



Housing Delivery 2017

Social Housing & New Home Indicators

Social Housing Delivery 2017

Delivery Method	2016 Output	2017 Targets	2017 Output	% of 2017 Target Achieved	Change in Delivery 2017 vs 2016	% Change in Delivery 2017 vs 2016
Build*	657	2,434	2,245	92%	+1,588	+242%
Voids	2,308	766	1,757	229%	-551	-24%
Acquisitions	1,957	1,250	2,266	181%	+309	+16%
Leasing	792	600	798	133%	+6	+1%
RAS	1,256	1,000	910	91%	-346	-28%
HAP	12,075	15,000	17,916	119%	+5,841	+48%
Total	19,045	21,050	25,892	123%	+6,847	+36%

* Build refers to Local Authority and Approved Housing Body construction, including traditional construction, turnkeys, rapid build delivery, regeneration and homes delivered through the Part V mechanism.

Progress in 2017

- 25,892 – the number of new households that had their housing need met under Rebuilding Ireland in 2017.
- The Government exceeded its overall target for new social housing supports in 2017 by 23%. That's more than 4,800 additional tenancies.
- The 2017 level of support was an increase of 36% on 2016, or 6,847 households.
- Over 7,000 new homes were brought into the active social housing stock through build, acquisitions, voids and leasing programmes in 2017. This is a 40% increase (almost 2,000 new homes) on what was planned for the year, and 24% of an increase over what was achieved in 2016.
- To put it another way, in 2017, 100 new households had their social housing need met each working day of the week.
- The number of social housing homes built in 2017 is more than three times the number built in 2016.
- Construction figures from September of 2017 show 3,700 new social housing homes being built across 190 sites. These are being added to on a weekly basis.
- All of this was facilitated by over €1.4 billion of investment of taxpayers' money, including an additional €100 million provided in December 2017. There was a 100% spend on both capital and current housing programmes.

Social Housing Stock

When we talk about our social housing stock, essentially we mean homes that are directly built or bought by Local Authorities (LA) and Approved Housing Bodies (AHB), old vacant social housing that has been brought back into use, regeneration projects, social housing provided by private developers as part of their “Part V” obligations, and homes that are leased long-term (10-30) years and where the LA or AHB is the landlord.

Over 7,000 such homes were delivered in 2017. This is a 40% increase (+2,000 homes) on what was planned for the year.

How does this break down?

- The 2,245 social housing build output comprises 1,058 local authority build and 799 AHB build, with the remaining 388 homes delivered through the Part V mechanism.
- Activity in Part V in 2017 reflects the overall increase in activity in the wider residential construction sector. The 388 homes delivered represent an almost six-fold increase on the number of new social homes delivered using this mechanism in 2016.
- In some parts of the country, it is both quicker and better value for money to acquire homes. The target for social housing acquisitions was exceeded by over 1,000 in 2017, with 2,266 new social housing homes being acquired across the country during the year. At the Housing Summit in September 2017, policy changed so that in 2018 a greater percentage of homes will be delivered through build than through acquisitions.
- The combined target for newly built and acquired social housing homes in 2017 was 3,684. The number of such homes delivered in 2017 was in fact 4,511. The combined target was therefore exceeded by 827 new homes (over 22%).
- In addition, 1,757 social housing homes were brought back into use under the voids programme.
- The social housing leasing target of 600 was also exceeded with just under 800 new social housing homes being delivered through direct leasing and long term leasing schemes. These homes will be leased for a period of 10 – 30 years.

Social Housing supports through the private rental sector

The commitment under Rebuilding Ireland is to provide 50,000 long-term social housing homes through Build, Acquisition and Leasing Programmes and, in addition, to provide a further 87,000 flexible housing supports through the Housing Assistance Payment (HAP) and Rental Accommodation Scheme (RAS) between 2016 and 2021.

There is public demand for a social housing structure that is blended to suit the varied needs of people. While there are multiple underlying schemes facilitating the delivery of the 50,000 long-term homes, what matters ultimately to the recipient is not the delivery mechanism but the availability of a home that is suited to their needs. The flexibility of the HAP scheme lies in its capacity to enable the individual to work and also to have autonomy in choosing the location and type of accommodation, depending on their own particular preference.

In 2017:

- The Housing Assistance Payment (HAP) and the Rental Accommodation Scheme (RAS) performed strongly. The target for HAP of 15,000 was exceeded by nearly 3,000, with 17,916 new HAP tenancies established in 2017.

Homeless Supports

- Overall, it is estimated that some 4,000 exits from homelessness were achieved in 2017; this is 33% higher than in 2016.
- Prevention continues to be a critical priority and through a range of schemes, we have prevented families and individuals entering homelessness. Indeed, in 2017, we had over 1,700 new Homeless HAP tenancies being established, exceeding the target by 500 (41%).
- Over 200 new permanent emergency beds were delivered in 2017.
- 15 new Family Hubs were delivered in 2017.
- Overall expenditure on homelessness in 2017 was €109 million, over €20 million more than in 2016.

Adaptation Grants

In addition to the delivery of new social housing supports just over 9,000 housing adaptation grants were awarded through funding of almost €49 million in 2017 to support individuals to remain in their own homes. This represents an increase of 1,000 on the number of grants funded in 2016. This means that essential works, such as adapting showers or doors or stair lifts enabled an individual or a family to stay in their home.

Traveller Accommodation Programme, Pyrite Scheme, Energy Efficiency

- There was also increased activity and expenditure under the Traveller Accommodation programme of €4.8 million and the Pyrite scheme of €25 million. A further €8.5 million was also spent on social housing energy efficiency works.

Rebuilding Ireland – Housing Ambition to 2021

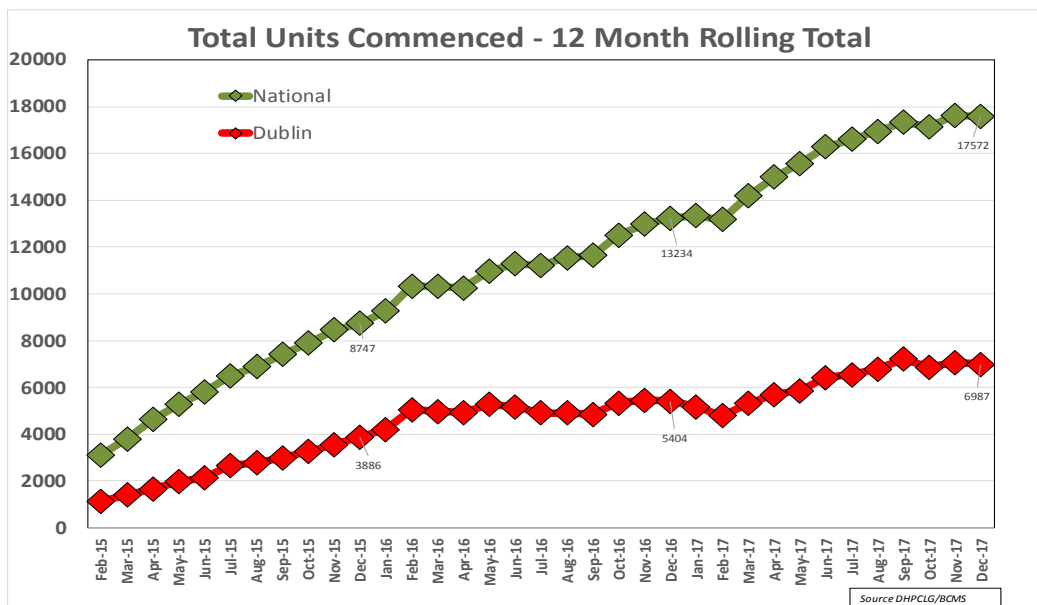
- By 2021, the needs of 50,000 households will be met through additions to the active long term social housing stock. To date, 12,780 such additions have been delivered. The 2017 contribution was 7066.
- By 2021, the needs of over 87,000 households will be met through supporting households in to secure tenancies in the private rental sector (HAP and RAS). To date, over 32,000 new households have been supported this way. In 2017, 18,826 new such tenancies were supported.

Increase in Housing Activity Overall

It is clear that measures take under Rebuilding Ireland are leading to an increase in housing activity with recent indicators showing significant upward trends.

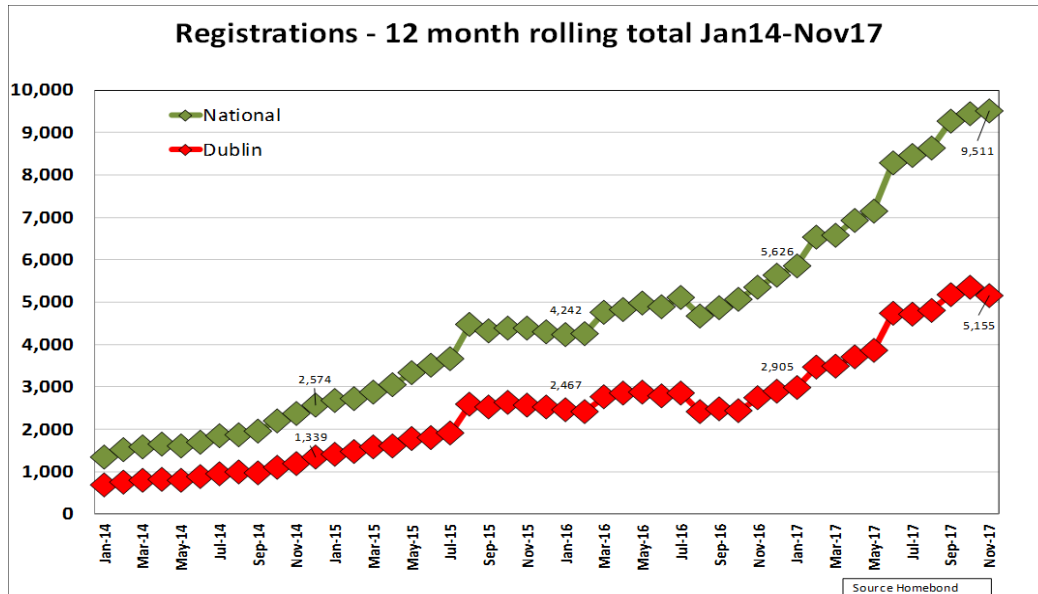
Construction Commencement Notices

In 2017, over 17,500 new homes commenced construction. This is an increase of 33% on 2016.



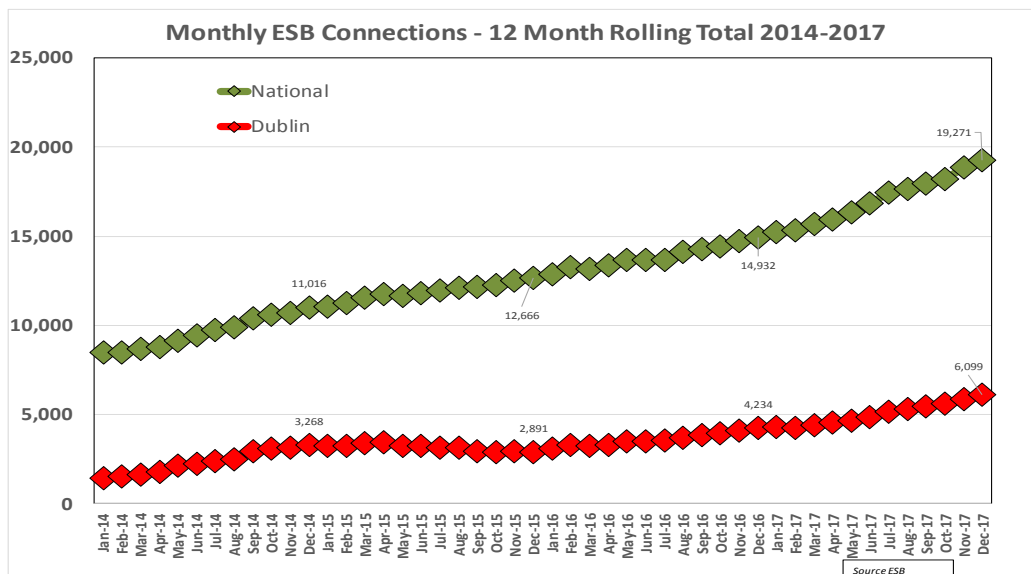
Registrations

Last year, we saw levels of registration of larger developments not seen since March 2009. There were over 9,500 registrations in 2017, an increase of 600% since Ireland exited its financial assistance programme (Jan 2014).



ESB Connections*

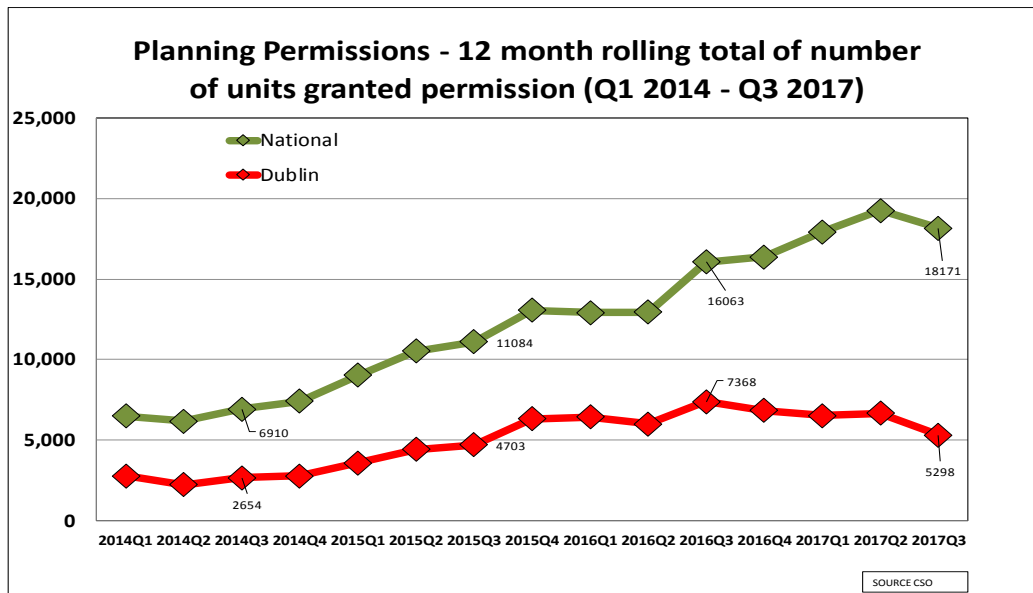
In 2017, over 19,000 homes were connected to the ESB network. This is an increase of more than 29% on 2016. Since early 2014, activity under this heading has increased by 128%.



*This is a combination of new builds and homes that were vacant for more than two years and then reconnected.

Planning Permissions

In the year to the end of September 2017, planning permissions were granted for more than 18,000 new homes. This is 13% more than for the same period in 2016. Since the beginning of 2014, activity has increased by 180%.



It is worth noting that several large-scale planning applications have been submitted directly to An Bord Pleanála under the new fast-track planning process for Strategic Housing Developments, which opened for applications in July 2017.

As of 31st December, 2017, An Bord Pleanála had received 13 applications for such developments, including 1,900 houses, 1,750 apartments and over 4,000 student bed spaces, all due for decision in 2018.

