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**Dept. of Housing, Planning, Community &
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Housing Practitioners Conference 25 May 2017

Social Housing Strategy: Update from the Department



Bairbre Nic Aongusa

Dept. of Housing, Planning & Local Government

Presentation to Housing Practitioners' Conference

7th July 2016

Major challenges remain

- Homelessness
- Rental sector
- Capacity issues
- Constraints on Government expenditure
- External threats – e.g. Brexit



Rebuilding Ireland

Action Plan for Housing
and Homelessness



Ambition

- **25,000 homes per year by 2020**
- **47,000 units of social housing in the period to 2021**
- **Make the best use of the existing housing stock**
- **Lay foundations for a more vibrant and responsive private rented sector**

Five Pillars of Action Plan



Address
Homelessness



Accelerate
Social Housing



Build
More Homes



Improve the
Rental Sector



Utilise
Existing Housing



Objective

Ensure that existing housing stock is used to the maximum degree possible – focussing on measures to use vacant stock to renew urban and rural areas

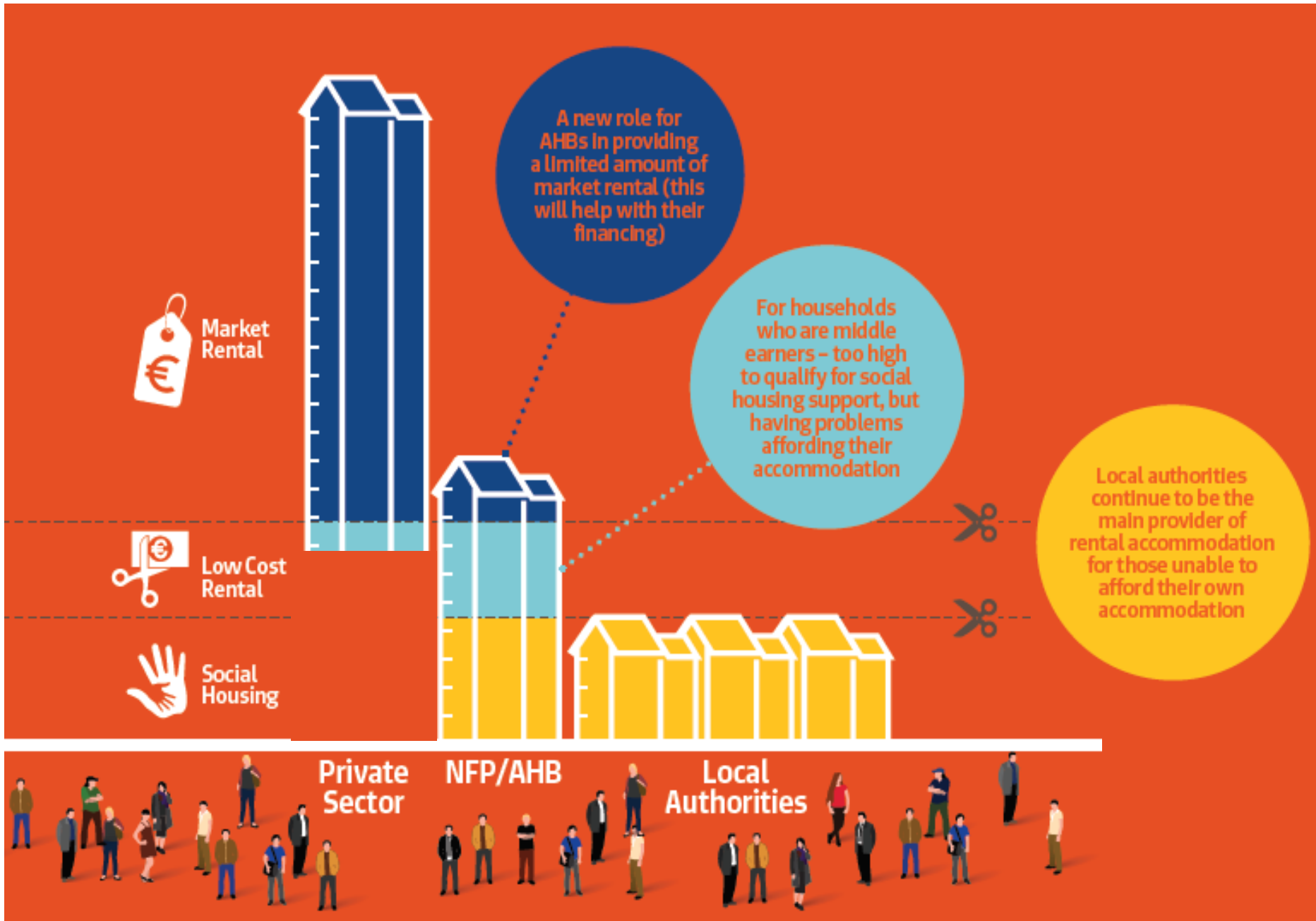
- **Better management of social housing**
 - **Rapid re-letting of vacant units**
 - **Choice-based letting**
- **Review of Tenant (Incremental) Purchase Scheme**
- **Housing Agency purchase of vacant houses from financial institutions**
- **Repair and Leasing initiative**



- **Strategy for the Rental Sector December 2016**
- **Security; Supply; Standards; Services**
- **Rent Pressure Zones now cover 57% of tenancies**
- **Affordability remains a key problem at low and middle income levels**
- **Solution: develop NFP sector to provide cost rental housing**

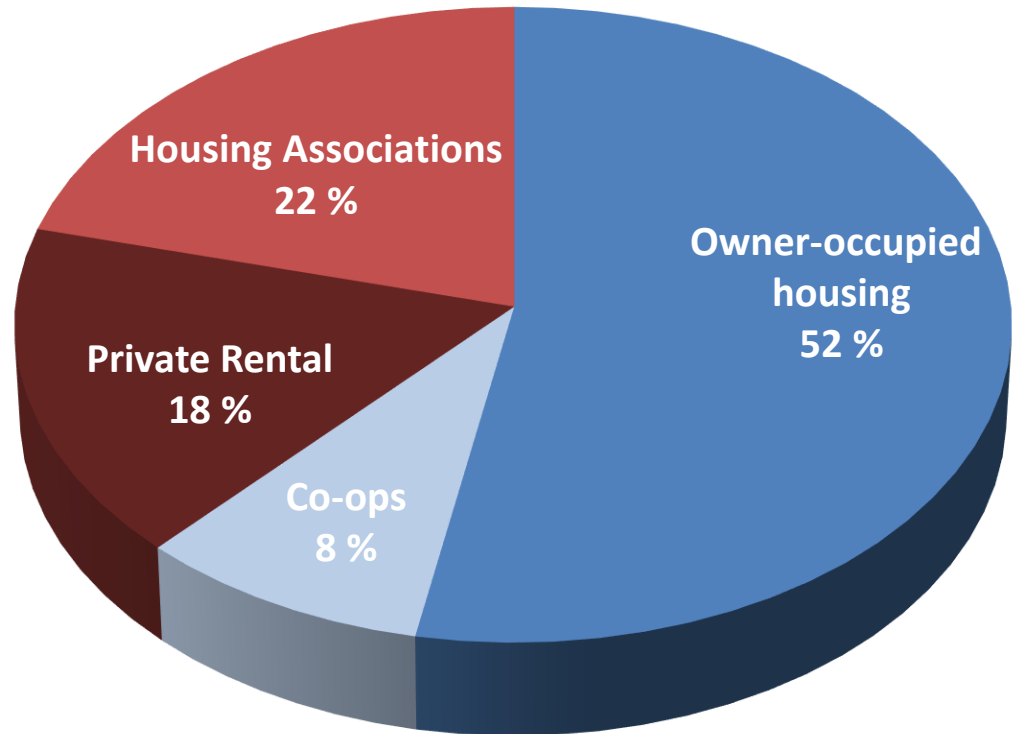
Objective

Address the obstacles to greater private rented sector delivery, to improve the supply of units at affordable rents



Scale

Percent of total housing stock



Housing segments in Denmark

Rental sector – 40%

22 % Housing Associations

18 % Private Rental

Owner-occupied sector – 60%

52 % Owners

8 % Co-operatives

Not for Profit Housing - Netherlands 33%, Austria 22%, France 17% , Finland 16%, UK 10%, Ireland <2%.



- **Local Infrastructure Housing Activation Fund - €200m**
- **Mixed tenure developments on State lands**
- **Housing Activity Data**
 - **Planning permissions +26%**
 - **Commencements +27%**
 - **Completions/ESB connections +16% (+28% Greater Dublin Area)**

Objective

Increase the output of private housing to meet demand at affordable prices



- **SSHA 2016 – 91,600 on waiting lists**
- **Housing for Older People**
- **Housing for People with Disabilities**
- **Traveller Accommodation**

Objective

Increase the level and speed of delivery of social housing & other State supported housing



Pillar One:
Address
Homelessness

Objectives

Address unacceptable level of families in emergency accommodation;
Inter-agency supports for homeless people;
State supports to keep people in their own homes

- **“Sticking plaster” vs long-term solutions**
- **Housing First**
- **Cross-Departmental and Cross-Agency working**
 - **Local Authorities**
 - **HSE**
 - **Tusla**
 - **Cosc**
 - **Irish Prison Service**
 - **Dept of Social Protection**
- **Action 1.15 - €6m for HSE**

What does the future hold?

