



Current Construction Programme & Approval process

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Rebuilding Ireland – Social Housing Targets

134,764 households needs will be met...

	<i>Build</i>	<i>Acquisition</i>	<i>Leasing</i>	RAS	HAP
2016	2,260	1,755	225	1,000	12,000
2017	3,200	1,250	600	1,000	15,000
2018	4,119	1,750	2,000	668	17,000
2019	4,747	1,895	2,130	668	16,760
2020	5,470	2,018	2,631	668	13,000
2021	6,240	2,260	2,450	0	10,000
	26,036	10,928	10,036	4,004	83,760
			47,000		134,764

Build: 26,000 units will be leased. Where will they come from?

	Build
2016	2260
2017	3200
2018	4119
2019	4747
2020	5470
2021	6240
TOTAL	26036



Delivery type	Who
Construction	LA/AHB
Voids	LA
PPP	LA
Regen	LA
Rapid	LA
SHCEP	AHB
SHCEP Part V leasing	AHB
Part V	LA

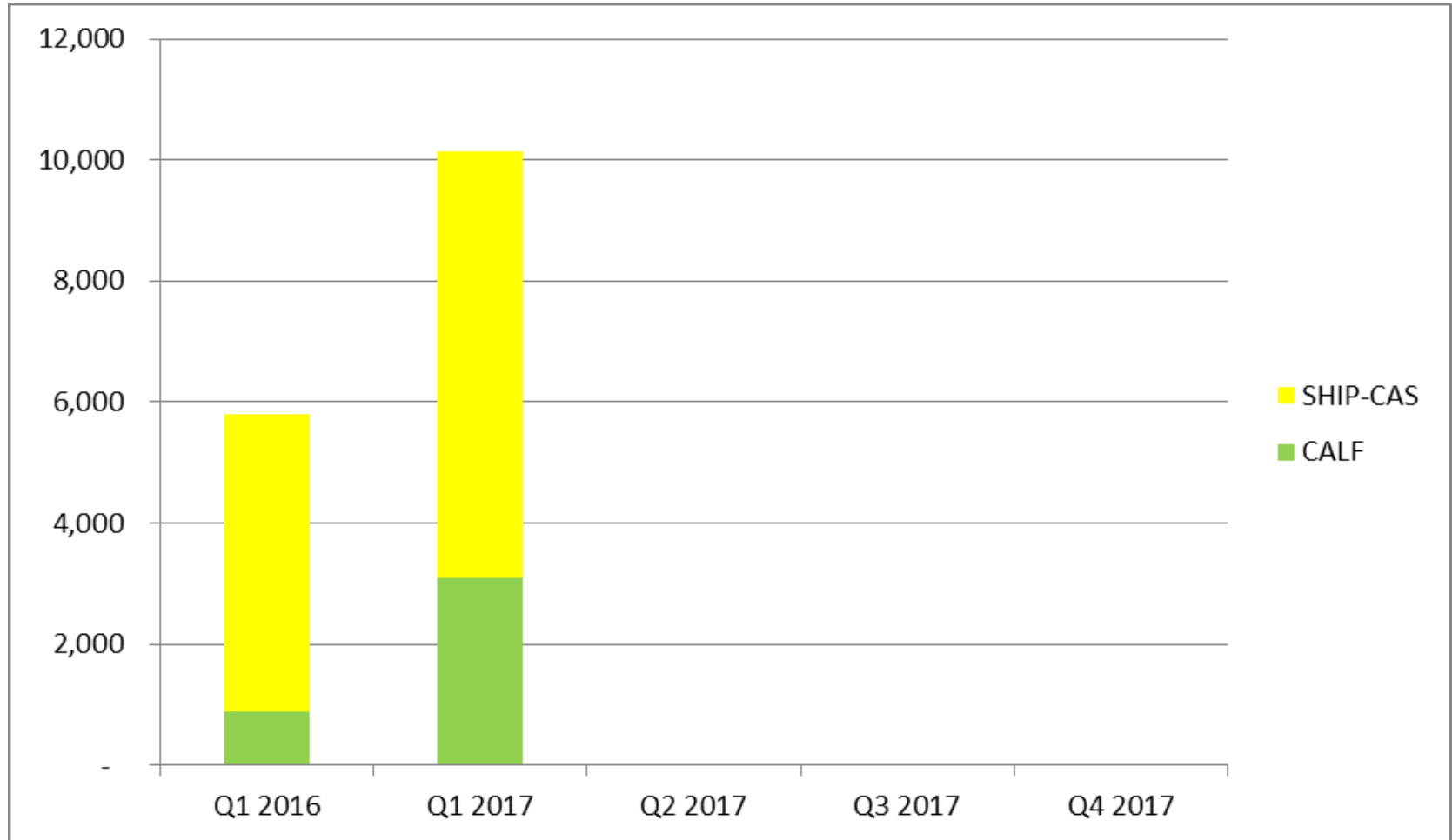
Construction Status Report

Construction Status report

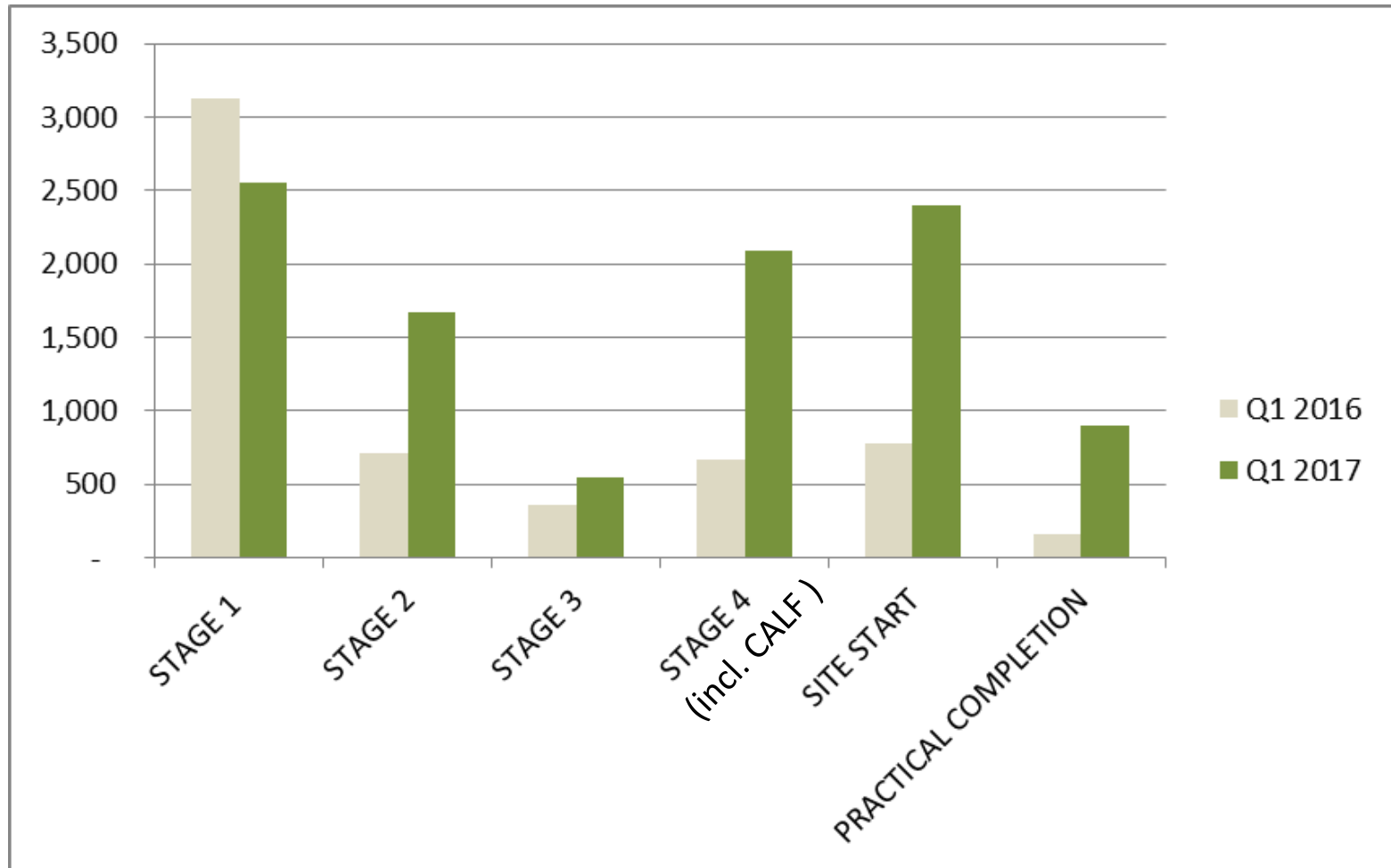
- The report includes
 - LA Construction
 - Capital Assistance Schemes AHB
 - Regeneration
 - Rapid Delivery
 - CALF
 - Including Turnkey projects
- Q1 – 2107 report
 - 611 schemes delivering 10,146 units in the pipeline.

Delivery type	Who
Construction	LA/AHB
Vii	LA
YPP	LA
Regen	LA
Rapid	LA
SHCEP	AHB
SHCEP Part V leasing	AHB
Part V	LA

CONSTRUCTION STATUS REPORT: – ACCUMULATIVE TOTAL OF DELIVERY



CONSTRUCTION STATUS REPORT: – BREAKDOWN of STAGE APPROVALS



Approval Process

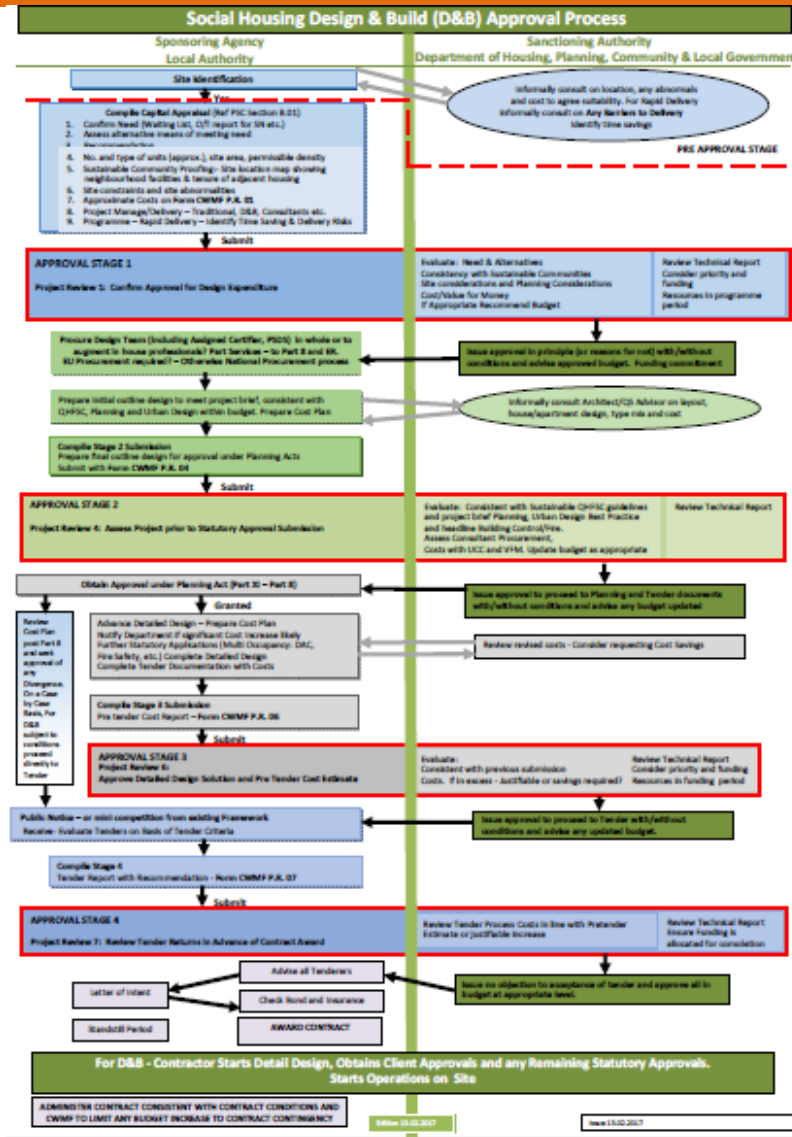


Objective

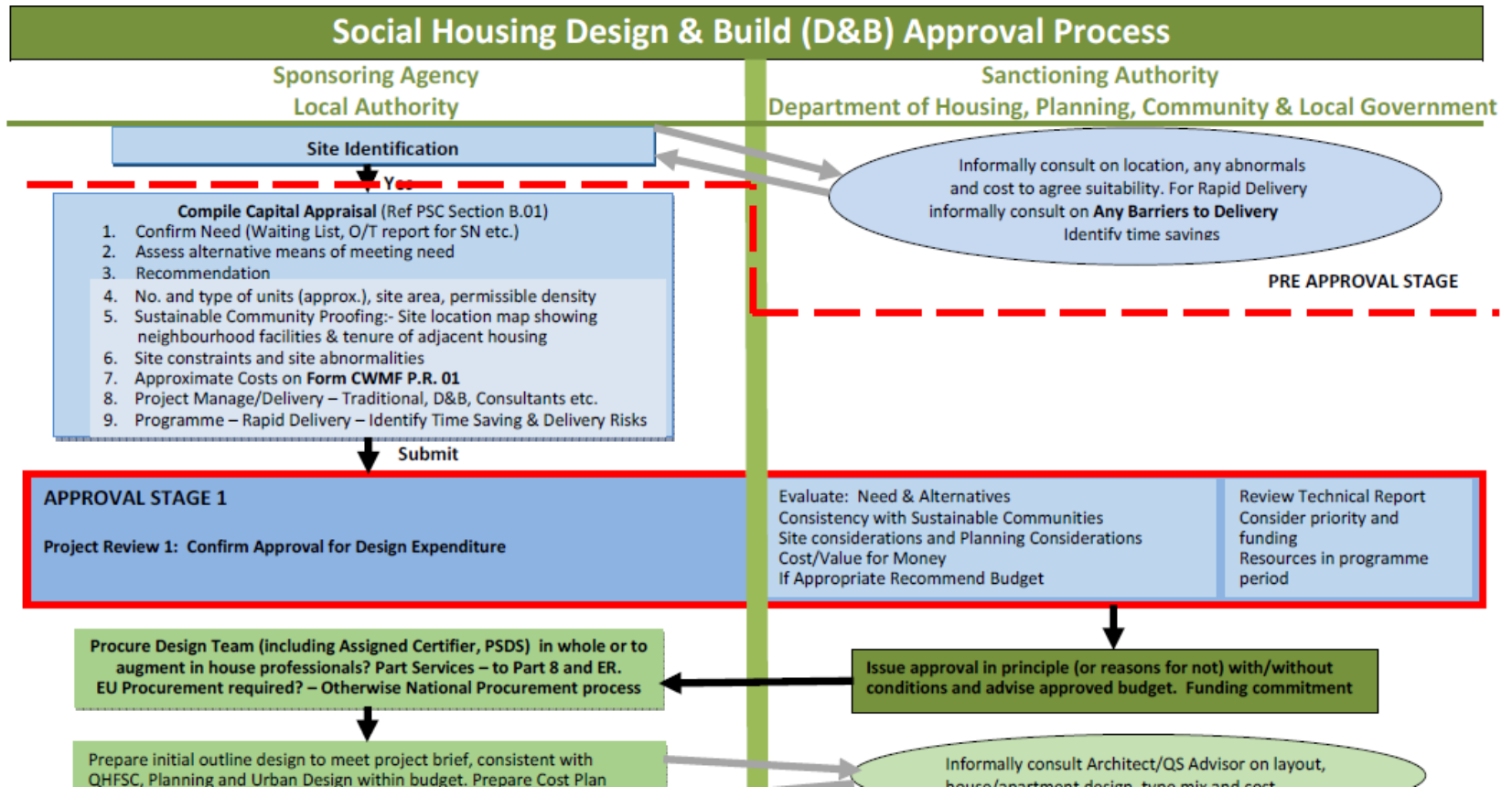
Increase the level and speed of delivery of social housing & other State supported housing

- **€5.35bn investment in 47,000 social housing units by 2021**
- **Accelerated Housing Assistance Payment (HAP) delivery [12,000 in 2016 and 15,000 in 2017]**
- **NTMA/Private Sector Housing Fund**
- **Mixed tenure development on State lands & other lands**
- **Housing Delivery Office**
- **Housing Procurement Unit**
- **Extensive supports for LAs and AHBs**
- **Streamlined approval processes**
- **Housing for Specific Groups**

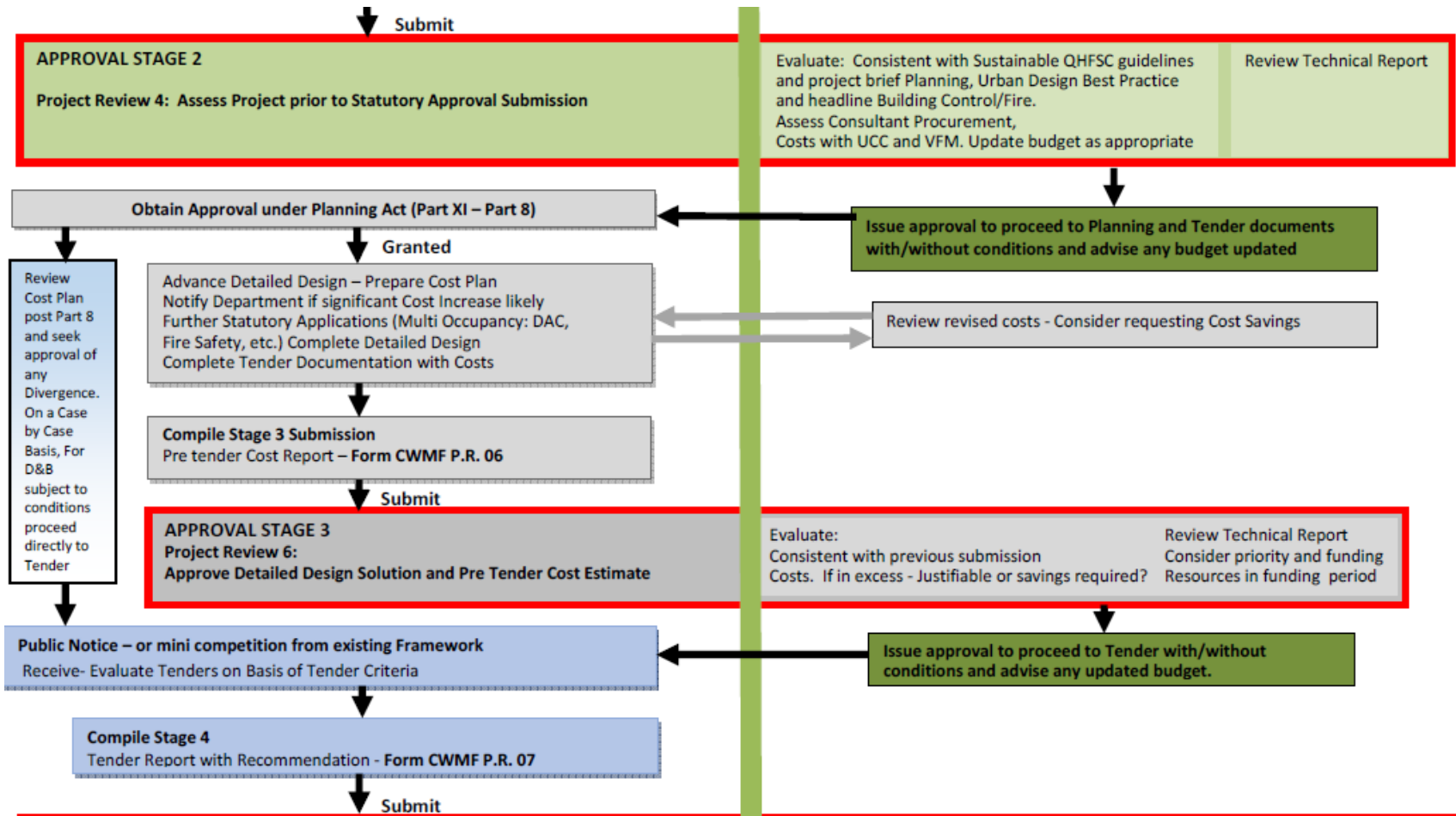
4 Stage Approval Process



Pre-approval of potential sites



Design Build Efficiencies



4 Stage Approval Process

- Comply with Capital Works Management Framework/Public spending code/cost certainty and value for money
- Good quality housing in sustainable communities
- 4 stage process well established now
- To support local authorities - Quarterly technical meetings
- To provide a national perspective and consistency
- overview/trends - feedback

Quarterly meetings

- Technical Quarterly meetings with Department and LAs
 - Opportunity for preliminary informal engagement on prospective sites – pre approvals
 - Opportunity to informally tease out and resolve cost or design or other constraints
 - Opportunity to collectively look at all housing in the area, including AHB delivery.

Process and Procedures Review

Social housing - Design, Approval and Delivery: Process and Procedures Review

- Rebuilding Ireland: An Action Plan for Housing and Homelessness
- Action 2.11 -review the processes and procedures for approving and advancing housing construction projects
- Objective - To streamline and accelerate the delivery of housing

Social housing - Design, Approval and Delivery: Process and Procedures Review

Number	Recommendation	Review Ref No.	Responsibility
1	Project Tracking	3.2.1	DHPCLG
2	Digital work-flow Management	3.2.2	DHPCLG
3	a. Pre-Approval Stage	4.2.1	DHPCLG, LAs, AHBs
	b. Telescoping stages 1 and 2	4.2.1	DHPCLG, LAs, AHBs
4	Improved applications & turnaround deadlines	4.2.2	DHPCLG, LAs, AHBs
5	Application guidelines	5.2.4	DHPCLG, LAs, AHBs
6	Optional standard internal layout templates	5.1.2	DHPCLG, LAs, AHBs
7	Information Sessions: Quality housing for sustainable communities & Design manual for urban roads	5.2.4	DHPCLG, LAs, AHBs
8	Oversight & co-ordination of all social housing in an area	5.2.1	LAs, AHBs
9	Facilitate the single-stage process	4.2.3	DHPCLG, LAs, AHBs
10	Training for housing staff	5.2.3	LAs, AHBs

Common issues

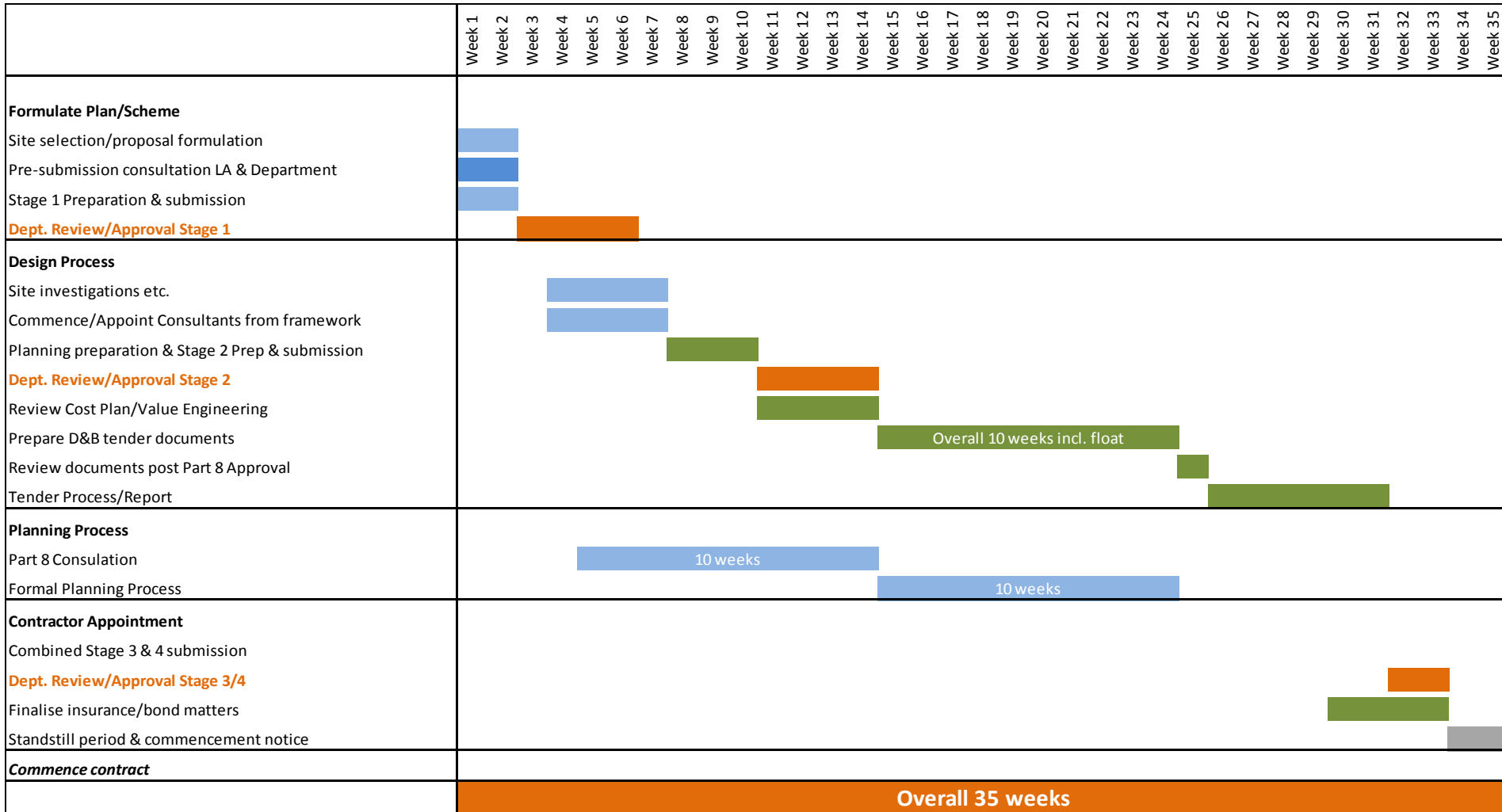
- **Stage 1** - Detail of site costs, demonstration of need, Alternate options for site, optimising density, mix of units
- **Stage 2** - Consultants procurement, attention to costs at an early stage – cost plans, cost effective design, elements eligible for funding
- **Stage 3** - Use of proprietary named products in tender documentation
- **Stage 4** - demonstrate a robust tender process and comment on the tender pricing etc., explain any increase over budget & identify potential areas for savings

Rapid Delivery Programme

Rapid Delivery

- Rapid delivery housing comprises the delivery of housing developments within a programme which shows overall time savings, demonstrated by a combination of savings across contract stages, including appropriate and efficient construction, resulting in a significant reduction compared with traditional build programme

Rapid Delivery Programme

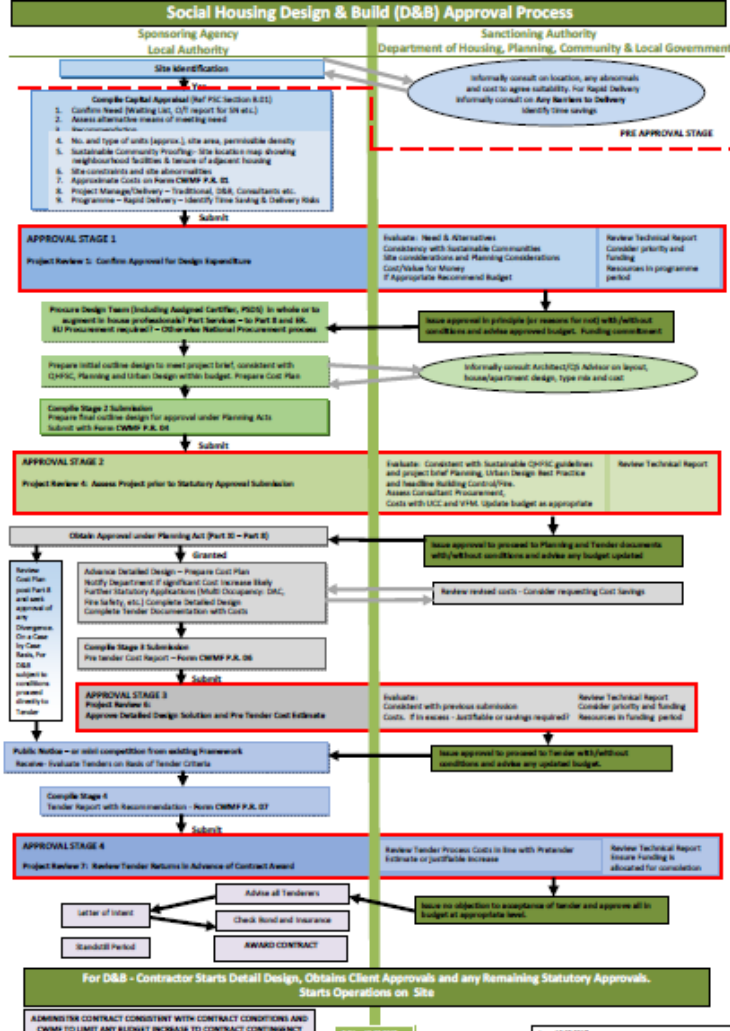
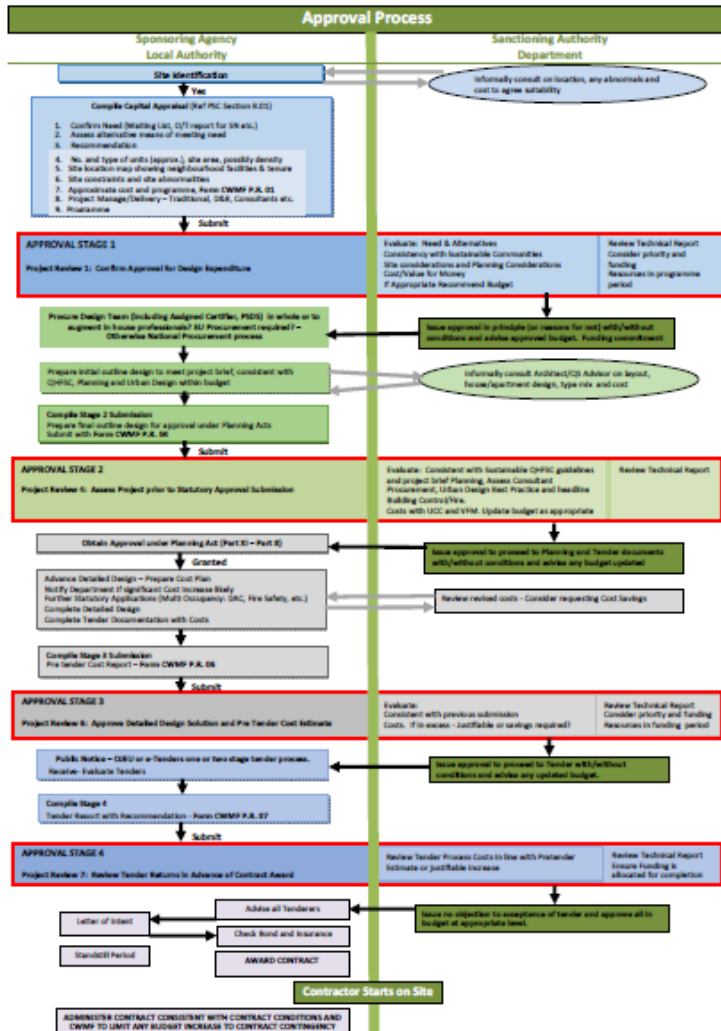


Notes: 1. Programme assumes that frameworks are utilised. 2. Fire certificate and DAC, if required excluded.

Procurement

- OGP Framework for the procurement of construction work
- Design Build Contracts
- Max 50 housing units /contract –no apartments
- OGP framework is available to all LAs and AHBs to use for social housing projects.
- Compliant with Building Regulations & a durability in the order of 60 years with a normal level of maintenance.
- Certification – non-standarised construction

Approval Process



Framework members

Andrews Construction Limited	Mullingar, Co. Westmeath.
Donaghmore Construction Limited	Dungannon, Co. Tyrone.
P.J. Carey (Contractors) Limited	Wembley, UK.
Mythen Construction Limited	Foulksmills, County Wexford.
Sammon Contracting Ireland Limited	Kilcock, Co. Kildare.
John Sisk & Son (Holdings) Limited	Co. Dublin.
Western Building Systems Limited	Coalisland, Co. Tyrone.
JJ Rhatigan & Company	Dublin City.
Glenman Corporation Limited	Galway City.
MEIC Limited	Loughrea, Co. Galway.
ABM Construction	Co. Dublin.
Manley Construction Limited	Duleek, Co. Meath.

Framework Tender

- **2016:**
 - 350 units at various stages
 - 22 units delivered
- **2017**
 - Target 650
 - Site identified – Dublin, Louth, Wicklow, Kildare, Meath, Cork, Waterford, Galway and Limerick.
- **2018**
 - Target 500

Part 8 - Planning

- 3 elements of Part 8
 - public consultation,
 - Chief Executive's report on same,
 - decision by elected members (6 weeks)
- No timeframe presently for CE's report stage – now to be set at 8 weeks
- This will set maximum overall timeframe of 20 weeks – greater certainty in progression of such development proposals”.

Conclusions

- Support
- Accelerate
- Streamline



DELIVERY