



Rialtas na hÉireann
Government of Ireland

Housing for All

A new Housing Plan for Ireland

*Pathways 1 and 2
ALLG Training Webinar*

*DHLGH & The Housing Agency
6 May 2022*

Over€4 Billion
investment in housing per year to 2030



Over 300,000
homes

90,000
Social Homes

36,000
Affordable
Purchase Homes

18,000
'Cost Rental' Homes
(Target rent rates: at least 25%
below market value)

170,000
Private Homes

HNDA Projection 33,000
Annually to 2030

Breakdown by Tenure Type

New private ownership homes	11,800
New private rental homes	6,500
New affordable homes	4,100
New Social Housing homes	10,300
Total	32,700



Projected Housing Output (New Build) 2022 – 2030

Tenure	2022	2023	2024	2025	2026	2027	2028	2029	2030
Social homes	9,000	9,100	9,300	10,000	10,200	10,200	10,200	10,200	10,200
Affordable & Cost Rental homes	4,100	5,500	6,400	6,400	6,100	6,300	6,400	6,300	6,300
Private Rental and Private Ownership homes	11,500	14,400	17,750	18,200	19,800	20,400	21,500	23,000	24,000
Total Homes	24,600	29,000	33,450	34,600	36,100	36,900	38,100	39,500	40,500



Figure 1:
Four Pathways
to *Housing for All*

Supporting the Four Pathways and enabling a Sustainable Housing System – longer term focus on sustainability, including tackling costs through a better construction industry, reforming regulation, improving governance and supporting infrastructure.





**An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta**
Department of Housing,
Local Government and Heritage

DHLGH - Housing for All Pathways 2 ...Social Inclusion

Patrick O'Sullivan PO Social Inclusion

AILG: Friday 6 May 2022



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Pathways 2 ...Social Inclusion

- Housing Policy Objective 6: Increase and Improve **Housing Options for Older People**
- Housing Policy Objective 7: Increase and Improve **Housing Options and Supports for Disabled People**
- Housing Policy Objective 8: Increase and Improve **Accommodation for the Traveller Community**



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Housing for All – Overarching Principles in relation to Older People

- Supporting older people to **live in their own home** with dignity and independence, for as long as possible as well as providing them with more housing options in their communities
- Enabling older people to **live longer healthier lives**
- Allowing older people to stay close to their families and **actively participate in their communities**
- And embedding **ageing in place options** for older people in our planning at local level



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Housing Policy Objective to Increase and Improve Housing Options for Older People

Key Actions – Housing for Older People

- Implement the actions under the **Housing Options for our Ageing Population Joint Policy Statement**, having regard to the Reports of the National Implementation Group
- Local Authority **Housing Delivery Action Plans** will set out how dedicated social housing provision appropriate to the needs of older people will be delivered matching the scale and extent of housing need for older people identified
- Local Authorities will consider the housing needs of older people through the **Housing Need and Demand Assessment Framework** and feed that into their Housing Strategies as part of their Development Plan process
- Support **pilots of innovative forms of housing redesign** reorganisation to deliver additional rental accommodation supply along with support for older homeowners



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Housing Policy Objective to Increase and Improve Housing Options for Older People (Contd.)

Key Actions – Housing for Older People (Contd.)

- Review the range of **housing grants for the suitable adaptation** of existing housing
- Develop a **national policy on rightsizing** and explore options to support and incentivise rightsizing on a voluntary basis
- Continue to support the development of the **Age Friendly Homes website portal**, which promotes awareness of Age Friendly housing (Age Friendly Ireland website developed in collaboration with DHLGH, DOH and Housing Agency)
- Continue delivery of the **Age Friendly housing and public realm training modules** to cross sectoral stakeholders to promote greater awareness and foster knowledge transfer across the sector



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Housing Policy Objective to Increase and Improve Housing Options and Supports for Disabled People

Key Actions – Housing for Disabled People

- Deliver a new **National Housing Strategy for People with a Disability 2022 – 2027** following stakeholder and public consultation and with a range of actions which will detail co-ordination and alignment of housing, health and community supports
- Local Authority **Housing Delivery Action Plans** will set out how dedicated social housing provision appropriate to the needs of people with a disability will be delivered matching the scale and extent of housing need identified for people with a disability
- Local Authorities will consider the housing needs of people with a disability through the **Housing Need and Demand Assessment Framework** and feed that into their Housing Strategies as part of their Development Plan process



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Housing Policy Objective to Increase and Improve Housing Options and Supports for Disabled People (Contd.)

Key Actions – Housing for Disabled People

- Review the **range of housing grants** available to assist with meeting specific housing needs, including the **Housing Adaptation Grant for People with a Disability**, and implement relevant changes
- Nominate **Disability Friendly Housing Technical Advisors** in each Local Authority
- **Housing and Disability Steering Groups** will report quarterly on the implementation of their local strategic plans regarding housing for people with a disability to the Chief Executive and the Strategic Policy Committee



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Housing Policy Objective to Increase and Improve Accommodation for the Traveller Community

- Work with Local Authorities and AHBs to improve the **quality and quantity of delivery of Traveller-specific accommodation**
- Introduce a new preferential **Caravan Loan Scheme** on a pilot basis in four Local Authorities in 2021 with a view to a full national rollout in 2022
- Prioritise the implementation of the recommendations contained within the **Traveller Accommodation Expert Group Report**
- Prioritise the implementation of the recommendations of the **Independent Review of the Role of Social Workers and Personnel Employed by Local Authorities Specifically to Assist Travellers with their Traveller Accommodation Needs**
- Explore with Northern Ireland Housing Executive the feasibility of an all island approach to the provision of a **network of Transient Sites** across the island of Ireland



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DHLGH - Housing for All Pathways 2 ...Social Inclusion

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Eradicating Homelessness, Increasing Social Housing and Supporting Social Inclusion



Social Housing Reforms



- **Differential Rents System** -
 - proposals under consideration for a standardised national differential rents scheme.
 - However, given the emerging cost of living challenges in recent months, implementation of any change is deferred pending a full review of Housing for All.

- **Tenant Purchase Scheme** – Regulations signed in January 2022:
 - ✓ Reduced minimum reckonable income from €15,000 to €12,500.
 - ✓ Older tenants now eligible to buy their homes if they have the financial means to do so.
 - ✓ Time an applicant is required to be in receipt of social housing supports to be able to apply under the scheme revised from one to ten years.

Social Housing Reforms



- **Choice Based Letting (CBL)**
 - Work is ongoing with the LGMA and the CCMA to develop a CBL website on a nationwide basis.

- **Review income eligibility for social housing**
 - review complete;
 - Minister currently considering its findings and expect decision on proposed changes and recommendations shortly.

Thank you!

Q&A

Website: <https://www.gov.ie/en/campaigns/dfc50-housing-for-all/>

Keep in touch: housingforall@housing.gov.ie