

# REBUILDING IRELAND

## Action Plan Status Report

### Q1 2019

#### Pillar 1 - Address homelessness

Action	Description of action	Objective	Timeline	Owner	Status	Verification
1.01	We will accelerate and expand the Rapid-Build Housing Programme to provide, in the first instance and as a priority, more suitable accommodation for families that are currently residing in commercial hotels, while more permanent tenancies are secured. Units delivered over and above the number needed for families in hotels will be used as standard social housing.	To provide 1,500 new units under this programme to move the existing group of families out of emergency accommodation in hotels as quickly as possible, and to limit the extent to which such accommodation has to be used for new presentations.	Q4 2016 - 200 units Q4 2017 - 800 units Q4 2018 - 500 units	DRHE and DHPLG	Ongoing	Rapid Delivery is one of a number of the construction mechanisms available to local authorities and approved housing bodies (AHBs) in terms of delivering new social housing homes. At the end of 2018, under the rapid delivery programme 423 homes had been delivered. Since the programme's inception, some 40 projects have been added to the pipeline and will deliver over 1,100 homes out to 2021. The OGP established a nationwide contractor's procurement framework to support local authorities and Approved Housing Bodies delivering social housing through this programme.  Work is ongoing in Louth and Galway Co.Co. to deliver pilot temporary modular hubs, which will provide accommodation for families experiencing homelessness. The hubs will be managed by the McVerry Trust who have specified the requirements of the hubs. The Housing Agency has established a multi-supplier framework agreement for the supply of temporary modular homes to support this programme.
	In addition, the Housing Agency will acquire 1,600 vacant housing units. (See also Pillar 5)	1,600 vacant units to be acquired by 2020.	2017-2020	HA	On schedule	As of 31 March 2019, the Agency had bids accepted on 806 units. 639 of these purchases had closed. The process of selling properties on to Approved Housing Bodies is underway. At the end of Q1 2019, the Agency had signed purchase option agreements for 283 properties with Approved Housing Bodies and these units are now under Caretaker Leases with a further 291 units already having been sold to AHBs by the Agency. In total, 413 properties were being tenanted by social housing tenants as the various sales and purchases were completing. The Department will continue to work actively with the Agency and the AHB sector to prioritise tenanting of available units and to streamline the performance of the fund in order to facilitate the acquisition of more units, both for the AHB sector and Local Authorities.
1.02	We will transition homeless households and individuals from emergency accommodation through the Dublin Region HAP Homeless Pilot.	To provide permanent, stable and supported housing to our long-term homeless individuals, and thus reduce the reliance on emergency accommodation over time.	Q4 2016 – 550 tenancies created Q4 2017 - 1,200 tenancies created	DRHE	On schedule  On schedule	Homeless HAP was extended beyond Dublin, and since January 2018, has been available in all local authorities. It allows local authorities to pay deposits and advance rental payments for any households experiencing homelessness, in order to secure accommodation via HAP. By end Q1 2019 over 7,000 HAP tenancies had been set up nationally on foot of referrals from homeless units.
1.03	We will put in place 'one-stop-shop' assessment centres with multi-agency participation, making the best use of modern technology, for families presenting as homeless. This will include local authorities, Tenancy Protection Services, Tusla, Family Mediation Services, DSP and expert NGOs.	To assess and support families with children presenting as homeless to ensure every effort is made to keep them in their current homes or to ensure appropriate homeless and other support services are provided.	Q4 2016	DRHE, LAs, Tusla, Family Mediation Services, DSP, NGOs	Complete	Assessment centres are in place and services continue to be provided.

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1.04	We will continue to operate the Dublin Region protocol in relation to appropriate responses to child protection and welfare concerns among families in emergency accommodation and review its operation in December 2016, refining it as appropriate. The protocol arrangements will be extended nationally in 2017.	To support homeless families with child dependents and ensure that a robust referral procedure is in place.	Q4 2016 - Q4 2017	DRHE, Tusla	Complete	The Dublin review was completed and the regional roll out of this system is underway and will continue to be rolled out. A Homeless Liaison Officer has been appointed and is located at Parkgate Hall in order to facilitate planning, coordination and integration of services across agencies. An extensive programme of engagement with partner agencies is now underway to: <ul style="list-style-type: none"> <li>• establish visibility for the Tusla Homeless service;</li> <li>• establish close working relationships with partner agencies;</li> <li>• identify existing service provision across Areas and with agencies;</li> <li>• identify gaps in service provision.</li> </ul>
1.05	We will further strengthen supports and initiatives for families in emergency accommodation to mitigate the challenges that such parents and children face, including: <ul style="list-style-type: none"> <li>• Enhanced liaison on family support, child welfare and child protection, including Family Resource Centres;</li> <li>• Access to early-years services;</li> <li>• School Completion Programmes;</li> <li>• Enhanced locally available practical supports for daily family life;</li> <li>• Access to free public transport for family travel and for school journeys; and</li> <li>• Practical supports and advice for good nutrition for those without access to cooking facilities.</li> </ul>	To support homeless families with child dependents.	2016-2017	Tusla, DCYA, HSE, DRHE, DHPLG	Complete	Increased supports are now in place for families currently living in emergency accommodation, including enhanced childcare and family supports in Family Hubs. Such initiatives include providing homeless families residing in emergency accommodation and family hubs in the Dublin Region with access to free public transport for essential school journeys. Additional support services for families in emergency accommodation are available through the Department of Children and Youth Affairs and Tusla, the Child and Family Agency. These include: a special provision under the existing Community Childcare Subvention Programme of free childcare for children from homeless families; and a special emphasis being placed on children from homeless families through the School Completion Programme. Schools with Home School Community Liaison Coordinators are proactively engaging with parents from homeless families to assist access to any other supports that may be of assistance; and children in homeless accommodation are being prioritised within the School Completion Programme for services such as breakfast and homework clubs. In order to provide a stimulating and healthy environment for children, young people and families who reside in family hubs, during the summer holiday period a series of initiatives and programmes were provided by DRHE who also facilitated co-operation between various agencies to provide further supports while the schools were closed.
1.06	We will put in place a safety guidance/voluntary code for child safety in emergency accommodation.	To address child safety & protection in emergency accommodation.	Q4 2016	DCYA, Tusla, DRHE, NGOs	Complete	DRHE and Tusla have developed a specific course on child protection. Child protection booklets have been distributed to operators of private emergency accommodation. Child safety is an integral element of the <i>National Quality Standards Framework for Homeless Services</i> .
1.07	We will work to ensure that young people leaving State care and at risk of homelessness are identified and catered for through appropriate housing and other supports for their needs.	To minimise homelessness among young people leaving State care.	2016 - 2017	DHPLG, DCYA, Tusla, HSE	Complete	Tusla, which coordinates the overall service response, has distributed its protocol on young people leaving State care to all Housing Authorities. Funding remains in place under the Capital Assistance Scheme to enable Approved Housing Bodies to provide residential units to accommodate young people exiting State care and agreed principles have been notified to all Housing Authorities. The Homeless Inter-Agency Group's report, published in June 2018, contains a number of recommendations for the treatment of care leavers and these are being implemented. Tusla is now working with multiagency partners to implement the Capital Assistance Scheme for Care Leavers at risk and has established a regular forum with the Approved Housing Bodies and the DRHE and has agreed a streamlined approach to the implementation of the CAS scheme which will ensure a more rapid response to meeting the housing needs of Care leavers. AHBs in the Greater Dublin Area are now, on the basis of this intervention, operating in a coordinated model to purchase properties. Tusla has also established a national forum for AHBs to ensure effective implementation in all Areas with an emphasis on forward planning to anticipate and plan for demand in 2019 and 2020.
1.08	We will provide additional emergency refuge accommodation spaces for victims of domestic violence and we will provide policy and procedural guidance to housing authorities with regard to the role they can play to assist victims of domestic violence in securing new independent tenancies.	To reduce the number of victims becoming homeless and the length of time spent in emergency accommodation arrangements.	2016 - 2017	Tusla, DCYA, Cosc, DHPLG	Complete	DCYA has made funding provision for an additional eight units of emergency accommodation for families experiencing domestic violence. Additional units are available in Clare, Dún Laoghaire, Galway and Sligo. Tusla has provided training on domestic violence awareness and response for homeless services staff in the DRHE region. DHPG has issued policy guidance to LAs on assisting victims of domestic violence with emergency and long term accommodation requirements.

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1.09	We will provide a new facility in the Dublin Region to accommodate pregnant women who are homeless.	To provide emergency accommodation and support services specific to the needs of pregnant women who are homeless.	2017	DRHE, DCYA, Tusla	Complete	A new facility which can cater for six women and their babies is operational. It is also planned to refurbish an existing facility with a further six places.
1.10	We will enhance inter-agency arrangements to ensure that accommodation, welfare and health supports for prisoners are in place prior to their release.	To reduce the likelihood of released prisoners presenting as homeless.	Q3 2016	Irish Prison Service, Probation Service, LGMA, DHPLG, DSP, HSE.	Complete	An inter-agency protocol developed by the Irish Prison Service, in consultation with the HSE, DSP and the CCMA, is now in place.
1.11	We will implement national procedures to enhance inter-agency arrangements regarding the release and accommodation of sex offenders.	To reduce the occurrence of released offenders being accommodated in emergency arrangements.	Q2 2017	Probation Service, Irish Prison Service, DJE, LAs, LGMA, DHPLG	Complete	The Sex Offenders Risk Assessment and Management (SORAM) process is in place to provide a multi-agency, consistent response across all local authorities areas in housing sex offenders. A Sex Offender Liaison Officer (SOLO) has been appointed within each of the 9 homeless regions to ensure that the discharge of convicted sex offenders from the prison services into the community is managed effectively and that their accommodation needs are addressed in an appropriate manner.
1.12	We will triple the targets for tenancies to be provided by Housing First teams in Dublin.	To provide 300 tenancies in 2017.	During 2017	DRHE	Ongoing	The National Housing First Implementation Plan 2018-2021 was published in September 2018 and puts the programme on a national footing. The National Plan is being driven by the National Director, who was appointed in February 2018 and operates from the DRHE's offices. To date there, 330 tenancies have been created for 276 individuals in the Dublin region, with an 87% retention rate. Two tenancies have been created in Limerick and we expect to see tenancies created in all of the other regions during 2019.
1.13	We will strengthen the existing housing-led approach in Dublin and extend it to other urban areas, focusing on persistent rough sleepers and long-term homeless households.	To secure accommodation and supports based on the needs of the individual.	Q4 2016	DHPLG, LAs, HSE	Complete	The National Implementation Plan for Housing First was launched in Q3 2018 and will extend the programme nationwide. Underpinned by funding, it includes ambitious county by county targets with the intention of seeking to tackle entrenched rough sleeping and long term homelessness on a national basis.  See Action 1.12 for additional information.
1.14	We will examine and analyse the reasons why offers of accommodation are not taken up by households in emergency accommodation in hotels.	To limit the period of time spent by households in inappropriate accommodation arrangements.	Q4 2016	DHPLG, LAs	Complete	All operators of emergency accommodation work with households to identify and secure an exit from homelessness into an independent tenancy. Where appropriate, households are provided with the necessary supports to ensure that they are equipped to sustain a tenancy.

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1.15	We will improve mental health and primary care services for homeless persons using the existing allocation of €2m, and we will increase the allocation to €6m in Budget 2017.	To provide the most appropriate primary care and mental health services to those in homeless services and improve their ability to sustain a normal tenancy.	Q4 2016	DoH, HSE	Complete	The €2 million funding available in 2016 allowed for the provision of care and case management assessment and intensive addiction and mental health programmes across the Dublin Region for homeless people. These programmes are being continued, with additional funding of a further €1.5 million, in 2017. Funding of €6m was also provided for this purpose in 2018.
1.16	We will address the rehabilitation needs of homeless people with addiction issues, through the new National Drugs Strategy which is to be effective from January 2017.	To ensure that the drug rehabilitation pathway is linked to sustainable supported tenancy arrangements.	2017	DoH, HSE	Complete	Reducing Harm, Supporting Recovery, a health-led response to drug and alcohol use in Ireland 2017-2025, has been published and can be accessed by clicking on the following weblink - <a href="http://health.gov.ie/wp-content/uploads/2017/07/Reducing-Harm-Supporting-Recovery-2017-2025.pdf">http://health.gov.ie/wp-content/uploads/2017/07/Reducing-Harm-Supporting-Recovery-2017-2025.pdf</a>
1.17	A national awareness campaign will be rolled out, targeted at families and individuals worried about, or at risk of losing their homes.  The Threshold Tenancy Protection Service will be extended nationwide.	To maximise awareness of the services and supports available.	Q1 2017  Q4 2016	DHPLG , DSP, RTB, LAs  DSP, LAs and Threshold	Complete  Complete	The national communications campaign for Abhaile, the National Mortgage Arrears Resolution Service, was launched on 27 February 2017. The campaign is managed by the Citizens Information Board.  Threshold, with funding from DHPLG, has extended its freephone Tenancy Protection Service nationwide from 2017.  The Department continues to monitor awareness levels in consultation with local authorities.
1.18	We will provide access to independent expert legal and financial advice for people who are insolvent, and are in serious mortgage arrears on their home.	To ensure that an insolvent person who is at risk of losing their home can access independent advice which will help them to identify their best options, for returning to solvency – with priority given to remaining in their home, where that is a sustainable option.	Q3 2016	DJE, jointly with DSP  Citizens' Information Board, MABS, Insolvency Service Ireland, Legal Aid Board	Complete	A new Aid and Advice Scheme for people in serious mortgage arrears is in place as part of Abhaile, the national Mortgage Arrears Resolution Service.
1.19	The Government will work with the Central Bank to ensure that the Code of Conduct on Mortgage Arrears provides a strong consumer protection framework for borrowers struggling with their mortgage repayments.	In collaboration with the Central Bank, and based on an assessment of the restructuring options available to borrowers, work to ensure that distressed borrowers are facilitated to meet the terms of a sustainable restructuring arrangement and consequently to remain in their primary residence where possible.	Q1 2017	DoF, Central Bank	Complete	Following an assessment of sustainable restructuring solutions available across all lenders operating in Ireland, the Central Bank has confirmed that it considers the range of resources offered by banks to be broadly appropriate in balancing consumer protection imperatives, and maintaining a mortgage market for all borrowers. The Central Bank undertook an extensive programme of supervisory work to confirm that regulated entities were demonstrating compliance with the measures introduced for the resolution of mortgage arrears.
1.20	We will request the Central Bank to conduct an assessment of existing sustainable restructuring solutions across all lenders and non-bank entities operating in Ireland.	To ensure that there are sustainable restructuring solutions available to distressed borrowers.	Q4 2016	DoF, Central Bank	Complete	The assessment is complete, and finds a comprehensive range of available restructuring solutions being offered and delivered by both bank and non-bank entities and notes considerable progress in addressing mortgage arrears since the 2013 peak.

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1.21	We will examine how the Mortgage to Rent scheme can be improved to facilitate more households, and explore alternative models for the purchase of units, including long-term leasing arrangements.	To support households in long-term mortgage arrears to remain in their homes.	Q4 2016	DHPLG , DoF	Complete	The Mortgage to Rent (MTR) Scheme has been reviewed and a range of amendments to the eligibility criteria and administration of the scheme are now in place, enabling more properties to qualify and making the scheme more flexible and accessible to borrowers. To increase borrowers' awareness and understanding of MTR a new dedicated mortgage to rent website, www.mortgagetorent.ie, has been developed by the Department together with the Housing Agency, with input from the Abhaile Service and the Insolvency Service of Ireland. The website, which went live on 4 July 2018, provides clear, user-friendly information on the MTR scheme specifically directed at borrowers and complements other measures taken to improve the scheme.
1.22	We will provide a further €10 million in funding for more Family Hubs to be drawn down in 2017, as demand rises from Local Authorities. This is in addition to funding announcements for Family Hubs in June 2017.  <i>Review 1</i>	To ensure that homeless families in all regions have access to safe and secure temporary emergency accommodation.	Immediate	DHPLG	Complete	Family Hubs are a more appropriate form of emergency accommodation for families and local authorities have been requested to further develop such facilities in their areas of operation, where required. Capital funding is available to support the development in hubs, with a number of new facilities being developed in Dublin, Cork and Galway in particular. Funding is available to support this activity. At end of Q1 2019, there were 27 Family Hubs in Dublin, Kildare, Limerick, Louth and Cork, providing up to 650 households with accommodation.
1.23	We will roll out HAP Place Finder Service on a national basis (all 31 LAs) and allocate additional people to the Place Finders Service in Dublin. Homeless families in Dublin wishing to move to locations outside of Dublin will be facilitated where possible.  <i>Review 2</i>	To target HAP supported rental properties for households in emergency accommodation	Immediately but full effect will require local recruitment.	DHPLG, LAs, Homelessness Agencies	Complete	All local authorities are now being provided with the options to pay deposits and advance rental payments for any households in emergency homeless accommodation, in order to secure accommodation via HAP. Local authorities may, dependant on local demand, offer households in emergency accommodation the option to source accommodation themselves or with the assistance of local place finders arrangements. The Homeless HAP Placefinder service, initially a Dublin based initiative, has now been made available to all 31 local authorities. To date, the Department has approved funding of 22 dedicated Placefinder officers nationally, who work with families experiencing homelessness to identify a tenancy in the private rented sector.  Circular 10/2019 provided for additional flexibility in respect of the Inter-Authority Movement of Housing Assistance Payment (HAP) Scheme Applicants. Inter-authority movement for HAP applicants can now also be facilitated between local authorities with Income Bands that are equal or lower but only in circumstances where the applicant income is below the threshold in the new local authority.
1.24	We will deliver an additional 200 emergency beds for singles and couples  <i>Review 3</i>	To ensure sufficient capacity in the emergency accommodation system to minimise the need for rough sleeping	200 by end December 2017	DHPLG	Complete	237 additional emergency beds were delivered by end-December 2017. A further 60 beds were introduced in the Dublin region as part of the response to Storm Emma, which saw increased numbers of rough sleepers engaging with homeless services. These beds are all STA beds (supported temporary accommodation) where the individuals are provided with health supports. There is a continuous review of the need for emergency beds and over 200 further emergency beds were delivered by end 2018. The priority remains that any individual who wishes to receive shelter or a bed can avail of it.
1.25	We will appoint a Director of Housing First, with specialist expertise.  <i>Review 4</i>	a) To demonstrate the Department's commitment to delivering Housing First and to ensure a coherent management approach.	2017	DRHE, DHPLG	Complete	Mr. Bob Jordan was appointed as National Director of Housing First and took up duties in February 2018.
1.26	We will accelerate and expand roll-out of the Housing Led initiative in other major urban areas outside Dublin  <i>Review 5</i>	To support individuals across the country to move on to independent living from emergency accommodation.		DRHE, DHPLG	Complete	The National Director worked closely with the regional authorities on the design and development of the Housing First model with funding approved for the projects from the Service Reform Fund during Q2 2018. Work was carried out on the development of an implementation strategy with targets for Housing First tenancies in each local authority. The Plan was published in Q3 2018.

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1.27	Building on the target of 300 Housing Tenancies by end 2017, we will agree a specific housing first target for each of the Dublin Local Authorities and target the delivery of an additional 100 tenancies outside of Dublin in 2018.  <i>Review 6</i>	To support individuals across the country to move on to independent living from emergency accommodation.	2018	DRHE, DHPLG	Complete	The Housing First National Implementation Plan was published in September 2018 with targets included for all local authorities in the period to 2021. There are 663 tenancies targeted nationally. All local authorities either have a contract in place for the delivery of Housing First or are at tender stage with implementation to commence during 2019.  See Action 1.12 for additional information.
1.28	We will build more one-bed homes for individuals and those under Housing First Programmes  <i>Review 7</i>	To support individuals across the country to move on to independent living from emergency accommodation.		LAs, AHBs, DHPLG	Complete	The Capital Appraisal Guidelines for social housing construction emphasise that housing types should generally follow housing need, including increasing the provision of single and two-bedroom dwellings. In the context of the issuing of social housing targets out to 2021, the Department is actively working with local authorities to increase this type of dwelling on various projects and locations. Clearly, the supply of social housing properties, especially for single person households, is critical to the successful delivery of Housing First and the Department is committed to ensuring that Local Authorities are supported and encouraged to ensuring that suitable properties are in place to meet the Housing First targets.
1.29	We will launch a new Mortgage to Rent Pilot Scheme 2017  <i>Review 8</i>	To help keep people who cannot afford their mortgage payments, and who are eligible for social housing, out of homelessness by allowing them to remain in their homes as tenants.	Announcement of new scheme - 2017  Estimated 500 cases (subject to EOI returns) 2018-2019	DHPLG	Complete	The commencement of a new MTR pilot scheme using an alternatively funded long-term lease model was announced at end Q2 2018. A new entity, Home for Life Ltd., is participating in the pilot scheme and the inclusion of Home For Life follows a public process, led by the Housing Agency, seeking suitably qualified parties in the private sector interested in entering into long term lease arrangements with local authorities for the provision of accommodation to MTR eligible households. The purpose of the pilot scheme is to establish if the MTR scheme can be delivered at scale to meet the needs of more borrowers in long-term arrears.
1.30	We will increase and accelerate the Rapid Build programme across all local authorities, including upskilling local authorities on rapid build technique and procurement procedures, publication of the Rapid Build construction pipeline with over 1,000 units and the implementation of the Rapid Build volumetric programme.  <i>Review 9</i>	To ensure that build/construction projects are advanced as quickly as possible and that rapid build processes and prompt techniques become embedded at local authority level.	Immediate	DHPLG	Ongoing	The Department is working closely with all local authorities in relation to increasing and accelerating the delivery of a range of social housing programmes and supports. The rapid delivery programme for houses has been in place since 2016 when the OGP established a nationwide contractor's procurement framework to support local authorities and Approved Housing Bodies (AHBs) delivering social housing through this programme. While off-site construction may not be suitable for all developments or sites, the Department continues to encourage and support local authorities and AHBs to consider the rapid delivery mechanism in the interest of accelerated delivery.  Dublin City Council (DCC) is developing a volumetric rapid delivery programme of apartment developments. A procurement framework of Design Build Contractors for the delivery of these units is in the process of being established. The process commenced in August 2018, with a request for expressions of interest, and the assessment of tenders resulting from these expressions of interest, is underway at present. It is expected that the framework will be in place early in the second Quarter of 2019. Once in place, the framework will be available to all local authorities and approved housing bodies to use. It is envisaged that over 1,000 fast-track apartments/houses will be built using this framework, and while the majority of the projects are and will be advanced across Dublin there are also schemes being developed in other cities and towns across the country. The Department is working very closely with DCC to prioritise some of the larger apartment schemes, given the current demand, and to advance these projects in parallel with the establishment of the framework. The volumetric units are likely to be constructed using offsite elements providing benefits in terms of speed of erection and ultimately delivery, while still providing sustainable and durable housing. All new dwellings must comply with Building Regulations, Building Control requirements and achieve a 60 year durability for all key elements. In addition, rapid delivery construction systems must comply with an appropriate Irish Standard, Agrément Certificate or European technical Assessment or equivalent, demonstrating compliance with Irish Building Regulations.

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1.31	We will establish a Homelessness Inter-Agency Group, chaired by former Secretary General, to deliver homeless services in a coherent and joined-up way. Subject to extenuating circumstances, the new inter-agency group will implement a "first in, first out" policy across homeless services so that those longest in emergency accommodation and families with medical or particular needs are prioritised for transition.  <i>Review 10</i>	To ensure transparency and delivery of various funding streams from Departments and Agencies and to coordinate and enhance health supports in emergency accommodation and services and to increase health supports in emergency accommodation and services and supports for families and children.	Immediate	DHPLG, DoH, DCYA, HSE, TUSLA,	Complete	Homelessness Inter-Agency Group was established under the chairship of Mr. John Murphy, former Secretary General, and regular meetings are taking place. The first report of the Group was published in Q2 2018.
1.32	The new Inter-Agency Group will roll-out and oversee a targeted national awareness campaign for homelessness prevention, promoting available services, including the tenancy protection service.  <i>Review 11</i>	To prevent homelessness for those not yet at crisis point that would require phone or face to face advice.		DHPLG, Threshold	Complete	The National communications campaign for Abhaile, the national Mortgage Arrears Resolution Service was launched on 27 February 2017. The campaign is managed by the Citizens Information Board. Threshold, with funding from DHPLG, has also agreed to extend its freephone Tenancy Protection Service nationwide from 2017. In December 2017, the RTB launched a social media campaign with the objective of informing both landlords and tenants about rent restrictions in Rent Pressure Zones. In January 2018, the RTB continued an education and awareness campaign providing information on Rent Pressure Zones to landlords and tenants. The videos produced in this digital media campaign were viewed over 100,000 times. Coupled with the success of this online campaign, the RTB launched a Twitter account in Q2 2018. Using Twitter will allow the RTB to promote a greater awareness of the services offered, and also to communicate information and education pieces to a wider audience. The RTB will use Twitter to enhance engagement with those living and working in the rental sector, and support an evidence based commentary on the rental sector. Twitter will allow the RTB to deliver more frequent campaigns on the rental sector directed towards landlords and tenants.  The Department continues to monitor awareness levels in consultation with local authorities.
1.33	We will increase the annual social inclusion budget (Department of Health) to €36 million in 2018, in conjunction with the National Drugs Misuse Strategy "Reducing Harm, Supporting Recovery".  <i>Review 12</i>	To support a range of new actions to increase the range of addiction services available to homeless persons, including additional detox/step down facilities.	Budget 2018	DoH	Complete	The HSE's 2018 social inclusion budget was increased to €36m.
1.34	We will require Landlords to notify the RTB when they issue a notice of termination.  <i>Review 13</i>	To facilitate a risk-based targeting of tenancy sustainment efforts and early responses to prevent homelessness.		DHPLG, RTB	Ongoing	In September 2017, a multi-annual change management plan to empower the Residential Tenancies Board by giving them the necessary powers and resources to protect both tenants and landlords, was announced. A new requirement was considered for landlords to notify the RTB when they serve a notice of termination so that the necessary wraparound supports, such as Homeless HAP and HAP Placefinder, can be activated as quickly as possible and to ensure that tenants and landlords have very clear rights and obligations and are both appropriately protected and that information is made available at point of need. Alternative and resource efficient ways of meeting the requirements of this action are under consideration.  The Department is engaging with local authorities to gain further information on the reasons for tenancy terminations. Changes to the prescribed notice of termination form to require landlords to include information on housing supports to tenant is under consideration by the group. The Residential Tenancies (Amendment)(No. 2) Bill 2018 provides for the RTB to be copied with tenancy termination notice within 28 days of the expiry of notice periods. This will assist the RTB to identify cases to follow-up for investigation and possible sanction under its new sanctioning powers under the Bill which can be used in the context of unlawful tenancy terminations.

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1.35	We will develop a homelessness prevention strategy for non-nationals without entitlements (Habitual Residence conditions)  Review 14			DHPLG, DJE, DSP	Ongoing	The issue of non-Irish nationals without residence entitlements is one of those examined by the Homelessness Inter-Agency Group. The report of that Group, to the Minister in June 2018, recommended that the Department of Justice and Equality, and the Department of Housing, Planning and Local Government should develop an agreed policy, including a communications protocol, on the services to be provided to individuals who may have no rights to reside in the State. Both Departments are working closely on the matter at present, with work on the protocol well advanced following an intensive engagement between the DRHE and the INIS division of the Department of Justice and Equality. An important objective is to clarify at the earliest possible stage a household's entitlement to housing supports so that time spent in emergency accommodation is reduced by allowing a local authority to implement permanent housing solutions. The Department of Housing, Planning and Local Government and the CCMA is also working closely with the Reception and Integration Agency of the Department of Justice and Equality to support households in Direct Provision, who have obtained a permission to remain in the State, to secure a housing solution.
1.36	We will urgently examine the issue of refusals of reasonable offers of accommodation by those in emergency accommodation  Review 15	To ensure a consistent approach to such refusals is being implemented nationally.	Immediate	DHPLG	Ongoing	The Department plans to amend the regulations to provide that a household that refuses two reasonable offers in any twelve-month period, other than an offer made under the Choice Based Letting procedure, will not receive any further offers from any local authority for a period of five years. The latter period will not be reckonable subsequently for the purposes of determining the household's relative priority for another social housing tenancy.
1.37	We will provide funding of €350,000 to NGOs delivering services on behalf of the State to appoint exit co-ordinators to support those exiting homeless services and to report on exit progress on a monthly basis to the DRHE.  Review 16	To support homeless families and individuals exiting emergency accommodation.	2018	DHPLG, DRHE	Complete	Exit coordinators, working directly with the DRHE, are in place and are working to support families and individuals exit from emergency accommodation into sustainable tenancies. All SLAs put in place by the DRHE for the operators of family hubs include targets to exit families from emergency accommodation into independent tenancies.
1.38	We will restructure DRHE to deliver more services directly, working with the new interagency group, and focussing in a targetted manner on prevention, services and exits. It will also expand to include surrounding local authorities.  Review 17	To ensure that DRHE have the required resources and expertise in place to support those either at risk of, or experiencing, homelessness.	2017	DRHE, Inter-Agency Group, DHPLG	Complete	Additional expertise and resources have been put in place in DRHE to support it in delivering on its programme of work. The Housing First programme is now being led by the DRHE, with the appointment of a National Director within the DRHE, responsible for its implementation nationally. The DRHE is also leading on a research project to obtain more information on the homeless population nationally. Furthermore, the DRHE is also leading on the re-development of the PASS case management system, which will improve case-management and data collection.



Action	Description of action	Objective	Timeline	Owner	Status	Verification
<b>Pillar 2 - Accelerate social housing</b>						
Action	Description of action	Objective	Timeline	Owner	Status	Verification
2.01	We will substantially increase the delivery of social housing to 47,000 homes by 2021, with funding of €5.35 billion, particularly focusing on new direct-build projects by local authorities and AHBs.	To meet the social housing needs more quickly across the range of programmes and supports.	Ongoing to 2021	DHPLG, LAs, AHBs	On Schedule	27,301 housing solutions were provided in 2018 across all local authorities. Budget 2019 has allocated €2.4 billion for Housing in 2019. This funding will provide 10,000 new social housing units, this year. In all, a further 27,000 solutions will be delivered across the country this year. The Q4 2018 Construction Status Report shows that the Social Housing Build Programme includes 1,299 schemes (or phases) at the end of 2018, delivering over 19,134 homes.  Final social housing outputs from Local Authorities are being validated for publication by end May. Indicative output shows that over 5,800 housing solutions were delivered across the period January to March 2018, representing 21% of the overall target for 2019.
2.02	We will review existing current and capital programmes on an ongoing basis to ensure that they are relevant and are meeting the needs of citizens.	To accelerate the delivery of housing and ensure that projects are advanced efficiently and effectively.	Ongoing to 2021	DHPLG	On schedule	The operation of the Capital Advance Leasing Facility (CALF) which is available to AHBs to support the construction and acquisition of new social housing was reviewed by the Housing Agency in 2018 on the request of the Department. The purpose of the Review was to ensure that CALF is sufficiently orientated to facilitate the financing of social housing construction projects. The Review has been completed by the Housing Agency and the Department is finalising the implementation of the recommendations, which will be introduced from Q3 2019 to facilitate the AHB Sector.
2.03	We will accelerate the roll-out of the Housing Assistance Payments Scheme on a national basis to:  <ul style="list-style-type: none"> <li>Counties Cavan, Kerry, Laois, Leitrim, Longford, Roscommon, Westmeath, Wexford and Wicklow by end-2016, and</li> <li>The Dublin Region, commencing from Q1 2017.</li> </ul>	To ensure that HAP, and the support it provides towards employment, will be available to all households who can benefit from it.	Q4 2016 and Q1 2017	DHPLG, DSP, LAs	Complete	The HAP scheme is now available to all households on local authority waiting lists in all 31 Local Authority areas. At end Q1 2019 there were 45,915 active HAP tenancies.
2.04	NTMA will work with the private sector to establish a funding vehicle capable of facilitating off-balance sheet investment in delivering social and private housing, through:  <ul style="list-style-type: none"> <li>acquiring properties for onward long-term leasing to LAs and AHBs, and</li> <li>activating new residential construction for the broader build-to-rent sector.</li> </ul>	To deliver 5,000 social houses over a five year period.	Q1 2017	NTMA, DoF, LAs, AHBs	On schedule	The Enhanced Lease was launched in January 2018 and two Calls for Proposals from the market have been completed to date, The first Agreements for Lease will be signed in Q2 2019 and are in the final stages of due diligence. It is planned that from Q1 2019, the arrangement will fully open and access will be directly through the Housing Agency and local authorities and not just during defined Calls for Proposals. There has been a significant upturn in interest in the scheme in Q1 2019 and the Department is working with the Housing Agency and the relevant Local Authorities to bring new proposals through the assessment process.

Action	Description of action	Objective	Timeline	Owner	Status	Verification
2.05	We will put in place a Housing Agency Fund of €70 million, with specific focus of engaging with banks and investment companies, primarily private equity funds, to acquire properties.	To deliver some 1,600 units by 2020.	Q3 2016	DHPLG, Housing Agency	On schedule	The Housing Agency €70m Fund was established in 2017.  As of 31 March 2019, the Agency had bids accepted on 806 units. 639 of these purchases had closed. The process of selling properties on to Approved Housing Bodies is underway. At the end of Q1 2019, the Agency had signed purchase option agreements for 283 properties with Approved Housing Bodies and these units are now under Caretaker Leases with a further 291 units already have been sold to AHBs by the Agency. In total, 413 properties were being tenanted by social housing tenants as the various sales and purchases were completing.
2.06	We will ensure that resources are made available to local authorities and AHBs to facilitate the purchase of newly built private dwellings to the fullest extent envisaged, by Part V of the Planning and Development Acts.	To increase social housing stock.	Q3 2016	DHPLG, LAs, AHBs	Complete	Substantial additional Exchequer investment up to 2021 has been secured for the provision of social housing. An additional €100m was made available in 2017 for social housing purposes, bringing the housing budget to €1.4bn. In Budget 2018, an additional €500m was also secured, bringing the 2018 social housing budget to €1.9bn and the overall Rebuilding Ireland budget to over €6bn. The investment of €1.9bn in 2018 facilitated the delivery of 27,103 social housing supports, through build, acquisition, leasing, HAP and RAS. €2.4 billion in funding is available for 2019.
2.07	For each site in the Land Aggregation Scheme and linked to land management approaches, a Strategic Management Plan will be prepared to advance the asset to the development stage at the earliest opportunity.	To enhance land management and utilise land to the greatest extent possible.	Q1 2017	HA, DHPLG, LAs	Complete	The Housing Agency's Strategic Development and Management plan identified 36 sites as being suitable for 'immediate development'. A number of these sites are currently developed or under development.  A further 37 sites have been categorised as 'secondary sites' which will take more time to develop due to economic or demographic challenges. The Housing Agency has sought and received expressions of interest from AHB's to work with the Agency to develop these secondary sites. This work is currently ongoing.
2.08	We will support the leasing of additional privately developed dwellings beyond the extent envisaged by Part V, including the up-front purchase of the Part V social housing requirement.	To stimulate development and increase social housing stock.	Q3 2016	DHPLG, LAs, AHBs	Ongoing	The Department has revised the standard long term leasing arrangements to align them with certain provisions of the enhanced leasing scheme, including a 25 year lease term and index linked, 3-yearly rent reviews, thus providing for a more attractive product for prospective lessors. This was launched in November 2018 and market interest has increased significantly with a number of Local Authorities having commenced using the new Agreement for Lease tool to secure new social housing homes under long term leases. The Department has also rolled out a Leasing Practitioners' Forum, along with the Housing Agency, to provide direct support for Local Authorities in long term leasing. The Housing Agency has also been tasked with providing Local Authorities with a Leasing Toolkit to comprehensively address all aspects of the delivery stream to allow them to engage with the market in an informed manner, this will include detailed guidance on Part V leasing. This will be ready at the end of Q2 2019.
2.09	A dedicated Housing Delivery Office is being established within DHPLG to support local authorities, AHBs and all stakeholders involved in the delivery of key elements of the ambitious private and social housing targets in this Action Plan.	To accelerate and monitor housing delivery, both private and social, on key sites, identify further mechanisms to accelerate delivery, and support the roll-out of complex construction projects, including identifying and resolving barriers to delivery.	Q3 2016	DHPLG	Complete	A dedicated Housing Delivery Office (HDO) is in place to support the accelerated delivery of housing across the social and private sectors and the tenure spectrum in an integrated and timely manner. Working with the broader Housing and Planning Divisions in the Department, other key agencies, local authorities and the construction sector, the HDO supports the roll-out of complex projects, including identifying and resolving barriers to delivery, and monitors progress across key sites as they progress. The HDO continues to work with all key stakeholders involved in the delivery of housing, including from key disciplines such as architecture, planning, engineering and building control, project and construction management, quantity surveying, capital programme delivery and administration.
2.10	The Housing Agency will establish a Housing Procurement Unit.	To provide a procurement centre of excellence and advice in support of local authorities and AHBs in the accelerated delivery of their social housing programmes.	Q3 2016	DHPLG, Housing Agency	Complete	A dedicated resource is in place in the Housing Agency to support AHB delivery and offer technical advice on a range of procurement matters.

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2.11	We will review our processes and procedures for approving and advancing housing construction projects.	To streamline and accelerate the delivery of housing.	Q3 2016	DHPLG, LAs	Complete	A review of the 4 stage approval process was complete and the recommendations arising from that review are being implemented, including an overall target programme of 59 weeks for progressing a typical social housing construction project from initial capital appraisal submission by the local authority (Stage 1), to construction contract award.
2.12	We will legislate to streamline Part 8 processes with a particular focus on proposals for social housing projects and infrastructure servicing housing development both public and private.	To expedite the commencement and delivery of such housing development schemes.	Q3 2016	DHPLG	Complete	Provision included in the Planning and Development (Housing) and Residential Tenancies Act 2016 signed into law on 23 December 2016. New streamlined arrangements came into operation in 2017.
2.13	We will introduce an AHB Innovation Fund.	To support development of innovative financial models, including SPVs or mutual bodies, to enhance the potential combined contribution of the AHB sector.	Q1 2017	DHPLG, AHBs	Complete	In April 2016 the Department announced an Innovation Fund to support Tier 3 AHBs in their development of innovative financial models; funding of over €100,000 in total was approved for four AHBs in respect of various innovative projects.
2.14	We will establish a dedicated one-stop-shop within the Housing Agency to support AHBs, which will allow for better coordinated delivery under various mechanisms across all local authority areas.	To provide for better coordinated and strategic delivery by AHBs under various funding streams across all LA areas, and enhanced cooperation between AHBs and local authorities to maximise potential yield from LA lands.	Q3 2016	HA, AHBs, DHPLG and LAs	Complete	The one-stop shop for AHBs has been established and is operating as a source of advice and expertise in support of AHBs in relation to delivery mechanisms, procurement, and the provision of additional homes. A Housing Summit for AHB's took place in Q3 2018.
2.15	We will establish a Regulator for the AHB sector to oversee the effective governance and financial management of voluntary and co-operative housing bodies.	To safeguard public and private investment, rationalise and enable increased supply from the voluntary and co-operative housing sector.	Q1 2017	DHPLG, HA (as Interim Regulator)	Incomplete	The proposed Housing (Regulation of Approved Housing Bodies) Bill and the underlying policy, which was formulated in consultation with the sector, intends to establish a regulator to oversee the effective governance, financial management and performance of voluntary and co-operative housing bodies. The drafting of the Bill is virtually complete. DHPLG is currently working with the Office of the Parliamentary Counsel to finalise the text of the Bill for publication in the summer 2019 Oireachtas session.. Pending the enactment of the legislation, the interim regulatory arrangements in operation since 2014 will remain in place.

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2.16	We will bring forward pilot projects, beginning with Dublin City Council, based on best practice and cost effectiveness taking a cross Departmental / inter-agency approach to housing initiatives for older people.	To examine the potential for mainstreaming best practice projects, which bring together the HSE and local authorities with designers and academic groups. Such models would cater for those who, while not requiring full nursing home care, have been assessed as having healthcare needs that can be met in the community.	Q4 2016	DHPLG, DoH, LAs, HSE	Ongoing	The pathfinder project at St. Michael's Estate, Inchicore, Dublin 8 will include 52 living with support homes for older people. The 'housing with support' model brings together a range of services and supports - principally relating to housing, community, social and care needs. It thus seeks to provide an appropriate physical and supportive environment that enables older persons to live full lives in their own homes within their own community, thereby both promoting independence and reducing or deferring the need to move into long term residential care. The Project is now approved in principle and a stage 2 application has been submitted to the Department. At this stage a pre planning check on procurement, the consistency of the design with design guidelines, cost and value for money is carried out.
2.17	We will increase the target of the Housing Adaptation Grant drawdown to 10,000 homes in 2017 (up from 8,000 in 2016) and will streamline the application process.	To support the continued independent occupancy of their own homes by older people and people with disabilities.	Q1 2017	DHPLG	Complete	Funding for 2017 was increased to over €60 million and saw the delivery of over 9,000 housing adaptation grants, to support individuals to remain in their own homes. 2018 saw further increases to €66.2m supporting the adaptation of 9,413 homes. 2019 funding has been increased yet again, to €71.25 million, which will see increased numbers of grants delivered. The available funding each year is being fully expended, but the number of adaptations that can be completed, will always depend on client requirements. A trend towards more costly adaptations means the number of grants awarded, may not increase in line with higher overall funding.
2.18	DHPLG, in conjunction with DoH, is developing policy options for supported housing/housing with care so that older people have a wider range of residential care choices available to them.	To incentivise new supported living /assisted living arrangements which will meet the housing needs of certain older people.	From Q3 2016 to 2018	DHPLG, DoH	Ongoing	The Department of Housing Planning and Local Government and the Department of Health published a joint policy statement - Housing Options for Our Ageing Population on 27 Feb 2019. This Statement provides a framework for the creation of more liveable, sustainable and resource effective housing options for older people as envisaged in the specific commitments on housing for older people set out in Rebuilding Ireland. The Departments of Housing and Health have been working together since 2017 to develop policy options for supported housing/housing with care so that older people will have options to choose accommodation that is suited to their needs. This Policy Statement is an important step in this Government's response to those challenges and in builds on the work already done in the National Planning Framework 2040. The Statement sets out a framework by which the Government can create a much wider spectrum of options and choices for older people in Ireland. The aim is to ensure that people can grow old and live in a community of their choosing, with dignity and independence and sets out a suite of actions to further inform and develop policy in this area. The statement sets out forty actions and in order to deliver these actions, an Interdepartmental Implementation Group will be established. It will include membership from the two Departments, the HSE, Local Authorities and relevant stakeholders and will be examining the actions and recommendations on housing options for older people in public, private and rented accommodation. Both Departments are currently finalising terms of reference and an independent chair for the implementation group. It is expected that the first meeting will take place before the end of May 2019.
2.19	We will create pilot competitions, focusing on three distinct areas: <ul style="list-style-type: none"> <li>• smart technologies in housing for older people;</li> <li>• adaptation of existing houses to meet the needs of older people; and</li> <li>• life-time communities.</li> </ul>	To stimulate and encourage the design and construction industries to be innovative in designing and delivering housing solutions for older people.	Q4 2016	DHPLG, Centre for Excellence in Universal Design, RIAL, CIF	Complete	The objective of the Homes for Smart Ageing Universal Design Challenge (HSAUDC) was to stimulate and encourage the design & construction industries to be innovative in designing & delivering housing solutions for older people. The HSAUDC attracted 60+ high quality entries which was testament to the promotion surrounding the Competition. The HSAUDC award criteria was that entries should be feasible, cost effective and have potential for mainstreaming. ( Details of the winning and commended entries can be accessed through the following weblink: <a href="http://rebuildingireland.ie/?s=smart+ageing">http://rebuildingireland.ie/?s=smart+ageing</a> . )  The Abhaile Project has, by winning the HSAUDC, established itself as a new business and are actively pursuing pilot projects/ clients with their innovative housing solution. They now have a website: <a href="http://abhaileproject.ie/">http://abhaileproject.ie/</a> which provides further information on their service.
2.20	We will work with the HSE and local authorities on all issues, including funding supports, for housing people who are transitioning from HSE accommodation and for clients of the mental health services living in community-based accommodation.	To support community-based living for people with disabilities.	Ongoing	DHPLG, HSE, LAs	On schedule	The Departments of Housing and Health have been working together since 2017 to develop policy options for supported housing/housing with care so that older people will have options to choose accommodation that is suited to their needs. This Policy Statement is an important step in this Government's response to those challenges and in builds on the work already done in the National Planning Framework 2040.

Action	Description of action	Objective	Timeline	Owner	Status	Verification
2.21	We will continue to support the DoH and HSE in the programme of transitioning people from congregated settings to community-based living through ring-fenced housing capital funding.	To provide €10m in 2016 to support community-based living for people with disabilities in congregated settings, with further funding for 2017 and 2018.	Continued out to 2020	DoH, HSE, DHPLG	On schedule	The National Housing Strategy for People with Disabilities (2011-2016) has been extended to 2020. The Statement sets out a framework by which the Government can create a much wider spectrum of options and choices for older people in Ireland. The aim is to ensure that people can grow old and live in a community of their choosing, with dignity and independence.  We continue to provide funding under the Capital Assistance Scheme (CAS) for transitioning people from congregated settings in to the community and to liaise with the HSE regarding the best ways of doing this. Funding has been available since 2016 to cover all proposed projects received for this purpose
2.22	We will extend the National Housing Strategy for People with Disabilities (2011-2016) beyond its timeframe of 2016 to continue delivery on its aims.	To support community-based living for people with disabilities.	Continued out to 2020	DHPLG	Complete	The National Housing Strategy for People with Disabilities (2011-2016) has been extended to 2020. The Statement sets out a suite of actions to further inform and develop policy in this area.
2.23	The Housing Agency will commission an expert, independent review of capital/current funding for traveller-specific accommodation to date, having regard to targets contained in the LA Traveller Accommodation Programmes (TAPs) and actual units delivered, the current status of accommodation funded and funding provided for accommodation maintenance and other supports.	To provide factual information, analysis and identification of particular challenges, as a key platform to undertake an audit in 2017 of implementation and delivery of the TAPs, with a focus on appropriate supply of accommodation.	Q3 2016 - Review to commence  Q2 2017 – completion of review	HA, DHPLG	Complete	The review has been completed and the independent expert report can be accessed by clicking on the following weblink - <a href="http://www.housing.gov.ie/housing/special-housing-needs/traveller-accommodation/review-funding-traveller-specific">http://www.housing.gov.ie/housing/special-housing-needs/traveller-accommodation/review-funding-traveller-specific</a>
2.24	We will establish an operational sub-group under the auspices of the Irish Refugee Protection Programme Taskforce, composed of representatives from relevant Govt. Departments, local authorities and other bodies, to support and coordinate the process of housing refugees.	To provide a range of supports at local level, including the Housing Assistance Payment Scheme (HAP) and a range of other supports made available at local level to ensure the integration of individuals into their new communities.	Q4 2016	DJE, DHPLG, LAs, DSP	Complete	An operational sub-group under the auspices of the Irish Refugee Protection Programme (ISPP) Taskforce, with representation from relevant Departments and Agencies, has been established to support the process of housing refugees and has met on a number of occasions.
2.25	We will redirect existing resources from acquisition towards direct build by local authorities and approved housing bodies to increase the new build target to 3,000 homes (up 800) in 2018 and to 20,000 over the lifetime of the capital plan. Taking account of private sites delivered through Part V and void social housing stock refurbished for re-use the number of new homes constructed will be c.5,000 in 2018 and over 30,000 over the lifetime of the capital plan.  <i>Review 18</i>		Immediate	DHPLG	On schedule	In 2018, local authorities were advised of their 2018-2021 social housing targets and specific targets for 2019 were issued earlier this year and are available on the Rebuilding Ireland website. These targets are reflective of the revised focus on the Build programme. Some 27,301 additional housing solutions were provided in 2018 across all local authorities. The published Q4 2018 Construction Status Report shows that the Social Housing Build Programme includes 1,299 schemes (or phases) at the end of 2018, delivering over 19,134 homes. Budget 2019 has allocated €2.4 billion for Housing in 2019. This funding will provide 10,000 new social housing units and more than 27,000 social housing solutions in total across the country in 2019.

Action	Description of action	Objective	Timeline	Owner	Status	Verification
2.26	We will undertake the social housing needs assessment, on an annual basis, and establish and interrogate social housing need and waiting list requirements, including the social housing output required over the next decade.  <i>Review 19</i>	To inform policy and plan for the right types of housing support	Q3 2018 and annually thereafter	DHPLG, HA	Complete	Details on the number of households qualified for social housing support in each local authority area are provided in the statutory Summary of Social Housing Assessments (SSHA), an exercise which has been carried out on an annual basis since 2016. The summary is a count, on a specific date, of all households qualified for social housing support on local authority waiting lists whose housing need has not been met. The objective of the assessment is to identify the number of households in need of social housing support across the country, in order to inform policy and plan for the right types of housing support. It also allows local authorities to plan more strategically for the housing needs of people with a disability and will support the delivery of accommodation using all appropriate housing supply mechanisms.
2.27	We will review the resourcing and capacity of LAs to meet the increased and accelerated social housing targets and develop a staffing/resource model  <i>Review 20</i>	Analysis of LA capacity to deliver to meet increased /accelerated social housing targets by Q2 2018 Staffing/resource model for LAs' housing functions in advance of Estimate's process 2019	Oct 2017 – April 2018	DHPLG,	Complete	The Department's Housing Delivery Office is up and running and is providing support to LAs in terms of advancing housing projects. The Housing Delivery Office continues to support Local Authorities in the delivery of housing across the various mechanisms including land provision for future delivery.
2.28	We will improve processes, procedures to accelerate social housing construction delivery.  <i>Review 21</i>	Majority of social housing construction projects adhering to the target programme in 2018	Guidelines and target programme to be issued in Q4 2017 for implementation in 2018	DHPLG	Complete	A joint CCMA & Department working group was established to implement some of the key recommendations of the review that was undertaken and published in February 2017 "Social Housing Design, Approval and Delivery: Process and Procedures Review." The group completed its work in October 2017 and communicated the outcomes at two information sessions with local authorities in November 2017. The outcomes of the working group are as follows, namely: (a) A target programme of 59 weeks for Social Housing Construction Projects from stage 1 submission to the Department to contract award. (b) Further guidance on the requirements of the approval process and documents that are required at each stage submission. (c) Sample Capital Appraisal to further aid local authorities in developing stage 1 submissions. (d) A revised single stage approval process for social housing projects with 8 units or less and less than €2m.
2.29	We will enhance leasing arrangements to attract greater private investment in Social Housing  <i>Review 22</i>	1st tranche of 500 Units - 2018. Subject to a successful 1st tranche, further tranches of 1,000 to be offered per annum to 2021.	Launched to market – Q4 2017, with units delivered from 2018.	DHPLG	On Schedule	The Enhanced Lease was launched in January 2018 and two Calls for Proposals from the market have been completed to date, The first Agreements for Lease will be signed in Q2 2019 and are in the final stages of due diligence. It is planned that from Q1 2019, the arrangement will fully open and access will be directly through the Housing Agency and local authorities and not just during defined Calls for Proposals. There has been a significant upturn in interest in the scheme in Q1 2019 and the Department is working with the Housing Agency and the relevant Local Authorities to bring new proposals through the assessment process.
2.30	We will establish a new delivery team in the Department, led by Minister of State English, working with local authorities and approved housing bodies.  <i>Review 23</i>	To drive forward LA projects in the construction programme and maximise the use of State-owned lands in providing social and mixed-tenure housing	Q1 2018	DHPLG	Complete	The Housing Delivery Office is now established and is working closely with Local Authorities in identifying mechanisms to accelerate the delivery of social housing together with assisting in identifying suitable lands across the state and semi-state sector. It will continue to work with Local Authorities and Approved Housing Bodies to accelerate delivery and increase capacity across the sector. The State Land Management Group will continue the Department's work in overseeing and driving the strategic management and development from the State land bank.

Action	Description of action	Objective	Timeline	Owner	Status	Verification
2.31	<p>We will explore (through initial meetings with Deputy Michael Harty, and in line with the Programme for Government commitment) how we can progress an initiative on rural resettlement as a measure to facilitate wider re-use of existing housing stock, especially in lower-demand rural areas.</p> <p><i>Review 24</i></p>	To facilitate families open to moving out of high-demand housing areas and accessing social or private housing in more rural areas.	Ongoing	DHPLG, LAs	Ongoing	<p>As part of the Department's broader commitment to social housing reform it is committed to a reform agenda which will create a more flexible and responsive system of social housing support. It includes a range of actions to ensure that social housing supports are responsive to people's current needs, as well as to improvements in their circumstances. In this context, the development and provision of a "housing passport" system can facilitate greater movement of individuals in receipt of housing support or assessed as having an identified housing need.</p> <p>The housing passport will enable those with a housing need assessed in one local authority to be housed in or transferred to another local authority's functional area. Such flexibility of housing support could allow access to employment opportunities and critically can make a valuable contribution to the Government's broader policy of facilitating rural resettlement.</p> <p>The Department is currently developing proposals in relation to this matter, details of which will be outlined when the work involved is complete.</p>

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<b>Pillar 3 - Build more homes</b>						
Action	Description of action	Objective	Timeline	Owner	Status	Verification
3.01	We will establish a €200m Local Infrastructure Housing Activation Fund, seeking bids from local authorities in conjunction with housing providers in respect of enabling infrastructure for social, affordable rental and private housing delivery on large-scale strategic sites, with the potential to open up lands and deliver housing of the order of 15,000 to 20,000 units by 2019.	To relieve critical infrastructural blockages to enable the delivery of housing on key development sites.  To improve the economic viability and purchaser affordability of new housing projects.	Q3 2016 - Call for proposals  Q4 2016 - evaluation and finalisation of approved projects  Q1 2017 onward - initiation of projects	DHPLG, LAs	Complete	Work is progressing in respect of the 30 LIHAF infrastructure projects with an associated housing delivery of approximately 20,000 units by 2021. At the end of 2018 the infrastructure side of one project in Sallins in County Kildare was completed (purchase of lands for public space). In addition, four LIHAF projects had completed the tender process and commenced construction on the relevant infrastructure works, i.e. 1) Donabate in Fingal, 2) Mungret in Limerick, 3) Ratoath in Meath and 4) Western Environs in Kilkenny.  In early 2019, following completion of the necessary tendering process, six further LIHAF projects received approval from the Department to move to construction of the relevant infrastructure. These are 1) Marina Park in South Docks, 2) Cherrywood in Dun Laoghaire (Phases 1 & 2), 3) Oldtown Mooretown in Fingal, 4) Shannonpark Roundabout in Carrigaline in Cork, 5) Kilbarry in Waterford and 6) Brawny Road in Westmeath. The re-routing of the power lines was also approved for Old Whitechurch Road in Cork City. The remaining projects, some of which are currently completing the tender process, will be reviewed further during 2019 to ensure they are progressing in line with LIHAF requirements.  In terms of housing delivery, a total of 679 houses had been delivered on LIHAF sites. 325 of these were delivered at a cost reduction on open market values in Adamstown Dublin. By end Q1 2019, this total build figure had risen to 814.
3.02	We will provide capacity through increased borrowing and access to HFA financing for participating local authorities to provide matching funding for the Local Infrastructure Housing Activation Fund.	As above.	From Q4 2016.	DPER, DoF, HFA, LAs, DHPLG	Complete	The HFA has met with the local authorities and has made long-term fixed rate funding available at very competitive rates for LIHAF projects.
3.03	The National Treasury Management Agency, through ISIF, will develop proposals to offer competitive financing on a commercial basis, to developers or consortia of developers, to meet on-site and other infrastructure requirements on large development sites.	To facilitate the delivery of on-site infrastructure releasing the delivery of housing on key development sites, thereby improving the economic viability of such developments.	Q3/4 2016	NTMA	Ongoing	ISIF has provided a c€50m debt facility which is being utilised to fund construction of essential enabling infrastructure at the Cherrywood Strategic Development Zone in South County Dublin. The ISIF facility is funding infrastructure such as roads, water, waste water and utilities which will unlock the planned development of approximately 4,000 units at Cherrywood. The majority of the Cherrywood infrastructure has been constructed during 2018.  ISIF has agreement in principle with Cork County Council on the terms of investment in a commercial joint venture which will provide a design, build and finance service for enabling infrastructure on strategically located residential development sites of scale, often in multiple ownerships. The required investment approvals have been obtained and the joint venture company is forecast to have been incorporated and commence operations during Q2 2019.
3.04	We will identify and prioritise the 15-20 key pathfinder sites with a proven capability to quickly deliver a significant scaling-up of new homes, in conjunction with local authorities and other stakeholders. Many of these sites will be opened up through LIHAF funds, and other funding and coordination mechanisms.	To deliver significant scale of new homes on key sites in the main urban areas, through coordinated efforts of the DHPLG's new Housing Delivery Office.	Q3 2016 - key sites identified.  Q4 2016 - initiation of programme for driving delivery of housing.	DHPLG, LAs, AHBs	Complete	The Department will continue the management and oversight of the Major Urban Housing Development Sites programme established in 2016 as part of one of the key initiatives in Rebuilding Ireland, to deliver up to 30,000 additional homes, in strategic locations on existing zoned lands and close to the key areas of demand over the next 3-4 years and continue to ensure that planning and building in our regions and communities contributes to sustainable and balanced development to accelerate this delivery.  MUHDS Programme tracking/oversight structures are in place with quarterly LA Project Board meetings, along with quarterly Programme Board meeting chaired by the Department. A new Pathfinder ICT system was launched in May 2018 to provide a practical, dynamic IT solution to monitor progress of housing delivery in 23 Major Urban Housing Delivery Sites (MUHDS) and to assist in identifying and dealing with issues and risks which may delay project delivery, and Programme Board review systemic issues in consultation with the relevant Dept/Agency to streamline a resolution.



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3.05	<p>Within the context of the new National Planning Framework, we will prepare a national Land Supply Management Strategy, through which:</p> <ul style="list-style-type: none"> <li>Sites in LA and public ownership will be identified and mapped by a State Lands Management Group, with appropriate lands to be master-planned to deliver increased mixed-tenure housing, including social and more affordable housing,</li> <li>Local authorities will be supported in acquiring housing lands in key developable areas, and</li> <li>Strategic opportunities for urban renewal and regeneration will be identified for coordinated action across relevant public sector bodies.</li> </ul>	<p>To give a national framework to support the appropriate location of housing across the country.</p> <p>To ensure an active and healthy supply and market for development land, to identify scope to use State lands for housing and to support co-ordinated mixed-tenure development on publicly owned lands.</p>	<p>Q4 2016 - Draft of NPF</p> <p>Q2 2017 - Finalised NPF</p>	DHPLG, LAs, OPW, various Departments and Agencies	Complete	<p>The publication of the RI Housing Land Map represents a vital initial step in shaping and informing the new State Housing Land Management Strategy, being developed under the National Planning Framework, which was published in tandem with the National Development Plan under Project Ireland 2040 in February 2018.</p> <p>This signals a significant policy shift towards securing more compact and sustainable urban and rural development, including the establishment in September 2018 of the new Land Development Agency to assist in ensuring a more effective approach to strategic land management, particularly in terms of publicly owned land.</p> <p>Implementation of the NPF principles is being supported by an investment of €2 billion for urban regeneration and development purposes up to 2027 (NDP), focusing on cities and towns in excess of 10,000 population. The Urban Regeneration and Development Fund was launched in July 2018 and is a competitive bid-based fund, operated in line with specified criteria, with the aim to achieving sustainable growth in Ireland's five cities and other larger urban centres.</p>
3.06	We will legislate to enable larger housing development applications (100+ units) to be made directly to An Bord Pleanála and to extend certain planning permissions that have already benefited from one extension for a further period.	To fast-track large-scale residential development planning applications.	Q3/Q4 2016	DHPLG, ABP	Complete	<p>Incorporated in the Planning and Development (Housing) and Residential Tenancies Act 2016, which was enacted on 23 December 2016.</p> <p>SHD Activity to 31 March 2019:</p> <ul style="list-style-type: none"> <li>The first application for SHD was received in September 2017 and decisions started to issue in January 2018.</li> <li>Since the new arrangements came into operation, i.e. from 3 July 2017 to 31 March 2019, the Board received 160 valid pre-application consultation requests in respect of which 139 opinions have already issued and one consultation was subsequently withdrawn, with further opinions to issue in 2019.</li> <li>The Board subsequently received 75 planning applications and issued decisions in respect of 48 cases - 32 granted, 1 part granted, 14 refused and 1 refused following Judicial Review. All 48 decisions were issued within the mandatory 16 week timeframe.</li> <li>In summary, the Board has granted permission for a total of 8,191 residential dwellings (3,941 houses and 4,250 apartments) and 4,768 student bed spaces. The remaining applications are currently under consideration by the Board and due for decision in the coming months.</li> </ul>
3.07	An Bord Pleanála will prioritise the determination of all planning appeals in relation to large-scale housing developments within the 18-week statutory objective period.	To minimise delays to the consideration and determination of large housing developments.	Q3 2016	ABP	Complete	<p>ABP continues to prioritise appeals of housing development applications of over 30 units.</p> <p>30+ unit appeals received: 111 in 2017, 65 in 2018 30+ unit appeals disposed: 96 in 2017, 74 in 2018</p>
3.08	We will develop and publish an Implementation Plan to prioritise implementation of key recommendations within the An Bord Pleanála review.	To enable An Bord Pleanála to more effectively carry out its mandate.	Q3 2016	DHPLG, ABP	Complete	<p>A joint DHPLG-ABP Implementation Group has been established to oversee the implementation of the recommendations of the Organisational Review. The Implementation Group published its Terms of Reference and Plan for Implementation in 2016, setting out the approach to implementation of the key recommendations across the five thematic areas of Legislation, Communications, Governance, Organisation Capacity and Operational Capacity. The Implementation Group will continue its work over the coming months.</p>

Action	Description of action	Objective	Timeline	Owner	Status	Verification
3.09	We will support the development of on-line planning services for the local authority sector and An Bord Pleanála.	To give legislative underpinning as part of the Planning and Development (Amendment) Bill 2016 and to actively support the roll-out of e-planning in the local authority sector and An Bord Pleanála.	Q4 2016 – enact Planning and Dev (Amdt) Bill 2016.  Q4 2017 – roll-out of e-planning across local gov. sector and ABP.	DHPLG, LAs, ABP	Incomplete	The Planning and Development (Amendment) Act 2018, provides for the legislative underpinning for e-Planning, which will see the introduction of online planning applications and payment of associated fees. Development of the e-planning system is ongoing, including user interface testing. It is expected that piloting of the system will take place in late 2019. The supporting regulations are in the process of being drafted.
3.10	We will implement a “root and branch” review of the planning system, particularly around forecasting, planning and delivering residential development and taking account of the work underway in relation to the development of the National Planning Framework (NPF).	To ensure a more effective, responsive and accessible planning system.	Q1 2017	DHPLG	Complete	As well as legislative changes, technical work undertaken in the context of the consultation process leading to the development of the NPF (published as part of Project Ireland 2040) has also identified the likely spatial consequences of a continuation of current development trends; this comprehensive consultation and research process will inform legislative, regulatory and/or governance change to deliver improved planning outcomes.
3.11	We will establish a competition to champion best practice, efficient and cost effective design and new approaches to both affordable and quality residential delivery.	To develop innovative systems for the delivery of affordable high quality residential development.	Q3/4 2016 – issue call for proposals and evaluate applications.	DHPLG	On schedule	Following a call for proposals in Q4 2016, the evaluation of submissions was completed. The final site was identified in Cork City at Old Whitechurch Road. The Local Authority compiled a development brief, on which the competition will be based. The draft Competition conditions were recently submitted to the Department for comment, having been delayed due to an issue that arose in relation to the site. The local authority advises that the Part 8 approval was recently granted for the enabling works and the LA is now resolving final design details with Eirgrid before going to tender for these works. It is intended that the competition will be launched after the enabling works have been awarded later in 2019.
3.12	SOLAS will update skills forecasts and work with stakeholders to ensure that mainstream and targeted education and training initiatives support the supply of skills required to deliver the Action Plan.	To ensure that a supply of construction workers is available as the residential construction sector expands.	From Q4 2016	DES	On schedule	The provisional forecast for apprentices in construction trades in 2020 is 4,319, growing to 4,744 by 2022; the forecast figures for 2 new apprenticeships in development in Advanced Quantity Surveyor and Scaffolding Engineer are included in the 2020 forecast and have been provided by each Apprenticeship Consortium.  New traineeships in construction related areas commenced in 2018, including a traineeship in Construction Skills for Employment to support the skills needs in construction.  Separately, following a series of discussions with the Construction Industry Federation programmes have been put in place to produce approximately 100 form workers, 100 steel-fixers and 50 curtain wallers per year. SOLAS will continue to engage with the ETBs to expand provision to meet needs in these areas.  A Construction Sector Working Group, led by the Department of Public Expenditure and Reform, has been established to ensure regular and open dialogue between Government and the construction sector in relation to issues that may impact on the successful delivery of the National Development Plan (NDP) on a value-for-money basis for the State.  Work is ongoing in this area, particularly in the context of issues arising from Brexit.

Action	Description of action	Objective	Timeline	Owner	Status	Verification
3.13	We will define the household eligibility criteria for “affordable” housing and introduce affordable schemes for purchase and rent.  <i>Review 25</i>	Given the prevailing market conditions in areas of the country (house prices; rents and incomes) the State will intervene to make housing available at below market prices to eligible households.	End 2017	DHPLG	On schedule	While there is no universally agreed housing affordability definition, ideal price/rent to income ratio, or minimum residual income requirement, there is general agreement that lower households, in particular, should not be paying more than one third of their disposable income on housing costs. Part 5 of the Housing (Miscellaneous Provisions) Act 2009 was commenced in June 2018, the effect of which is to place the new scheme for affordable purchase on a statutory footing. Part 5 states an affordability limit of 35% of net income. Regulations regarding the scheme of priority were signed on 12 March 2009. Each local authority is required to have a scheme of priority in place, which outlines the order of priority which affordable homes will be allocated, within one year of the commencement of Part 5, i.e., by 18th June 2019. Further regulations and guidance will follow this year. Cost rental is being targeted a low to middle income individuals and families, and will initially be managed on an administrative basis. The national scheme is being developed by the Department in collaboration with the Housing Agency and local authorities.
3.14	We will introduce a pilot affordable purchase scheme with Dublin City Council as part of its development of the Infirmary Road/O’Devaney Gardens site  <i>Review 25</i>	To open up State land for mixed-tenure housing in order to accelerate the delivery of housing for all tenures, given the current housing market conditions that exist.	Development Agreement, January 2018	DCC	Ongoing	The Department is participating on the Project Board of the 'Housing Land Initiative' (chaired by Dublin City Council) which is overseeing the progression of plans on 3 key strategic sites including O'Devaney Gardens, Oscar Traynor Road and St. Michael's Estate. St Michael's Estate (to Q1 2019) St Michael's was selected as the location for Dublin's first major Cost Rental development. The current tenure mix as agreed with the Department is 30% Social and 70% Cost Rental. Procurement has commenced and consultants are developing the Urban Design Framework Plan. Following the completion of the Framework Plan a full design team will be appointed. This team will be responsible for designing the scheme and taking it as far as the planning stage. O'Devaney Gardens (to Q1 2019) Financial & Quality compliance check is complete. End Q1 is the final date for the Evaluation Team to request clarifications. Oscar Traynor Road (to Q1 2019) Submission presentations are expected at the start of Q2 2019.
3.15	We will introduce an affordable housing Scheme on State lands by making low-cost serviced sites available in regeneration areas in Dublin City and other areas with the greatest need.  <i>Review 26</i>	Given the prevailing market conditions in regeneration areas of the city (house prices; rents and incomes) the State will intervene to make housing available at below market prices to eligible households.	End 2017	DHPLG, DCC	Ongoing	€310 funding has been secured over 2019 to 2021 to provide on-site and off-site enabling infrastructure to facilitate the delivery of up to 6,200 affordable homes through the Services Site Fund. The funding will open up local authority and Housing Agency sites, in or near centres where increasing house prices and rents have created a significant affordability gap for first-time buyers and for those wishing to rent, with scope to offset site costs from final price/rent charged under Govt affordable schemes. The Fund is being established to support local authority plans to make a meaningful difference to overall affordable housing supply, by servicing and making their land available for housing in high demand areas. The total contribution per house site is up to €50,000. A first call for project submissions issued to 11 local authorities where the greatest affordability challenge exists: Dublin, Cork, Galway and the GDA in June 2018 with closing date of end-August 2018. On 11 December 2018, approval in principle was issued for ten infrastructure projects across five local authority areas, in Dublin and Cork, under the first call for proposals. The first tranche of funding of €43 million will enable delivery of 1,400 affordable homes on local authority lands. Following the first call, all local authorities were invited to submit an economic assessment for the potential and provision of affordable housing on their lands. These assessments informed the 2nd call under the Serviced Sites Fund, which issued on 9th April 2019 with submissions due by the 17th May 2019.

Action	Description of action	Objective	Timeline	Owner	Status	Verification
3.16	We will introduce a second Local Infrastructure Housing Activation Fund, seeking further bids from local authorities in respect of being enabling infrastructure for social, affordable and private housing delivery on large-scale strategic sites, with potential to open up lands and increase housing supply.  <i>Review 27</i>	To relieve critical infrastructural blockages to enable the delivery of housing on key development sites.  To improve the economic viability and purchaser affordability of new housing projects.	2018	DHPLG	Complete	LIHAF 2 has now been fully replaced by the Serviced Sites Fund. See Action 3.15 for updates.
3.17	We will provide a capital fund of €25m (€15m in 2018) to provide infrastructure and services on LA-owned sites in Dublin to facilitate the delivery of affordable housing.  <i>Review 28</i>	To help households facing the greatest challenge with affordability and to create mixed tenure communities.	2018	DHPLG, DCC	On schedule	This funding has been merged into SSF.  See 3.15 above
3.18	Home Building Finance Ireland will provide finance at commercially competitive rates to developers with sites ready to go but who are experiencing difficulty in obtaining funding  <i>Review 29</i>	HBFI is estimated to have capacity to finance the construction of about 6,000 homes in the coming years (some €750m).	2018	DFIN	In train	HBFI officially launched in January 2019 and is currently accepting applications.  HBFI engaged in a roadshow in association with the Construction Industry Federation (CIF) at regional centres around the country in order to promote its lending products.
3.19	We will publish a Strategic Development Management Plan prepared by each LA for its housing land. Likewise the Housing Agency will publish its Land Aggregation Scheme Strategic Development Management Plan within this timeframe.  <i>Review 30</i>	To ensure housing authorities maximise and accelerate the focused development of State lands for social & affordable housing.	Plans returned by end Sept 2017; published by Q3 2017.	DHPLG, LAs, HA	Ongoing	The HDO has completed an exercise of assessing the available lands in the LA sector to ascertain the situation regarding the pipeline for development. This work is ongoing.  Local authorities continue to update their land maps on a quarterly basis.
3.20	We will double the vacant site levy to 7% for landowners on the register who fail to build during 2018.  <i>Review 31</i>	To ensure that the legislative provisions have the necessary effect of deterring land hoarding and bringing strategic lands into early development.	Liability increase to 7% with effect from 1 Jan 2019 for payment in 2020.	DHPLG, LAs	complete	The Planning and Development (Amendment) Act 2018 was signed on 19 July 2018. As signalled in Budget 2018, this included a provision to increase the rate of levy from 3% to 7% of the market valuation of relevant sites with effect from January 2020, in respect of sites included on the local vacant site registers in 2019. The provision commenced on the legislation's enactment.

Action	Description of action	Objective	Timeline	Owner	Status	Verification
3.21	We will provide funding for master-planning and feasibility studies on strategic major urban housing development sites.  Review 32	(1) Identify a list of potential sites (2) Invite proposals (3) Evaluate and award funding (4) Procurement and appointment of master-planners (5) Deadline for completion of masterplans	End 2017 Q1 2018 Q2 2018 Q3 2018  Q2 2019	DHPLG	Ongoing	The establishment of the Land Development Agency provides further targeted assistance and advice to both local authorities and other land-owning state entities to 1) coordinate appropriate State lands for regeneration and development, thereby opening up key sites not being optimally used, especially for housing delivery; and 2) driving strategic land assembly by working with both public and private sector land owners. The LDA is a national centre of expertise to be used by local authorities and other state bodies by retaining experienced staff with extensive skills and experience in project management, finance, planning, development, law and procurement. An initial list of 8 sites for immediate masterplanning and development has been prepared by the LDA, with a pipeline of further strategic sites to be identified and advanced in the coming months.
3.22	We will augment and broaden existing 2015 statutory guidelines on apartments, addressing the following matters in particular: - establishing a clear planning policy position that, within clearly defined geographical catchments, no minimum mandatory car-parking provision will apply; - lifting the numerical height caps in our city cores and along key public transport corridors and putting in place a new evidence-based methodology for setting building height policy objectives in statutory development plans.  Review 33	To improve the viability of apartments.	End 2017	DHPLG	Complete	Following a public consultation exercise running from December 2017 to January 2018, the 2018 Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities were published under Section 28 of the Planning and Development Act 2000 (as amended) on 9th March 2018. The purpose of the updated guidance is to strike an effective regulatory balance in setting out planning guidance to achieve both high quality apartment development and a significantly increased overall level of apartment output.  Urban Development and Building Heights - Guidelines for Planning Authorities were published under Section 28 of the Planning and Development Act 2000(as amended) in December 2018. The guidelines are intended to set a new and more responsive policy and regulatory framework for planning the growth and development of our cities and towns upwards, rather than outwards (i.e. compact growth, one of the ten key National Strategic Outcomes of the NPF).
3.23	We will consider whether explicit policy directive under Section 29 of Planning and Development Acts is required to mandate key aspects of revised guidelines.  Review 34	To ensure consistency in the application of guidelines across LAs.	End 2017	DHPLG	Complete	The 2018 Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities have been issued under Section 28 of the Planning and Development Act 2000 (as amended). Planning authorities and An Bord Pleanála are required to have regard to the guidelines and are also required to apply the specific planning policy requirements (SPPRs) included in the guidelines, within the meaning of Section 28 (1C) of the Planning and Development Act 2000 (as amended) in carrying out their functions.

Action	Description of action	Objective	Timeline	Owner	Status	Verification
<b>Pillar 4 - Improve the Rental Sector</b>						
Action	Description of action	Objective	Timeline	Owner	Status	Verification
4.01	We will develop a comprehensive strategy for the rental sector.	To increase supply and support the development of a stable, strong and viable rental sector offering true choice for households, investment opportunities for providers and reflect rights and responsibilities of tenants and landlords.	Q4 2016	DHPLG, RTB	Complete	The Strategy for the Rental Sector, published on 13 December 2016, can be accessed at the following weblink- <a href="http://rebuildingireland.ie/install/wp-content/uploads/2017/05/Strategy-for-the-Rental-Sector-MAR2017-WEB.pdf">http://rebuildingireland.ie/install/wp-content/uploads/2017/05/Strategy-for-the-Rental-Sector-MAR2017-WEB.pdf</a>
4.02	We will legislate (through amendments to the Residential Tenancies Acts) to deal with circumstances where there are sales of property with tenants in situ and to address the RTB's enforcement and dispute resolution powers.	To provide a balanced approach and arrangements in relation to tenancy termination, enhancing and clarifying legal protections and dispute resolution mechanisms for both tenants and landlords.	Q4 2016	DHPLG, RTB	Complete	Relevant provisions were made under the Planning and Development (Housing) and Residential Tenancies Act 2016 and were commenced on 17 January 2017.
4.03	We will complete the review of the Housing (Standards for Rented Houses) Regulations 2008, as amended, and make any new regulations required.	To ensure that the current minimum standards for rental accommodation reflect the requirements of a modern rental market.	Q4 2016	DHPLG , RTB	Complete	Revised Housing (Standards for Rented Houses) Regulations 2017 - SI No. 17/2017 - and accompanying guidance are in place and came into effect on 1 July 2017.
4.04	We will extend the role of the RTB to include a one stop shop for accessible information and advice and to monitor and provide data on the rental sector, including linking of the Quarterly Rent Index with an Affordability Index, and undertaking annual surveys of tenants and landlords.	To increase understanding of the rights and responsibilities of tenants and landlords and broader understanding of the rental market, so as to inform policy, monitor the impact of changing policy and monitor trends in the market.	Q1 2017	DHPLG, RTB	Complete	The RTB established a new Communications and Research Unit to increase the level of awareness of the RTB and its services and provide high quality, clear and accessible information to landlords, tenants and others across all communication channels. This has involved establishment of the One Stop Shop, development of resources for landlords and tenants, and the research programme. The new one-stop-shop facility is available online via <a href="http://www.rtb.ie">www.rtb.ie</a> and is a resource for tenants and the public which provides information in a user-friendly and interactive way. A new webchat service has been introduced. The RTB has also extended its call opening hours and developed a partnership with Citizens Information Service for one-to-one appointments. In December 2017, the RTB launched a social media campaign with the objective of informing both landlords and tenants about rent restrictions in Rent Pressure Zones. The RTB launched a Twitter account in Q2 2018 to promote a greater awareness of the services offered, and also to communicate information and education pieces to a wider audience. A voluntary landlord accreditation scheme to educate landlords on best practice and their rights and responsibilities is being developed.
4.05	We will examine standards, costs and feasibility of Build-to-Rent on a large scale and commission research on ways in which further investment might be encouraged.	To improve affordability of good quality sustainable rental accommodation.	Q2 2017	Housing Agency, RTB	Complete	Following a public consultation exercise running from December 2017 to January 2018, the 2018 Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities were published under Section 28 of the Planning and Development Act 2000 (as amended) on 9th March 2018. The updated guidelines included a specific new chapter on the emerging Build-to-Rent sector, as well as guidance in relation to shared accommodation models.

Action	Description of action	Objective	Timeline	Owner	Status	Verification
4.06	We will introduce a new affordable rental scheme to enhance the capacity of the private rented sector to provide quality and affordable accommodation for households currently paying a disproportionate amount of disposable income on rent.	To provide long-term affordable residential accommodation for low to moderate income key-worker households in urban areas of high demand and provide an economic incentive to increase supply of rental accommodation.	Q3 2017	DHPLG, DoF, D/PER, AHBS	Complete	<p>Two pilot 'pathfinder' cost rental projects are currently in progress, which will serve as examples of how Cost Rental can operate in an Irish context. Firstly, the Housing Agency, Dun Laoghaire Rathdown County Council, and two Approved Housing Bodies (Respond and Túath) are working on a project at the Enniskerry Road, Dublin, which will deliver 50 cost rental homes. This project will see the first units delivered under Cost Rental in Ireland, and it will provide very valuable lessons in shaping the contractual model and policy context for future larger-scale projects. Planning permission is currently in place and tenders have been assessed. An application submitted by Dún Laoghaire-Rathdown County Council for c.€5m of funding under the Serviced Sites Fund in relation to the project was successful. It is anticipated that construction will commence on this project in the second quarter of 2019. A former (retired) Assistant Garda Commissioner has been appointed by the Minister to undertake a scoping exercise for the Inchicore – Kilmainham area, which will focus on the long term economic and social regeneration of the community and it anticipated a report will issue to the Minister in Q2 2019.</p> <p>The second project, St. Michael's Estate, Emmet Road in Inchicore, is estimated to have the potential to accommodate c.470 homes in a high quality development. The current tenure mix as agreed with by my Department is 30% Social and 70% Cost Rental. It is expected that the procurement process for the design team will get underway in Q2 2019. The National Development Finance Agency have undertaken financial modelling which estimates that rents of between 15-25% below market are achievable. The European Investment Bank is also working on this project in terms of financial and advisory services.</p>
4.07	We will prepare and publish a national student accommodation strategy, which will set out a broad framework for delivery of an enhanced level of accommodation and which will inform local authority housing strategies and the land management process in general, in order to provide suitably located and affordable sites.	To develop a national policy on specific needs and mechanisms for the development of appropriate on-campus and off-campus student accommodation.	Q2 2017	DES, DoF, D/PER, DHPLG, HEIs	Complete	The National Student Accommodation Strategy can be accessed at the following weblink - <a href="https://www.education.ie/en/Press-Events/Press-Releases/2017-Press-Releases/PR2017-20-07.html">https://www.education.ie/en/Press-Events/Press-Releases/2017-Press-Releases/PR2017-20-07.html</a>
4.08	We will work with stakeholders to prioritise and progress viable projects to provide additional student accommodation in key urban areas.	To bring on stream proposals capable of delivering an additional 7,000 student accommodation places by end 2019, on or off campus, in addition to projects already committed to.	Q4 2016 - initial assessment 2017-2019	DES, HEIs	Complete	<p>As of the end of Q1 2019:</p> <ul style="list-style-type: none"> <li>- 6,362 PBSA bed spaces have been completed</li> <li>- 6,154 further bed spaces are under construction</li> <li>- 6,450 additional bed spaces have been granted planning permission</li> <li>- 2,210 are at the planning permission application stage</li> </ul> <p>Of the above figures, a total of 1,079 PBSA bed spaces have been delivered by Higher Education Institutions since the launch of Rebuilding Ireland in July 2016 (UCD-354; MU-296; NUIG-429). In addition to this there are 924 bed spaces in development (UCD) with plans approved for a further 1,194 bed spaces for the same institution.</p> <p>See Actions 4.07 and 4.12.</p>
4.09	We will establish dedicated delivery structures, such as AHBS in the Higher Education Institutions (HEI) sector to access Housing Finance Agency funding, and complete any required policy, regulatory or legislative changes necessary.	To provide additional funding mechanisms for the HEI sector, in conjunction with the HFA.	Q1 2017	HEIs, DES, HA and HFA	Complete	The Planning and Development (Housing) and Residential Tenancies Act 2016 includes provisions enabling HEIs to access finance from the HFA specifically for student accommodation projects. The Commencement Order for the specific provisions was signed in Q2 2017. The HFA has held introductory bilateral meetings with the seven universities and has provided information on the procedure to establish AHBS.
4.10	We will help to fund a Student Housing Officer to work with the Union of Students in Ireland, local authorities, AHBS and housing providers, to identify and expand short-term capacity enhancing measures in the student accommodation sector.	To assist students in finding appropriate accommodation.	Q3 2016	DES, DHPLG	Complete	€160,100 funding committed for USI in 2017 and 2018. This funded a full-time Student Housing Officer, the #homesforstudy campaign and training for Student Accommodation Officers.

Action	Description of action	Objective	Timeline	Owner	Status	Verification
4.11	We will establish funding mechanisms for Institutes of Technology to support the development of their student accommodation capacity.	To facilitate the Institute of Technology sector in developing their potential for on-campus student accommodation through addressing current borrowing capacity and funding constraints.	Q4 2016	DES, D/PER	Complete	Legal provision for new funding arrangements is now in place; DES is further investigating the provision of a borrowing framework for the IOT sector.
4.12	We will carry out an assessment of scope for provision of additional student accommodation on local authority or other publicly-owned lands.	To maximise the potential for student accommodation provision on suitable sites as part of mixed developments.	Q4 2016	DHPLG , DES, LAs	Complete	An inventory of publicly owned lands has been mapped and made available online 'State Lands Map' on the Rebuilding Ireland website and the HEIs have been made aware of this resource; there has been a significant uptake in the provision of student accommodation during 2016/2017 by HEIs and private developments. Targets under the National Student Accommodation Strategy are capable of being met from current and projected developments.
4.13	We will enable student accommodation projects for 100 units or more to go straight to An Bord Pleanála, as well as maximise the opportunities for joint venture projects on local authority sites to proceed through the Part 8 process and prepare guidance on planning policies around student accommodation developments.	To enhance certainty and reduce delivery timescales and costs associated with bringing student accommodation proposals forward.	Q3/Q4 2016	DHPLG	Complete	Provision for the fast-tracking of planning applications for student accommodation developments (200+ bed spaces) has been incorporated in the Planning and Development (Housing) and Residential Tenancies Act 2016.  SHD Activity to 31 March 2019  <ul style="list-style-type: none"> <li>The first application for SHD was received in September 2017 and decisions started to issue in January 2018.</li> <li>Since the new arrangements came into operation, i.e. from 3 July 2017 to 31 March 2019, the Board received 160 valid pre-application consultation requests in respect of which 139 opinions have already issued and one consultation was subsequently withdrawn, with further opinions to issue in 2019.</li> <li>The Board subsequently received 75 planning applications and issued decisions in respect of 48 cases - 32 granted, 1 part granted, 14 refused and 1 refused following Judicial Review. All 59 decisions were issued within the mandatory 16 week timeframe.</li> <li>In summary, the Board has granted permission for a total of 8,191 residential dwellings (3,941 houses and 4,250 apartments) and 4,768 student bed spaces. The remaining applications are currently under consideration by the Board and due for decision in the coming months.</li> </ul>
4.14	We will introduce a Rent Predictability measure to stabilise rent levels in areas of high demand  <i>Rental Strategy 1</i>	To increase security of tenure in the current period of market imbalance, while also ensuring that new supply is not adversely affected	Immediate	DHPLG	Complete	Provision for a new rent predictability measure based on the concept of Rental Pressure Zones (RPZ); an area where annual rent increases have been at 7% or more in four of the last six quarters and where the rent levels are above the national average may be designated as an RPZ; rent increases in RPZs will be capped at 4% per annum for a three-year period. In April 2018, the Government approved priority legislative drafting to enhance tenancy protections by empowering the Residential Tenancies Board to investigate non-compliance with the new rent predictability measure and follow up with any necessary enforcement action.



Action	Description of action	Objective	Timeline	Owner	Status	Verification
4.15	We will provide for a fast track process for effective termination procedures in cases of non-payment of rent  <i>Rental Strategy 2</i>	To reduce the time taken to repossess a property when a tenant is not complying with their obligation to pay rent	Q4 2017	RTB/ DHPLG	Complete	Section 57, other than paragraph (b), and section 58 of the Residential Tenancies (Amendment) Act 2015 commenced on 25 February 2018 and transferred enforcement powers from the Circuit Court to the District Court. The necessary District Court (Residential Tenancies) Rules 2018 came into force on 23 March 2018. These measures will considerably reduce the expense and most likely enhance the efficiency of enforcing a determination order. The RTB has created a panel of solicitors to assist parties in taking enforcement proceedings and appropriate training has been provided. The RTB has also published a guide to taking enforcement proceedings - <a href="https://onestopshop.rtb.ie/images/uploads/general/RTB_Guide_to_taking_Enforcement_Proceedings_A5_FINAL_VERSION.pdf">https://onestopshop.rtb.ie/images/uploads/general/RTB_Guide_to_taking_Enforcement_Proceedings_A5_FINAL_VERSION.pdf</a> . The RTB also actively engages with case parties seeking to settle their debt by means of alternative payment arrangements. The necessity for any further legislative change will be considered by the RTB Change Management Plan Project Board, in consultation with relevant stakeholders.
4.16	We will introduce tenancy in-situ requirements in cases of multiple units in a single development being sold at the same time  <i>Rental Strategy 3</i>	To provide security of tenure for tenants during sales of multiple units in single developments and avoid recurrence of the Tyrrelstown case	Immediate	DHPLG	Complete	Section 35A of the Residential Tenancies Act (inserted by s.40 of 2016 Act) came into force on 17 January 2017 to protect tenancies where a landlord or investor wishes to sell 10 or more properties in a single development at the same time by requiring that any such sale would be made on the basis that tenants remain in situ.
4.17	Through engagement, we would encourage banks and landlord borrowers to agree sustainable solutions to buy-to-let arrears  <i>Rental Strategy 4</i>	To protect tenancies and ensure, where possible, that debt encumbered buy-to-lets are not lost to the rental sector	Ongoing	Banks and landlords	Complete	Procedures in place between banks and Landlords to agree sustainable solutions to buy to let arrears. Residential Mortgage Arrears & Repossessions Statistics: Q4 2018, as published by the Central Bank show:  At end-December 2018, there were 111,141 residential mortgage accounts for buy-to-let (BTL) properties held in the Republic of Ireland, to a value of €19.1 billion. Some 18,999 (17 per cent) of these accounts were in arrears, compared to 20,579 accounts at end-September 2018, reflecting a decrease of 7.7 per cent over the quarter. Of the total BTL stock, 15,608 or 14 per cent were in arrears of more than 90 days, reflecting a decrease of 8.4 per cent over the quarter. The outstanding balance on all BTL mortgage accounts in arrears of more than 90 days was €4.3 billion at end-December, equivalent to 22 per cent of the total outstanding balance. BTL accounts in arrears greater than 720 days decreased by 9.5 per cent in the fourth quarter of 2018. Accounts in arrears of over 720 days numbered 11,240 or 59 per cent of all BTL accounts in arrears. The outstanding balance on these accounts was €3.3 billion at end-December, equivalent to 17 per cent of the total outstanding balance on all BTL mortgage accounts.
4.18	We will examine the scope for amending legislation to provide for greater protection of tenants' rights during the receivership process  <i>Rental Strategy 5</i>	To protect the rights of tenants during receivership processes by ensuring that persons appointed as receivers will be required to fulfil the obligations of a landlord.	Q4 2017	DHPLG/ DJE/DFin/ DJEI/AGO	Ongoing	The Department established a working group with representation from the Departments of Justice & Equality, Finance, and Business, Enterprise & Innovation, the Office of the Attorney General and the Residential Tenancies Board, to examine the scope for amending legislation to provide for greater protection of tenants' rights during the receivership process, e.g. by ensuring that persons appointed as receivers will be required to fulfil some of the obligations of a landlord. The Working Group intends to finalise its report shortly, with any required amendments to the Residential Tenancies Act (RTA) to be considered and made within a new Housing and Residential Tenancies Bill later in 2019. Some changes to legislation within the remit of other Departments may also be required.

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4.19	We will improve the enforcement of Determination Orders issued by the RTB  <i>Rental Strategy 6</i>	To reduce losses to compliant landlords and tenants, improve incentives to register with the RTB and lower the perceived risks of investing in the rental sector	Q1 2017	RTB	Complete	See Action 4.15 above. The RTB has created a panel of solicitors to assist parties in taking enforcement proceedings and appropriate training is being provided. The RTB has also published a guide to taking enforcement proceedings - <a href="https://onestopshop.rtb.ie/images/uploads/general/RTB_Guide_to_taking_Enforcement_Proceedings_A5_FINAL_VERSION.pdf">https://onestopshop.rtb.ie/images/uploads/general/RTB_Guide_to_taking_Enforcement_Proceedings_A5_FINAL_VERSION.pdf</a> . The RTB also actively engages with case parties seeking to settle their debt by means of alternative payment arrangements.
4.20	We will encourage longer term lettings by amending standards regulations to allow for unfurnished lettings, as in other jurisdictions, in the case of long leases  <i>Rental Strategy 7</i>	To provide incentives for landlords to offer long term leases, encouraging a transition to a model of long term rental options for households.	Q2 2017	DHPLG	Complete	Revised minimum standards regulations introduced to encourage longer term lettings.
4.21	We will amend the Residential Tenancies Act to provide for 6 year tenancies as part of a transition to tenancies of indefinite duration  <i>Rental Strategy 8</i>	To end the concept of "Part 4" (4-year) tenancies and commence transition to tenancies of indefinite duration, subject to the landlord's rights under section 34 of the RTA.	Immediate	DHPLG	Complete	Section 37(1) of the 2016 Act extended (further) Part 4 tenancies from 4 years to 6 years and s.41(1) of the 2016 Act removed the landlord's right to terminate, without Section 34 grounds, a further Part 4 tenancy during its first 6-month period. The transition to tenancies of indefinite duration is being considered in the context of further legislative reforms.
4.22	We will establish a Working Group on Tax and Fiscal treatment of rental accommodation providers  <i>Rental Strategy 9</i>	To examine and report on the tax treatment of landlords and put forward appropriate options having due regard to the role of landlords in a properly functioning rental market.	Q1 2017 (establish working group)	DFin/ DHPLG/ other stake-holders	Complete	Working Group was established in 2017, chaired by D/Finance. Its membership comprised representation from the Tax and Economics Divisions of D/Finance; the Revenue Commissioners; the Housing Division of H/PLG; and the RTB. The REPORT OF THE WORKING GROUP ON THE TAX AND FISCAL TREATMENT OF RENTAL ACCOMMODATION PROVIDERS was published in September 2017, and can be accessed through the following weblink: <a href="http://www.budget.gov.ie/.../Report_of_the_Working_Group_on_the_Tax_and_Fiscal_Tre">www.budget.gov.ie/.../Report_of_the_Working_Group_on_the_Tax_and_Fiscal_Tre</a> . It is a matter for the D/Finance to lead the implementation of the Group's policy options in line with any related Government decisions that might be taken.
4.23	We will request local authorities in whose area rent pressure zones have been designated to use publicly owned sites for the provision of rental accommodation  <i>Rental Strategy 10</i>	To kick-start supply in rent pressure zones with a specific focus on leveraging site value to accelerate supply for middle income households	Q1 2017	DHPLG/ LAS	On schedule	See Actions 3.14/3.15/4.06 for the most recent updates on affordable housing and cost rental.
4.24	We will amend the Planning Acts to give local authorities specific responsibility to plan for the provision of rental accommodation in their functional areas as part of the Development Plan process  <i>Rental Strategy 11</i>	To ensure that appropriate levels, types and locations of rental accommodation are planned for and promoted in line with the specific needs of the different parts of each local authority area	Q3 2017	DHPLG/LAS	Ongoing	Consideration is being given to the most appropriate mechanism to support this objective, such as the provision of statutory Guidelines under the Act in relation to Local Authority Housing Strategies, required as part of the development plan process.

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4.25	We will support the development of a Not for Profit Rental Sector through expanding the capacity of existing providers and encouraging new entrants to the sector and establish an expert group to develop proposals for a cost rental model for Ireland  <i>Rental Strategy 12</i>	To increase supply of rental accommodation for middle income households by enabling existing AHBs to grow their portfolios and ensuring new capacity is developed and attracted into Ireland	Expert Group to report by Q4 2017  Ongoing to 2021	DHPLG/AHBs/LAs/HFA	Ongoing	See Actions 3.14/3.15/4.06 for the most recent updates on affordable housing and cost rental.
4.26	We will continue to develop a supportive regulatory and policy framework for “build to rent” through appropriate guidelines and use of pathfinder sites  <i>Rental Strategy 13</i>	To increase new supply of private rental stock through “build to rent” schemes	Ongoing	DHPLG/LAs	Complete	Following a public consultation exercise running from December 2017 to January 2018, the 2018 Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities were published under Section 28 of the Planning and Development Act 2000 (as amended) on 9th March 2018.  The updated guidelines included a specific new chapter on the emerging Build-to-Rent sector. The Housing Agency published ‘Quality Apartments Design and Urban Housing’ in April 2018 to assist in improved apartment design.
4.27	We will work with the financial sector (the banking sector, the Ireland Strategic Infrastructure Fund & Housing Finance Agency) to increase awareness of and support investment opportunities in the rental market, including measures to support investment in the upgrade of vacant stock as part of the National Vacant Housing Re-use Strategy  <i>Rental Strategy 14</i>	To support wider investment opportunities in the rental sector, including, where appropriate, through specific credit availability	Q1 2017	DHPLG/DFin/BPFI/CBI	Ongoing	By the end of Q1 2019, some 622 vacant properties have been purchased, 570 of which had either been delivered or been contracted for delivery as social housing. These vacant properties were purchased from a variety of vendors including the banks and other financial institutions. A further 170 properties were at either terms agreed or at pre-appraisal stage.  In addition to purchasing vacant units using the rolling fund, the Housing Agency was directly involved in acquiring 239 dwellings on behalf of local authorities, again from banks and other financial institutions.  In respect of the social housing rental market incentives, The Department continues to disseminate information in relation to the Repair and Lease Scheme and the Long Term Leasing Initiative.
4.28	We will take a range of actions to accelerate development of student housing  <i>Rental Strategy 15</i>	To support the rapid development of purpose-built student accommodation, reducing pressure on the mainstream rental sector	Q2 2017  Ongoing	DES/HEA/DHPLG/HFA/LAs	Complete	The National Student Accommodation Strategy was published by DES in July 2017 and includes 8 key targets and 27 actions to support the delivery of an increased level of supply of Purpose Built Student Accommodation and an increase in take-up of digs accommodation. In July 2017, provisions in the Planning and Development (Housing) and Residential Tenancies Act 2016 were commenced which permitted (i) the fast tracking of planning applications for construction projects >200 bedspaces to An Bord Pleanala and (ii) the availability of financing from the Housing Finance Agency to the Higher Education Institutes for new student accommodation projects.  As of the end of Q1 2019:  - 6,362 PBSA bed spaces have been completed - 6,154 further bed spaces are under construction - 6,450 additional bed spaces have been granted planning permission - 2,210 are at the planning permission application stage  Of the above figures, a total of 1,079 PBSA bed spaces have been delivered by Higher Education Institutions since the launch of Rebuilding Ireland in July 2016 (UCD-354; MU-296; NUIG-429). In addition to this there are 924 bed spaces in development (UCD) with plans approved for a further 1,194 bed spaces for the same institution.  See Actions 4.07 and 4.12.

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4.29	We will accelerate the national roll-out of the “repair and lease” and “buy and renew” schemes  <i>Rental Strategy 16</i>	To bring back into use vacant properties for families in need of social housing, relieving pressure on the wider rental sector	Q2 2017	DHPLG/LAs	Complete	The Repair and Leasing Scheme is available nationwide and has been implemented by all local authorities. The Department has provided significant support and assistance to LAs and AHBs in the implementation of the scheme, including a national print and digital advertising campaign to bring the scheme to national attention and to the attention of property owners abroad. A total of 13 homes were delivered under the scheme in Q1 2019, bring the total number of homes delivered under RLS to date to 102. Local authorities are continuing to promote the scheme locally with a view to increasing delivery over the coming years.  The Buy & Renew Scheme continues to support local authorities to acquire and remediate vacant properties and make them available for social housing use. Since its introduction approximately 375 homes have been delivered for social housing purposes.
4.30	We will examine the treatment under the NHSS’s (Fair Deal) financial assessment of income from the rental of a person’s principal private residence where they move into long-term residential care  <i>Rental Strategy 17</i>	To explore the potential for vacant accommodation to be brought into active use	Q1 2017	DHPLG/DHealth	Ongoing	Proposals submitted to Department of Health in Q2 2019 and are under consideration by that Department.
4.31	We will provide clarity in relation to the appropriate regulatory approach, from a planning perspective, for short term tourism-related lettings  <i>Rental Strategy 18</i>	To address unintended consequences of short term lettings, including withdrawal of supply from the rental market	Initial guidance to LAs - immediate  Working Group Report Q2 2017	DHPLG/LAs	Ongoing	Under Action 18 of the Strategy for the Rental Sector published in December 2016, a Working Group was established, involving representatives of all major public stakeholders with a policy interest in short-term lettings, to consider measures aimed at facilitating the short-term letting of accommodation within permanent residences (homesharing), protecting the existing stock of residential stock in areas of high demand, providing clarity in relation to the appropriate regulatory approach - from a planning perspective - for short term tourism related lettings while also recognizing the important role of short-term lettings in the provision of tourist accommodation.  Having considered the Working Group’s report as well as the recommendations in the report of the Joint Oireachtas Committee on Housing, Planning and Local Government on short-term lettings, the Minister announced plans to regulate short term lettings.  As the proposals are primarily aimed at addressing the impact on the private rental market by the use of residential homes for short term tourism type letting, in areas of high housing demand, the new provisions will only apply in areas designated as rent pressure zones (RPZs) under the Residential Tenancies Act 2004. There are no changes to existing regulatory requirements outside RPZs.  Under the new arrangements, homesharing will continue to be permissible for a person’s primary residence on an unrestricted basis. In addition, an annual cap of 90 days will apply for the renting out on a short-term basis of a person’s entire home where it is their primary residence, with such short-term lets being restricted to periods of 14 days or less at a time. Where the 90 day threshold is exceeded, change of use planning permission will be required.  Furthermore, where a person owns a property that it not their principal private residence and intends to let it for short-term letting purposes, they will also be required to apply for a change of use planning permission unless the property already has a specific planning permission to be used for tourism or short-term letting purposes. It will be up to each local planning authority to consider such applications, having regard to guidance that will issue from the Department, taking account of housing demand pressures in the area concerned and other relevant factors such as cumulative impacts.  It is important to note that these changes will not affect the operation of holiday homes as typically understood, or longer-term flexible type lettings including lettings to those coming to Ireland under temporary employment contracts or those moving employment location and who require temporary

Action	Description of action	Objective	Timeline	Owner	Status	Verification
						<p>monitoring lettings to those coming to Ireland under temporary employment contracts or those making employment return and who require temporary accommodation while seeking long-term accommodation etc. .</p> <p>The new arrangements are being introduced through the planning code and each planning authority's enforcement unit will be responsible for monitoring and enforcing these new requirements. Additional funding will be provided to support local authority enforcement of the new short-term letting arrangements and the Department will be engaging with the relevant local authorities in that regard. Further reforms may be needed in the future, working in tandem with the tourism sector and STL platforms, to regulate STL as a tourism activity (rather than to solely protect the longer-term rental stock in high demand areas in a time of housing shortage).</p> <p>The planning reforms will come into effect on 1 July 2019 and the primary legislative provisions required to underpin the reforms completed passage through the Houses of the Oireachtas through the Residential Tenancies (Amendment) (No. 2) Bill 2018 on 21 May 2019 which is due to be enacted shortly. In addition, the necessary supporting planning regulations, which will provide that homesharing and limited short-term letting in a person's own home will be allowed without the need for permission, subject to registration and notification requirements, to further underpin the planning reforms are currently being finalised and details will be published in due course.</p>
4.32	<p>We will undertake analysis to benchmark housing delivery costs</p> <p><i>Rental Strategy 19</i></p>	To support the delivery of housing at competitive prices	Q2 2017	DHPLG/HA	Complete	The Housing Agency has completed a study comparing housing delivery costs across European countries, which has now been published.
4.33	<p>We will introduce new regulations governing standards in rental accommodation and issue guidelines</p> <p><i>Rental Strategy 20</i></p>	To bring the regulations into line with modern standards and provide guidance for local authority inspections	Q3 2017	DHPLG	Complete	Upgraded Housing (Standards for Rented Houses) Regulations 2017 (SI No. 17 of 2017) were signed on 23 January 2017 and came into effect on 1 July 2017. Guide to Minimum Standards in Rented Accommodation (September 2017) also in place.
4.34	<p>We will take measures to increase inspection coverage and strengthen compliance, including through specific ring-fenced funding and annual inspections targets</p> <p><i>Rental Strategy 21</i></p>	To improve quality of rental accommodation and ensure a more pro-active approach to inspection and enforcement at local level	Q2 2017	DHPLG/LAs	On schedule	<p>The Department is engaging with the LGMA, CCMA and individual local authorities to agree annual targets and to develop and implement best practice and standardisation of approach across the sector. Ring-fenced funding and annual targets for inspection and compliance will be put in place in agreement with local authorities, with a view to ensuring that 25% of all rental properties are inspected annually by 2021. Over €2million was paid to Local Authorities in 2018 to assist them in carrying out activities related to enforcement of the Minimum Standards Regulations 2017 including, conducting rental inspections and providing for increases in related inspection coverage and strengthening in terms of compliance. The budgetary provision for 2019 is €4.5 million. The Department, under the Strategy for the Rental Sector, aim to increase inspection coverage by local authorities to 15% of registered tenancies. An overarching Working Group on Rental Standards has been established with a further 3 sub-groups envisaged to make recommendations on specific areas, i.e. Human Resources, Training and IT.</p> <ul style="list-style-type: none"> <li>• IT: Aims to develop and roll out a new standardised IT system which will allow real-time reporting of inspections and compliance at local and national levels.</li> <li>• Training: Has already developed a first ever dedicated training programme for rental standards for inspectorate staff which was delivered by the IPA in October 2018. This programme will promote consistency of approach both across and within local authorities, as well as consistent enforcement of standards. Landlords are entitled, wherever they are providing accommodation, to know that statutory standards will be fully enforced through a system of regular inspection and that the compliant, responsible landlord is not operating at a disadvantage to the non-compliant irresponsible landlord as a result of lax enforcement. The third running of the programme will take place shortly.</li> <li>• HR: Aims to examine and make recommendations across all other aspects of the Inspectorate Function including staffing structures (numbers and gradings), qualifications, administration, funding, etc.</li> </ul>

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4.35	We will develop a more efficient and effective approach to inspections, through a shared services model  <i>Rental Strategy 22</i>	To increase efficiency, transparency and standardisation in inspection and enforcement across all local authority areas	Q4 2017	DHPLG/LGMA / LAs	On schedule	See action 4.34 above.
4.36	We will accelerate dispute resolution timeframes  <i>Rental Strategy 23</i>	To reduce the time taken to resolve disputes by improving the efficiency of the RTB's tribunals and appeals processes	Q4 2017	DHPLG/RTB	Ongoing	Provisions in the 2016 Act, providing the issuing of determination orders by the RTB executive rather than the Board, commenced on 23 July 2018. The 2016 provision for one-person tribunals is being examined for possible refinement prior to being phased in at the earliest juncture. This matter will be addressed in the context of the Housing and Residential Tenancies Bill, if any legislative change is required.
4.37	We will establish an online RTA One Stop Shop  <i>Rental Strategy 24</i>	To provide timely and accessible information to landlords and tenants on their rights and obligations	Q2 2017	RTB	Complete	The RTB launched a new One Stop Shop website in October 2017. A new webchat service on the static website has been introduced. The RTB has also extended its call opening hours by two hours from 8.30am - 6.30pm (previously 9am-5pm) and has developed a partnership with Citizens Information Service for one-to-one appointments. See Action 4.04 above.
4.38	We will work with relevant partner bodies to improve planning and housing policy knowledge and understanding of the rental sector  <i>Rental Strategy 25</i>	To inform policy development and understanding of trends in rental markets and the impacts of policy measures	Ongoing	DHPLG/RTB/HA/ESRI/CSO	Ongoing	The RTB continues to publish a quarterly Rent Index, in collaboration with the ESRI, providing details of rents actual paid and provides analysis of trends in the rental sector. The Rent Index is continually reviewed by the Housing Agency to identify whether further RPZs need to be designated. The Department and the ESRI are engaged in a three-year collaborative research project which has published three papers to date, of these papers two are directly relevant to the rental sector as they address affordability and measures of housing quality across all tenures, including private rental. Further research is ongoing. The Department is also engaged in research with other Government Departments, through the Irish Government and Economic and Evaluation Service. A research paper addressing the housing aspirations and preferences of renters will be published shortly.  It is expected that a further National Statement of Housing Supply and Demand will be published by end Q2 2019.
4.39	We will simplify the regulatory framework for the rental sector  <i>Rental Strategy 26</i>	To simplify and clarify the core principles and legislative basis governing the operation of the sector	Q4 2017 (General Scheme)	DHPLG/RTB/LAs	Ongoing	Measures to simplify the regulatory framework are underway in the form of preparations to amend the Residential Tenancies Acts (RTA) in 2019; an overall consolidation of the RTA to be considered following the enactment of the impending Residential Tenancies (Amendment)(No. 2) Bill 2018 and the Housing and Residential Tenancies Bill (General Scheme to be developed). Other measures have been taken, such as the RTB's publication on 23 November 2017 of a comprehensive set of guidelines for landlords, tenants, and those working in the rental sector on what constitutes substantial refurbishment or renovation for the purposes of a section 34 ground for termination of a tenancy. These guidelines also clarify the situations where a landlord can claim "substantial change" in rented properties for the purposes of exemption from the rent increase restriction of 4% per year that apply in Rent Pressure Zone areas.
4.40	We will offer a voluntary landlord accreditation scheme on best practice, a comprehensive understanding of the rights and obligations of landlords and tenants. This will be offered as a voluntary service by the RTB rather than mandatory obligation  <i>Rental Strategy 27</i>	To support landlords in their rental business, providing confidence in applying and adhering to the regulatory framework	Q3 2017	RTB	Complete	A voluntary landlord accreditation scheme to educate landlords on best practice and their rights and responsibilities as landlords has been developed. In September, the RTB hosted the first session of the Betterlet: RTB Accredited Landlord programme. The Betterlet: RTB Accredited Landlord programme developed from an action in the Strategy for the Rental Sector, and is a voluntary accreditation scheme for landlords to participate in to gain knowledge on best practice, including a comprehensive understanding of the right and responsibilities of landlords and tenants. Being a Betterlet: RTB Accredited Landlord will allow landlords to be recognised as having an understanding of the rental market legislation, and support them in their rental business. Following the first session, there are 19 landlords who have received Betterlet: RTB Accredited Landlord status. Initial feedback from the programme has stated that landlords are extremely supportive of accreditation. The RTB will continue the accreditation scheme.

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4.41	We will review the current legislative provisions for Deposit Protection  <i>Rental Strategy 28</i>	To provide for a more effective system of deposit protection taking account of the changed circumstances and determine what improvements should be made to the current model to ensure the scheme, when introduced, responding more dynamically and flexibly to the needs of tenants and landlords	Q4 2017 (Within General Scheme under Action 4.39)	DHPLG/RTB	ongoing	A review of the previous scope and provisions of the proposed Deposit Retention Scheme is required, in consultation with the Project Board on RTB Change Implementation, established in Q1 2018. The Review will need to take account of changes in the residential rental and financial sectors since the 2015 deposit protection scheme legal provisions were enacted, with new/amended legislative provisions possibly required. The RTB has undertaken a detailed review to identify both improvements to the current model and any new legislative provisions required to ensure that the scheme is more responsive to the needs of landlords and tenants.  Once the RTB has presented its review the Board will need to consider whether or not it is feasible to proceed to revise and implement a deposit protection scheme at this time, or to defer to a later point in time, when the Change Management Plan is complete, the RTB is sufficiently resourced and more enhanced and robust data and information is available for consideration. Legislative changes required will be provided for in the Housing and Residential Tenancies Bill 2019.
4.42	We will ensure that the RTB is adequately resourced as its role evolves  <i>Rental Strategy 29</i>	To ensure that the RTB can plan for the provision of quality services to landlords and tenants over a medium term horizon, taking account of existing and new functions	Ongoing	DHPLG, DPER, RTB	Ongoing	The RTB has a 5-year financial plan, based on the broader role and functions envisaged for the organisation under the Strategy for the Rental Sector, which reflects the current role and elements of the broader role of the RTB. It has not fully taken account of additional functions and initiatives outlined in the Rental Strategy, the RTA 2016, the Deposit Protection scheme or proposed new regulatory requirements around RPZ's, standards, Notice of Termination requirements, the ongoing increase in disputes and in the day-to-day work of the RTB. The RTB commissioned an external organisational and workforce review to determine its needs in the light of the further additional work generated by the impending new legislation. The RTB has submitted its final Work-Force Plan to the Department for consideration, which will inform its future staffing requirements.  An increase in Exchequer funding, which reflects the roll out of additional services and functions of the RTB going forward is in place for 2019. Following on from an independent organisational review and workforce plan exercise carried out by Mazars, a revised organisation structure of the RTB has been recommended.  The review has identified need for a further 45.5 posts over the next three years, to support current and future operations where gaps are apparent at present, reflecting increased volumes of activity, expansion in the legislative mandate of the organisation, and the increased level of compliance that the RTB faces. Approval for 26 of these posts was granted in January 2019.
4.43	We will advance a pilot cost-rental project, with the Housing Agency, Dublin Local Authorities and AHBs.  <i>Review 35</i>	Demonstrate cost rental model with provision of 155 units at cost rental, 2/3 of which will be provided to social tenants and 1/3 to low to middle income key worker households.	Q4 2017 start  2019 Cost rental units delivered.	DHPLG, HA, LAs, AHBs	Ongoing	See Actions. 4.06 for the most recent updates on cost rental.
4.44	As part of the review of Rent Predictability Measure, we will reform the Rent Pressure Zone mechanism to deliver a more effective, fair and transparent approach to its operation.  <i>Review 36</i>	Reductions in the rate of rent inflation in designated RPZs throughout 2018	Amendments to RPM legislation introduced in current Dáil session.	DHPLG	Ongoing	See Action 4.14. Provision is made for the advancement of tenancy protections in the Residential Tenancies (Amendment) (No.2) Bill 2018, which will empower the RTB to investigate non-compliance with the new rent predictability measure and follow up with any necessary enforcement action. Advertising campaigns have been rolled out by the RTB since the introduction of RPZs, and the RTB regularly monitors disputes cases in relation to adherence to the RPZ requirements. The RTB has supported the Department through the examination of models of enforcement for new legislation. The Residential Tenancies (Amendment)(No. 2) Bill 2018 was published in December 2018 with a view to enactment as soon as possible during the current Oireachtas term. The Bill provides for all existing RPZs to continue in force until the end of 2021 and amends the average rent criterion for the purposes of the Minister designating areas as RPZs by providing as follows: the relevant average rent to be used in the Greater Dublin Area (GDA) will be calculated on the basis of rents in the 27 local authorities outside of Dublin; and the relevant average rent to be used outside of the GDA will be calculated on the basis of the 24 local authorities outside of the GDA (i.e. Dublin, Kildare, Meath and Wicklow). The exemptions from the rent increase restriction of 4% p.a. are also more tightly prescribed.

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4.45	We will formulate a definition of "substantial refurbishment" to be issued by the RTB to landlords as guidance immediately while consideration is given to placing the definition on a statutory footing.  Review 37	To clarify for landlords when the refurbishment exemption may be applied and to allow tenants assess whether an exemption being claimed by their landlord is merited.	End September 2017.	DHPLG, RTB	Complete	The RTB published on 23 November 2017 a comprehensive set of guidelines for landlords and tenants, and those working in the rental sector, on what constitutes substantial refurbishment or renovation for the purposes of a section 34 ground for termination of a tenancy. These guidelines also clarify the situations where a landlord can claim "substantial change" in rented properties for the purposes of exemption from the rent increase restriction of 4% per year that apply in Rent Pressure Zone areas. Detailed guidance on substantial refurbishment has been published and can be accessed at the following weblink - <a href="https://onestopshop.rtb.ie/images/uploads/Comms%20and%20Research/RTB_Guidelines_for_good_practice_on_the_substantial_change_exemption_in_Rent_Pressure_Zones.pdf">https://onestopshop.rtb.ie/images/uploads/Comms%20and%20Research/RTB_Guidelines_for_good_practice_on_the_substantial_change_exemption_in_Rent_Pressure_Zones.pdf</a> .  The RTB widely promoted publication of the guidance on national media. The RTB continue to promote their availability. The guide has also been circulated to stakeholder groups and presentations made to stakeholder events.
4.46	We will legislate to protect tenants when buy-to-let properties are taken into receivership in response to recommendations to be brought forward by the Work Group established by DHPLG.  Review 38	To strengthen tenant protection where rental properties undergo receivership.	Q1 2018	DHPLG	Ongoing	The Department established a working group with representation from the Departments of Justice & Equality, Finance, and Business, Enterprise & Innovation, the Office of the Attorney General and the Residential Tenancies Board, to examine the scope for amending legislation to provide for greater protection of tenants' rights during the receivership process, e.g. by ensuring that persons appointed as receivers will be required to fulfil some of the obligations of a landlord. The Working Group has finalised its report and it has been sent to the Minister for his consideration with any required amendments to the Residential Tenancies Act (RTA) to be considered and made within a new Housing and Residential Tenancies Bill. Some changes to legislation within the remit of other Departments may also be required.
4.47	We will improve the quality of rental accommodation through: • increased and more effective inspection of property and enforcement of standards • the establishment of a system of shared support services for LAs to standardise and increase efficiency and transparency in inspection and enforcement across all local authority areas.  Review 39	To increase the proportion of rental properties meeting standards for rental accommodation.  Increased proportion of rental properties inspected annually (10% 2018, 15% 2019, 20% 2020 and 25%2021).  Establish shared support services by the end of 2018.	2018 and ongoing	RTB	Ongoing	See Action 4.34 above.
4.48	We will provide increased tax relief for the costs of providing rental accommodation, fiscal incentives for increased tenure security and tax-based incentives for investments in low cost rental accommodation.  Review 40	The principal objective of the proposals is to protect existing supply of residential rental property and to encourage new supply, particularly at the lower income end of the market.	Timelines vary by proposal. Potential measures range from immediate (Budget 2018) to long-term.	DFIN, Revenue, DHPLG	Complete	See Action 4.22 above. Working Group was established in 2017, chaired by D/Finance. Its membership comprised representation from the Tax and Economics Divisions of D/Finance; the Revenue Commissioners; the Housing Division of H/PLG; and the RTB. The REPORT OF THE WORKING GROUP ON THE TAX AND FISCAL TREATMENT OF RENTAL ACCOMMODATION PROVIDERS was published in September 2017, and can be accessed through the following weblink: <a href="http://www.budget.gov.ie/.../Report_of_the_Working_Group_on_the_Tax_and_Fiscal_Tre">www.budget.gov.ie/.../Report_of_the_Working_Group_on_the_Tax_and_Fiscal_Tre</a> . It is a matter for the D/Finance to lead the implementation of the Group's policy options in line with any related Government decisions that might be taken.



Action	Description of action	Objective	Timeline	Owner	Status	Verification
4.49	We will introduce an appropriate licensing and regulatory system for the provision of short term lettings, informed by a cross-Government working group, to encourage homesharing, which supports tenure security through helping households meet rental and mortgage costs, and to limit the exit of dwellings from the rental sector and the housing system.  Review 41	To address unintended consequences of short term lettings, including withdrawal of supply from the rental market.	Q3 2017 - Issue guidance to LAs on deciding planning applications for short term lettings  Q1 2018 - regulatory changes prepared.	DHPLG, DTTS, Failte Ireland, RTB.	Ongoing	See Action 4.31 above.
4.50	We will make it an offence to implement rent increases that contravene the law and the RTB will be given the powers to investigate and prosecute landlords who implement such increases.  Review 42	To strengthen the RTB role in implementation and enforcement of existing legislative provisions.		DHPLG, RTB	Ongoing	Provision has been made in the Residential Tenancies (Amendment) (No.2) Bill 2018 to will empower the Residential Tenancies Board to investigate non-compliance with the new rent predictability measure and follow up with any necessary enforcement action. Enactment of the Bill is expected during the current Oireachtas term.
4.51	We will work with the RTB to develop a two-year change management plan that will see the RTB transition progressively to become the rental sector regulator. The RTB will move towards annual registration, rather than one-off registration, of tenancies, improved data-capturing abilities, and detailed analysis of the rent data they gather to benchmark rents for different property types.  Review 43	To build an effective regulatory model that is financed from activity within the sector.	2018 - 2019	DHPLG, RTB	Ongoing	A 2-year change management plan is being developed to empower the RTB by giving them necessary powers and resources to protect both tenants and landlords. The Residential Tenancies (Amendment) (No.2) Bill 2018 will empower the Residential Tenancies Board to investigate non-compliance with the new rent predictability measure and follow up with any necessary enforcement action. Enactment of the Residential Tenancies (Amendment)(No. 2) Bill 2018 is expected during the current Oireachtas term. The Bill provides for annual registration of tenancies. A project group has been established to develop and implement the RTB change management plan. The role of the group is to identify and assist in framing the necessary legislative changes with a view to enactment in 2019 and also any required changes to the Board's financial structure and staffing arrangements in order to progress the operation of these functions.
4.52	We will review the scope and business case for a Deposit Protection Scheme, operated by the RTB, to handle deposits and to manage disputes. Under this scheme, RTB will be able to define a deposit at one month's rent.  Review 44	To ensure efficient decisions and quick return/reallocation of money to ensure an effective response to the needs of landlords and tenants.	Q4 2017  Q1 2018	DHPLG, RTB	Ongoing	See 4.41 above.

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4.53	We will review the Repair and Leasing Scheme  <i>Review 45</i>	Acceleration of the already committed target of 3,500 over the period to 2021.	800 properties in 2018	DHPLG	Complete	The Repair and Leasing Scheme is now available nationwide. As above at 4.29.
4.54	We will put in place new statutory guidelines for planning authorities under Section 28 of the Planning and Development Acts which will allow for a new approach to apartment development in the build-to-rent sector, to include provision for shared accommodation models, and enabling greater flexibility around technical matters such as dual aspect, units per lift core, percentage of studio apartments, etc..  <i>Review 46</i>	To facilitate expansion of a properly funded and professionally managed rental accommodation sector and provide for the development of an anticipated 5,000 new build-to-rent homes within 2-3 years.	Draft guidelines in place by December 2017; SEA screening by Q1 2018; coming into effect in tandem with new NPF.	DHPLG	Complete	See update to Actions 3.22 and 4.05.  Following a public consultation exercise running from December 2017 to January 2018, the 2018 Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities were published under Section 28 of the Planning and Development Act 2000 (as amended) on 9th March 2018. The updated guidelines included a specific new chapter on the emerging Build-to-Rent sector. The Housing Agency is preparing a publication, Quality Apartments and Urban Housing, based on the new Guidelines; this will be finalised shortly. In addition, a Build-to-Rent Guide has been published by Urban Land Initiative Ireland.

Action	Description of action	Objective	Timeline	Owner	Status	Verification
<b>Pillar 5 - Utilise existing housing</b>						
Action	Description of action	Objective	Timeline	Owner	Status	Verification
5.01	We will develop a National Vacant Housing Re-Use Strategy, informed by Census 2016 data, to <ul style="list-style-type: none"> <li>• compile a register of vacant units across the country,</li> <li>• identify the number, location and reasons for longer-term vacancies (i.e. over 6 months) in high demand areas, and</li> <li>• set out a range of actions to bring vacant units back into use.</li> </ul>	To ascertain the extent of vacant units with a view to informing policy measures to incentivise the bringing into productive use for housing purposes.	Q2 2018	HA, LAs, DHPLG	Complete	The National Vacant Housing Reuse Strategy 2018-2021 was published in July 2018 and acts as an overarching roadmap for the co-ordination and implementation of initiatives right across Government to ensure that we are utilising our existing housing stock to the fullest extent possible and aims, inter alia, to return as many recoverable vacant properties back to viable use as possible, increasing the supply of sustainable housing available, while also revitalising the vibrancy of local communities. The Strategy and Executive Summary are available at: <a href="https://www.housing.gov.ie/housing/home-ownership/vacant-homes/vacant-homes">https://www.housing.gov.ie/housing/home-ownership/vacant-homes/vacant-homes</a> . Work has also been undertaken by the Department's Vacancy Sub-Group (representative of the Department, CSO, local government sector and Housing Agency) to develop a robust methodology to identify potentially recoverable vacant homes and use this as a more accurate, ongoing tracking of vacancy at local level.
5.02	We will review the disparate systems of differential rents for social housing across local authorities.	To ensure that housing supports, including the HAP, are fair and sustainable, prioritise those on lowest incomes and avoid creating social welfare traps that may prevent people from either returning to work or to the private housing market.	Q2 2017	DHPLG, LAs	Ongoing	Considerable work has been carried out by the Department in developing a draft framework, and this work has now been examined further in the light of the broader commitment given in Rebuilding Ireland: Action Plan for Housing and Homelessness, to review the disparate systems of differential rent for social housing in place across local authorities. The overall objective is to ensure that housing supports including the HAP are fair and sustainable, prioritise those on lowest incomes and avoid creating social welfare traps that may prevent people from either returning to work or to the private housing market. The Review will be finalised in the very near future.
5.03	We will work with LAs to speed up the refurbishment and, where possible, the re-letting of vacant social housing units, through: <ul style="list-style-type: none"> <li>• adopting a common national re-letting performance standard across all local authorities;</li> <li>• a preventative maintenance approach to housing stock management;</li> <li>• a greater focus on tenants' role and responsibilities; and</li> <li>• funding mechanisms to incentivise swift turn-around, consistent standards and pro-active approaches.</li> </ul>	To minimise any delays, or indeed perception of delays, in refurbishing and re-letting social houses at a time of considerable need.	Q4 2016	LAs, DHPLG	Complete	A circular has been issued to all Housing Authorities setting out revised arrangements. All Housing Authorities operate to the minimum standards for rented accommodation, for the re-letting of social housing, while the Department is working with the CCMA Planned Maintenance group to implement a sustainable strategy for the cost effective maintenance of social housing. This will initially involve the undertaking of stock condition surveys, which has been commenced on a pilot basis in a number of authorities
5.04	We will introduce and implement as early as possible across all local authorities a choice-based or equivalent allocation system, tailored to their specific circumstances.	To allocate social housing in a more efficient manner that offers more choice and involvement for applicant households in selecting a new home, thereby reducing the likelihood of refusals.	Q3 2016	DHPLG, LAs	Complete	Provision for consideration of choice-based letting is now made in all LAs. A Departmental survey in late 2017 to determine the uptake and impact of CBL indicated that, of the local authorities who had implemented it, the majority said that CBL has had a positive impact on how they allocate dwellings. The Department is continuing to liaise with local authorities during 2018 with a view to ensuring that CBL is implemented as widely as possible across the country

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5.05	We will review the Tenant (Incremental) Purchase Scheme following its first year of operation.	To ensure that local authorities have sufficient discretion to limit the disposal of certain types of social housing in short supply, that the scheme is attractive for social housing tenants, and that it has sufficient potential to raise new funds for housing development.	Q1 2017	DHPLG, CCMA, Housing Agency	Complete	The review is now complete and a full report setting out findings and recommendations has been prepared. Following consultation with relevant Departments on implementation arrangements, it is intended that the report will be finalised and published shortly. Some of the Review's recommendations will require changes to primary legislation in order to be implemented.
5.06	The Housing Agency will be directly funded with €70 million in capital Exchequer funding to find and acquire suitable portfolios of vacant properties for social housing directly from financial institutions and investors.	To complement, but not displace, ongoing purchasing activity by local authorities and AHBs.	By 2020 - delivery of 1,600 units	HA, LAs, AHBs	On schedule	As of 31 March 2019, the Agency had bids accepted on 806 units. 639 of these purchases had closed. The process of selling properties on to Approved Housing Bodies is underway. At the end of Q1 2019, the Agency had signed purchase option agreements for 283 properties with Approved Housing Bodies and these units are now under Caretaker Leases with a further 291 units already having been sold to AHBs by the Agency. In total, 413 properties were being tenanted by social housing tenants as the various sales and purchases were completing. The Department will continue to work actively with the Agency and the AHB sector to prioritise tenancing of available units and to streamline the performance of the fund in order to facilitate the acquisition of more units, both for the AHB sector and Local Authorities.
5.07	We will establish a Repair and Leasing Initiative (RLI) for local authorities to identify appropriate vacant privately-owned properties and provide grant support to prospective landlords to bring properties up to standard in return for entering into long-term lease arrangements.	To immediately increase the supply of social housing options through long-term rental leases.	Q4 2016 - launch of pilot project	DHPLG, LAs	Complete	See update provided under Action 4.29.
5.08	We will explore ways to promote the availability of step-down, specialist housing, for older people and incentivise down-sizing, where appropriate.	To provide older people with appropriate accommodation suited to their needs, while potentially freeing up larger dwellings for use as family homes.	Q2 2017	DHPLG, HA, LAs	Ongoing	The Department of Housing Planning and Local Government and the Department of Health published a joint policy statement - Housing Options for Our Ageing Population on 27 Feb 2019. This Statement provides a framework for the creation of more liveable, sustainable and resource effective housing options for older people as envisaged in the specific commitments on housing for older people set out in Rebuilding Ireland. The Departments of Housing and Health have been working together since 2017 to develop policy options for supported housing/housing with care so that older people will have options to choose accommodation that is suited to their needs. This Policy Statement is an important step in this Government's response to those challenges and in builds on the work already done in the National Planning Framework 2040. The Statement sets out a framework by which the Government can create a much wider spectrum of options and choices for older people in Ireland. The aim is to ensure that people can grow old and live in a community of their choosing, with dignity and independence and sets out a suite of actions to further inform and develop policy in this area. The statement sets out forty actions and in order to deliver these actions, an Interdepartmental Implementation Group will be established. It will include membership from the two Departments, the HSE, Local Authorities and relevant stakeholders and will be examining the actions and recommendations on housing options for older people in public, private and rented accommodation. Both Departments are currently finalising terms of reference and an independent chair for the implementation group. It is expected that the first meeting will take place before the end of May 2019.

Action	Description of action	Objective	Timeline	Owner	Status	Verification
5.09	We will review planning legislation to allow the change of use of vacant commercial units in urban areas, including vacant or under-utilised areas over ground floor premises, into residential units without having to go through the planning process.	To facilitate the speedy delivery of homes in urban and rural settings.	Due to priority attached to enactment of Planning and Development (Housing) and Residential Tenancies Act 2016, timeline for delivery was revised to Q2 2017.	DHPLG	Complete	The Planning and Development (Amendment) (No.2) Regulations 2018 provide an exemption for the change of use of certain vacant commercial premises into residential use subject to a number of restriction and limitations. As required, the regulations received a positive resolution from both Houses, were signed on the 8 February 2018 and came into effect on that date.
5.10	The Living City Initiative will be reviewed with a view to further enhancing the attractiveness and effectiveness of the Scheme.	To better incentivise private landlords and property owners to bring forward currently vacant residential (including part-commercial) properties for sale and/or private rental.	Q4 2016	DoF	Complete	The review was completed and published as part of Budget 2017 with a number of amendments being made to further enhance the attractiveness and effectiveness of the Living City Initiative.
5.11	A Ministerial-led Urban Renewal Working Group will bring forward proposals for new urban regeneration measures which will complement the existing regeneration programme and projects under the Social Housing Capital Programme, and strengthen alignment with Social Inclusion and RAPID programmes across local authorities.	To support existing initiatives and explore potential synergies around the revitalisation and improvement of city, town and village centres, including addressing the problem of dereliction in many urban centres.	Q4 2016	DHPLG, LAs	Complete	The Urban Renewal Working Group, which was chaired by the Minister of State and comprised senior representatives from the Department, local authorities and other relevant bodies, was established to bring forward proposals for new urban regeneration measures. In May 2018, Government announced the establishment of a €2 billion Urban Regeneration and Development Fund, focusing on cities and towns in excess of 10,000 in population, and aiming to secure more compact, sustainable growth in Ireland's five cities and other large urban centres from 2019. The first call for proposals issued in June 2018 with a closing date of end-September. It is anticipated that some of the initiatives and collaborative approaches identified by the Working Group will be incorporated into bid proposals by local authorities.
5.12	DHPLG and DRCD will work together to provide funding for a range of demonstration projects across the country as part of the €30 million Town and Village Renewal Initiative to support local authorities.	To further support the revitalisation of towns and villages, and increase their attractiveness and sustainability as places to live and work.	Q4 2016	DRCD, DHPLG	Ongoing	<p>The Town and Village Renewal Scheme forms an important part of the Action Plan for Rural Development and has the potential to stimulate economic recovery and job creation in towns and villages across rural Ireland. The scheme is specifically focused on rural towns and villages with a population of 10,000 or less. The central aim of the scheme is to support the revitalisation of towns and villages in order to improve the living and working environment of their communities and increase their potential to support increased economic activity into the future.</p> <p>The Town and Village Renewal Scheme was introduced in the second half of 2016 and, to date, almost €53 million has been approved for more than 670 projects across the country. In 2018, funding of €21.3 million was approved for 224 projects under the 2018 Town and Village Renewal Scheme. These projects cover a range of activities, from improving the public realm to make towns and villages more attractive for locals and visitors alike, to job-creation initiatives such as the development of enterprise hubs and digital hubs.</p> <p>A pilot initiative to encourage residential occupancy in rural towns and villages commenced in 2018. Under the pilot initiative up to €100,000 is being made available in respect of 6 participating towns. This funding will be used by the Local Authorities to engage with communities and local businesses, and identify practical solutions to increase the number of people living in our rural towns</p>

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5.13	We will align the social housing investment programme and ongoing work in resolving unfinished housing developments in order to target opportunities for strategic acquisition and redevelopment of brownfield development sites, drawing on a further 2016 National Housing Development Survey.	To complete the process of resolving the legacy of unfinished housing estates nationally, in conjunction with the Housing Agency and local authorities.	Q1 2017	DHPLG, HA, LAs	Complete	In March 2018, DHPLG published the 2017 Progress Report on Unfinished Housing Developments. The report indicates that some 165 developments were resolved in 2017; 256 developments remain, down from approximately 3,000 in 2010 (91% decrease). Vacancy levels within the remaining developments are relatively low at 7.6% of the unfinished housing building stock.
5.14	We will progress a National Taking- In-Charge Initiative with €10 million funding from DHPLG in 2016 coupled to bond and local authority funding.	To accelerate the taking-in-charge process of over 1,500 estates, supported by wider legislative reform of the TIC process.	Q3 2016	DHPLG, HA, LAs	Complete	The National Taking-in-Charge Initiative, with funding of €10 million available in 2016, was once-off intended to accelerate taking in charge activity and to develop better knowledge and systems to support the taking-in-charge of further estates over time. The initiative resulted in total payments of €7.7 million to local authorities in respect of 330 developments, containing some 13,400 units. A report on the initiative has been finalised and published to inform future plans on taking-in-charge.
5.15	We will create a simplified suite of funding measures and initiatives that vacant home owners can avail of to assist in refurbishing their properties and bringing them back into use.  <i>Review 47</i>	To provide easily accessible information (including by electronic means) to assist and incentivise the owners of vacant homes to bring their properties back into use.	2017-2018	DHPLG, DFIN	Ongoing	The Vacant Homes Unit held an information seminar for the Vacant Home Officers from all the 31 Local Authorities in 17 October 2018 in the Custom House. Most recently, in April 2019 the Vacant Homes Unit facilitated the launch of the Bringing Back Homes Manual on the Reuse of Existing Buildings, the audience including local authority Vacant Homes Officers.  Funding of €2.75m has been made available to the Vacant Homes Unit in the Department for 2019, to continue the work of Unit in both the Department and Vacant Homes Offices in local authorities. The Vacant Home Unit has placed advertisements in regional and overseas newspapers and will continue to publicise the initiatives available into 2019. Total funding of €38m (including funding for the vacant Homes Unit) was secured in Budget 2018 for the Repair and Leasing scheme.
5.16	We will ensure Vacant Homes Action Plans are put in place in each local authority. LA targets will feed into overall aggregate national target for 2018 and subsequent years to 2021.  <i>Review 48</i>	To identify the scale of recoverable homes that can be reactivated into the liveable housing stock, having particular to areas of high housing demand in local authority administrative areas, and to set actions and targets to bring vacant homes back into use in the period to 2021	Each local authority to prepare Vacant Homes Action Plans for their administrative area.	DHPLG, LAs,	Complete	Central funding has been made available to allow for the establishment of Vacant Homes Offices in each local authority. Circulars have issued to local authorities, setting out the role of LA Vacant Homes Offices and Vacant Homes Officers, which includes undertaking tasks that support, implement and further develop, update, monitor and review the progress of local authorities' Vacant Homes Action Plans and actions to address vacant private housing.  A pilot field-based survey has commenced across 6 local authorities with the aim of targeting and identifying potentially recoverable vacant units. The results of the pilot field-based survey will be analysed, with the outcomes of the survey being scrutinised to assess whether there would be significant value in rolling out the survey on a national basis.
5.17	We will engage with the Dept of Finance and Revenue (and the Office of the Attorney General as required) in the consideration and evaluation of possible new taxation and funding measures to incentivise the reuse of habitable vacant homes.  <i>Review 49</i>	To assist in and incentivise the early reuse of habitable accommodation.	Discussions on possible measures to be concluded by end 2017	DHPLG, DFIN, REV, AG	Complete	Budget 2018 introduced a new deduction for pre-letting expenses incurred on a property that has been vacant for a period of 12 months or more. A cap on allowable expenses of €5,000 per property will apply, and the relief will be subject to clawback if the property is withdrawn from the rental market within 4 years. The relief will be available for qualifying expenses incurred up to the end of 2021.  The Department's Vacant Homes Unit met with both Department of Finance and Indecon Consultants (engaged to undertake the Report on the possibility of a Vacant Property Tax) to input into the final Report, which was published in September 2018.

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5.18	We will agree appropriate amendment(s) with the Minister for Health to the Nursing Homes Support Scheme Act 2009, which underpins the 'NHSS/Fair Deal Scheme', to encourage the use of unoccupied homes of NHSS/Fair Deal Scheme participants by removing any unintended, inherent financial disincentives.  <i>Review 50</i>	Incentivise NHSS participants to rent out/sell their home by reducing the proportion of rental income/cash assets liable to be paid to cover Fair Deal care costs.	Enactment in 2017/2018 [to be agreed with D/Health]. Potential housing units to come on stream in 2018 onwards.	DoH, DHPLG, LAs	Ongoing	Proposals submitted to Department of Health in Q2 2019 and are under consideration by that Department.
5.19	We will make new Exempted Development Planning Regulations to allow streamlined change of use of vacant commercial and over-the-shop premises for residential purposes without having to obtain planning permission.  <i>Review 51</i>	To bring forward draft Exempted Development Planning Regulations for Oireachtas approval.	October 2017 (with a view to coming into effect not later than November 2017)	DHPLG, LAs	Complete	The Planning and Development (Amendment) (No.2) Regulations 2018 provide an exemption for the change of use of certain vacant commercial premises into residential use subject to a number of restriction and limitations. As required, the regulations received a positive resolution from both Houses, were signed on the 8 February 2018 and came into effect on that date. See action 5.09 above.
5.20	We will examine scope for streamlining of CPO powers and procedures in relation to swifter processing of compulsory purchase of vacant or derelict homes  <i>Review 52</i>	To ensure that the CPO powers and procedures are efficient, fit for purpose and up-to-date	Dec-17	DHPLG, LRC, LAs	Ongoing	DHPLG is engaging with, and feeding into, the Law Reform Commission (LRC) review of CPO legislation generally (including housing related CPO legislation) which was initiated in December 2017. In this context, the outcomes of this LRC project will inform the examination in the Department of CPO powers and procedures and the scope for streamlining CPO provisions.
5.21	We will support and facilitate the re-use and/or development of older / vacant buildings for residential use, such as unused commercial properties, under-utilised upper-floor accommodation over shops, as well as conversion/upgrading of vacant properties.  <i>Review 53</i>	Develop guidance on regulatory requirements H1 2018	Guidance developed H1 2018	DHPLG, relevant Depts, LAs	Complete	In December 2018, Minister English published the Report of the Working Group on the Reuse of Existing Buildings and Bringing Back Homes Manual for the Reuse of Existing Buildings. The Bringing Back Homes manual is available to download at: <a href="https://www.housing.gov.ie/housing/home-ownership/vacant-homes/vacant-homes">https://www.housing.gov.ie/housing/home-ownership/vacant-homes/vacant-homes</a> . The primary benefit of bringing vacant buildings back in to use is the increased supply of quality and sustainable housing for the individuals and families. Revitalising our main streets through well designed refurbishment of residential units, particularly above shops, could help to rejuvenate smaller town centres and city streets as well as produce more houses. As part of the overarching policy document Rebuilding Ireland: Action Plan for Housing and Homelessness, Action 5.21 the Government is committed to bringing vacant and partially vacant properties back into use. The reasons why so many properties remain underused are complex. Identifying, reactivating and renovating these properties can, in some instances, be challenging. It was suggested that a lack of clarity as to how regulatory systems apply was hindering this form of development and where issues such as planning, fire safety, accessibility, building control and conservation, are addressed in isolation it can lead to additional work. The Bringing Back Homes manual is aimed at property owners, members of the public, local authorities and stakeholders in the construction industry who are interested in developing vacant buildings. It provides clear and detailed guidance on current policy and regulatory requirements that apply to this form of development. The Bringing Back Homes manual complements the new planning exemption introduced earlier this year, which allows the change of use of vacant commercial buildings to domestic use without having to go through the planning process. The manual will also support the work of the vacant homes offices in local authorities, which create a central point of contact for those interested in developing existing buildings. These offices will be a useful resource to assist developers and owners in clarifying the regulatory requirements that exist and how they apply to development, thus reducing uncertainty and complexity but maintaining safe, sustainable and quality standards for homes. Recommendation 5 of the Working Group on the Reuse of Existing Buildings recommends that a review of the Building Control Regulations 1997-2015 be undertaken by this Department to give further clarification with respect to the building control approvals required for material changes of use to dwellings. In this context Department introduced the Building Control (Amendment) Regulations 2018 S.I. No. 526 of 2018 in December 2018. These Regulations amend certain provisions of the Building Control Regulations (the "Principal Regulations") following a review of the operation of the Disability Access Certificate requirements introduced under S.I. No. 351 of 2009. The Building Control (Amendment) Regulations 2018 provide clarity on the application of Disability Access Certificates to existing buildings when brought back into reuse.

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5.22	We will establish an urban renewal fund of €50m over four years to 2021, to run on a competitive bid basis with local authority contributions.  <i>Review 54</i>	To deliver on a number of key policies such as facilitating homes in existing buildings, renovating derelict properties, improving the public realm through enhanced amenities and services.	€10m in 2018	DHPLG, LAs	Alternative approach in place.	See Action 5.11 above. The new €2 billion Urban Regeneration and Development Fund (URDF), under Project Ireland 2040, shares many of the objectives of the pre-existing €50m Urban Renewal Fund. Consequently, the latter scheme is currently being reviewed with a likely more specific targeted focus on tackling dereliction and vacancy in our larger urban settlements. The proposed fund has been somewhat superseded by the €2bn Urban Regeneration and Development Fund which largely addresses the same objectives.