

The latest residential commencements and completions data show that house-building activity is continuing to strengthen. Completions for the 12 month period to end January 2017, as measured through ESB connections, stood at 15,256 homes, an 18% increase year on year.



Commencement notices for 13,334 new homes were submitted in the twelve month period to end January 2017, an increase of 44% year on year. Multi-unit developments (i.e. developments other than one-off houses) currently represent 69% of all housing commencements (up from 60% in 2015).



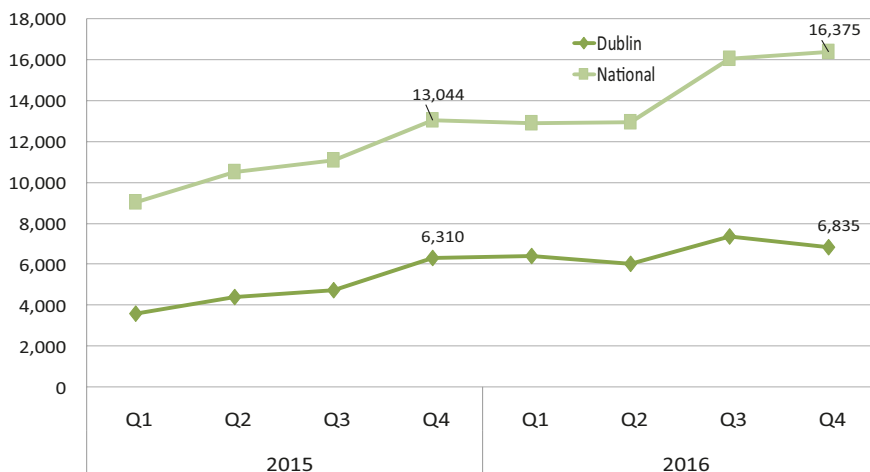
Planning permissions were granted for a total of **16,375** new homes in the 2016, an increase of **26%** on permissions granted during 2015. Significantly, **24%** of planning permissions granted relate to apartment developments.



An explanatory note on the data is available at <http://rebuildingireland.ie/news/januaryhousing-activity-report/>. Comments or suggestions are very welcome – email rebuildingireland@housing.gov.ie.

Planning Permissions up to December 2016

12 Month Rolling Total of Number of Units Granted Permission



Source: CSO

This data is gathered quarterly so the most up to date figures are up to the end of 2016.

Planning permission for **16,375** new homes was granted in the year up to end December 2016, an increase of **26%** year on year.

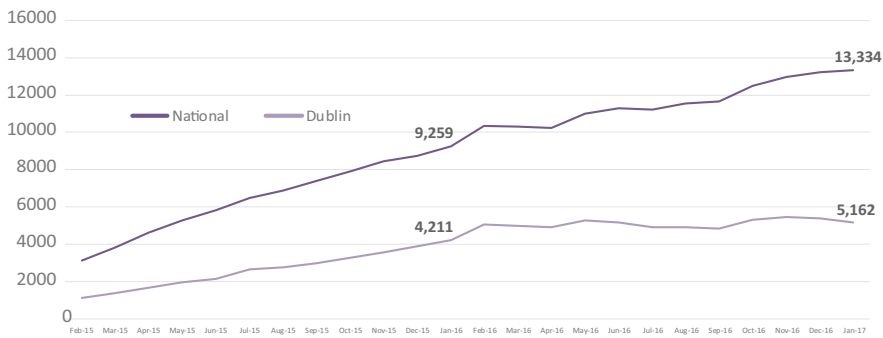
Of these **9,466** are in the Greater Dublin Area (**6,835** in Dublin) and **6,909** in the rest of the country.

26% of national permissions relate to one-off dwellings, and **24%** of permissions relate to apartments.



Commencement Notices up to January 2017

12 Month Rolling National Total of Units Commenced



Source: DHPCLG/BCMS

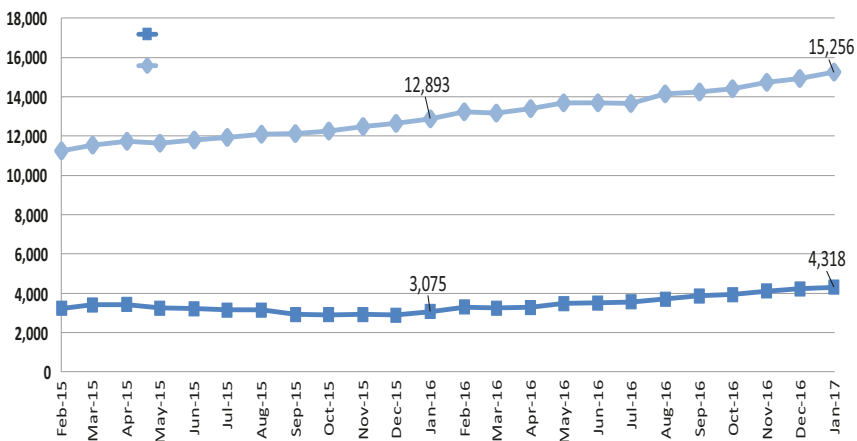
Commencement Notices for **13,334** new homes were submitted in the 12 month period up to end January 2017, an increase of **44%** year on year.

Of these **7,868** are in the GDA (**5,162** in Dublin) and **5,466** in the rest of the country. **31%** of notices nationally relate to once off dwellings.



Completions/Connections up to January 2017

Monthly Completions - 12 Month Rolling Total



Source: DHPCLG/ESB

15,256 dwellings were connected by the ESB to the Grid during the twelve months to end January 2017. This figure is used as a proxy for housing completions. This represents an 18% increase in completions year on year.

Of these, **6,415** are in the Greater Dublin Area (**4,318** in Dublin) and **8,841** in the rest of the country.

41% of units connected nationally during the last twelve months were one-off dwellings. Housing completions continue to increase at a rate of 18% year on year, maintaining the trend established in recent months.



Residential Property Prices up to January 2017

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



Source: CSO

Nationally, residential property purchase prices increased by **7.9%** over the last 12 months.

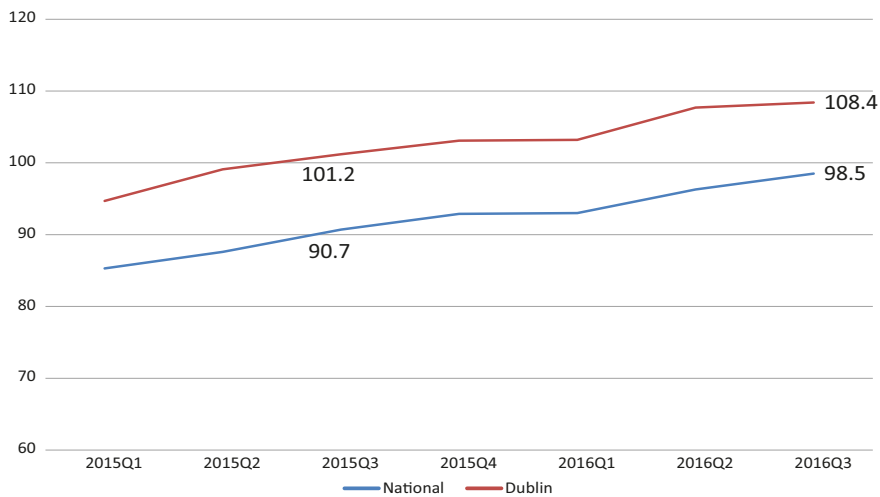
House prices are up by **7.6%** while apartment prices have increased by **9.9%**.

In Dublin, purchase prices increased **5.3%** while prices outside Dublin increased by **11.3%**.



Rental Market up to September 2016

RTB Rent Price Index (Q3 2007=100)



Source: RTB

For this data, gathered quarterly, the most up to date figures are up to September 2016.

Nationally, rental prices increased by an average of **9% to €973 per calendar month (pcm)** over the 12 months to September 2016.

In Dublin, rental prices increased by **7% to €1,375 pcm**.

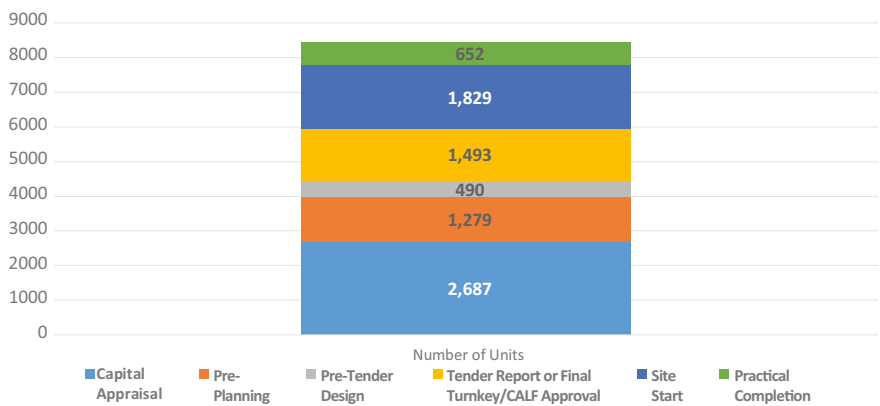
Outside Dublin, prices increased on average by **10% to €773 pcm**.

Nationally, the costs of house rental have increased by **7% to €967 pcm** while apartments have increased by **10% to €1,067 pcm**.



Social Housing Update

Social Housing 2016



Source: DHPCLG

Building on last year's expansion of the social housing programme to deliver supports to over **18,300** households, it is planned to deliver some **21,000** social housing supports in 2017 through the investment of a budgetary allocation of over **€1.2 billion**.

In terms of social housing construction, the chart shows the current construction pipeline for local authorities and approved housing bodies, which will see over **8,430** new social houses being built on **504** developments over the coming years.

Of these, **90** developments delivering **1,829** new-build social houses were on site at end Q4 2016 .

Research Notes

- The Central Bank published research in the area of the macroeconomic impacts of the macro-prudential rules. The report found that the imposition of these rules can have the impact of moderately reducing supply in the short run although there are long run benefits to the economy. (<http://www.centralbank.ie/publications/Documents/EL%202017%204%20LTV%20and%20LTI%202.pdf>)
- A further analysis by the Central Bank looked at the issue of down payments and savings for housing investments. While the data used for this analysis pre-dates the imposition of the macro-prudential rules, there is evidence that Irish house deposits were already similar in scale to other European countries. The authors also found that inheritance plays a major role in saving for deposits in Ireland as abroad. (<http://www.centralbank.ie/publications/Documents/savingsFinal.pdf>)

Housing Activity News Digest

Status Report on Social Housing Programme

A new initiative sees the Department of Housing, Planning, Community and Local Government (DHPCLG) publishing a comprehensive status list of social housing schemes advancing nationwide. The status report, which will be updated quarterly, shows the construction pipeline of 8,430 new social houses at end Q4 2016, of which 1,829 were on site, representing a substantial escalation in the social housing build programme. The Social Housing Construction Projects Status Report (Q4 2016) is available at www.rebuildingireland.ie.

Delivery by Approved Housing Bodies

The increasingly significant role of Approved Housing Bodies in addressing social housing needs is evident in the fact that well over 1,000 homes were built, acquired and leased by housing associations during 2016. The Irish Council for Social Housing report that their quarterly survey of Approved Housing Bodies' development plans includes 4,500 homes in the pipeline for delivery over the coming years under Rebuilding Ireland.

Record Level of HFA lending to AHBs

The growing contribution of AHBs to new housing stock is underlined by recent Housing Finance Agency (HFA) data, showing a record level of lending to AHBs during 2016. Milestone achievements include loan approvals exceeding €250 million (more than doubling from €116m in 2015) and loan advances exceeding €100 million (up from €34m in 2015). Committed financing is now in place for over 1,500 new homes, and the number of Certified AHBs (i.e. AHBs assessed and approved for lending purposes by the HFA) has increased by five to reach sixteen. More information from www.hfa.ie is available [here](#).

Construction Industry Federation – Outlook 2017

The January-February edition of the CIF's *Construction Magazine* provides an in-depth focus on the prospects for the construction sector. In relation to housing activity, it forecasts that housing completions could amount to 18,000 units in 2017. A summary overview of current residential projects as published on www.cif.ie is available [here](#).

Cherrywood Infrastructure Works

Major infrastructure works with a total value of €160m are now underway at Cherrywood in the Dún Laoghaire Rathdown County Council area. The enabling works will pave the way for facilitating the delivery of a substantial element of the 7,000 new homes envisaged in this area, which was designated as a Strategic Development Zone by the Government. Planned from the outset with high-quality public transport facilities, new parks, and a truly integrated residential and retail town centre, the development at Cherrywood will also include some 1,300 build-to-rent units, 10% of which will be earmarked for social housing. All in all, the development represents one of the biggest urban development projects seen in Ireland in recent times and the aim is to start the construction of new homes in autumn 2017.

Ireland 2040 – Our Plan

The consultation process on the development of the new National Planning Framework is now open for submissions. This new Framework, entitled "*Ireland 2040 – Our Plan*" will set out a 20 year strategy for the spatial development of Ireland. The deadline for submissions on this pre-draft stage is 12 noon on Thursday 16th March 2017, but an extension (to 31 March 2017) is available to those who register in advance of this deadline. More information is available at <http://npf.ie/>.