



Rialtas na hÉireann
Government of Ireland

Housing for All

A new Housing Plan for Ireland

Housing for All Pathways 3 & 4
AILG Training Webinar
10 June 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

Closer look at the following measures under Pathway 3



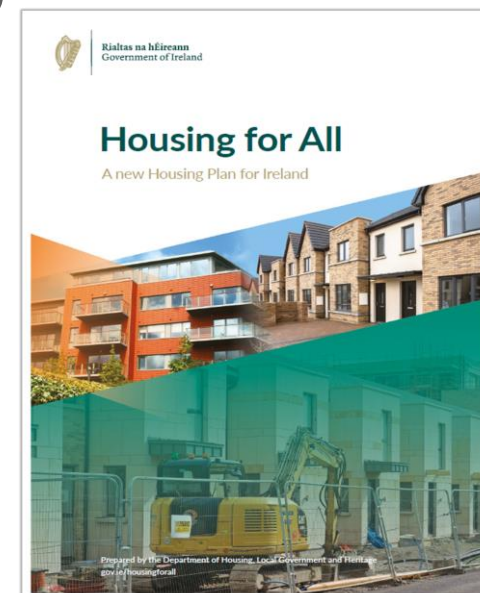
- Land Value Sharing & Urban Development Zones Bill
- Residential Zoned Land Tax
- Large-scale Residential Developments
- Land Development Agency (LDA)
- Croí Cónaithe (Cities)



Closer look at the following measures under Pathway 4



- Town Centre First
- Local Authority Vacant Homes Officers;
- Croí Cónaithe (Towns)
- Local Authority Housing Stock: repairs and re-letting
- CPO Programme for Vacant Properties;
- Repair and Leasing, and Buy and Renew schemes





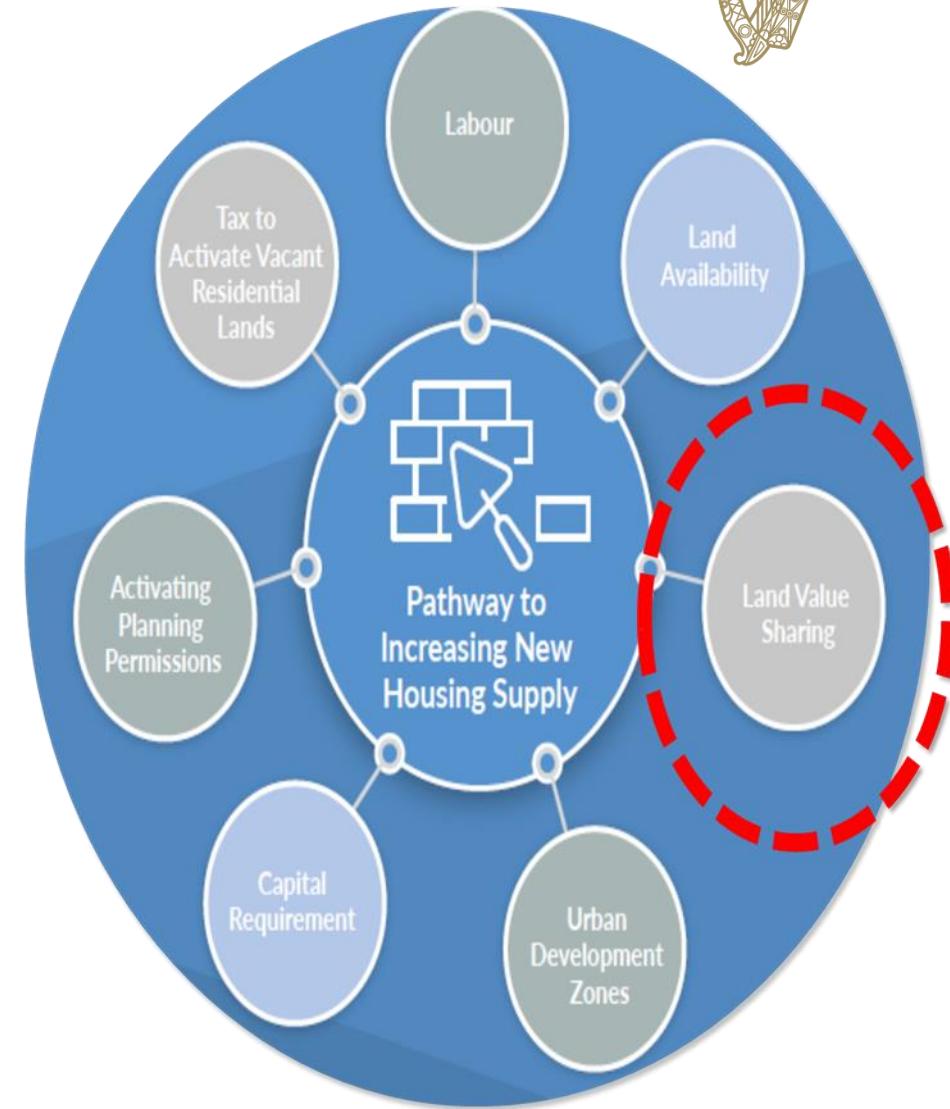
Increasing New Housing Supply



Land Value Sharing



- Pathway 3 – Increasing New Housing Supply
- Land Value Sharing
- *‘securing a proportion of the value uplift of a development site, tracked from a point of zoning or designation, to a point of planning permission’*
- Replaces S48 Contributions where applicable



Land Value Sharing & Urban Development Zones Bill



https://www.gov.ie/en/publication/3cb33-general-scheme-land-value-sharing-and-urban-development-zones-bill-2021/

gov.ie

Departments Consultations Publications Policies

Publication

General Scheme Land Value Sharing and Urban Development Zones Bill 2021

From [Department of Housing, Local Government and Heritage](#)
Published on 22 December 2021
Last updated on 22 December 2021

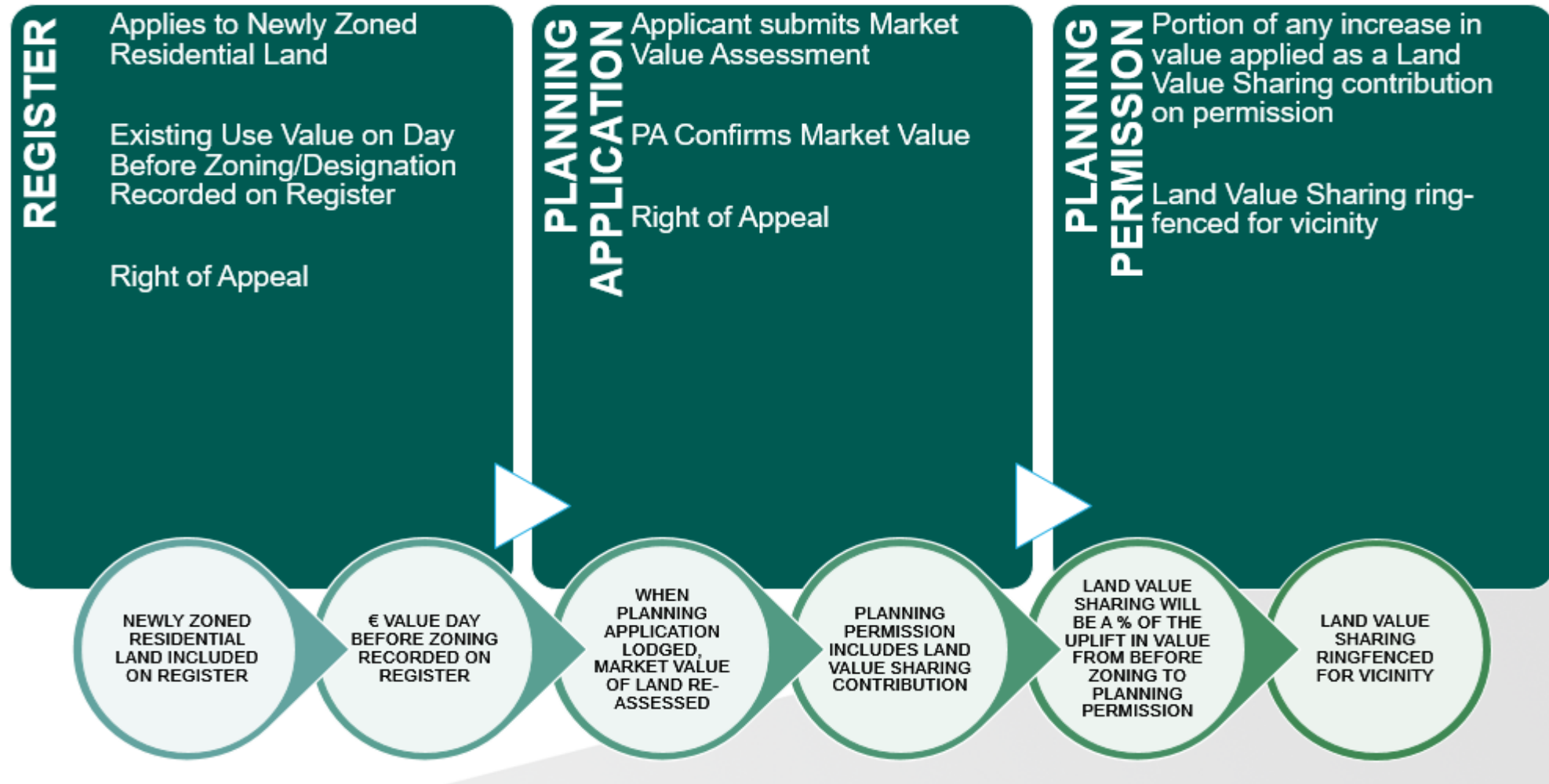
PDF

General Scheme Land Value Sharing and Urban Development Zones Bill 2021

The Government has approved publication of the general scheme (draft heads) of the Land Value Sharing and Urban Development Zones Bill 2021. The general scheme provides for: a) local authorities to secure a proportion of the increase in land values arising from public decisions and investment related to planning and development on land that is newly zoned for housing, or

<https://www.gov.ie/en/publication/3cb33-general-scheme-land-value-sharing-and-urban-development-zones-bill-2021/>

Land Value Sharing



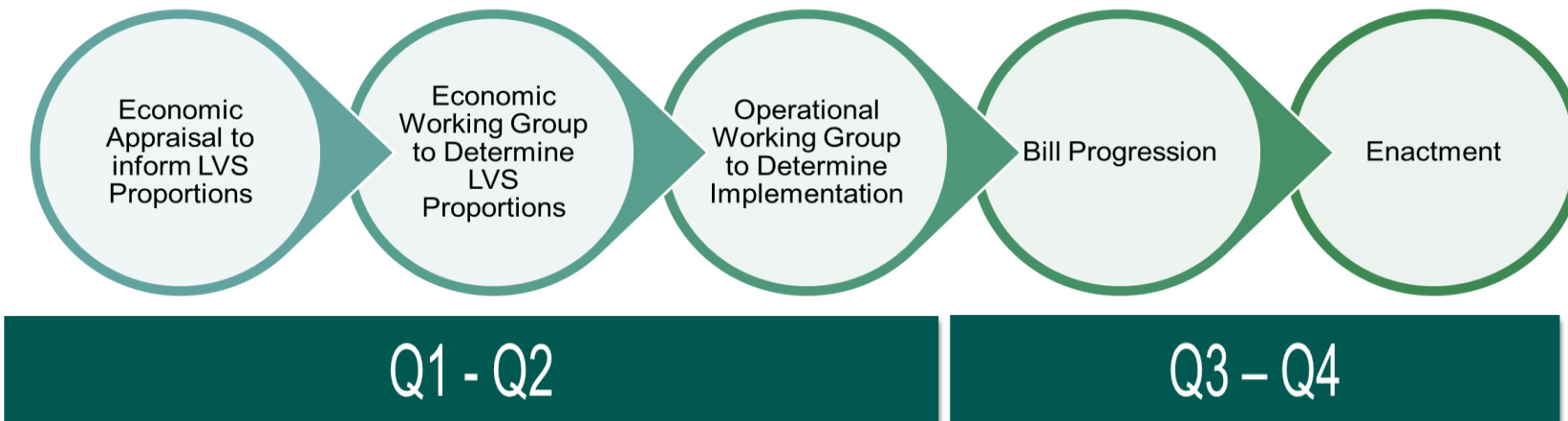
Urban Development Zones (UDZ)



- Re-development of significant brownfield sites.
- Shall be of significant social, economic or environmental benefit to the State.
- Proposed by Minister for HLGH, and designated by Government.
- Under-pinned by Development Appraisal outlining site potential, delivery timelines and costs.
- Similar to Strategic Development Zones (SDZs).
- Enhanced CPO powers, and focus for investment.



Next Steps



Residential Zoned Land Tax - Aim



- Zoning of land does not generate clear timeline for delivery or activation
- Key action in Housing for All to address activation of planning permissions and suitably zoned land for housing
- Abatement of tax – commencement – provides greater incentive to undertake development
- Address Vacant Site Levy issues
- Serviced Residential Zoned Land Register – Key outcome – will facilitate more effective strategic planning
- RZLT in tandem with identification of zoned serviced land in Development Plan review
 - *Facilitates greater knowledge of areas of key demand*
 - *Greater knowledge of areas of expected delivery*
 - *Strategic Planning for targeting of capital investment programme*
 - *More effective use of resources for all stakeholders*

Residential Zoned Land Tax - Scope



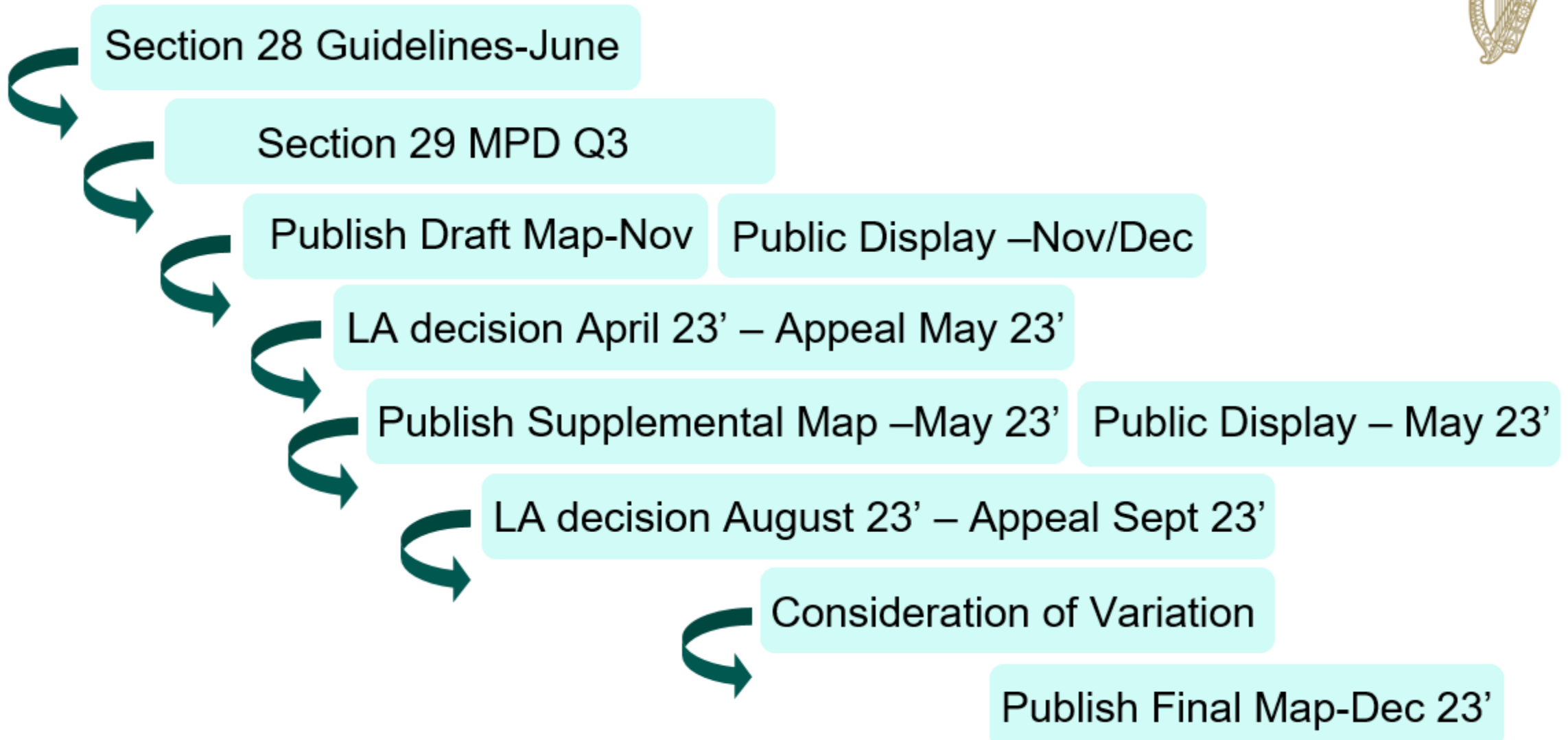
Land in scope - Zoned for Residential and Mixed use including Residential

Connected to, or able to be connected to services – road, paths, lighting, foul and surface water drainage and water supply

Exclusions:

- All permanently occupied dwellings and curtilage (these are mapped, but not liable)
 - Social, community and recreational uses and transport and utilities infrastructure
 - Sites subject to Derelict Sites Act
 - Within residential zonings: non-residential uses liable to commercial rates which support the residential area
 - Within mixed use zonings: all land excluded except 'vacant or idle'
- Two year lead-in for land in scope as of 01 January 2022, three year lead-in for land in scope thereafter

Residential Zoned Land Tax - Process



Scope of LRD



LRD definition broadly similar to SHD (100+ housing units, 200+ student bed spaces) or combination of same

One notable change - up to 30% of the gross floor space of the proposed development to be allowable for other uses, instead of the 15% cap under the SHD arrangements

Based on experience with SHDs, this change acknowledges that LRDs, particularly in town centre brownfield sites, tend to require greater mix of uses

Pre-application consultation



- Pre-application consultation stage –
 - *(i) standard/more informal pre-application consultation stage as mandated by section 247 of Planning Act for developments of this scale*
 - *(ii) formal request by developer for LRD meeting accompanied by detailed documentation i.e. site location map, proposed layout, house types/ design, density, building heights, vehicular access, open spaces, integration with surrounding areas etc*
- LRD meeting to be held within 4 weeks of request, PA to issue LRD opinion within 4 weeks of meeting on whether proposals constitute reasonable basis for submitting LRD planning application; **not** an assessment of merits
- Opinion valid for 6 months; Pre-application requests and opinions issued are published on PA website

Application Stage



- Application to Local Authority under S.34 of Act of 2000
- Notification of Elected Members, placement on weekly list with LRD identifier
- 8 week timeline for PA decision, unless F.I. required
- Reduction in need for F.I. – only environmental matters or matters raised by third parties
- 16 weeks for An Bord Pleanála to deal with LRD appeal

Decision Making and Resources



- Development in line with your Development Plan
- Development Plans recently adopted or under review have been subject to review by OPR – Section 28s and SPPRs incorporated
- Material Contravention – in particular where SPPRs conflict with CDP
- Under LRD regime, fees will be retained in full by Planning Authorities
- Department is engaging with LGMA and CCMA on resourcing for Planning Authorities

Land Development Agency (LDA) Overview



- The LDA is currently driving projects that will yield thousands of social, affordable and private homes.
- Working with State bodies and local authorities to make more effective use of State lands, providing a stable, sustainable supply of land for housing.
- Acquiring and developing land in a selective, targeted way that boosts housing supply.
- Delivering rental market initiatives that provide affordable mass-market tenure

Project Tosaigh



- The LDA's mandate in relation to Project Tosaigh derives from Housing for All
- Project Tosaigh is a market engagement initiative to unlock land with full planning permission that is not being developed by private sector owners.
- Phase 1 launched in November 2021 via an Expressions of Interest process. Proposals were received in December 2021.
- Project Tosaigh will begin to deliver affordable accommodation from the end of 2022 onwards, ensuring short term delivery prior to delivery coming on stream through the state lands portfolio.

LDA and State Lands



- The LDA has an immediate focus on managing the State's own lands to develop new homes, and regenerate under-utilised sites.
- For example construction work on a former HSE site known as St Kevin's Hospital, Cork and Shanganagh, Shankhill in Dublin has an expected delivery of 862 homes with the first homes expected to be delivered in 2023.
- The LDA has recently submitted 4 planning permission applications for the following housing projects:

Dublin	Central Mental Hospital, Dundrum	977 units
Dublin	Hackettstown, Skerries	344 units
Dublin	Castlelands, Balbriggan	817 units
Kildare	Devoy Barracks, Naas	219 units
Total		2,357 units



Addressing Vacancy & Efficient Use of Existing Stock



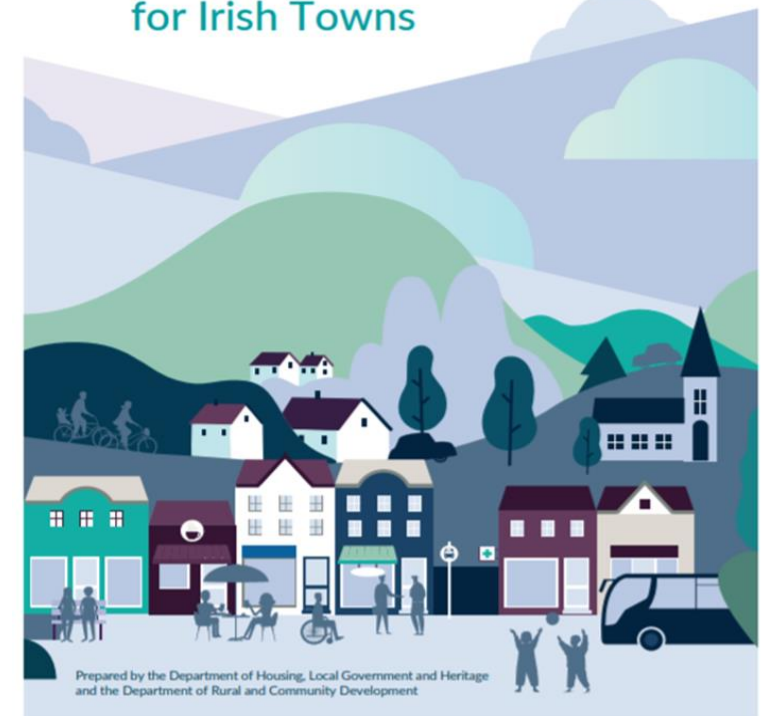
Town Centre First (TCF)

- Launched 4th February
- 33 Actions and owners
- Local supports and national structures
- Integrate existing work and capacity build
- Greater focus for funding on TCF policy



Rialtas na hÉireann
Government of Ireland

Town Centre First A Policy Approach for Irish Towns



TCF Approach – key features



- **Creating the vision:** Collaborative plan-led approach based on diagnosis of local challenges and tailored response to match
- **Community Engagement and Buy-in:** Essentially to draw widest support for actions
- **Local Championing:** Need for strong local governance and collaboration
- **Business Case:** proposed actions to be examined comprehensively to identify risks and opportunities
- **Deliverability:** Focus on implementation.



TCF - Key Policy Supports

- Dedicated **Town Regeneration Officer (TRO)** within local authority working with the wider multi-disciplinary team
- **TCF National Office** to drive policy and coordinate with the network of TROs including:
 - ✓ Best practice networking and dissemination
 - ✓ Provision of toolkits and other resources for Health Checks
 - ✓ Research and analysis

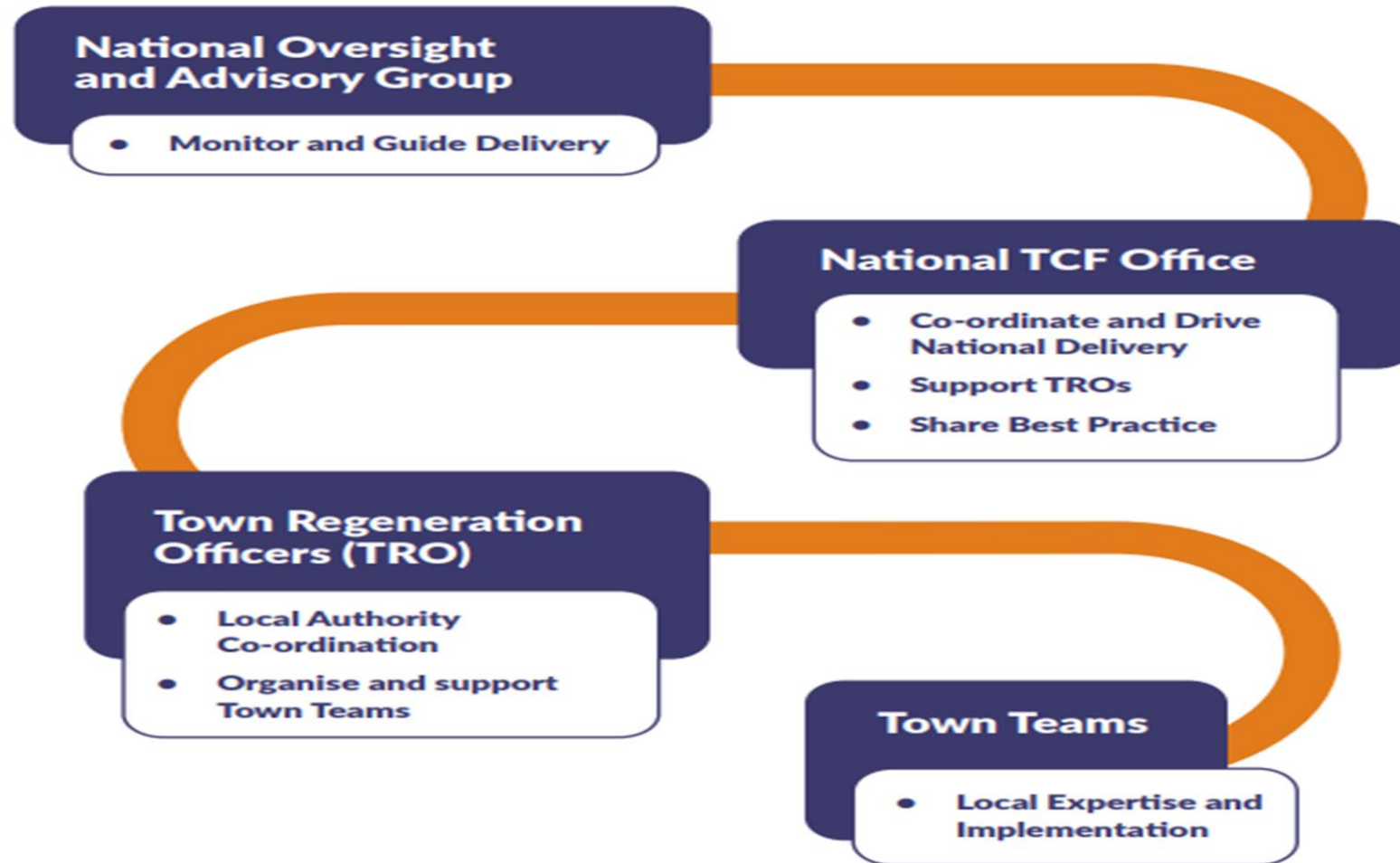


National Oversight & Advisory Group

TCF Plan – project/outcome focused and prepared in collaboration with Town Teams of local stakeholders



TCF: Key Roles & responsibilities



Opportunities for Towns

Climate Change and Adaptation in the built fabric

More diverse **housing choices** in settlements

Regeneration of the **Public Realm and Streets** post Covid-19

Utilising the existing **Cultural and Heritage** assets

Enhancing **natural amenities** - biodiversity, green infrastructure to create **healthy, active and sustainable communities**



TCF – Integrating Funding

Funding from a variety of sources to deliver TCF plan implementation and support place-based development at a town scale:

- ✓ URDF and RRDF
- ✓ Towns and Village Renewal Scheme
- ✓ SH Capital Programmes for refurbishment and re-use
- ✓ Cross-Border Funding
- ✓ Sustainable Transport Programmes
- ✓ Built Heritage Funding
- ✓ TCF Housing Vacancy and Dereliction Programmes



TCF – Summary



- ✓ **TCF - priority for Towns** in policy, activities & investment
- ✓ **Local and national actions** with structures to support
- ✓ **Emphasis on integration of actions across local authority plans:** LECP, Development Plan and TCF Plan
- ✓ **Significant funding available** for integrated projects that are developed through these coordinated plans

DHLGH - Vacant Homes Unit (VHU)



- VHU recently transitioned from Planning Division to one of the Housing Divisions and Resourcing Underway
- Key Responsibilities include:
 - ✓ Further development and implementation of policy and actions on vacancy having regard to Pathway 4 Addressing Vacancy and Efficient Use of Existing Stock including in the context of other relevant strategies including Town Centres First and Our Rural Future
 - ✓ Liaising within the Department and with external stakeholders, LAs (particularly Vacant Homes Offices/Officers), the HA and HFA on programme implementation, and integration of measures with other programmes and across all Pathway 4 actions within Housing for All to tackle vacancy
 - ✓ Delivery of Key Actions under Housing for All

Vacant Homes Unit – Key Actions



- Ensure **Vacant Homes Officer Position** is Full-time (HfA 19.9)(Lead: DHLGH & LAs)
- Introduce a **New Programme for the CPO** of Vacant Properties for Resale on the Open Market (HfA 19.5) (Lead: DHLGH, LAs, Housing Agency & Housing Finance Agency) - **Target of 2,500 by 2026**
- Establish a **Croí Cónaithe (Towns) Fund** focused on Towns and Villages (HfA 19.11)(Lead: DHLGH) - **Target of 2,000 homes/sites by 2025**

Ensure Vacant Homes Officer (VHO) Position is Full-time



- Commitment and Increase in funding for Vacant Homes Offices supported by Vacant Homes Officers – 20% Increase to €60,000
- LAs to transition to provision of a fulltime VHO by the **end of Quarter 2, 2022** - notify DHLGH when concluded
- Enhanced Programme of Work for Full-time Vacant Homes Officers

Enhanced Programme of Work Full-time Vacant Homes Officer (VHO)



- **Overseeing a co-ordinated approach** to Housing for All pathway to addressing and efficient use of existing stock;
- **Actively lead uptake** within the local authority **of various Department schemes** (including advocating the integrated delivery of housing options for Older People and People with Disabilities) such as Repair and Leasing Schemes etc.;
- **Actively monitor and assess vacancy data locally** including utilisation of CSO/GeoDirectory data, vacanthomes.ie etc.; and
- **Advisory role** both internally for local authority teams and externally as a contact point for members of the public and key interested parties on vacant homes/properties.

Croí Cónaithe (Towns)



- Croí Cónaithe (Towns) Fund focused on Towns and Villages - Introduce a specific **programme, to be delivered by local authorities**:
 - ✓ Providing a **Grant to Support the Refurbishment of Vacant Properties**
 - ✓ Provision of **Serviced Sites at reduced cost** (attract people to build their own homes)
- Enabling people to live in small towns and villages in a sustainable way

Croí Cónaithe (Towns)



- Target **2,000 homes/sites by 2025** (programme reviewed at that point)
- **Pathfinder Programme** to be initiated.
- Development to be at small scale, walkable to town/village centre, serviced with mains water supply and waste water disposal (alignment with ongoing investment by Irish Water).
- DHLGH developing ‘**Sustainable Settlement Guidelines**’, which are being developed alongside Towns Centre First policy.

Croí Cónaithe (Towns) – Vacant Properties Refurbishment Grant



- Enabling people to live in small towns and villages in a sustainable way
- Prioritisation of **Home Ownership**
- **Level of grant support under consideration** for both serviced sites and vacant properties refurbishment grant
- Alignment with **Town Centre First** plans and related **RRDF/URDF** proposals
- Prioritisation of **areas of highest vacancy/dereliction in towns and villages** including having regard to declining population.

Croí Cónaithe (Towns) – Serviced Sites



- NPF Policy Objective 18b:
- Limited opportunity for people to build their own homes in smaller towns and villages due to **lack of available sites and services.**
- **Develop a programme to provide serviced sites with local authorities** for new homes in small towns and villages with appropriate infrastructure to attract people to build their own homes in which to live.
- **Local authorities will be supported** in undertaking the necessary land acquisition, site preparation and local infrastructure provision to deliver self-build development options in smaller towns/villages.

Local Authority Housing Stock: Repairs & Letting



- Legal Responsibility - S.58 of the Housing Act 1966. LAs are legally responsible for the management and maintenance of their social housing stock.
- On average, local authorities are only using 70% of the rental income from tenants on the mgt & maintenance of the LA housing stock:
 - Consolidated LA Estimated Rental Income for 2022 = €479m
 - Consolidate LA Estimated Expenditure on Mgt & Maint = €337m
 - Housing for All; Objective that LAs move to 100% of rental income being used for management and maintenance
- Prior to economic downturn in 2009 DHLGH did not make a contribution to local authorities towards pre-letting repairs (voids)
- There is no legal responsibility or requirement on DHLGH to make any contribution towards the costs of LAs in respect of stock mgt & maint

Local Authority Housing Stock: Repairs & Letting



1. Notwithstanding the legal position, DHLGH, makes a very significant contribution every year to LAs for management, maintenance, repair and improvement of the circa 140,000 LA homes.
2. Since 2014, circa €757m has been made available
3. Funding of €190m is being provided to local authorities in 2022 under the following programmes:
 - Voids Programme (€25m)
 - Disabled Persons Grant (DPGs) (€25m)
 - Energy Efficiency Programme (€85m)
 - Regeneration (€50m)
 - Planned Maintenance (€5m)

Local Authority Housing Stock: Repairs & Letting



Voids Programme: Funds local authorities to remediate vacant homes to ensure they meet minimum letting standards.

- €261m provided between 2014-2021 on 18,527 homes
- €25m allocated for 2022 to fund the re-let of 2,273 homes at an average cost of €11,000 per home.
- Record funding has been provided under this programme by current Government since 2020 - €115m for 8,305 voids
- LAs need to drive down the current vacancy rate and re-let times within their stock which are unacceptably high

Local Authority Housing Stock: Repairs & Letting



Disabled Persons Grant (DPG) Programme

- Funds necessary adaptation works to local authority housing stock to accommodate the needs of elderly and disabled persons and to relieve overcrowding
- Circa 2,000 homes per annum benefit from improvement works under this programme
- A budget of €25m has been made available and allocated to local authorities for 2022

Local Authority Housing Stock: Repairs & Letting

Energy Efficiency Programme



- Since 2013, over 75,000 LAs have been shallow retrofitted at a cost of €184m
- A new programme introduced in 2021 aims to improve energy performance and comfort levels in homes and bring BER to a minimum B2/Cost Optimal
- DHLGH commitment to fund the retrofit of 36,500 LA homes between now and 2030 at an estimated cost of €1.3Billion
- Average funding of between €33,000 and €36,000 available per home while the spend on individual homes can vary from €16,000 to €48,000
- Works are primarily insulation, windows/doors, heat pumps & associated works
- Project management fee for in house staffing to support the programme has been provided within the €85m budget allocated for 2022

Local Authority Housing Stock: Repairs & Letting Regeneration Programme



- Funds programmes of estate regeneration in a number of targeted areas around the country (Dublin, Cork, Limerick, Louth, Kerry & Sligo)
- Over €300m of Exchequer funding has been provided to support this programme in recent years
- Budget of €50m has been provided for 2022

Local Authority Housing Stock: Repairs & Letting

Transition to Planned Maintenance



- Approximately 140,000 LA homes with a book value of circa €25Billion
- The adequate maintain of this State Asset is very important
- Of equal importance however is that the LA tenants occupying those properties are living in homes which meet the minimum letting standards and offer acceptable comfort levels
- The Department is working with the CCMA to transition from a voids approach to stock to a strategic and informed planned maintenance approach which is informed by stock condition surveys
- Objective is to have all LA homes surveyed over the next 4 to 5 years with informed work programmes being developed thereafter which the Department will contribute some funding support

Thank you!

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

Keep in touch: housingforall@housing.gov.ie

Please sign up to the **Housing for All E-zine Newsletter** here:
<https://subscribepage.io/housingforallezine>