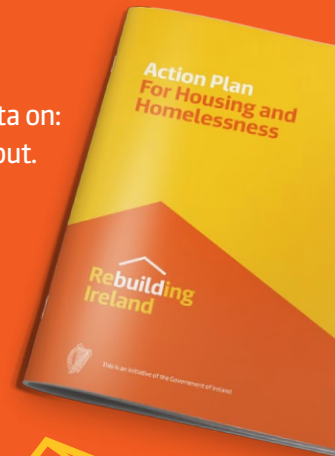


This Monthly Report, a commitment under *Rebuilding Ireland*, draws together the most up to date data on: residential planning permissions; housing commencements and completions, and social housing output.



The Report also includes data on residential purchase and rental prices and a reference to other recent reports and data sources linked directly or indirectly to the residential market.

This first report shows that the upward trend in housing activity, from planning through commencements to completions, is continuing. Importantly, housing output for 2016 rose by almost 18% to c.15,000 homes. The 2016 increases are encouraging in terms of achieving the overarching *Rebuilding Ireland* objective of increasing housing output to 25,000 units per annum by 2020. Completions data is based on connections to the ESB grid and include, recently completed once-off homes, scheme developments and apartments as well as some re-connections to the grid, where properties that have been unoccupied for over two years are being brought back into use.

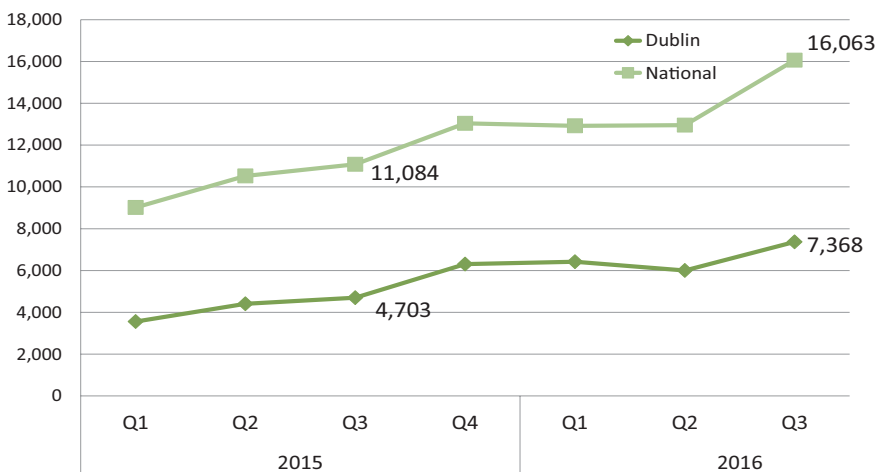


An explanatory note outlining the sources of the statistics contained in this report is included. The Department is committed to working closely with delivery partners and stakeholders to continually refine, review and improve these statistics, where possible.



Planning Permissions up to September 2016

12 Month Rolling Total of Number of Units Granted Permission



Source: CSO

Planning permissions for **16,063** new homes were granted during the twelve month period up to end September 2016, an increase of **45%** year on year.

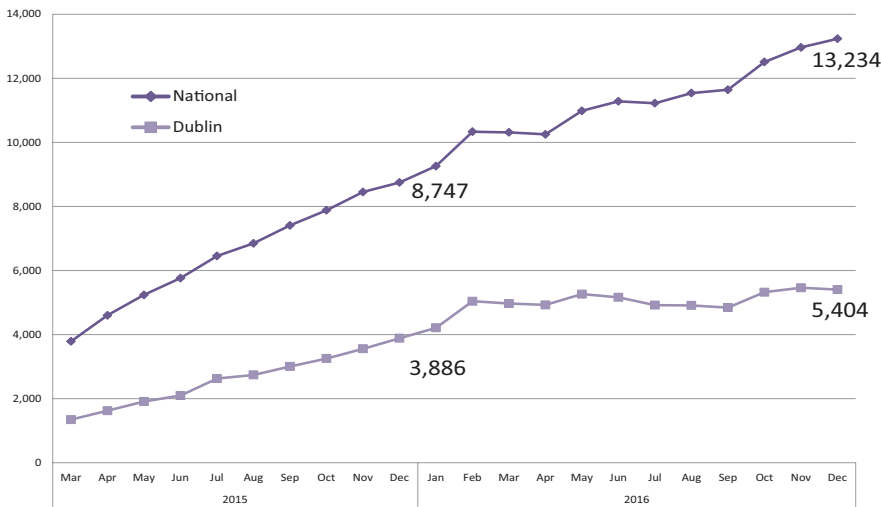
Of these, **9,654** are in the GDA (**7,368** in Dublin) and **6,409** in the rest of the country. In Dublin there were 126 active sites with potential to deliver 5,389 homes.

26% of national permissions relate to once-off dwellings, and **25%** relate to apartments.



Commencement Notices up to December 2016

12 Month Rolling National Total of Units Commenced



Source: DHPCLG/BCMS

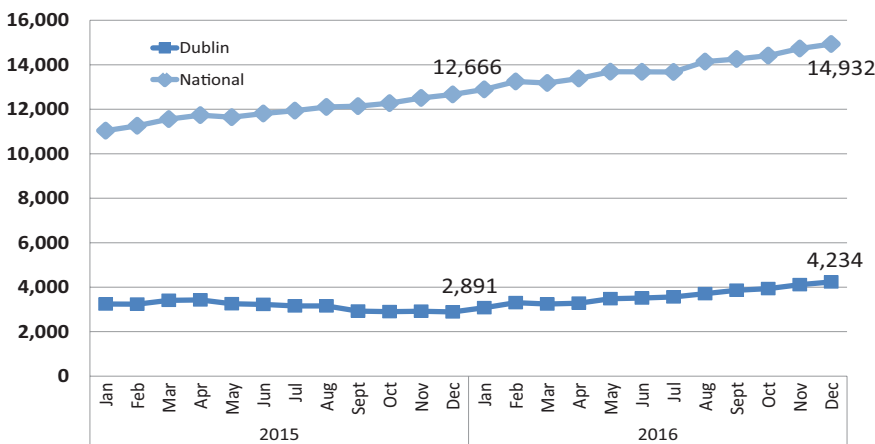
Commencement Notices for **13,234** new homes were submitted in the year up to end December 2016, an increase of **51%** year on year.

Of these, **7,877** are in the GDA (**5,404** in Dublin) and **5,357** in the rest of the country. **30%** of notices nationally relate to once-off dwellings.



Completions/Connections up to December 2016

Monthly Completions - 12 Month Rolling Total



Source: DHPCLG/ESB

14,932 residential units were connected by the ESB to the Grid during the year to December 2016. This figure is used as a proxy for housing completions.

Of these, **6,289** are in the GDA (**4,234** in Dublin) and 8,643 in the rest of the country.

42% of units connected nationally during 2016 were once-off dwellings.

The figures include an element of previously unfinished units which having commenced several years ago, were stalled during the construction downturn only to be finished out more recently.



Average House Prices up to November 2016

Residential Property Price Index by Type of Residential Property and Month (Base Jan 2005 = 100)



Source: CSO

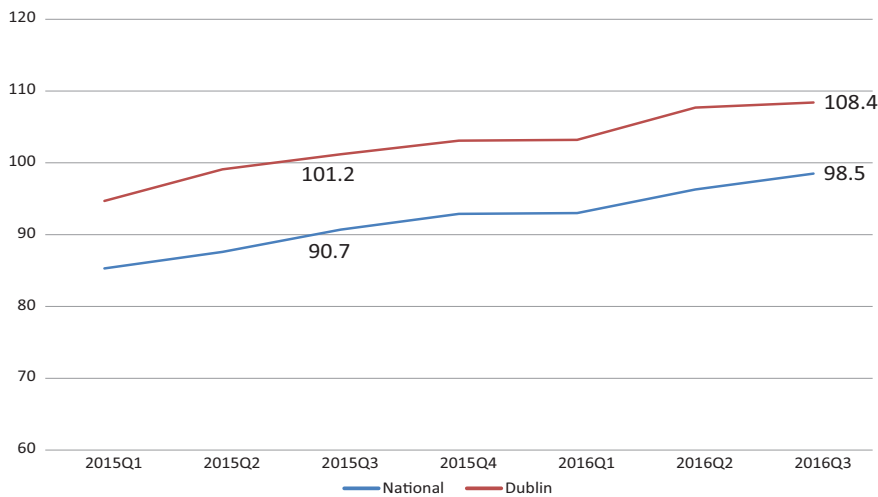
Nationally, average purchase prices increased by **8.6%** over the last 12 months.

Nationally, house prices rose by **8.5%** whilst apartment prices have increased by **9.5%**.



Average Rents up to September 2016

RTB Rent Price Index (Q3 2007=100)



Source: RTB

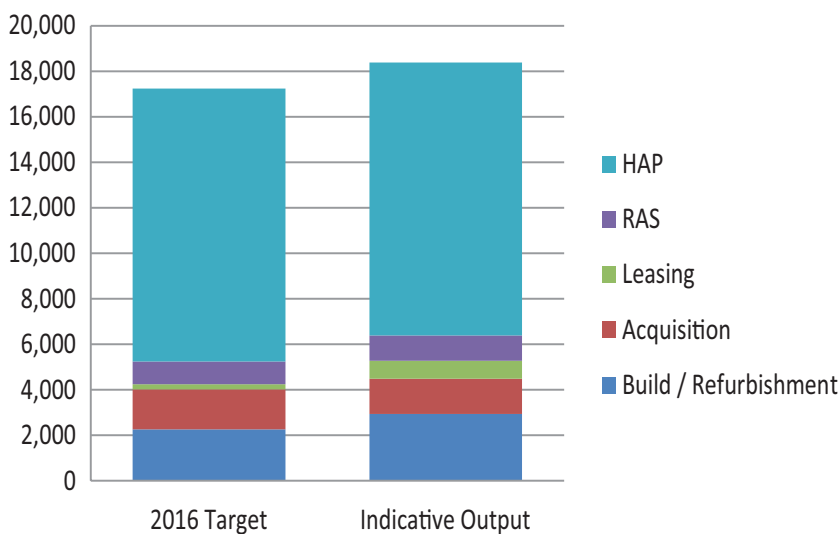
Nationally, rents increased by **9%** to **€973 per calendar month** over the last 12 months.

The average cost of house rentals increased by **7%** to **€967pcm** while the average cost of apartment rentals increased by **10%** to **€1067pcm**.



Social Housing Update

Social Housing 2016



Source: DHPCLG

Last year the overall target for social housing of c17,000 was exceeded with over **18,300** households accommodated.

In order to ensure that the maximum number of households were accommodated, the social housing programmes and budget were carefully managed to achieve full spend across the range of social housing options.

In 2017, the target is to deliver **21,000** units through the **€1.2 billion** of Exchequer funding available.

Research Notes

- **ESRI** published their Winter Quarterly Economic Commentary - they project economic growth of **3.5%** in 2017 and housing output in the range of **17,500**, but draw attention to possible dangers of over-heating – <http://www.esri.ie/pubs/QEC2016WIN.pdf>
- **ESRI** also published longer term projections in their recent **Ireland's Economic Outlook** based on their new model of the Irish economy COSMO. This report also examined the critical interactions between the housing market and the banking sector – <http://www.esri.ie/pubs/EO1.pdf>

Explanatory Note

This new monthly report includes the latest data across volume and price indicators from the Department of Housing, Planning, Community and Local Government, the Central Statistics Office (CSO) and the Residential Tenancies Board, as well as referencing the latest data and research from other sources. This note gives a brief overview of these volumetric indicators and some developments in this area.

The CSO collates and disseminates information from **Planning** Authorities on a quarterly basis and this data can be found on their website¹. This data set is collected by way of quarterly data supplied by local authorities to the CSO. The Department plans to augment this information during 2017 by publishing more up to date data across all local authorities for a discrete list of relevant variables².

A **Commencement Notice** is a notification to a Building Control Authority that a person intends to carry out works to which the Building Regulations apply and is normally lodged via an online system known as the Building Control Management System (BCMS). The Department downloads a dataset from this database and summarises its contents on a monthly basis. The opt-out provisions of once off houses which came into effect in September 2015, does not remove the requirement to submit a Commencement Notice, although it does remove the requirement to submit a Certificate of Compliance on Completion. The BCMS was implemented in early 2014 and the data is subject to ongoing monitoring and review. Some revisions to this dataset arising from this review are made in the current release.

The third volumetric indicator included in the report relates to **completions**. For many years, ESB connections have been used as a proxy for house completions as it is the best available indicator that a residential unit has been completed and is now ready for habitation. Each month the ESB send the Department a list of all the connections that took place during the previous month which the Department segments and summarises at local authority level. This data set is available on the Department's website dating back to 1970 thus providing a longitudinal comparator.

ESB Networks has recently confirmed to the Department that the data does not include what it calls "service alterations" where for example an extension is carried out on a dwelling and alterations are therefore required. It does include re-connections where a dwelling has been vacant for a period of at least two years, as such a connection represents a residential unit which has been made available for occupation. The Department continues to engage with the ESB to explore the scope for further refinement of the data.

The Department will collaborate with the CSO to develop further insights into the stock and flows of housing units using this additional data and other data sets. The Department plans to share these insights with researchers and other interested stakeholders. It should also be noted that a more detailed breakdown of data pertaining to the existing housing stock as collected in Census 2016 will be published by the CSO on 20 April 2017 and this will provide a vital source of information in this collaboration.

The Department would welcome any comments or suggestions in relation to this Report, which can be sent to rebuildingireland@housing.gov.ie

1. <http://www.cso.ie/en/releasesandpublications/er/pp/planningpermissionsquarter32016/>

2. This will not include the volume of units in any given planning application so will not supplant the CSO dataset.