

Social Housing Delivery

- Aidan O'Reilly
 - DHLGH Social Housing Team in Ballina
 - Teams also in Custom House and in Wexford
-
- Work with all 31 LAs and with the AHBs
 - LAs are funded as the Housing is Built – the more that is built, the more funding that is provided

Social Housing Delivery

- For 2022 - 26, each Local Authority has a Social Housing Build target
- The Overall 5-Year Target is Broken into Annual targets for each of the 5 Years

<i>Social Housing Build Targets</i>	2022 Build (9,000)	2023 Build (9,100)	2024 Build (9,300)	2025 Build (10,000)	2026 Build (10,200)	<i>Build Total</i>
Carlow	80	90	92	99	101	<i>464</i>
Cavan	150	80	82	88	90	<i>490</i>
Clare	200	149	153	164	167	<i>834</i>
Cork County	560	622	636	683	697	<i>3,198</i>
Cork City	515	536	548	589	601	<i>2,788</i>
Donegal	220	155	159	171	174	<i>879</i>
Dublin City	895	1931	1974	2122	2165	<i>9,087</i>
DLR	450	364	372	400	408	<i>1,996</i>
Fingal	360	690	705	758	773	<i>3,287</i>
Galway County	230	351	358	385	393	<i>1,717</i>
Galway City	305	219	224	241	246	<i>1,235</i>
Kerry	315	261	267	287	293	<i>1,424</i>
Kildare	370	400	409	440	449	<i>2,068</i>
Kilkenny	170	149	153	164	167	<i>804</i>
Laois	200	79	80	87	88	<i>534</i>
Leitrim	30	26	26	28	29	<i>139</i>
	9,000	9,100	9,300	10,000	10,200	<i>47,600</i>

<i>Social Housing Build Targets</i>						
	2022 Build (9,000)	2023 Build (9,100)	2024 Build (9,300)	2025 Build (10,000)	2026 Build (10,200)	<i>Build Total</i>
Limerick	565	502	513	551	562	<i>2,693</i>
Longford	75	74	76	82	83	<i>391</i>
Louth	660	156	160	172	175	<i>1,322</i>
Mayo	90	151	154	166	169	<i>730</i>
Meath	340	243	249	267	273	<i>1,372</i>
Monaghan	125	56	57	61	62	<i>361</i>
Offaly	180	67	68	73	75	<i>463</i>
Roscommon	40	47	48	52	53	<i>241</i>
Sligo	45	111	114	122	125	<i>517</i>
South Dublin	400	703	718	772	788	<i>3,380</i>
Tipperary	230	155	158	170	174	<i>887</i>
Waterford	170	209	214	230	234	<i>1,057</i>
Westmeath	220	124	126	136	139	<i>745</i>
Wexford	420	172	176	189	193	<i>1,149</i>
Wicklow	390	226	231	248	253	<i>1,348</i>
	9,000	9,100	9,300	10,000	10,200	<i>47,600</i>

Social Housing Delivery

- What is Counted under Social Build targets?

➤ *LA Own Build*



- LA owned sites - Requires Part 8 approval
- LA decides how many houses / apartments, house sizes
- Different levels of 'Own Build' across the LAs

Social Housing Delivery

- **What is Counted under Social Build targets?**

- *LA Own Build*

- *Turnkey Contracts with Developers*



- National Average 15%
- Has to be an Open Advertisement
- Consider impact on Private Housing Supply

Social Housing Delivery

- **What is Counted under Social Build targets?**

- *LA Own Build*
- *Turnkey Contracts with Developers*
- *AHB Delivery*



- Guide amounts for SH delivery by AHBs
- non-urban LAs - up to 40%
- urban LAs - up to 50%

Social Housing Delivery

- **What is Counted under Social Build targets?**
 - *LA Own Build*
 - *Turnkey Contracts with Developers*
 - *AHB Delivery*
 - *Part V delivery*
 - *Other SH Delivery, eg agreement for LA Land with a Developer*
 - *Land Development Agency*

Social Housing Delivery

➤ *LA Own Build*



Social Housing Delivery

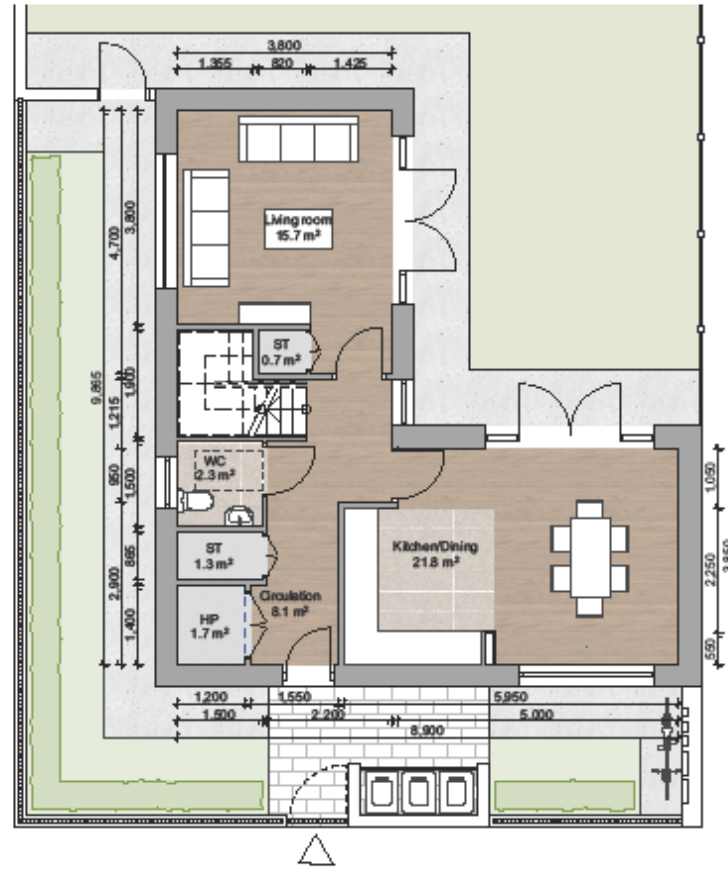
- Local Authority's Build Pipeline is hugely important
- Is the pipeline big enough to meet the Targets
- Problems can arise with some projects
- Speed: Are Projects moving through quickly, getting designed, getting Planning Permission, going to tender



Design Manual for Quality Housing



Prepared by the Department of Housing, Local Government and Heritage
gov.ie/housing



1
H4
GROUND FLOOR HOUSE
3B-6P-25



2
H4
FIRST FLOOR HOUSE 3B-6P-25

Dwelling H4

RELEVANT AREA	PROPOSED UNIT		EQUVALENT DEPT GUIDELINES		COMPARISON OF FLOOR AREA %
	ACTUAL WIDTH	ACTUAL AREA (SQM)	MIN WIDTH	MIN FLOOR AREA (M2)	
BEDROOM 1	3.800	13.1	2.8	13.0	100.8
BEDROOM 2	2.900	11.3	2.8	11.4	98.1
BEDROOM 3	2.800	11.4	2.8	11.4	100.0
LIVING ROOM	3.800	15.7	3.8	15.0	104.7
TOTAL STORAGE AREA		6.1		6.0	101.7
TOTAL LIVING, KITCHEN, DINING AREA		37.5		37.0	101.3
CROSS INTERNAL AREA		114.2		100.0	114.2

TREETROUTS, GREYSTONES, 40 HOUSES



Social Housing Delivery

- *Other issues re Social Housing delivery --*

- LAs can acquire or CPO vacant / derelict buildings and use SH Funding to renew them as new social homes
- Resource-intensive projects and might deliver smaller numbers of new homes
- Positive in terms of Town Renewal and providing new homes

- Housing for People with Disability
- Age-Friendly Housing
- Vacancy / Dereliction



Social Housing Delivery

Kilmacthomas, Waterford



○ **Vacancy / Dereliction**

Fermanagh St., Clones, Co. Monaghan



Social Housing Delivery

- **Your LA's Social Housing Build target**
- **How strong is your Council's Build Pipeline?**
- **Are targets being met?**
- **A good level of 'LA Own Build'**
- **Amount of Turnkeys – impact on private supply**
- **Land – Sites for new housing**
- **Work with AHBs – including for specialised delivery**
- **Good blend of delivery – inc Disability, Age-Friendly**
- **Use Vacancy /Dereliction to deliver new Social Homes**
- **Local Authorities decide these approaches**

Social Housing Delivery

- **Hope that Information is of help**
- **Important to get Elected Councillors involved in public housing delivery**
- **Your assistance is very welcome and is appreciated**