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This presentation will give you an understanding of....

- The background context in which Rebuilding Ireland was devised
- The Five Pillars of Action and their underlying objectives
- Implementation arrangements and progress reporting
- The role Local Authorities will play



Rebuilding Ireland

Action Plan for Housing
and Homelessness



Why do we need an Action Plan?

- Housing is a basic human and social need
- Quality housing underpins community development, economic growth and environmental sustainability
- Economic collapse post 2008 - low housing output despite continuing needs
- Previous Actions (Construction 2020, Social Housing Strategy) helping yet housing market continues to under-perform
- Responding to housing / homelessness is a top priority for Government

Aim & Ambition

Over-arching Aims

- To ramp up delivery across all tenures to help individuals and families meet their housing needs,
- To help those who are currently housed but vulnerable to remain in their homes or be provided with appropriate alternatives, especially those families in emergency accommodation.

Ambition

- double residential construction output to 25,000 homes per year by 2020
- deliver 47,000 units of social housing in the period to 2021
- make the best use of the existing housing stock
- lay foundations for a more vibrant and responsive private rented sector.

Core Objectives

- Addressing unacceptable levels of families & individuals in emergency accommodation
- Moderating rental and purchase price inflation
- Addressing growing affordability gap for many households wishing to purchase own homes
- Maturing the rental sector
 - security, quality and choice of tenure for tenants
 - certainty for providers and investors
- Ensuring housing's contribution to the national economy is steady and supportive of sustainable economic growth

Five Pillars of Action Plan



Address
Homelessness



Accelerate
Social Housing



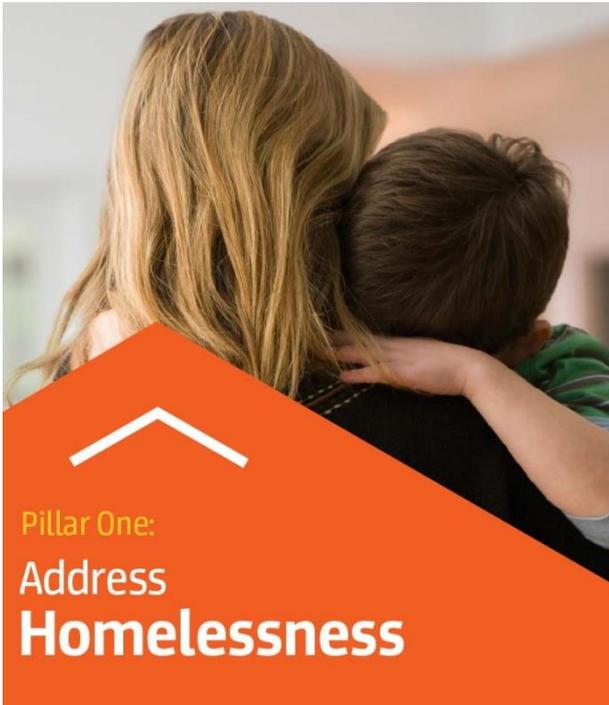
Build
More Homes



Improve the
Rental Sector



Utilise
Existing Housing



Pillar One:

Address

Homelessness

Objectives

Address unacceptable level of families in emergency accommodation; inter-agency supports for homeless people; State supports to keep people in their own homes

- Phase out hotel use by mid-2017
- 1,500 rapid delivery units by 2018
- Triple no of Housing First tenancies in Dublin and extend to other urban areas
- Emergency beds for rough sleepers
- Triple health budget for homeless people to €6m
- Increased Rent Supplement /HAP limits
- Keep people in their homes
 - Mortgage to rent
 - Financial & Legal support for people in arrears
 - Free-phone service for tenants by end 2016



Objective

Increase the level and speed of delivery of social housing & other State supported housing

- €5.35bn investment in 47,000 social housing units by 2021
- Accelerated Housing Assistance Payment (HAP) delivery [12,000 in 2016 and 15,000 in 2017]
- NTMA/Private Sector Housing Fund
- Mixed tenure development on State lands & other lands
- Housing Delivery Office
- Housing Procurement Unit
- Extensive supports for LAs and AHBs
- Streamlined approval processes
- Housing for Specific Groups



Doubling housing output to deliver 25,000 units per year over the period of the plan [2017-2021], aided by

- Opening up land supply and low-cost State lands
- Local Infrastructure Housing Activation Fund - €200m
- NTMA financing of large-scale “on-site” infrastructure
- Planning Reforms
- National Planning Framework & land management actions
- Efficient design and delivery methods to lower costs
- Construction innovation and skills

Objective

Increase the output of private housing to meet demand at affordable prices



The Government will ensure planning becomes more responsive to the requirements and complexities around housing delivery by:

- Enabling larger housing proposals (+100 homes) to go direct to An Bord Pleanála after pre-application consultation with L.A.
- Prioritisation of ABP appeals (18 weeks)
- Streamlining “Part 8” process - faster turnaround of members consideration of Chief Executives report and resolutions
- More Strategic Development Zones (SDZ’s)
- National On-Line planning services
- Further extension of duration (UFHD’s)
- Exemptions for re-use of former retail and commercial properties for housing purposes

Planning Reforms



Pillar Four:

Improve the Rental Sector

Objective

Address the obstacles to greater private rented sector delivery, to improve the supply of units at affordable rents

- Develop strategy for viable and sustainable rental sector
- Legislation on balanced arrangements for tenancy terminations
- Review standards for rental accommodation
- Enhance the role of the Residential Tenancies Board
- Introduce and Affordable Rental Scheme
- Encourage build-to-rent
- Support greater provision of student accommodation



Objective

Ensure that existing housing stock is used to the maximum degree possible – focussing on measures to use vacant stock to renew urban and rural areas

- Better management of social housing
 - Rapid re-letting of vacant units
 - Choice-based letting
- Review of Tenant (incremental) Purchase Scheme
- Housing Agency purchase of vacant houses held by financial institutions [1,600 units - €70m revolving fund]
- Repair and Leasing initiative
- Removing regulatory barriers to re-use
- Urban regeneration, including Living City initiative
- Village and Rural Renewal initiatives
- Unfinished estates

What is different about this plan?



- Well-resourced, broadly based set of actions
- Policy focus is balanced towards practicable solutions
- Strong client perspective
 - Integrated service delivery
 - affordable
 - keep people in their homes
- Effective use of resources (state lands, bring vacant and under-utilised properties back into use)
- Broad support across the political spectrum
- Consultation & collaboration

Oversight & Implementation

- Oversight by Cabinet Committee on Housing, chaired by the Taoiseach
- Regular stakeholder events led by Minister Coveney & other Ministers
- Project Management
 - Monthly statistics
 - Quarterly progress reports on Action Plan
 - Publication on dedicated website rebuildingireland.ie
 - Housing Delivery Office

Local Authority Role is key to success

- Minister Coveney's communication (Circular letters APH 1) to all elected members
- Local authorities are absolutely central to implementation
 - Governance role for public service delivery at local level
 - Housing and Planning are fundamental services delivered at local level
- Top priority & key challenge is to get house building, and supply more generally, moving again
- Planning powers at disposal of local authorities are critical to encouraging and facilitating quality housing, at affordable prices, in high demand areas
- Delivery now will enhance reputation and public confidence in Local Authority sector

Summary & Conclusion

- Ambitious yet realistic action plan
- Opportunity to deliver for your area
- Plan will continue to evolve – it does not have all the answers and further actions will be added along the way
- Be part of it!