

## Social Housing Output 2015: Addendum to Main Report

Programme		2015 Provisional Output <i>as per Social Housing Output in 2015 report<sup>1</sup></i>	2015 Final Output <sup>2</sup>
A.3	Local Authority Acquisition & Construction	1,030	<b>1,160</b>
A.4	Capital Assistance Scheme (AHBs)	350	<b>401<sup>3</sup></b>
A.6	Regeneration/Remedial Works	112	<b>125</b>
A.6	Voids	2,696	<b>2,696</b>
	<b>TOTAL CAPITAL UNITS</b>	<b>4,188</b>	<b>4,382</b>
A.3	Social Housing Current Expenditure Programme	1,450	<b>1,477</b>
A.3	Rental Accommodation Scheme	1,823	<b>1,836</b>
A.3	Housing Assistance Payment	5,680	<b>5,680</b>
	<b>TOTAL CURRENT UNITS</b>	<b>8,953</b>	<b>8,993</b>
	<b>TOTAL CAPITAL &amp; CURRENT UNITS</b>	<b>13,141</b>	<b>13,375</b>

<sup>1</sup> *Social Housing Output in 2015* report, available on the Department's website here: <http://www.environ.ie/housing/social-housing/social-housing-strategy/social-housing-output-2015>

<sup>2</sup> A full breakdown of 2015 output, by local authority, across each of the social housing funding programmes, is available on the Department's website.

<sup>3</sup> Includes 19 units delivered by AHBs under the Capital Loan Subsidy Scheme (CLSS).

A full breakdown of 2015 output, by local authority, across each of the social housing funding programmes, is available on the Department's website at the following link:

<http://www.environ.ie/housing/social-housing/social-and-affordable/overall-social-housing-provision>

**Social Housing Capital Investment Programme: the construction and acquisition of dwellings by local authorities (LAs) and approved housing bodies (AHBs) using capital funding; regeneration; and voids programmes.**

2015 was the first year since the down-turn that funding was approved for significant new construction of direct-build local authority and approved housing body housing.

We now have a strong pipeline of new social housing construction, acquisition and turnkey projects in place following from substantial announcements for new social housing projects that in May 2015, in July 2015 and in January 2016.

Between these three announcements, almost €680 million has been allocated for over 3,900 social housing new builds and acquisitions, covering all local authority areas. The majority of these new local authority and approved housing body homes will be delivered by end 2017.

Details of these approvals are available on the Department's website at the following links:

<http://www.environ.ie/en/DevelopmentHousing/Housing/News/MainBody,41340,en.htm>

<http://www.environ.ie/en/DevelopmentHousing/Housing/News/MainBody,42225,en.htm>

<http://www.environ.ie/housing/social-housing/ministers-kelly-coffey-announce-further-1000-social-housing-units>

The acquisition of units, given good value to be had in the market, and refurbishment of vacant local authority dwellings (voids) were key quick deliverables and resources were targeted at them in 2015. Nevertheless, real progress on the delivery of newly constructed units is expected in 2016. In order to provide for the required multi-annual social housing construction programme a very significant amount of work was put into preparing construction projects for approval in 2015 at local authority and AHB level.

**The Social Housing Current Expenditure Programme (SHCEP)**, originally called the Social Housing Leasing Initiative, supports the delivery of social housing by providing financial support to local authorities and Approved Housing Bodies (AHBs) for the long term leasing of houses and apartments from private owners and approved housing bodies. Properties can be sourced in a variety of ways and are made available for the accommodation of households from local authority waiting lists in accordance with the relevant local authority's allocation schemes.

The main features of the arrangements are as follows:

- Local authorities enter into lease arrangements with property owners for periods of between 10 – 20 years;
- Properties are tenanted, managed and maintained by the local authority; and
- Rent will be guaranteed for the whole lease period.

In total, 1,477 units became operational for social housing purposes using the SHCEP in 2015. 566 of these units were delivered by local authorities utilising delivery mechanisms available specifically to them. The other 911 units were secured by Approved Housing Bodies (AHBs) - 31 of which were constructed directly by AHBs and provided under a long term lease to a local authority using the SHCEP.

A strong pipeline of additional units to be delivered over the next one/ two years was also established. At the end of 2015, funding approval was in place for an additional 2,480 units, 2,326 of which are to be delivered by AHBs using the Programme. 591 of these are new units to be constructed by AHBs directly and 1,012 are purchases AHBs will make directly from the market, with the units secured by local authorities under long-term leases to be supported by SHCEP.

**The Rental Accommodation Scheme (RAS)** is a social housing support introduced to cater for the accommodation needs of persons who are in receipt of long term rent supplement. The Department recoups to Local Authorities monies in respect of rental payments made by them to landlords under the RAS. The number of additional households transferred from Rent Supplement to RAS in 2015 was 1,836.

**The Housing Assistance Payment (HAP)** is a form of social housing support for households with a long-term housing need. The introduction of HAP will mean that local authorities can now provide housing assistance for households who qualify for social housing support, including many long-term rent supplement recipients. The HAP scheme is being rolled out incrementally to all local authorities. In 2015, HAP was operational in 18 local authorities and supported an additional 5,680 eligible households, with 2,100 of those households (36%) transferring from Rent Supplement.

Further details in relation to the scheme are available at <http://www.environ.ie/housing/social-housing/housing-assistance-payment/housing-assistance-payment>.