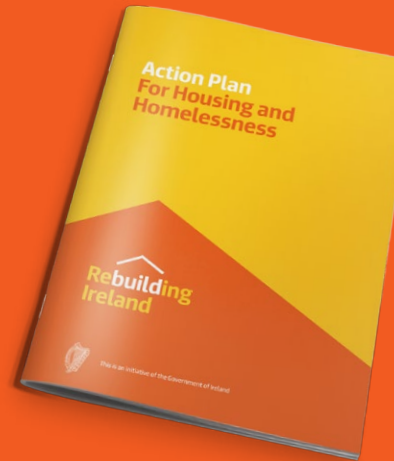


The latest data available from a range of sources shows that house-building is continuing on its upward trajectory.



Housing completions, as measured by ESB connections, for the 12 month period to end February 2017 reached 15,327 homes across the country, a 16% increase year on year. 6,444 of these homes are in the Greater Dublin Area which has seen a 28% increase in completions in the past twelve months. ESRI's latest Quarterly Economic Commentary forecasts that annual housing completions will grow to 18,500 homes during 2017.



Commencement Notices for 13,169 new homes nationwide were submitted in the 12 month period to end February 2017, a 27% increase in commencement activity year on year.



An explanatory note on the data is available at <http://rebuildingireland.ie/news/january-housingactivity-report/>. Comments or suggestions are very welcome – email rebuildingireland@housing.gov.ie



Planning Permissions up to December 2016

12 Month Rolling Total of Number of Units Granted Permission



Source: CSO

This data is gathered quarterly so the most up to date figures are up to the end of 2016.

Planning permission for **16,375** new homes was granted in the year up to end December 2016, an increase of **26%** year on year.

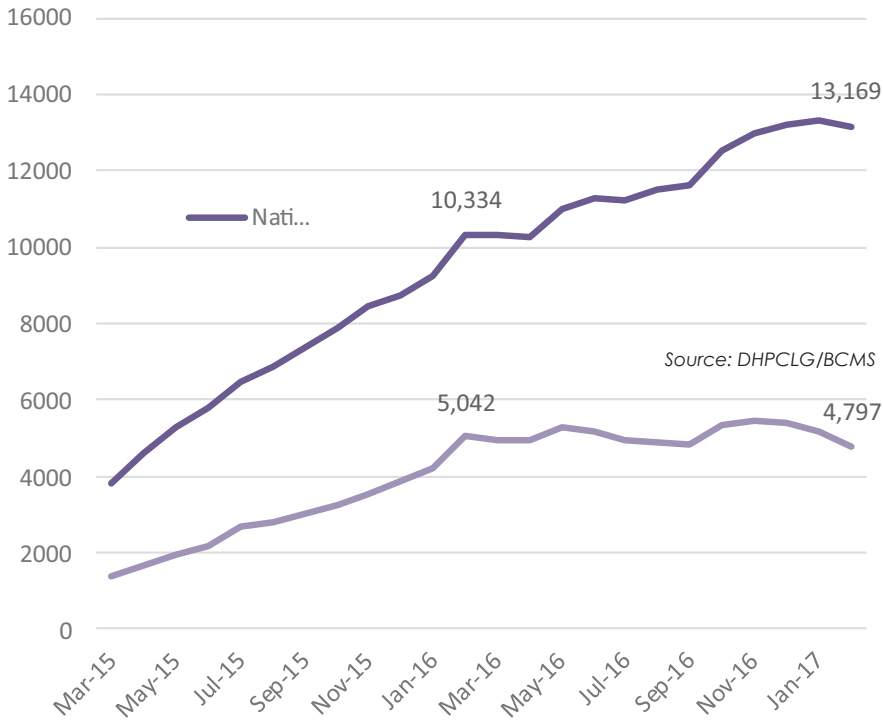
Of these, **9,466** are in the Greater Dublin Area (**6,835** in Dublin) and **6,909** in the rest of the country.

26% of national permissions relate to one-off dwellings, and **24%** of permissions relate to apartments.



Commencement Notices up to February 2017

12 Month Rolling National Total of Units Commenced



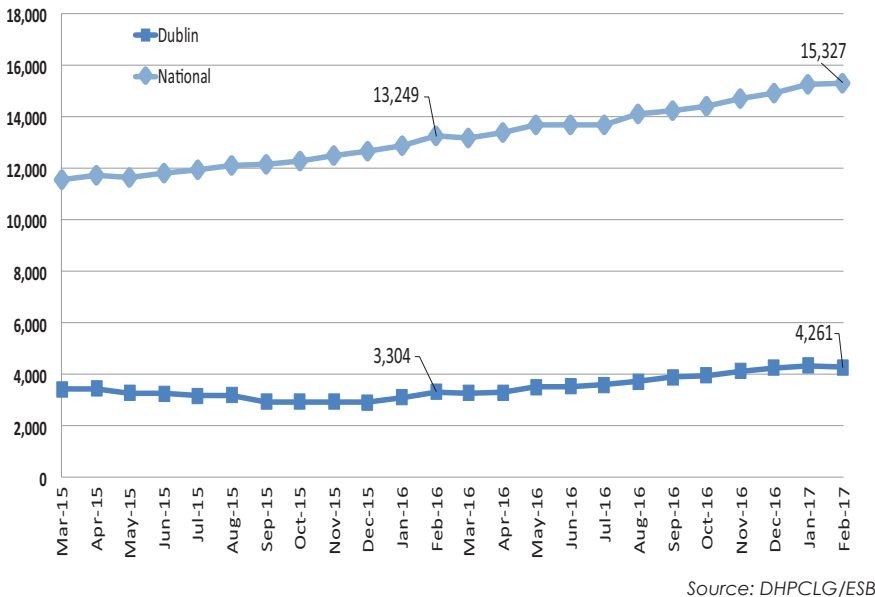
Commencement Notices for **13,169** new homes were submitted in the year up to end February 2017, an increase of 27% year on year. While the chart shows a dip in the twelve month running total of commencements at February 2017, in Dublin in particular, this is largely explained by an unusually high level of commencements in February 2016 (1,430) which now falls out of the current twelve month total.

7,575 of the commencements for the twelve months to end February 2017 are in the Greater Dublin Area (**4,797** in Dublin) and **5,594** in the rest of the country. **32%** of notices nationally in the last year relate to one-off dwellings.



Completions/ESB Connections up to February 2017

Monthly Completions - 12 Month Rolling Total



15,327 dwellings were connected by the ESB to the Grid during the 12 months to end February 2017. This figure is used as a proxy for housing completions.

Of these, **6,444** are in the Greater Dublin Area (**4,261** in Dublin) and **8,883** are in the rest of the country.

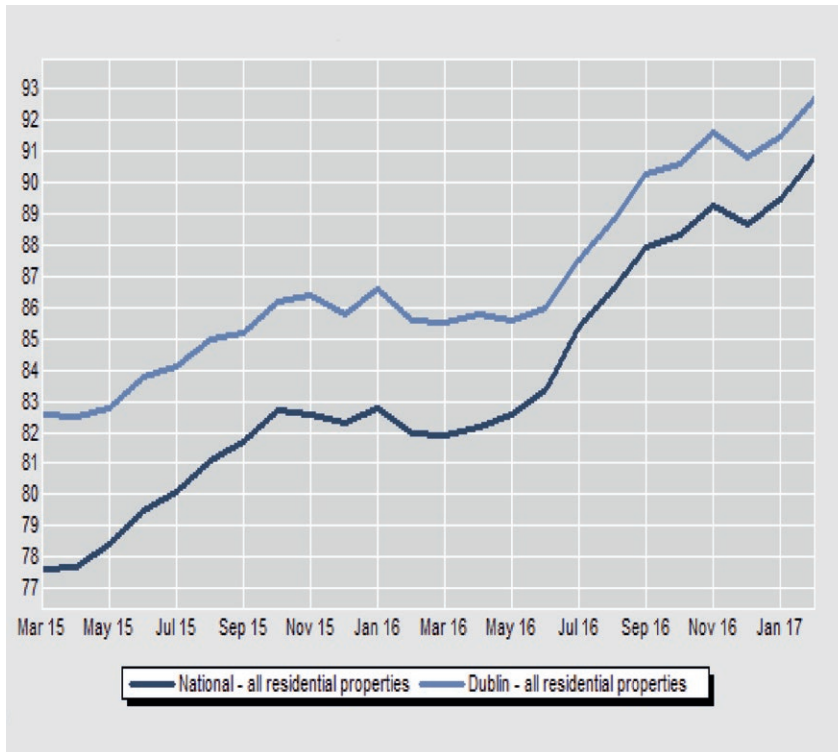
Overall, the year on year rate of increase in housing completions is currently running at 16% nationally and at 28% in the Greater Dublin Area.

41% of units connected nationally during the last twelve months were one-off dwellings.



Residential Property Prices up to February 2017

Residential Property Price Index by Type of Residential Property and Month (Base Jan 2005 = 100)



Source: CSO

Nationally, average residential property purchase prices increased by **10.7%** during the 12 months to end February 2017.

House prices are up by an average of **10.7%** while apartment prices have increased by **10%**.

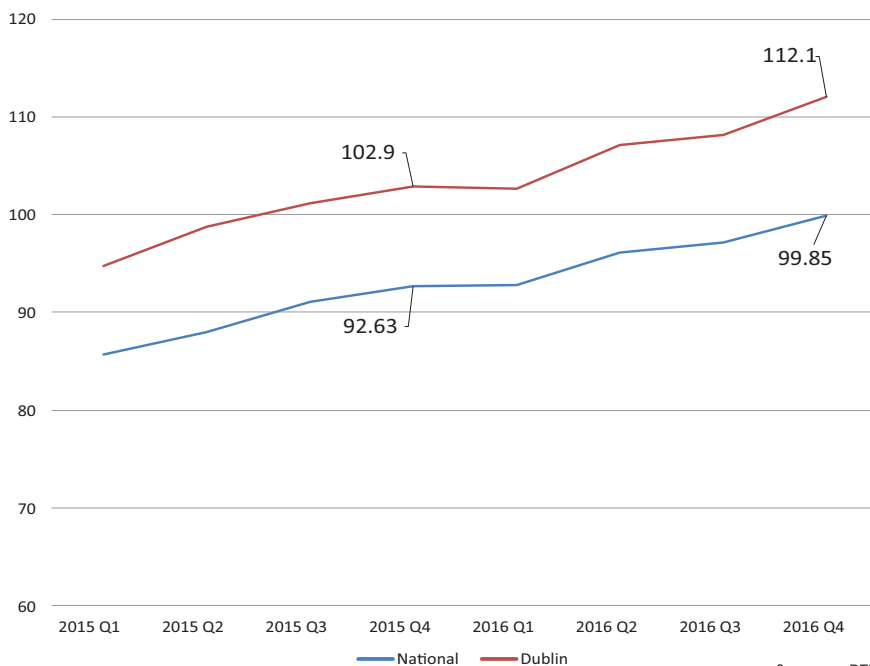
In **Dublin**, purchase prices increased by **8.3%** while prices outside Dublin increased by **13.2%**.

This index is based on stamp duty returns made to Revenue.



Rental Market Price Trends up to December 2016

RTB Rent Price Index (Q3 2007=100)



Source: RTB

This data is gathered quarterly by the RTB and the most up-to-date figures are up to December 2016.

Due to the impact of retrospective landlord and property registrations, revisions to the data may occur.

Nationally, rental prices increased by an average of **7.8%** in the 12 months to end December 2016. **Standardised rents** now stand at **€986 per calendar month (pcm)**.

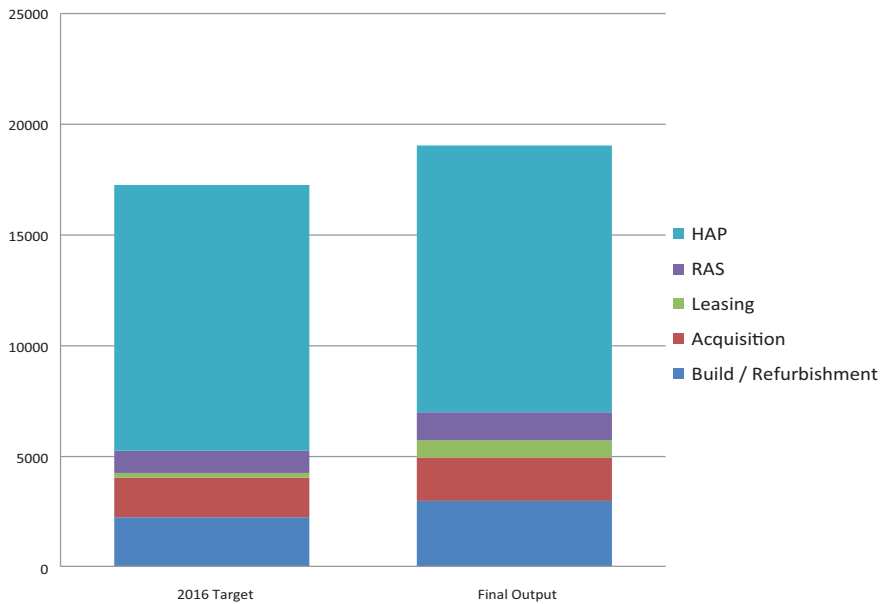
In **Dublin**, rental prices increased by **9%** over the period, bringing standardised rents to **€1,422pcm**. Outside Dublin, prices increased by an average of **7.2%** bringing standardised rents to **€759pcm**.

Nationally, the costs of house rental have increased by **6.4% to €949pcm** while the costs of apartment rental have increased by **9.4% to €1,047pcm**.



Social Housing Update

Social Housing Final Figures 2016



Source: DHPCLG

Finalised output figures for social housing show that last year the overall target for meeting the social housing needs of c17,000 households was exceeded with **19,055** households accommodated during 2016.

In order to ensure that the maximum number of households were accommodated, the social housing programmes and budget were carefully managed to achieve full spend across the range of social housing options.

In 2017, the target is to meet the social housing needs of **21,000 households** through the investment of **€1.2 billion** of Exchequer funding (both capital and current), available across the range of initiatives and support programmes.

Research Notes

- The Economic Social and Research Institute published its Spring Quarterly Economic Commentary on March 23rd. ESRI forecasts that annual housing completions will grow to 18,500 during 2017 and that economic growth (as measured by GDP) will reach 3.8% during 2017. Investment in housing (which includes upgrade and renovations) is forecast to increase by about 38% in value terms between 2016 and 2018. ESRI also draw attention to the potential risk of over-heating in the economy, should reductions in unemployment arising from accelerated growth rates in construction result in capacity constraints for the wider economy.

<http://www.esri.ie/publications/quarterly-economic-commentary-spring-2017/>

- ESRI also published research into the elasticity of various tax measures. Amongst the findings are that mortgage interest relief at source is a very progressive tax measure and that this has an impact on the desirability of house purchase for potential buyers on lower incomes.

<http://www.esri.ie/pubs/RS59.pdf>

Housing Activity News Digest

Dublin Housing Supply Coordination Task Force (DHSCTF)

The DHSCTF, established under Construction 2020 to address housing supply issues across the four local authorities in Dublin, recently published its report for the final Quarter of 2016. These reports detail progress on privately-owned sites having planning permission approval for more than 10 units, excluding Part 8 applications or Student Accommodation projects. The latest report shows a significant increase in apartment completions with 381 apartment units completed during Q4 2016, exceeding the combined total of 311 apartment completions during the three preceding quarters of 2016 — the table below refers. 1,646 homes (954 houses, 692 apartments) are reported as being completed across the four Dublin local authorities during 2016. At the of 2016, there were 144 ac-tive sites with the potential to deliver 5,217 homes. The full report can be accessed at http://www.housing.gov.ie/sites/default/files/publications/files/housing_supply_coordination_task_force_returns_q4_2016.pdf/.

	Total Number of Units Completed		Total Number of Units Completed		Total Number of Units Completed		Total Number of Units Completed	
	Quarter 1		Quarter 2		Quarter 3		Quarter 4	
	Houses	Apartments	Houses	Apartments	Houses	Apartments	Houses	Apartments
DCC	45	30	8	23	104	18	98	14
DLRCC	21	213	43	0	10	0	22	166
SDCC	44	0	37	0	35	0	0	0
FCC	132	27	77	0	124	0	154	201
TOTAL	242	270	165	23	273	18	274	381

Source: Housing Supply Coordination Task Force For Dublin Q4 2016 (February 2017)

Local Infrastructure Housing Activation Fund (LIHAF)

This fund sees the Government investing €226m towards activating 34 high impact residential development sites across Ireland. The 34 successful projects across 15 local authorities were announced on 28 March and will now receive funding to invest in critical enabling infrastructural works between 2017 and 2019 to facilitate the opening up of key lands for scaled-up and early development. The significance of this strategic investment is that it will pave the way for the delivery of some 20,000 homes from these sites by 2021, rising to 70,000 homes by 2027, as the sites are fully built out. Full information is available on the Rebuilding Ireland website at the following link: <http://rebuildingireland.ie/news/local-infrastructure-housing-activation-fund-announced/>

EIB backs €405m investment Programme

On 2 March 2017, the Housing Finance Agency (HFA) announced details of a new pro-gramme for investment in social housing, backed by the European Investment Bank (EIB). The programme will see €405 million invested in the construction and improvement of thousands of residential properties across Ireland, jointly financed by the Housing Finance Agency (HFA) and the EIB. It is expected that 1,400 new homes will be built and more than 700 properties upgraded under this new initiative. More information is available on the Rebuilding Ireland website at the following link: <http://rebuildingireland.ie/news/record-irish-social-housing-investment-programme/>

Housing Activity News Digest continued

RTB Rent Index

It is worth noting that the Rent Index published by the Residential Tenancies Board contains very comprehensive information about the residential rental market. Following the recent introduction of Rent Pressure Zones, in key areas under significant rental inflation pressure, the latest edition has been expanded to include more localised geographical information, based on analysing rents for each Local Electoral Area (LEA) and as such is a potentially useful source of information for tenants, landlords, estate agents, central government, local authorities, and others. The full report is available by clicking on the following weblink:

RTB Rent Index.

Status Report on Social Housing Programme

Up-to-date information from the Department of Housing, Planning, Community and Local Government on all social housing schemes advancing nationwide is included in the Social Housing Construction Projects Status Report (Q4 2016) available at www.rebuildingireland.ie. This status report is updated quarterly. The current construction pipeline of 8,430 new social houses of which 1,829 are currently on site represents a major escalation in the social housing build programme.