

Presentation for Local Authority Elected Representatives Construction 2020 & Related Developments



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WHY CONSTRUCTION 2020?

- The current shape of the construction sector
- In 2012, volume of production in sector fallen by over 75% compared with 2006 – and is still less than half the volume it was “pre-boom” in 2000
- Contributed 6.4% of total GNP in 2102
- 80% drop in employment amongst “brickies” and labourers
- Supply not meeting Demand
- NOT FIT FOR PURPOSE

WHY CONSTRUCTION 2020?

IMPACT OF ECONOMIC CRASH ON SOCIAL HOUSING PROVISION

	Local Authority Completions	Local Authority Acquisitions	Voluntary & Co-operative completions
2007	4986	2002	1685
2008	4905	787	1896
2009	3362	727	2011
2010	1328	850	741
2011	494	325	745
2012	363	351	677
2013	293	253	211

Source: Department of Environment Community & Local Government statistics

SO WHY C2020? (contd)

Old approaches no longer appropriate in new financial landscape...

“Reform, Renewal, Recovery...”

...A strong and sustainable construction sector... competitive, innovative, safe and sustainable....”

Ending the “boom and bust” cycle



C2020 Breakdown

- **75 actions**
- **D/Environment has 30+ actions**
- **Local Authorities explicitly has 15 C2020 actions**
- **Overseen and managed by an inter-departmental group of Secretaries General**

Construction 2020 - Key Commitments

- **Informed Housing Policy through A National Framework for Housing Supply and Annual statement of projected supply and demand**
- **Housing Supply Coordination Task Force for Dublin**
- **Sustainable bank and non-bank development financing**
- **Transparency & sustainability of mortgage lending and new models**
- **Supporting ex-construction workers on the live register**
- **Professionalising the private rental sector**

Construction 2020 - Key Commitments Contd.

- **Flexibility around densities in planning applications**
- **More streamlined planning and appeal processes for the amendment of existing planning permissions**
- **“Use it or lose it”**
- **Proper building standards and regulation**
- **Strengthening capacity in the sector**
- **Register of builders contractors and construction trades**

.....and of particular relevance to local authorities

Social Housing Strategy

&

Completion of review of Part V



Social Housing Strategy

- **89,872 households with social housing need (2013)**
- **Changing demographic of people on the list**
- **Clear, measurable actions based on innovative solutions & new funding mechanisms**
- **Supply of SH being ramped up as announced in the Budget 2015 on Tuesday**

BUDGET 2015

- **Provision for Housing increased by over €210 million in 2015 with Capital funding increased significantly by €180 million. Total - €800m**
- **Over 7,500 new homes to be provided under a range of social housing initiatives in 2015.**
- **A capital investment package of €350m over the next three years will provide 8,000 new-build, acquired or refurbished social homes.**
- **An additional €150m will be provided in the same period through leasing and other revenue based funding arrangements.**
- **€300 million PPP Programme for 1,500 new Social Housing units in Dublin area**

PART V

Part V is directly related to private housing construction - Strength? Weakness? Both?

Accordingly, since the downturn, Part V has delivered little in terms of social housing

Part V out of step with new reality of the construction sector

PART V, PLANNING & DEVELOPMENT ACT 2000 - 2010			
Total Output under Part V			
No. of units:-			
Year	Acquired	In progress	Proposed
2002	46	232	4,184
2003	163	723	1,214
2004	591	1,910	2,885
2005	1,371	2,566	3,418
2006	2,198	3,845	3,392
2007	3,246	5,329	2,565
2008	4,518	4,159	2,910
2009	1,914	2,079	2,445
2010	672	1,018	2,416
2011	362	779	1,441
2012	220	526	1,468

Source: Department of Environment Community & Local Government statistics

PART V - OUTCOME OF REVIEW

- **On-site delivery of 10% SH Units (developments of 9 Units +) mixed tenure model**
- **Secondary option, 10% SH units at another location**
- **Monetary payments in lieu of SH units discontinued**
- **10% “affordables” requirement discontinued – kick-start housing construction**
- **Retrospective application – Committee Stage**
- **PAs required to consult with AHB in the preparation of their housing strategies**
- **PAs to take into account relevant Government Strategies housing strategies**
- **Some technical amendments**

USEFUL SOURCES OF HOUSING INFORMATION

Link to Housing Statistics on the Department's own website
www.environ.ie

<http://www.environ.ie/en/Publications/StatisticsandRegularPublications/HousingStatistics/>

“Latest Social and Affordable Housing Statistics” link includes –

- Affordable Housing Schemes
- Local authority and Voluntary and Co-operative social housing
- First-time lettings by local authorities
- Rental Accommodation Scheme
- Traveller accommodation
- Disabled Persons
- Essential Repairs Grants paid

“Latest House Building and Private Rented Statistics” includes –

- House completions
- New house registration
- Commencement notices
- Supply of housing land
- Housing stock
- Private rented housing registrations
- Enforcement of requirements for standards and rent books
- Capital investment in housing.

“Latest House Prices, Loans and Profile of Borrowers” includes –

- New and second-hand house/apartment prices
- Construction Cost Index
- Loan approvals and payments
- Ranges of Income and Ownership Status of borrowers.

Other external sources of useful information on Housing

Central Statistics Office database service contains a range of housing FAQs

http://www.cso.ie/px/pxeirestat/pssn/doehlg/homepagefiles/doehlg_statbank.asp

Further information can be found at the Portal to Ireland's Official Statistics

<http://www.statcentral.ie/>

Oireachtas website for Parliamentary Questions and Debates

<http://www.oireachtas.ie/parliament/oireachtasbusiness/parliamentaryquestions/>

<http://debates.oireachtas.ie/>

Link to the Citizen's advice website for information on Housing

<http://www.citizensinformation.ie/en/housing/>

Housing Agency Website

www.housing.ie



**Thanks to (most of you anyway) for
managing to stay awake 😊**



**Time now for Questions,
and possibly even the occasional
Answer**