

Social Housing Strategy

2020

Support, Supply and Reform



Comhaltas, Póil agus Mairiú Áiríú
Environment, Community and Local Government

Overview:

- Social housing is a key priority for the Government,
 - €2.2 billion in funding announced for social housing in Budget 2015, and,
 - the Social Housing Strategy 2020 November 2014.
 - 37 actions and targets to increase supply, reform delivery and meet the housing needs of all 90,000 households on the housing list.
- 110,000 social housing units, through,
 - 35,000 new social housing units at a projected cost of €3.8 billion,
 - 75,000 households through the Housing Assistance Payment and Rental Accommodation Scheme,

Social Housing Strategy - Governance

SHS Oversight Group –
Chair – Minister
D/ECLG

SHS – Project Board

Dublin Social Housing
Delivery Task Force

Work Stream 1 –
Finance

Work Stream 2 –
Approved
Housing Body
Delivery and
Operations

Work Stream 3 –
Local Authority
Housing
Delivery and
Operations

Work Stream 4 –
Social Housing
Reform



Work Stream 5 –
Private Rental

2.4 The Nature and Scale of Social Housing Need

The pressures in housing need are evident in the most recent statutory Assessment of Housing Need, undertaken in May 2013. It identified 89,872 households which qualified for social housing support. Of the households assessed, 72% were dependent on social welfare as their only source of income while 11% had income from employment only. A further 6% had income from a combination of employment and social welfare.

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Pillar 1: Supply of Social Housing Units (2015-2020)

Delivery	2015	2016-2017	2018-2020
	Units	Units	Units
Current	3,000	8,400	12,000
Capital	2,386	5,097	4,690
Period Total	5,386	13,497	16,690
Cumulative Total		18,883	35,573

Pillar 2: Additional HAP and RAS Units (2015-2020)

Delivery	2015	2016-2017	2018-2020
	Units	Units	Units
HAP	8,400	20,000	41,040
RAS	2,000	2,000	2,000
Period Total	10,400	22,000	43,040
Cumulative Total		32,400	75,440

Targets and Funding:

- Ambitious targets have been set for Local Authorities to 2017,
 - 1 April announcement of over €1.5 billion for building, buying and leasing schemes, to accommodate 25% of the housing list.
 - **€312m** was approved on 5 May for the first phase of direct build local authority construction programme for additional **1,700** social housing units **by 2017**, with approximately **3000** jobs in construction created.
 - On 28 May, **€20 million** was allocated to local authorities to refurbish **1,000 vacant social housing units** in 2015,
 - **€11 million** for local authority house adaptations and extensions to meet the needs of tenants with a disability and to deal with overcrowding; and **€20 million** for the improvement of local authority houses to make them more energy efficient.
 - **€50.5 million** was made available for **Housing Adaptations for Older People** and **People with a Disability** living in private houses.

Social Housing Current Expenditure Programme

Under SHCEP LAs have a wide range of delivery mechanisms.

1. Local Authorities can Lease or Rent directly
2. Approved Housing Bodies can Lease, Purchase or Build using CALF
3. The NAMA SPV provides units to AHBs or LAs

LAs need to interact with AHBs and actively deliver using all these mechanisms.

Housing Assistance Payment (HAP):

- **HAP** is being introduced for people who have a long-term housing need and who qualify for social housing support
- **HAP** is administered by housing authorities and will eventually replace long-term Rent Supplement
- **HAP** was piloted in Limerick City and County Council and was rolled out to 7 selected housing authorities during 2014; and Donegal County Council on 25 May.
- Now over 2,000 households being supported by HAP across the Pilot Local authority areas
- HAP pilot is being extended to a further 6 Local Authority Areas in the coming weeks
- SHS 2020 has set a target of 8,400 households supported by HAP by the end of the year.

Pillar 3 - Reform

- 1. Local Authority Rents
- 2. Housing Act 2014; Part 2
- 3. Tenant Purchase
- 4. Assessment and Allocation

Local Authority Rents:

- Section 31 of the Housing Miscellaneous Provisions Act 2009 provides for a new National Local Authority Rents Framework.
- Under Section 31 the making of a rent scheme in each local authority would become a reserved function.
- The details of a national framework are currently being considered.

Housing Act 2014; Part 2;

- Major provisions of Part 2 of the Housing (Miscellaneous Provisions) Act 2014 were commenced on 13 April (sections 6 – 19 of the Act).
 - warnings to tenants relating to breaches of local authority tenancies, and,
 - revised procedures for housing authorities to recover possession of their dwellings in specified circumstances.
 - strengthening the power of housing authorities to secure court orders excluding individuals engaged in anti-social behaviour from local authority housing and estates.
- The relevant SIs are: S.I. No. 121 of 2015 and S.I. No. 122 of 2015)

Tenant Purchase:

- **Social Housing Strategy 2020**, Action 27, a tenant purchase scheme for existing local authority houses under Part 3 of the Housing (Miscellaneous Provisions) Act 2014 (No. 21 of 2014).
 - modelled along similar lines to the incremental tenant purchase schemes currently in operation
 - Regulations with details of the Scheme are at an advanced stage of drafting.
 - Advance notification has been issued to Housing Authorities to help with preparedness.
 - Guidance will be issued to housing authorities when the Regulations are in place and training will be arranged.
- An information leaflet on the new scheme will be prepared and circulated to housing authorities prior to commencement.

Assessment and Allocation;

- Action 30 – Review the system of assessment and allocation – Guidance and Regulations.
 - Review, in consultation with LA's is underway.
 - Issues such as Choice Based Letting are under review.
 - Recommendations will be brought forward in due course.
- Housing Need Assessment – New one next year and annually thereafter.

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