath and Wicklow, with the remaining spread across 19 counties throughout Ireland.
- A further **1,850 Cost Rental** homes are to be delivered in 2023, including through the LDA. Government is committed to accelerating the delivery of cost rental homes with state backed rents at least 25% below what they would have been in the private market.
- The LDA is on course to deliver 5,000 homes under the **Project Tosaigh Scheme**. Homes being delivered under the Scheme include affordable purchase housing in Mallow, Co. Cork and in Waterford. 48 cost rental homes are already tenanted at Archer's Wood Delgany with a further 94 advertised, with rents starting from €1,220, significantly below the market rent for the area. The LDA is also progressing delivery of 247 cost-rental homes in Hansfield in Dublin 15 and 95 in Parklands, Citywest in Dublin.
- Planning Permission has been granted to the **LDA** for 1,162 homes for sites at Castlelands, Balbriggan (817) and Hacketstown, Skerries (345).
- **Croí Cónaithe (Cities) Scheme:** The Housing Agency is now concluding appraisals of projects with the potential to deliver up to **1,750 owner-occupied apartments**. Letters of Intent have issued to successful applicants, with a view to entering contracts on conclusion of the last appraisal/due diligence stage. A second call under the Croí Cónaithe (Cities) Scheme is on-track to be issued in Q2 2023.
- **An Bord Pleanála Capacity** – 59 new posts have been approved, bringing the total number of new posts since 2021 to 117. This represents an increase of almost 60% in resourcing, which will be in place by late 2023.
- **Student Accommodation** – Government approved **€41 million** in capital funding to enable the development of **405 beds** and additional **purpose-built student accommodation** beds which have planning permission for development on campus at Dublin City University. Engagement is ongoing with UCD, Trinity College Dublin and University College Cork on similar projects.

- **Construction Sector Capacity** - 1,250 Construction related Apprenticeship Registrations in Q1 2023, representing an 8% increase on Q1 2022. Apprenticeship Certifications in construction during Q1 increased by 33% on Q1 2022. In addition, initiatives are underway to recruit skills internationally and to promote careers in construction domestically.

Reforming the Housing Delivery System

Along with increasing supply of homes, the Government is fundamentally reforming our home delivery system to sustain a robust housing supply chain over the coming years and beyond. Progress during Q1 includes the following:

- Fundamental reform of our planning system to make it more efficient, transparent, easier to use and consistent in decision making. Legislation to reform the planning system has now progressed **through pre-legislative scrutiny**. The report and its recommendations will be fully considered before the bill proceeds through the Houses of the Oireachtas.
- Views are being sought from the public on the preferred approach towards **creating more compact and diverse housing types.**
- Legislation has been published which provides for a **new Land Value Sharing (LVS)** charge of 30% to be ringfenced to ensure local authorities and communities benefit from a fairer share in land value increases arising from State decisions relating to the zoning of land. This represents a response to a challenge identified as far back as the Kenny Report in 1973.
- Legislation has been published for **Urban Development Zones,** a new concept which aims to deliver a coordinated and plan-led approach to the delivery of residential and urban development at scale. The UDZs include under-utilised large-scale areas with potential for significant development for housing and other purposes, generally within or near existing communities.
- An analysis has concluded on the **availability of land for the delivery of social and affordable homes** through to 2030. The analysis highlighted additional land will need to be acquired to deliver 24,000 social homes between now and 2030. A land acquisition fund has been put in place to support the sector to address this gap.
- **Cost of Construction Study & Action Plan** – Currently construction costs account for approximately 50% of total delivery costs. To reduce costs, a **Residential Construction Cost Study** was undertaken to analyse each component of the cost of building houses and apartments. The report and resulting action plan will be brought to Government shortly for consideration.
- **Project Tosaigh Phase 2** – LDA commenced a structured pre-tender consultation to advance procurement through a framework panel of house builders. Project Tosaigh will significantly accelerate the supply of homes through unlocking land with full planning permission that is not being developed by private sector owners due to financing and other constraints.

- A review of the **operation of the private rental sector** is currently underway with a period of public consultation due to commence in April.
- Initial work has commenced on the roadmap to revise the **National Planning Framework**, with the intention that the proposed approach will be approved by Government for publication in the coming weeks.

Rental Market

The Government took the hard, but correct decision, to allow the winter mortarium on rental evictions to come to an end on a phased basis from the 1st April 2023.

To mitigate the impact of lifting the ban and to deal with underlying issues in the private rental market, Government introduced a range of measures to support renters and those at risk of homelessness including:

- Amendment to the Vacant Property Refurbishment Grant.
- Development of First Right of Refusal legislation.
- Development of Bespoke Cost Rental scheme.
- Amendment to the HAP Scheme (secure payments to landlords where the tenant defaults).
- Increase social housing acquisitions to at least 1500.
- Deliver an additional 1,000 homes through a targeted leasing initiative.
- Bring forward proposals to extend the Rent-a-Room scheme disregard for LA tenancies to access.
- Eliminate barriers to older people utilizing the Fair Deal Scheme who wish to rent out their homes, subject to completion of pending review.

Q2 will see continued progress on all these actions and initiatives, and we will closely monitor data on supply and take other action as needed to maintain our progress. Housing for All provides us with a stable framework, backed up by multi-billion euro investment to pro-actively monitor progress and rigorously respond to changing circumstances such as those encountered over the past year.

Q1 2023
Priority Actions Update

Housing for All: Priority Actions Update

Action No:	Action Description	Target Date	Status	Update
Viability/Affordability				
2.1	Review the operation of the private rental sector and report on policy considerations ahead of Budget 2024.	Q2 2023	On Track	The Department of Housing, Local Government and Heritage has commenced a comprehensive review of the private rental sector which will take into account the significant regulatory changes over the past several years in the residential rental market. It will report on how Ireland's housing system can be enhanced to provide an efficient, affordable, viable, safe and secure framework for both landlords and tenants. The review conclusions will draw on international practice. The review is underway with a period of public consultation due to commence in April 2023. Targeted engagement with a number of stakeholders will also be undertaken. The Department is also engaging with the Departments of Finance; and Public Expenditure, NDP Delivery and Reform in carrying out the review and implementing relevant recommendations.
11.1	Submit proposals to Government for a new viability measure to activate stalled planning permissions and bring forward cost rental at scale.	Q1 2023	Complete	The proposed Cost Rental viability measure aims to improve the viability of apartment development in urban centres; achieve a greater supply of housing for rent, at scale and at higher density; and increase the provision of rental housing for those who could not otherwise secure affordable accommodation. The proposed measure is intended to be made available to private providers/operators, including the Land Development Agency. The proposal was brought to Government on 25 April 2023.
11.2	Issue a second call under Croí Cónaithe Cities	Q2 2023	On-Track	The first call under the Croí Cónaithe (Cities) Scheme took place in May 2022. Applications received under this call underwent a three-stage appraisal process and the Housing Agency is now concluding appraisals of projects following the European Commission's approval of Ireland's State aid application for the scheme. Letters of Intent have now issued to successful applicants from the first call with a view to entering contracts on conclusion of the last appraisal/due diligence stage. A second call under the Croí Cónaithe (Cities) Scheme is on-track to be issued in Q2 2023.
11.4	The LDA will commence the procurement process for Phase 2 of Project Tosaigh to establish framework agreements with delivery partners which will allow the LDA to offer a wider range of delivery solutions in broad developer agreements on a multi-annual basis.	Q1 2023	Delayed to Q2 2023	Project Tosaigh aims to unlock land with full planning permission that is not being developed by private sector owners due to financing and other constraints, and use it to accelerate the supply of affordable housing. The Land Development Agency (LDA) is undertaking a structured pre-tender consultation to advance procurement via a two-stage process for a Project Tosaigh Phase 2 "framework panel" of delivery partners (house builders). This formal procurement process will provide options for a broad range of transactions/approaches to be contemplated under the framework. The LDA will commence the formal procurement process in June having regard to the pre-tender consultation currently underway, with the panel to be in place for Q3 2023.

Action No:	Action Description	Target Date	Status	Update
19.1	Conduct an analysis of each component of cost of construction (including cost of compliance) of house and apartment development, informed by cost comparisons with comparable EU countries. Agree a set of follow-up actions to be implemented arising from the exercise.	Q1 2023	Delayed to Q2 2023	The cost of construction study, a shared Construction Sector Group and Government initiative, consisted of a comparative analysis across five European countries; Ireland, Denmark, Germany, Netherlands, and UK. The study looked at costs and differences in design and construction in four case study projects. A report detailing the analysis undertaken, along with a list of future options which aim to help reduce cost and increase standardisation in the provision of housing has been compiled. A set of follow-up actions to be implemented are currently being finalised with stakeholders. The report and associated options will be brought to Government shortly for consideration and agreement on the planned next steps.
Social/Affordable Housing Delivery				
4.1	Conduct an in-depth analysis of land available to underpin social housing delivery out to 2030, taking account of the data available from the Local Authorities Housing Delivery Action Plans, and identify the land gap remaining.	Q1 2023	Complete	Housing Delivery Action Plans were completed during 2022 and included details of social housing delivery for the period 2022-2026. The Plans also included details of the locations where housing would be delivered, the availability of land to deliver the housing in those locations, and requirements for land acquisition where the local authority did not have the necessary land available. The Housing Delivery Coordination Office (HDCO) completed an analysis of the Housing Delivery Action Plans and identified the land gap relating to local authority delivery. This exercise identified a need to acquire land to deliver approximately 24,000 new build homes by 2030, with the majority of this land required to support delivery in the period 2027-2030. Additional land will also be required to support construction by Approved Housing Bodies (AHBs). In recent years, AHB delivery has primarily been through developer agreements and 'turnkey projects' and the Department is working with the AHB sector to determine the level of delivery proposed through construction activity, which will inform a more detailed analysis of their land requirements. As per action 4.2, a strategy to assist Local Authorities and Approved Housing Bodies to identify and acquire suitable land banks to support the ongoing social housing need out to 2030 will be in place by end Q2 2023.

Action No:	Action Description	Target Date	Status	Update
4.2	Put in place a strategy to assist Local Authorities and Approved Housing Bodies to identify and acquire suitable land banks to support the ongoing social housing need out to 2030.	Q2 2023	On-Track	Under Action 4.1 a detailed assessment of the land available to deliver social housing has been completed, having regard to the Housing Delivery Action Plans put in place by local authorities. These Plans set out details of land acquisition requirements for local authorities to meet their social housing targets to 2026. The Department's capital teams will work with local authorities to support the acquisition of the necessary land. A geospatial land database has also been put in place, which records data on all local authority land, available for housing delivery. This database will be regularly updated and, in conjunction with the review of Housing Delivery Action Plans, will support the ongoing evaluation of land requirements to meet social housing build targets. A dedicated Land Acquisition Fund has been established and is operational since March 2023. This Fund has an initial allocation of €125m to support the acquisition of land to deliver new build social housing projects. The Fund will initially prioritise the acquisition of sites required to meet new build projects by 2026. In order to support Approved Housing Body (AHB) new build construction, the Fund will also acquire land specifically for AHB construction projects. This will involve the acquisition of land by the Housing Agency, who will put in place a long-term lease with the relevant AHB, prior to the transfer of the land to the relevant local authority. The Department is now working with the AHB sector to support increased delivery through construction projects, which will inform the requirement for land acquisition for AHBs. The availability of land for housing will be reviewed annually, having regard to the land database, the progression of projects and acquisition activity over the previous year.
4.3	Develop proposals to enable a significant increase in public housing delivery using Modern Methods of Construction (to include Rapid Builds), in light of the urgent needs associated with accommodating the Beneficiaries of Temporary Protection from Ukraine and our longer term need for social housing.	Q1 2023	Complete	The Department of Housing, local Government and Heritage (DHLGH) has introduced measures to increase the use of Modern Methods of Construction (MMC) in the public housing programme. As part of measures in Housing for All to build Institutional Capacity, additional resources have been provided to the Housing Agency to support local authority delivery. A specific focus for the Agency is to support the increased use of MMC in the social housing build programme. As part of this, The Housing Agency's Procurement unit have developed a guidance document for the provision of "design and build" housing projects using modern methods of construction which was published on 29 March and can be found at the following link: Guide for use of PW-CF2 Public Works Contract for Building Works Designed by the Contractor | The Housing Agency In December 2022, funding of €94m was provided to local authorities to address legacy land debts. The provision of this funding was linked to the immediate development of a housing proposal, a commitment to use MMC and construction to start in 2023 or no later than 2024. A programme of work is now in place which will see the delivery of 1,500 social homes using MMC across approximately 30 sites. The programme will support the accelerated delivery of housing utilising MMC technologies, all involving significant off-site manufacture. This work will increase delivery but will also promote capacity building in local authorities and promote increased use of MMC in future projects.

Action No:	Action Description	Target Date	Status	Update
10.1	LDA will continue to progress work, as appropriate to each individual site, on the transfer of State Lands identified in Housing for All and the list of sites identified prior to the publication of Housing for All. Progress reports will be included in HfA quarterly reports.	Q1 2023	Complete	A progress report detailing all sites identified is included at Appendix 2.
20.1	Monitor progress on the implementation of recommendations arising from the 2022 Review of Pre-Construction Processes for Social Housing Construction and Mixed Tenure Projects and assess their impact.	Q2 2023	On-Track	The Review of Pre-Construction Processes for Social Housing Projects, completed in Q1 2022 sets out a number of practical actions to further streamline the processes, while ensuring that cost effectiveness is being achieved for the taxpayer. Details are available at the following link: https://www.gov.ie/en/press-release/d7b5c-minister-obrien-launches-two-new-publications-to-improve-quality-quicken-delivery-of-social-homes/ Implementation is underway. In August 2022 the Department issued Housing Circular 34/2022 'Arrangements for Funding of Site Investigations and Surveys' which provides funding for site investigations prior to the submission of a Stage 1 proposal, to allow for the identification of potential site complexities or particular cost implications at the earliest stage, as well as an increased pre-application awareness of site suitability factors. Furthermore, local authorities can also now avail of an optional (non-mandatory) Stage 3 for projects that met certain criteria. This optional Stage 3 will enable certain projects to fast track through the approvals process. The Department of Housing, Local Government and Heritage is monitoring these actions to assess their impact and will report on them by end Q2 2023.
Reform of the Housing System				
8.1	Publish proposed legislation for land value sharing mechanisms which reflect the uplift in value arising from the zoning of lands.	Q1 2023	Complete	Land Value Sharing is a mechanism by which local authorities can secure a proportion of the increase in land values arising from public decisions to zone or designate land for development. This will provide for the sustainable development of new and regenerated communities well served by amenities, facilities and services. The proposals set out how the land value sharing mechanism will work and the mechanisms by which the State will secure the uplift in value from rezoned lands, including the transitional provisions to bring different categories of land into scope over time. The Revised General Scheme of the Land Value Sharing and Urban Development Zones Bill was approved by Government on 13 December 2022 and published on 14 April 2023. It will now undergo pre-legislative scrutiny by the Joint Oireachtas Committee on Housing, Local Government and Heritage.

Action No:	Action Description	Target Date	Status	Update
8.2	Publish proposed legislation for new Urban Development Zones (UDZs), to deliver a co-ordinated and transparent approach to the delivery of residential and urban development, particularly on brownfield sites, meeting the compact growth objectives of the National Planning Framework.	Q1 2023	Complete	Urban Development Zones are intended to relate to land that has potential for significant development for housing and other purposes. Designating UDZs will enable the strategic and comprehensive development, redevelopment, or improvement of under-utilised urban areas. The proposals set out how the Urban Development Zones will be designated and how they will contribute to the sustainable development of our cities following a plan-led approach. These areas will be a focus for investment in infrastructure to ensure they are developed in a timely manner. The Revised General Scheme of the Land Value Sharing and Urban Development Zones Bill was approved by Government on 13 December 2022 and published on 14 April 2023. It will now undergo pre-legislative scrutiny by the Joint Oireachtas Committee on Housing, Local Government and Heritage.
9.1	Publish draft 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 which may assist with supporting viability.	Q1 2023	Delayed to Q2 2023	he new section 28 Guidelines for Planning Authorities on Sustainable and Compact Settlement Guidance will enable an appropriate range of residential densities and other development standards to be applied within settlements, from cities to smaller towns. The guidelines will offer flexibility to support the viability of developments and better reflect the different place contexts within each settlement, from the centre to the edge. They will also allow for some flexibility in design standards to facilitate a greater range of house types, including own door housing. A consultation paper outlining the proposed policy approach for the guidelines was published on 30 March and is available to view or download here. Submissions and / or observations are invited from interested parties before 5pm on 27 April 2023. The written submissions or observations received during the consultation period will be taken into consideration when finalising the Draft Sustainable and Compact Settlements Guidelines. Consultation paper has been published with formal draft to be published in Q2 2023.
9.2	Publish final 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 which may assist with supporting viability.	Q2 2023	At Risk	The new section 28 Guidelines for Planning Authorities on Sustainable and Compact Settlement Guidance will enable an appropriate range of residential densities and other development standards to be applied within settlements, from cities to smaller towns. The guidelines will offer flexibility to support the viability of developments and better reflect the different place contexts within each settlement, from the centre to the edge. They will also allow for some flexibility in design standards to facilitate a greater range of house types, including own door housing. A consultation paper outlining the proposed policy approach for the guidelines was published on 30 March and is available to view or download on www.gov.ie. Submissions and / or observations are invited from interested parties for consideration in the environmental assessment and finalisation of the Guidelines.

Action No:	Action Description	Target Date	Status	Update
9.3	Establish a new Division of the High Court dealing with planning and environmental issues.	Q4 2023	On-Track	On 2nd November 2022, Cabinet approved the establishment of a dedicated Planning and Environment division of the High Court. The Department of Justice has worked in partnership with the Courts Service and the Department of Housing, Local Government and Heritage to assist in establishing the new court and efforts to do so are now at an advanced stage. The Practice Direction necessary for its establishment has been drafted by the President of the High Court and the Courts Service engaged in a public consultation and the Practice Direction has now been issued. In parallel with this process, Government approval in relation to the recommendations of the Judicial Planning Working Group was obtained on 21st February 2023 and the primary legislation for the appointment of any additional judges arising from that report is also being advanced. It is anticipated that the new Court will be fully established by Q2 2023.
9.5	Develop and publish a programme to outline the secondary legislation and updated guidance which will be progressed following the review and consolidation of planning legislation.	Q2 2023	On-Track	Pre-legislative scrutiny of the draft Planning and Development Bill 2022 took place between 7 February and 9 March 2023. The Minister expects to receive the report of the Joint Oireachtas Committee on Housing, Local Government and Heritage shortly and will fully consider the report and any recommendations before the bill proceeds to the Houses of the Oireachtas. Once the Bill is finalised, work will commence on development of the programme to outline the secondary legislation and updated guidance.
9.6	Continue to engage with the local authority sector, An Bord Pleanála and the Office of the Planning Regulator to monitor the ongoing resourcing requirements to underpin and support housing supply and delivery, particularly in the light of the consolidation of planning and development legislation.	Q2 2023	On-Track	An Bord Pleanála (ABP) and the Office of the Planning Regulator (OPR) have both received an increase in the pay allocation for 2023 to allow for the recruitment of additional staff identified under their respective workforce plans. Ensuring both organisations are adequately resourced will help support the supply and delivery of housing into the future. On 4 October, Government published the Action Plan for ABP which, provided for 30 additional posts which ABP are in the process of filling. In December 2022, priority legislation was passed by the Oireachtas to increase the maximum number of ABP board members from 10 to 15. Since January 2023 11 new Board members have been appointed which brings the total number of Board members to 15 including the interim Chair. On 27th March 2023, An Bord Pleanála wrote to the Department with a new Resourcing Plan for 59 additional posts and the Department has agreed to this Plan. Additional funding has also been allocated to assist with LA planning staffing needs in 2023, and DHLGH are currently engaging with CCMA and LGMA with regard to the dispersal of this funding.

Action No:	Action Description	Target Date	Status	Update
9.7	Amend the Section 28 Guidelines on Sustainable Urban Housing: Design Standards for New Apartments to remove Build to Rent (BTR) accommodation as a separate development type.	Q1 2023	Complete	The amendment to the Guidelines in relation to Build to Rent accommodation came into effect on 22 December 2022. The amended Guidelines remove the distinct status of Build to Rent (BTR) developments in the planning system. This amendment will mean that there will no longer be a difference in standards for future apartment developments, regardless of the development type. A circular advising same issued on 21 December 2022.
Innovation/Productivity				
13.2	Develop an incremental roadmap with targets for compliant MMC adoption in publicly procured residential construction, working with the OGP, to Include inter alia consideration of the tender and evaluation process; design standardisation; skills development and the sharing of best practice; project aggregation; further MMC test projects; and sustainability and circular economy principles. The provision of a public procurement roadmap for MMC will build capacity in the supply chain with resulting delivery and cost reduction benefits.	Q2 2023	On-Track	The Department of Enterprise, Trade and Employment (DETE) has established and Chairs the MMC Leadership and Integration Group that is overseeing the development of the MMC Procurement Roadmap. It will address several areas crucial to promoting the widespread adoption of MMC in publicly procured housing, including a suite of procurement documents, the identification of test projects, analysis of MMC data, identifying training and skills needs, and supporting design standardisation. In February, DETE held a stakeholder event, with representatives from across the construction supply chain and the public sector to inform the development of the roadmap. The roadmap will be implemented by the bodies identified in the plan with responsibility for supporting the delivery of public sector housing. The long-term objective is to reduce cost and improve sustainability and circular economy outcomes. The roadmap will complement the work undertaken by DHLGH in Action 4.3 (develop proposals to enable a significant increase in public housing delivery using MMC). It will be published in June 2023.
13.3	Phase one of the National Demonstration Park for MMC is opened and operational.	Q4 2023	On-Track	Preferred contractors have been identified through Expressions of Interest (EOI). Stage Two Design/Cost meetings are underway. Second EOI for Pads 3 and 4 published – April 23. Planning application for Phase One to OCC – April 23. Delivery of Phase One is now dependent on Contractor timelines. It is expected that delivery will take place in Q4 2023.
Construction Sector Capacity				
13.4	Develop an action plan to promote careers in construction.	Q2 2023	On-Track	Department of Further and Higher Education, Research, Innovation and Science has commissioned research to explore the barriers to careers in construction and to look at how to attract people into the industry to meet the skills required. This research consists of both qualitative and quantitative research including in depth interviews and administering a survey to the sample population. The survey will build on the work already undertaken by the Construction Industry Federation. Work has already commenced on the focus groups. The Working Group will then deliver an evidence informed action plan in Q2.

Action No:	Action Description	Target Date	Status	Update
Review of Targets				
9.8	Initiate review of National Planning Framework 2018 and publish a roadmap to set out the scope and format of the formal review of the National Planning Framework.	Q1 2023	Delayed to Q2 2023	The National Planning Framework (NPF) is the Government's high-level strategic plan for shaping the future growth and development of our country out to the year 2040, linked to the National Development Plan. It has been given full legislative effect within the planning system through the adoption of regional spatial and economic strategies and city and county development plans. By 2024, the Government is required to decide whether to review or revise the current National Planning Framework to reflect changing circumstances and adjust where necessary. Initial work has commenced on considering where such changing circumstances might arise, with the intention that a roadmap for the proposed approach to any review or revision will be approved by Government for publication in the coming weeks.
9.9	Commence Review of the Housing Need and Demand Assessment (HNDA) Tool and Framework.	Q2 2023	On-Track	Preliminary work has begun on reviewing the assumptions built into the tool and framework, in particular the 'Estimated Rate of Inflation' and the 'Levels of Migration' assumptions. A working group convened in January 2023 to review these assumptions and agree next steps. The full review of the Housing Need and Demand Assessment Framework will commence in Q2 2023 when the detailed Census data is available. This will ensure housing targets reflect recent and future population growth and that long-term strategic housing targets can be met. Work continues, with engagement with the ESRI and relevant internal units to ensure that the paper on structural demand reflects the requirements of the HNDA.

Q1 2023
Action Updates

Q1 2023 Actions

Action No:	Action Description	Target Date	Status	Update
Work Towards Eradicating Homelessness				
3.2	Explore further the scope for The Housing Agency Acquisition Fund to add to the social housing system through converting non-residential premises or larger residential units into smaller units and, as appropriate, some communal / community use, particularly for social housing applicants experiencing homelessness, in advance of a final decision being made on the future of the Fund.	Q1 2023	Delayed to Q2 2023	The Housing Agency Acquisition (HAA) Fund was established to acquire vacant property portfolios of financial institutions that could then be used for social housing. The fund was designed to be a short to medium term initiative that complemented ongoing targeted acquisition activity by local authorities and Approved Housing Bodies (AHBs). As detailed in the Housing for All Updated Action Plan, published 2 November, The Department of Housing, Local Government and Heritage (DHLGH) committed to undertaking a review to explore opportunities for repurposing the fund to support other initiatives within the Plan. To this end, a proposal to convert non-residential premises or larger residential units into smaller units particularly for social housing applicants experiencing homelessness, was submitted to the Department of Public Expenditure, NDP Delivery and Reform (DPENDR) on 18 January 2023. During the course of engagement on the proposal, a decision was made to utilise the HAA fund on an urgent but temporary basis to assist with the operation of the new Cost Rental Tenant in-Situ Scheme. This temporary scheme, established on an administrative basis from 1 April, will be delivered by the Housing Agency, supported by €10.25 million of the HAA Fund. Engagement with DPENDR on the initial proposal will continue. However, the outcome of the ongoing engagement will be determined by the need to support the operation of the Cost Rental Tenant in-Situ Scheme in the short term.
Increasing Social Housing Delivery				
4.5	Carry out a review of the Rental Accommodation Scheme to consider the role of the Scheme in the private market, taking account of the impact of HAP and AHB participation.	Q1 2023	Delayed to Q2 2023	The Department of Housing, Local Government and Heritage (DHLGH) is undertaking a review of the future of the Rental Accommodation Scheme (RAS) which considers its role in the private market, taking account of the impact of the Housing Assistance Payment scheme (HAP) and Approved Housing Body (AHB) participation. A consultation process with all local authorities is nearing completion. Officials have undertaken a series of meetings with local authorities to discuss their submissions and these meetings are now concluding. A separate public consultation phase has also been concluded. The information received from both consultations will inform the final report and its findings. The implementation phase of the findings of the review will commence immediately after the review has been completed.

Action No:	Action Description	Target Date	Status	Update
Reform the Social Housing System and Support Social Housing Tenants				
5.1	Revise social housing income eligibility limits.	Q1 2023	Complete	A review of social housing income eligibility limits was completed, and its recommendations were approved for implementation in mid-2022. On foot of the review, the baseline income eligibility thresholds for five local authorities- Carlow, Clare, Galway County, Laois and Westmeath- were increased from €25,000 to €30,000 in October 2022. A further increase to the baseline thresholds was approved for all local authority areas with effect from 1 January 2023. The thresholds increased by €5,000 to €40,000, €35,000 and €30,000 for bands 1, 2 and 3 respectively. Work has now commenced to scope options for a new social housing income eligibility model and proposals for a new model will be submitted for consideration in Q2 2023.
Improve the functioning of the planning system				
9.11	Issue updated guidance on rural housing.	Q1 2023	Delayed to Q3 2023	Updated statutory section 28 guidelines on Rural Housing will ensure consistency with new requirements and legislation at a national and EU level. A draft of the Sustainable Rural Housing Guidelines has been prepared and their relevant Appropriate Assessment (AA) and Sustainable Environmental Assessment (SEA) processes are completed. The draft guidelines will be published for a period of public consultation in Q2 2023.
9.13	Put in place an enhanced platform and identify gaps in current datasets for future work, such as the potential development of a Residential Land Price Index and a unique identifier that will track the development status of housing provision.	Q1 2023	Complete	In the context of Housing for All, the Government committed to evidenced-based policy development and the continual improvement of data availability and analysis. Work began on an enhanced data platform in March 2022. The ambition is to create a data platform to act as a single source of truth for the housing market, consolidating all available data sources and to identify opportunities to close gaps in current datasets. The development work in creating the first iteration of the platform was completed in February 2023. The Department of Housing, Local Government and Heritage (DHLGH) has now begun a User Acceptance Testing phase, beginning on 20 March 2023. The platform will be maintained and built upon by the DHLGH aligned with the Department's data strategy. The cross-departmental HfA Data Analytics Working Group, which oversees the development of the platform, has identified gaps evident in current datasets. These findings will help form the work programme for future iterations of the platform.

Action No:	Action Description	Target Date	Status	Update
Bring forward additional State lands for activation				
10.2	LDA to report to Government on Relevant State Lands as identified through the LDA's public lands database.	Q1 2023	Complete	On 28 March, the Land Development Agency (LDA) submitted its first report on the potential of state-owned land to deliver affordable and social housing into the future to Government. The Report on Relevant Public Land identifies 83 state-owned land sites and assesses them as having the development potential for up to 67,000 homes in the medium to long-term. The report, the first-of-its-kind, is designed to serve as a consolidated, coherent guide for stakeholders to understand the potential for state-owned lands and to create a development pipeline of sites for affordable and social housing into the future. The report will now be subject to further consideration by the Government and the LDA. The report cannot and does not seek to mandate the transfer or repurposing of the land identified as this is a policy matter for Government. It should be noted that many of the lands identified are in use by public bodies and any move to develop affordable or social housing on them would be subject to consideration of existing uses, due diligence, consultation, and the normal planning processes.
10.7	Engage with Local Authorities to identify State owned sites/ properties in their functional areas that could have the potential to be repurposed for delivery of housing.	Q1 2023	Complete	In late 2022, the Department issued a circular outlining two new initiatives to assist in progressing the development of suitable State lands and property for the provision of new residential development under Housing for All. 1. The Consolidated List of State Lands with Housing Potential is a list provided to local authorities of State-owned lands (reconciled against other site lists) that requests a preliminary assessment to confirm, or otherwise, the zoning of sites for residential development. Responses received from LAs detail the current availability or any deficit of infrastructural services to support housing development. 2. The State Lands Enquiry Register is a means for a local authority to ascertain the specific ownership and development strategy for certain State lands and buildings which they identify as having the potential to be developed for new housing. A structured and timely response from the relevant Government Department or Agency clarifying the site, property and status details is provided following the initial local authority enquiry. Both initiatives are coordinated by the LGMA's Housing Delivery Coordination Office in conjunction with identified Housing for All coordinators in each Department.

Action No:	Action Description	Target Date	Status	Update
Deliver the labour force required to build an average of 33,000 homes per year				
14.6	Deliver a number of international recruitment events for construction workers and graduates to promote Ireland as a place to live and work.	Q1 2023	Complete	Under the Future Building Initiative, a dedicated team staffed by Intreo from the Department of Social Protection, Solas and the Education and Training Boards is supporting recruitment and training for the construction industry. The Department of Social Protection is leading the initiative to drive national and international recruitment activities in collaboration with EURES. There have been a number of recruitment initiatives locally and internationally. Most recently the focus has been on a recruitment collaboration with the public employment service in South Africa and planning for a week long Intreo Construction Work & Skills campaign commencing on 5th May across the country in collaboration with the Education and Training Boards. The campaign will include an online construction recruitment event across the EU/EEA.
Ensure sufficient capital is available to provide for an average of 33,000 homes per year				
15.2	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.	Q1 2023	Delayed to Q3 2023	Indirect financing for the purposes of constructing or acquiring social and affordable housing is a key enabler, with the Housing Finance Agency (HFA) being the primary lender. The HFA with its long experience in the sector, is well placed to play a lead role in continuing to finance Local Authorities, AHBs and the education sector to deliver housing. Increasing the borrowing capacity of the Housing Finance Agency (HFA) will support the local government sector in land acquisition and delivery of social and affordable homes. A primary legislative amendment is required to increase the borrowing capacity of the HFA to €12 billion. The legislative amendment to the Housing Finance Act 1981 will be included in a Housing Miscellaneous Provisions Bill 2023. It is anticipated that this amendment will be enacted in Q3 2023 and will mirror a similar change made to the base HFA legislation (the 1981 HFA Act) by the Housing Miscellaneous Provisions Act 2009.
15.3	Commence a review of the REIT and IREF regimes to consider how best these structures can continue to support housing policy objectives.	Q1 2023	Complete	The Terms of Reference for the review has been agreed by the Minister and the Review Team will undertake a wide-ranging review of the key activities in Ireland's fund sector. The Review will incorporate two specific recommendations from the Commission on Taxation and Welfare report. It will specifically review the Section 110 regime and also how funds like REITs and IREFs support housing policy objectives. It will also examine the taxation regime for funds, life assurance policies and other related investment products. The Review has a deadline of summer 2024 so that any policy actions can be considered in the context of Budget 2025.

Action No:	Action Description	Target Date	Status	Update
Address Vacancy in Housing				
16.4	Introduce a new programme for the CPO of vacant properties for resale on the open market.	Q1 2023	Complete	A new CPO Activation Programme has been launched with targets identified for each local authority for bringing vacant and derelict properties back into use. Under this Programme, local authorities are now required to adopt a proactive, planned and systematic approach to the identification and activation of vacant and derelict properties. Guidance has been prepared to assist local authorities in compulsorily acquiring vacant and derelict properties.
16.5	Commence section 9 of the Local Government Rates and other Matters Act 2019 with a view to empowering Local Authorities to offer rates-based incentives for the conversion of suitable vacant commercial properties to residential use.	Q1 2023	Delayed to Q3 2023	Amendments are required to address key issues in the Local Government Rates and Other Matters Act 2019. The remaining provisions of the Act, including section 9, cannot be commenced until these issues are addressed by amending the primary legislation. Work is ongoing to ensure the amendments to the legislation are made in advance of the Local Authority Budget 2024 process which will commence in September 2023. As a scheme under Section 9 must be approved at a Local Authority budget meeting for the financial year to which the scheme will apply, 2024 will be the earliest year for which such a scheme could be made.
16.7	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.	Q1 2023	Delayed to Q1 2024	On 7 December 2022 the Government approved the priority drafting of the Registration of Short-Term Tourist Letting Bill and publication of the General Scheme of the Bill which provides for the registration of short-term tourist lettings with Fáilte Ireland in line with the commitment under Housing for All. On 21 December the proposed STTL Bill was submitted to the EU Commission pursuant to Technical Regulations Information System (TRIS) EU Directive 2015/1535. Such a notification triggers a standstill period of 3 months during which the proposed Bill cannot be enacted. On 22 March 2023, the Department received a communication from the EU Commission which extends that standstill period until 22 December 2023. In the meantime, engagement will continue with DHLGH on Planning Permission Guidance, JOC on PLS along with EU Commission on Technical Regulation Information System notification, Digital Services Act, eCommerce Directive and Services Directive.
16.9	Review the Rural Regeneration and Development Fund, with a view to ensuring its continued alignment with Our Rural Future priorities, the Town Centre First Policy and other key strategies, and to address issues around vacancy, dereliction and the achievement of continued economic development in rural areas.	Q1 2023	Complete	A Focused Policy Assessment of the RRDF was completed in Q4 2022. Recommendations in relation to project delivery, planning and accountability, engagement with stakeholders, scale and scope of projects, approaches to funding adjustments and understandings of impacts and outputs set out in the assessment will be reviewed and implemented in 2023.

Action No:	Action Description	Target Date	Status	Update
Make more efficient use of existing housing stock				
17.1	Remove potential barriers to use of the rent a room scheme to increase its potential as a source of student accommodation by reviewing the assessment of Rent a Room Income within the Medical Card assessment process.	Q1 2023	Delayed to Q2 2023	Government has agreed the extension of the Rent a Room disregard to the Medical Card assessment process from May 1st 2023.
17.2	Explore a range of measures to stimulate supply of 'digs' accommodation and/ or vacant properties including other Departments as necessary.	Q1 2023	Complete	DFHERIS is implementing a number of measures which include: • €1m in funding has been approved to support the Technological Universities (TUs) to conduct activation feasibility assessments to ascertain student accommodation needs. The study will include data led projections of demand, engagement with local authorities to examine potential vacant stock, and the promotion of digs accommodation. Terms of Reference for the TU Feasibility Study are being finalised between DFHERIS and HEA. Subject to the necessary internal approvals the Expression of Interest for a consultant will issue shortly, in tandem with a further series of engagement with the sector in preparation for the study. • Through working with relevant Government Departments on examining proposals to maximise the number of people who provide a room in their own home for use as accommodation by others, for example by expansion of the Rent a Room Scheme. In March 2023, Government agreed to extend the Rent a Room scheme disregard for social welfare recipients and to extend the disregard into medical card criteria from 1 May 2023, and also allow Local Authority tenancies to access the scheme. • Examination of a standardised reporting and monitoring approach to digs supply and uptake being designed for implementation. This will provide more accurate data and key mechanisms which can stimulate supply. HEI's continue to support their students to find accommodation, for example, the encouragement of room rental or 'student digs' in family homes. Ongoing engagement from HEI's and localised campaigns commenced at an earlier stage this year with home owners to increase supply.
17.3	Explore the potential of minor capital grants to Higher Education Institutions to assist with small projects and refurbishment of existing stock to provide additional student accommodation for target groups in areas of need.	Q1 2023	Complete	DFHERIS has identified potential for the extension of the minor capital grants/devolved grant schemes to include student accommodation. DFHERIS continues to engage with the HEA to progress this and other measures as part of strategic policy which is due to be finalised in Q2 2023.

Action No:	Action Description	Target Date	Status	Update
Drive social sustainability and foster sustainable communities				
18.2	The housing needs of island communities will be fully considered in the development of the forthcoming National Policy for the Islands	Q1 2023	Delayed to Q2 2023	National Policy for the Islands is due to be published in May 2023.
Drive economic sustainability and reduce construction costs				
19.4	Provide exemption for Construction and Demolition (C&D) waste from proposed waste recovery levy.	Q1 2023	Delayed to Q3 2023	A decision has been taken to exempt Construction and Demolition Waste from the proposed Waste Recovery Levy, which will be introduced from 1 July 2023.
Drive compliance and standards through regulatory reform				
21.2	Examine measures to accelerate conveyancing as part of the sale and land transfer process	Q1 2023	Delayed to Q2 2023	Minister McEntee requested the LSRA to prepare a statutory report on creating a new Profession of Conveyancer in March 2021. That report is intended to inform further possible reform in this area. The LSRA engaged external expertise to support its work (Indecon), and this has given rise to a need for more time to complete the task and achieve a robust outcome. This work is well advanced and the LSRA has indicated that it will submit the report to the Minister by end-Q2 2023.
21.5	Draft the necessary regulations under the Remediation of Dwellings affected by Defective Concrete Blocks Act 2022 to facilitate the commencement of the enhanced grant scheme.	Q1 2023	Delayed to Q2 2023	The Remediation of Dwellings Damaged By the Use of Defective Concrete Blocks Act 2022 was signed into law on 23 July 2022. It provides for, among other related matters, the payment of grants for the remediation of dwellings damaged by defective concrete blocks. The Department of Housing, Local Government and Heritage is now considering feedback received from the period of public consultation on the draft Regulations, which closed for submissions on 14 March. The updated Rebuild Cost Report for the North West region and Mid West region has been received from the Society of Chartered Surveyors of Ireland (SCSI). The Expert Group has considered the SCSI cost report and provided advices for the North West (Donegal and Mayo) region to be incorporated into the final regulations. The Expert Group are now undertaking the same exercise for the Mid West (Clare and Limerick) region cost report. The final regulations are expected in May 2023.

Action No:	Action Description	Target Date	Status	Update
Measuring and monitoring performance of national housing development and construction				
24.1	Develop a national housing development monitoring digital infrastructure, to include annual housing delivery benchmarked against national, regional, and development plan and settlement targets, and also a significant housing developments tracker for city/ urban/town areas in conjunction with Local Authorities.	Q1 2023	Complete	The Department of Housing, Local Government and Heritage (DHLGH) is committed to evidenced based policy development and will continue to improve data availability and analysis. This includes working with the Local Government sector to ensure that planning and housing data is captured in a nationally consistent structure, to enable monitoring of national housing development and construction. The DHLGH, working with Tailte Éireann, is developing national housing development monitoring digital infrastructure. This includes the Housing Delivery Tracker which monitors the Housing Supply Targets (HSTs) which has been completed and published in Q2 2022 and can be found here: https://storymaps.arcgis.com/stories/ab12ed6d50a540e2891170c24955ff49 A Significant Housing Developments Monitor to track development sites for in excess of 100 housing units is also nearing completion.
24.2	Develop a national zoned housing land register based on Local Authority Development Plans, including the potential housing yield/capacity, which can also form the basis for the associated calculation of land use values required for Land Value Sharing measures.	Q1 2023	Complete	The supply of housing is inextricably linked to the supply of land and its capacity for development. Working with Tailte Éireann and the Local Authorities, the Department of Housing, Local Government and Heritage has developed a digital service identifying zoned and serviced housing land nationally, published in support of the Residential Zoned Land Tax in November 2022. The updating of digital data in relation to zoned housing land in city and county development plans is continuing following completion of statutory development plan adoption processes in Q2 2023. The mapped land register will continue to be developed in tandem with the statutory RZLT process being undertaken in 2023.

Appendix 1

HfA Supplementary Actions List

The below list of actions may be extended subject to Government Decisions. All additional actions will be reported on through Housing for All reporting mechanisms.

Action Description	
Amendment to the Vacant Property Refurbishment Grant to include properties built up to and including 2007.	Q2 2023
Amendment to the Vacant Property Refurbishment Grant to include rental properties.	Q2 2023
Develop a legislative 'First Right of Refusal' proposal, which would require a landlord selling a property to first offer it for purchase to the tenant.	Q2 2023
Expand the First Home Scheme to second hand homes where tenants have been issued with a Notice of Termination to purchase the property.	Q2 2023
Expedite the application process for the Local Authority Home Loan to support tenants who receive a Notice of Termination.	Q2 2023
Further develop the 'Cost Rental Tenant In-Situ' scheme, launched as a temporary administrative measure on 1st April 2023, as a transition towards standard Cost Rental.	Q4 2023
Amend the Housing Assistance Payment (HAP) to secure payment to landlords where the tenant defaults on payment of differential rent.	Q2 2023
Deliver 1,500 social housing acquisitions.	Q4 2023
Deliver up to an additional 1,000 homes through a targeted leasing initiative.	Q4 2024
Bring forward proposals to extend the Rent-a-Room Relief scheme to local authority tenancies.	Q3 2023
Review operation of the Fair Deal Scheme to assess impact of changes to rules on rental income during 2022 and evaluate further options to eliminate barriers to older people utilizing the Fair Deal scheme who wish to rent out their homes.	Q2 2023

Appendix 2

Transfer of State Lands to Land Development Agency

	State Agency	Sites Identified	Progress Update
Department of Transport	CIE	Inchicore Works Dublin	LDA commissioned an RIAI Design Review which is nearing finalisation. The Draft Design Review Report will include concepts and ideas that could support unlocking the potential for state lands. There is ongoing engagement with key stakeholders regarding baseline technical work.
		Broadstone Garage Dublin	Ongoing stakeholder engagement and feasibility assessments underway to explore issues and options.
		Conyngham Road Garage Dublin	Ongoing stakeholder engagement and feasibility and due diligence underway in support of preparing development strategy
		Colbert Station Environs Limerick	Spatial Framework for Colbert Station Quarter agreed see www.colbertquarter.ie. An Infrastructure Delivery and Phasing Plan is nearing completion and will inform programme for activation.
Department of Transport	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	ESB	Inchicore Works Dublin	LDA commissioned an RIAI Design Review which is nearing finalisation. The Draft Design Review Report will include concepts and ideas that could support unlocking the potential for state lands. There is ongoing engagement with key stakeholders regarding baseline technical work.
		Cork Docklands	Stakeholder discussions, and due diligence being progressed. Work is underway to support infrastructure delivery led by a Programme management office.
		Wilton Cork	Stakeholder discussions and due diligence underway to support land acquisition.
		Sean Mulvoy Road Galway	A Draft Spatial Framework was published for consultation on April 3 2023 (incl ESB, Galway City & Galway County Council lands). See www.thesandyquarter.ie

	State Agency	Sites Identified	Progress Update
Department of Environment, Climate & Communications	Digital Hub	All DHDA land and property assets Dublin 8	Draft Masterplan prepared and stakeholder & public consultation underway since October 2022. See www.peartreecrossing.ie. A consultation report has been published, and key issues considered in preparing final Masterplan. The final LDA approved Masterplan will be published at this link in Q2 2023 and will guide future phased development and regeneration of the area.
Department of Environment, Climate & Communications	Bord Na Mona	Cork Docklands	Due diligence progressing to support transfer of lands
Department of Agriculture, Food and the Marine	Teagasc	Lands at Kinsealy, Dublin	Due diligence progressing to support disposal of lands to LDA
	Horse Racing Ireland	Lands at Carrick mines, Dublin	Stakeholder discussions held with HRI & LDA regarding feasibility and aims
Department of Health	HSE	Colbert Station area Limerick	Spatial Framework for Colbert Station Quarter agreed see www.colbertquarter.ie. An Infrastructure Delivery and Phasing Plan is nearing completion and will inform programme for activation. Governance established and work is underway to progress initial phases including Masterplan for HSE lands. Stakeholder engagement and due diligence is ongoing regarding transfer of relevant public lands.
Department of Defence	Defence Forces	St Bricins Hospital Dublin	Stakeholder discussions underway. Funding options being explored with Dept Housing for a pilot project for adaptive reuse.
Department of Enterprise	IDA Ireland	Kilbarry Cork	Engagement and due diligence underway on lands identified for transfer.
Department of Public Expenditure & Reform	OPW	Inchicore Dublin	LDA commissioned an RIAI Design Review which is nearing finalisation. The Draft Design Review Report will include concepts and ideas that could support unlocking the potential for state lands. There is ongoing engagement with key stakeholders regarding baseline technical work.
Department of Housing, Local Govt & Heritage	Ervia (Gas Networks Ireland)	Limerick Docks	Stakeholder discussions and due diligence progressing to support transfer of lands

Active LDA Sites Prior to Housing for All

State Agency	Sites Identified	Progress Update
OPW	CMH, Dundrum	The LDA lodged a planning application on 31st March 2022 for 977 homes. Planning decision from ABP still awaited.
Housing Agency	Devoy Barracks, Naas	SHD Planning Approval decision received from ABP 16th October 22. Work underway to prepare tender for construction contractors to tender delivery.
HSE	St. Kevin's Hospital, Cork	Granted planning permission April 2021. Enabling works completed Jan 2023. Stabilisation works commenced to former St Kevin's Hospital building (a protected structure), due for completion Sept 2023. Phase 1 construction works contract (97 homes) to be awarded May 2023. First homes to be available end 2024.
Department of Defence	Columb Barracks	Pre-planning and feasibility stage, advancing regeneration roadmap. Engagement with ETBLW who are awaiting funding decision in relation to proposed EV Centre of Excellence.
Housing Agency	Hackettstown, Skerries	S34 roads application Notification to Grant was appealed and subsequently granted by ABP Nov 2022. Planning application to ABP for est.345 homes submitted April 22. Permission Granted March 2023.
Housing Agency	Castlelands, Balbriggan	S34 roads application Notification to Grant was subject to appeal and subsequently granted by ABP Nov 2022. SHD Planning application for est. 817 homes submitted April 2022. Permission Granted March 2023. Detailed design and preparing of construction tender documents for upfront Infrastructure Works being advanced (includes Castlelands link road and bridge of Dublin-Belfast railway)
Dublin City Council	St. Teresa's Gardens	Planning application for est.540 Homes in partnership with Dublin City Council submitted to ABP 9th December 2022.
Dublin City Council	Cherry Orchard	Design team appointed and planning application being prepared for phase 1 (c. 600 homes). Planning submission est. Q3 2023.
Dublin City Council	Cromcastle	Design team appointed and planning application being prepared (c. 145 homes). Planning submission Q3 2023.
Galway City Council	Dyke Road	Preliminary Design complete. Engagement with Galway City Council is on-going. Design team being procured.
Dun Laoghaire Rathdown County Council	Shanganagh, Shankhill	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. Contractor appointed and construction is well underway since September 2022.
Cork City Council	Cork City Docklands	Cork Docklands Delivery Office was established by Cork City Council in partnership with the LDA.

Appendix 3

Transport Orientated Development

Candidate TOD	Updated Q1 2023
Adamstown SDZ	**Housing and Infrastructure Delivery ongoing** • Q3/Q4 2022 housing update: c. 6,750 residential units permitted in the SDZ overall, of which c. 3,650 residential units are constructed and c. 1,000 residential units are under construction. . **Infrastructure Update** • Infrastructure delivery within the SDZ has included provision of a railway station, bus services, primary schools, secondary school and east-west and north-south link streets. Future strategic infrastructure requirements in next phases include additional link streets, schools, health centre, childcare, Central Boulevard Park, civic / library building, enterprise centre and a leisure centre/pool. • In 2017, €15 million of funding was approved form the Local Infrastructure Housing Activation Fund for district parks (Airlie Park, Tandy's Lane Park) and link streets (Celbridge Link Road). Tandys Lane Park is substantially complete and open. Airlie Park is under construction with planned completion in Q2 2023. Celbridge Link Road is under construction with completion/ opening in Q1 2023. All Housing Units associated with LIHAF in Adamstown are completed. • In 2019, €9.9 million of funding was approved from the Urban Regeneration Development fund for the Central Boulevard Park, Civic Building and the Town Centre Plaza. SDCC, as Sponsoring Agency, is progressing the delivery of these key projects. The Plaza is under construction and will enable the opening of the convenience retail in the District Centre in Q1 2023. • Further development of the SDZ and its environs will be supported by DART+ South West programme (by 2030); BusConnects Core Bus Corridor – Lucan to City Centre (By 2030); and Lucan Luas (2031-2036).
Cherrywood SDZ	• Q3/Q4 2022 housing update: 3,947 residential units permitted and approx. 1,891 residential units under construction. Planning and delivery of critical supporting infrastructure ongoing, including roads, public parks, cycle ways and bus priority infrastructure. • Permission granted for c. 126,000sq.m employment floorspace; 113,000sq.m town centre and mixed-use floorspace; a primary school and town centre civic space. **Infrastructure Update** • In 2017, €11 million approved from the Local Infrastructure Housing Activation Fund for a district park and link streets (Druids Glen Road), bridges and junction upgrade on the N11. • In 2019, €13.6 million approved from the Urban Regeneration Development Fund for parks, greenways and attenuation ponds. • In 2021, €40.3 million approved from the Urban Regeneration Development fund for link streets (inc. Beckett Link and Barrington Road Connection), permeability/ pedestrian links (Ticknick Park, Town Centre) and district park • The capacity and frequency on the Luas Green Line from Sandyford northwards to the city centre will be incrementally increased through the provision of additional tram fleet and services and associated turnback arrangements to meet forecast passenger demand.

Candidate TOD	Updated Q1 2023
Clonburris SDZ	**Housing delivery commenced** • Q3/Q4 2022 housing update: Construction commenced on housing units (569 units), lanning Permission granted for c950 units (SDCC and Cairn Homes), planning assessments ongoing for c1,000 units, Pre Planning carried out for a further c2,000 units. **Infrastructure Update** • Following URDF funding for strategic / cross cutting infrastructure, housing delivery commenced. • In 2017, €3 million approved from the Local Infrastructure Housing Activation Fund for surface water infrastructure. • In 2021, €186 million approved for a substantial package of strategic / abnormal infrastructure including district parks, major east-west link streets, surface water attenuation, community buildings, pedestrian and vehicle bridges and other utilities. These strategic abnormal infrastructure projects in the URDF proposal are required to unlock the housing and to provide supporting social and community infrastructure. SDCC, as Sponsoring Agency, progressing with design and planning for future projects. • In 2022, funding of €18.8m approved by NTA for sustainable transport. • Construction commenced on Irish Water Pump Station. • Planning secured and construction commenced on the South Link Street. • Historic provision of supporting infrastructure at this location includes two railway stations and a primary and secondary school (to fulfil the needs of surrounding areas). • The development of the SDZ will be further supported by the DART+ South West element of the DART+ programme. As development commences at the Clonburris SDZ and demand for travel emerges, Kishoge rail station will also be opened in 2023.
Hansfield SDZ	• Delivery ongoing. Await update from FCC.
Park West - Cherry Orchard	• Await update from DCC. Current planning application for over 1,000 residential units with ABP.
North Fringe	• Extensive areas of housing, commercial/retail development and community facilities/amenities developed since the early 2000s around Clongriffin Station, Belmayne Town Centre (to be constructed), Castklmoyne and Northern Cross. **Infrastructure Update** • Progress has been made on the provision of the infrastructure throughout the area including the a railway station, bus services, primary schools, secondary school (planning granted and temp school on-site), regional park, east-west and north-south link streets. • In 2017 €3 million of funding approved from the Local Infrastructure Housing Activation Fund for east-west link streets (DCC/under construction) and €6.18m road upgrades, wetlands and park (FCC). • BusConnects Core Bus Corridor – Clongriffin to City Centre (by 2030). Upgrade of Clongriffin railway station planned as part of DART + Coastal North.

Candidate TOD	Updated Q1 2023
Poolbeg West SDZ	• Housing delivery not commenced to date. Enabling works progressing and there are two planning applications granted for 917 dwelling units and a further application lodged seeking permission for 516 units, all as part of a larger mixed-use development. **Infrastructure Update** • In 2017 €15 million was approved from the Local Infrastructure Housing Activation Fund for public transport, cyclist and pedestrian bridge (at design stage) over the Dodder River to facilitate access to the site from the Docklands and city centre. • Further development of the SDZ and its environs will be supported by BusConnects Core Bus Corridor (City Centre to Ringsend) (by 2030) Luas Poolbeg Extension (2037- 2042).

Appendix 4

Housing for All Q1 Communications

Below is a list of recent Housing for All Communications.

You can subscribe to a monthly E-zine for news and updates on Housing for All here

Date	Department/Agency	Press Release/Relevant Communication
1 January 2023	Department of Housing, Local Government and Heritage	New income eligibility limits for social housing take effect
3 January 2023	Department of Housing, Local Government and Heritage	Taoiseach holds meetings with Children's NGOs and Housing Commission
6 January 2023	Department of Housing, Local Government and Heritage	Homeless Report - November 2022
6 January 2023	Department of Housing, Local Government and Heritage	An Overview of the Provision of Social Housing by Approved Housing Bodies Funded by the Department through Local Authorities 2018-2021
9 January 2023	Department of Housing, Local Government and Heritage;	Almost 600 new social homes to be delivered in Cork, Kildare, Monaghan, Sligo and Wicklow
23 January 2023	Department of Housing, Local Government and Heritage	Minister O'Brien begins new year with visit to Meath
26 January 2023	Department of Housing, Local Government and Heritage	Minister O'Brien welcomes figures showing highest annual housing supply in over a decade
26 January 2023	Department of Housing, Local Government and Heritage	Improved planning regime takes step closer with publication of Draft Planning and Development Bill 2022
27 January 2023	Department of Housing, Local Government and Heritage	Homeless Report - December 2022
27 January 2023	Department of Housing, Local Government and Heritage	"Town Centre Living" Architectural Design Competition launched by Minister O'Brien and RIAI
30 January 2023	Department of Housing, Local Government and Heritage;	Notice of appointments to the Board of the Housing and Sustainable Communities Agency (Housing Agency)
30 January 2023	Department of Housing, Local Government and Heritage;	Minister O'Brien launches new Vacant Homes Action Plan and details of new €150 million URDF vacancy fund
3 February 2023	Department of Housing, Local Government and Heritage;	Housing Supply Coordination Task Force Return - Reports Q1- Q4 2022
6 February 2023	Department of Housing, Local Government and Heritage;	Minister O'Brien welcomes approval for scheme designed to deliver thousands of build-to-buy apartments
7 February 2023	Department of Housing, Local Government and Heritage	Housing for All - Q4 2022 Statistics
7 February 2023	Department of the Taoiseach	Housing for All: Q4 2022 Progress Report published

Date	Department/Agency	Press Release/Relevant Communication
9 February 2023	Department of Housing, Local Government and Heritage	2,307 vacant social homes returned to active use in 2022
22 February 2023	Department of Enterprise, Trade and Employment	Collaboration key to accelerating use of Modern Methods of Construction in housing delivery
24 February 2023	Department of Housing, Local Government and Heritage	Homeless Report January 2023
27 February 2023	Department of Housing, Local Government and Heritage	Vacant pubs accounted for one-fifth of planned conversions of vacant commercial properties into homes in 2022
28 February 2023	Department of Housing, Local Government and Heritage;	Housing Economics Research Publications
1 March 2023	Department of Housing, Local Government and Heritage	Major improvements to Local Authority Home Loan take effect nationwide
3 March 2023;	Department of the Taoiseach	Accommodation strategy for people seeking protection in Ireland
7 March 2023	Department of Housing, Local Government and Heritage	Minister O'Brien announces additional measures to increase supply of social homes as winter eviction ban is phased out
7 March 2023	Department of Further and Higher Education, Research, Innovation and Science	Minister Harris announces more than €40 million in supports for 405 new student accommodation beds at DCU
15 March 2023	Department of Housing, Local Government and Heritage	€1.3 million funding to boost local economies and address vacancy in 11 historic towns
22 March 2023	Department of Housing, Local Government and Heritage	Housing for All review of the Capital Advanced Leasing Facility (CALF) funding model
22 March 2023	Department of Housing, Local Government and Heritage	New improved funding model to prompt funding applications for thousands more social homes
24 March 2023	Department of Housing, Local Government and Heritage	Full expenditure of Traveller-specific Accommodation budget for third year in a row
24 March 2023	Department of Housing, Local Government and Heritage	Social Housing Waiting Lists fall by over 36% in six years
30 March 2023	Department of Housing, Local Government and Heritage	Minister O'Brien calls for public views on policy approach for compact and diverse housing of the future
31 March 2023	Department of Housing, Local Government and Heritage	Homeless Report - February 2023
13 April 2023	Department of Housing, Local Government and Heritage;	General Scheme Land Value Sharing and Urban Development Zones Bill 2022

Date	Department/Agency	Press Release/Relevant Communication
13 April 2023	Department of Housing, Local Government and Heritage;	Communities to benefit from increased values of zoned land in new legislation
17 April 2023	Department of Housing, Local Government and Heritage;	Social Housing Construction Projects Status Report Q4 2022
17 April 2023	Department of Housing, Local Government and Heritage	10,263 social homes delivered in 2022 with 43% increase in new-build social homes
24 April 2023	Department of Social Protection	Construction Work and Skills Week 2023

Appendix 5

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
CIÉ	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
DPENDR	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 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
Government of Ireland