

# Ireland's Social Housing Strategy: Opportunities and Challenges



**Bairbre Nic Aongusa**

Department of the Environment, Community &  
Local Government, IRELAND

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# Housing in Ireland

- A major element in our downfall
- Key ingredient in our recovery
- 2008-2013 = SURVIVAL !!
- Large scale homelessness averted
- **Now** – scarcity of supply a challenge
- **Opportunity** to re-build and try new solutions
- Learn from our mistakes.....?



# Construction 2020



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# Objectives

- A competitive, innovative, dynamic, safe, sustainable construction sector
- Targets significant additional housing supply by 2020
- Contributing to the economy and to job creation
- Identify and remove unnecessary blockages
- Ensure future growth is sustainable - avoid “boom & bust” cycle



# Implementation

- 75 time-bound actions
- D/Environment has 30+ of these!
- Overseen by **Cabinet Committee on Construction 2020, Housing, Planning & Mortgage Arrears** chaired by Taoiseach (Prime Minister)
- **Minister of State has specific responsibility**



# Key measures to date

- A National Framework for Housing Supply
- Social Housing Strategy
- Planning Legislation : Part V provisions
  - 10% of all new housing must be social
- Homelessness Action Plan
- Private Rented Sector
- Mortgage arrears



# Social Housing Strategy

2020

## Support, Supply and Reform



Comhaltas, Póil agus Rialtas Áirí  
Environment, Community and Local Government

# About People, not buildings



- **Additional supply is key** – use all available options
- **Quality** – regulations on standards in all sectors
- **Sustainable communities** – encourage mixed tenure, good planning and social services in place.
- **Regeneration** and retrofit projects included
- **Social dividend** – “bad bank” properties, Part V provisions
- **Social inclusion** – elderly, disabilities, children, travellers, homelessness plan.

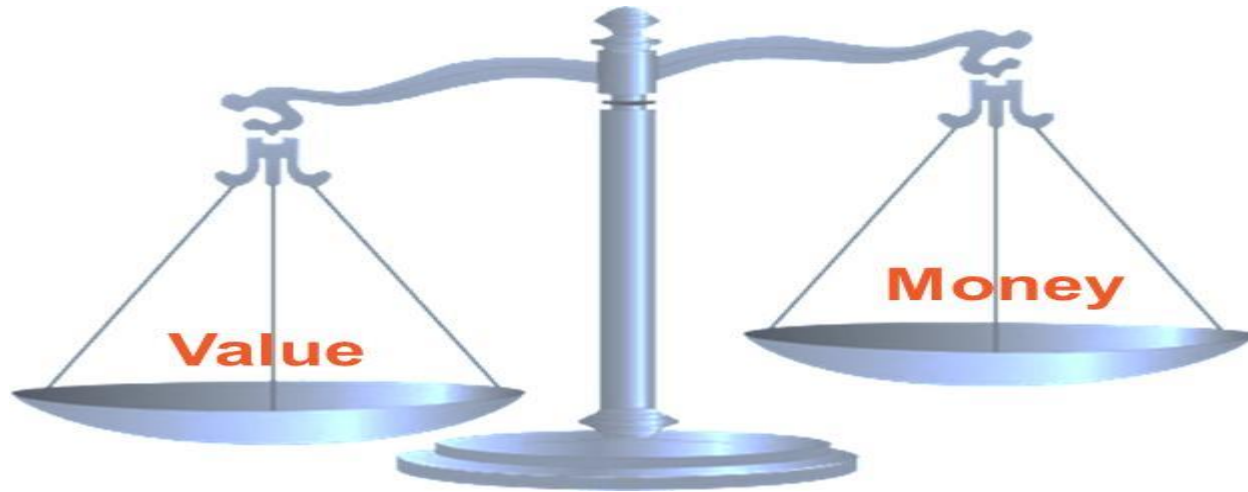


# The Vision



*That, to the greatest extent possible, every household will have access to **secure, good quality housing** suited to their needs, at an **affordable price** in a **sustainable community***

# Our Vision – continued

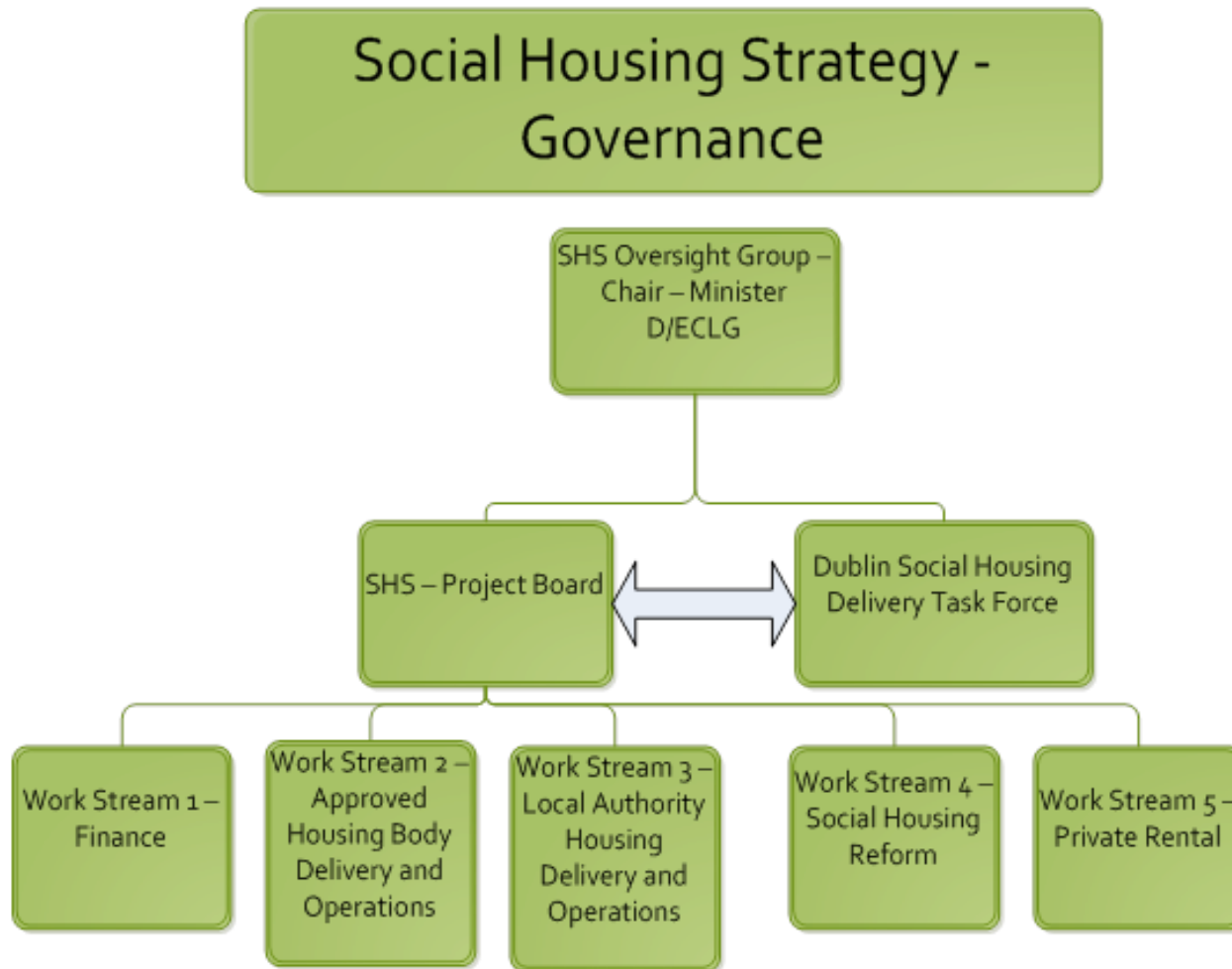


*... the State will put in place  
financially sustainable mechanisms to meet current  
and future demand, ensuring value for money for  
the taxpayer ...*

# Three Pillars

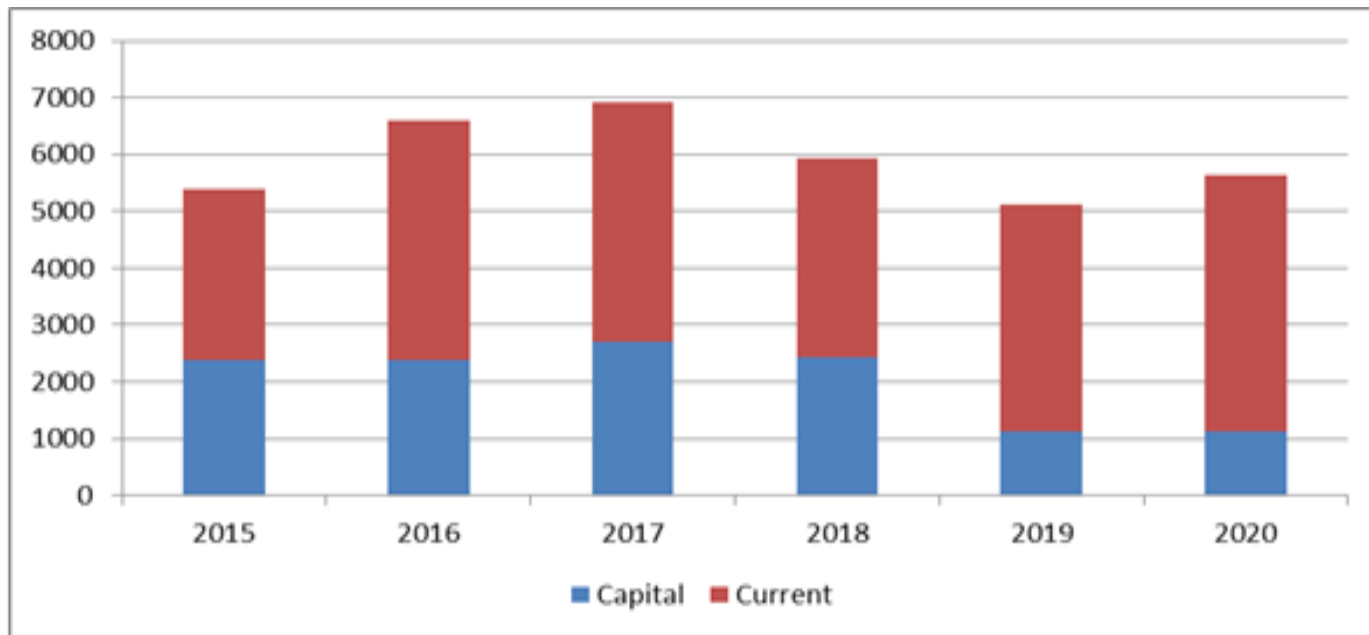
- **New units** – 35,000 additional units delivered by LAs and AHBs - **estimated cost of €3,8bn**
- **Support in Private Rental** – 75,000 households in the Private Rented Sector via Housing Assistance Payments
- **Reform** – Rents Framework; Anti-Social Behaviour; review of assessment and allocations policy; Regulation of AHBs; Private rented sector.

# Governance



# How will this be paid for?

- Upfront Exchequer commitment (Budget 2015) allowing time for **Off Balance Sheet** measures to be developed for later years



# Funding mechanisms

- Currently in development
  - Public Private Partnership (PPP)
  - Off-balance sheet Strategic Fund
- Existing investment options
- Clearing House for Proposals



# Regulation of Approved Housing Bodies

- Regulation = assurance for lenders and investors about standards of governance
- Also promotes financial viability
- Voluntary Regulatory Code now in place
- Interim Regulation Office
- Legislation in preparation



# Reform of Private Rented Sector

- Rising rents - increasing homelessness in lower income families
- Fragmented market – over 60% of landlords have only one property
- Encourage professional landlords and increased private investment
- Legislation to improve regulation
- Policy response - rent certainty measures? or allow time for supply & demand to balance?



# Meeting Housing Need by 2020

The Strategy is focused on three key numbers:

- 90,000 households on the current waiting list;
- 35,000 new housing units to be provided by local authorities and Approved Housing Bodies; and
- Up to 75,000 households moving onto Housing Assistance Payments in private rented sector.



**Now is the time.....**

Integrated approach to housing is  
the key to tackling homelessness