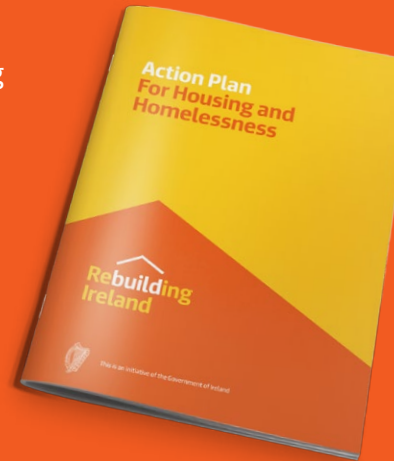


The Social Housing Construction Programme continues to scale up with some 1,600 new housing units added to the programme during Q1 2017. The programme now includes 607 developments yielding 10,072 houses. 130 of these developments yielding 2,378 houses are currently on site.



March saw an appreciable rise in the level of housing commencements notified to Local Authorities. Commencement Notices for 1,685 new homes were lodged, the highest monthly return during the past three years. Overall, Commencement Notices for 14,192 new homes nationwide were submitted in the 12-month period to end March 2017. This represents a 38% increase in commencement activity year on year.



ESB connections during the 12 months to end March 2017 reached 15,684 homes across the country, a 19% increase year on year. 6,638 of these homes are in the Greater Dublin Area, which has seen a 33% increase in the past twelve months.

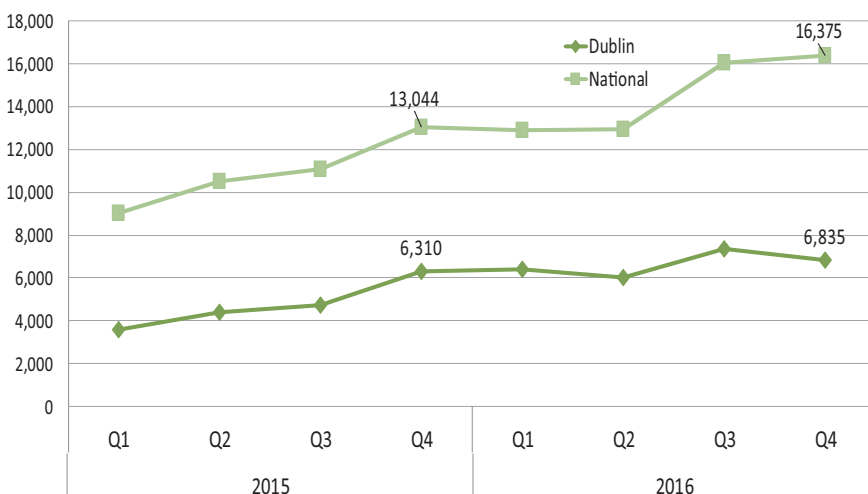


An explanatory note on the data is available at <http://rebuildingireland.ie/news/january-housing-activity-report/>. Comments or suggestions are very welcome – email [rebuildingireland@housing.gov.ie](mailto:rebuildingireland@housing.gov.ie)



## 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 permissions for **16,375** new homes were granted in the year up to end December 2016, an increase of **26%** year on year.

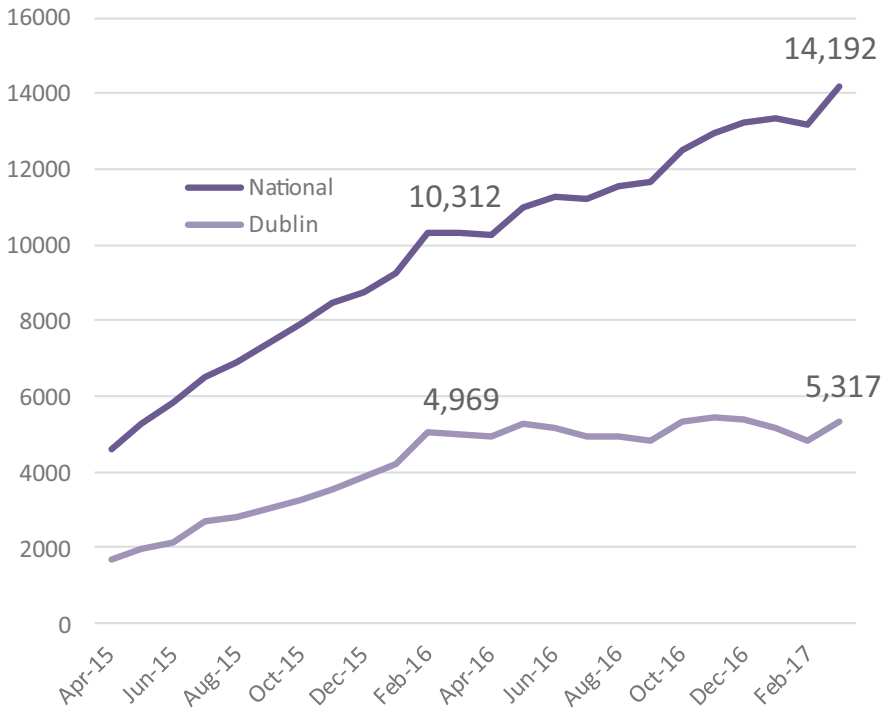
Of these, **9,466** are in the Greater Dublin Area (**6,835** in Dublin) and **6,909** in the rest of the country.

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



# Commencement Notices up to March 2017

## 12 Month Rolling National Total of Units Commenced



Source: DHPCLG/BCMS

Commencement Notices for **14,192** new homes were submitted in the twelve month period up to end March 2017, an increase of **38%** year on year.

The total number of housing units recorded on Commencement Notices lodged during March 2017 was **1,685**. This represents the highest level of commencement activity seen in a single month during the last 3 years.

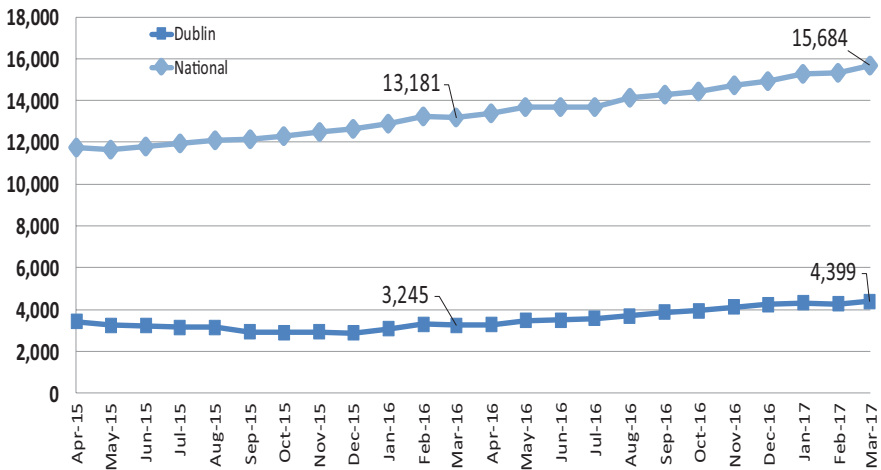
**8,328** of the commencements for the twelve months to end March 2017 are in the Greater Dublin Area (**5,317** in Dublin) and **5,864** in the rest of the country.

**27%** of notices nationally in the twelve month period up to end March 2017 relate to one-off houses.



# Completions/ESB Connections up to March 2017

## Monthly Completions - 12 Month Rolling Total



Source: DHPCLG/ESB

**15,684** homes were connected by the ESB to the Grid during the 12 months to end March 2017. This figure is used as a proxy for the level of additional housing supply becoming available for occupation.

Of these, **6,638** are in the Greater Dublin Area (**4,399** in Dublin) and **9,046** are in the rest of the country.

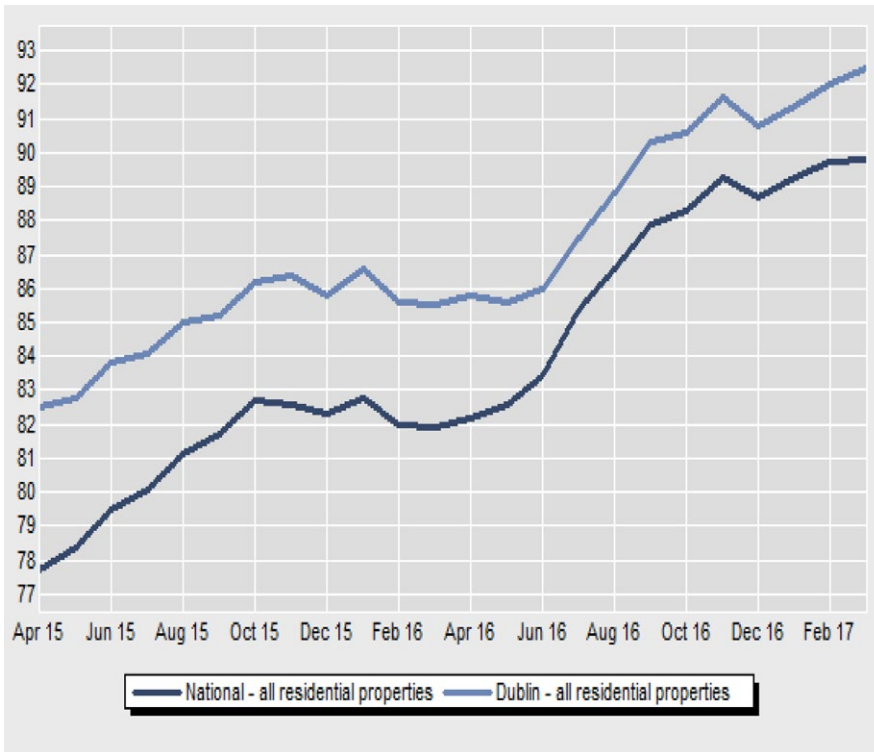
Overall, the year on year rate of increase is currently running at **19%** nationally and at **33%** in the Greater Dublin Area.

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



# Residential Property Prices up to March 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 **9.6%** during the 12 months to end March 2017.

House prices are up by **9.5%** while apartment prices have increased by **10.7%**.

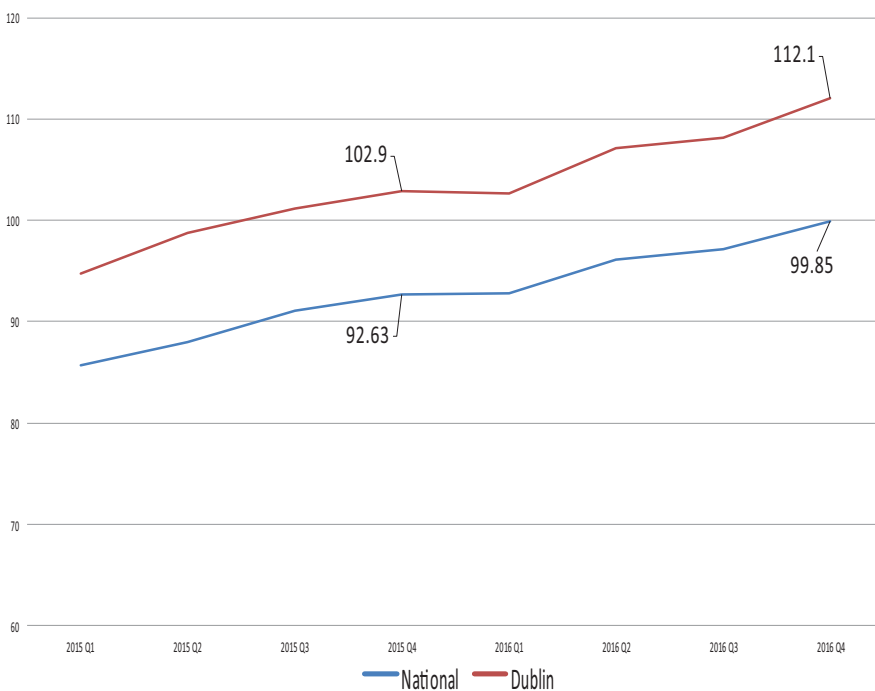
In **Dublin**, purchase prices increased by **8.2%** while prices **outside Dublin** increased by **11.8%**.

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 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)**.

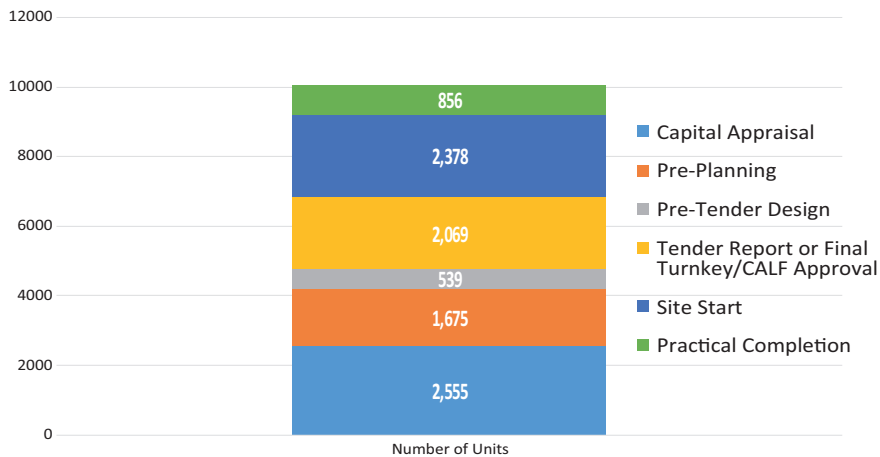
In **Dublin**, rental prices increased by **9%** over the period bringing standardised rents to **€1,422pcm**.

Outside Dublin, prices increased by an average of **7.2%** bringing standardised rents to **€759pcm**.



# Social Housing Update

## Social Housing Construction up to March 2017



Source: DHPCLG

The Social Housing Construction Projects Status Report is updated quarterly by the DHPCLG.

The chart shows the current construction pipeline (Quarter 1 2017), including local authority and approved housing body developments funded by the DHPCLG, which will see over 10,072 houses built in 607 housing developments across the country over the coming years.

Of these, 130 developments delivering 2,378 new-build social houses were on site at the end of Quarter 1 of 2017.

In terms of immediate delivery, the aim is to build 2,400 new social houses in 2017. This compares with just over 650 new social houses built in 2016.

## Research Notes

- The Department of Housing, Planning, Community and Local Government and the Economic and Social Research Institute have commenced a 3 year programme of collaborative research. The output of the research programme will be a series of published papers concerning housing economics and related topics. The topics researched will be relevant, from a policy perspective, to current challenges related to housing. Such topics would build on work undertaken by the Institute in recent years and will have obvious relevance to housing policy. The Department and the Institute have set up a Steering Committee to oversee the programme which will shortly be considering the specific topics which will form the research programme. The Steering Committee has, via the Department's website, invited research topic suggestions from members of the public, public representatives, businesses and commercial interests and other organisations. Further information, including details on how to make a submission, is available at the following weblink – <http://www.housing.gov.ie/housing/policy/housing-economics-research-programme-invitation-research-topic-suggestions-0>
- During April and May the Central Statistics Office released two major Census 2016 publications of relevance to the housing area. These were Housing in Ireland, published on April 20th 2017 and Population Distribution and Movement, published on 11th May 2017. Both reports can be accessed via the following weblink - <http://www.cso.ie/en/census/census2016reports/census2016publicationschedule/>

# Housing Activity News Digest

## Status Report on Social Housing Programme

The full Social Housing Construction Projects Status Report (Q1 2017) - see page 4 - is available on the *Rebuilding Ireland* website at the following weblink – <http://rebuildingireland.ie/news/social-housing-construction-projects-report-2017/>. The report is updated quarterly.

## Housing Land Map

An online Housing Land Map has been launched under the Rebuilding Ireland initiative with a view to identifying additional lands suitable for housing. The data sets now released include details of over 700 local authority and Housing Agency owned sites totalling some 1,700 hectares, as well as 30 sites (200 hectares) owned by State or Semi-State Bodies, the latter in the Greater Dublin Area and other major urban centres.

Further datasets such as social housing construction projects and private housing construction projects will be added over the coming months. The interactive Housing Land Map can be accessed by clicking on the following weblink – <http://rebuildingireland.ie/news/rebuilding-ireland-land-map/>

## Development Opportunities on Local Authority Owned Sites

An early indication of the potential opportunities presented by the Housing Land Map comes with the recent announcements from two local authorities, Dublin City Council and South Dublin County Council, that they are bringing forward opportunities for developers on four key sites (Emmet Road, Infirmary Road and Oscar Traynor Road in Dublin City and Kilcarbery in South Dublin) that will deliver a total of up to 3,000 much-needed social and affordable homes. Details of these opportunities can be accessed at the following weblinks –

[http://rebuildingireland.ie/install/wp-content/uploads/2017/04/DCC\\_\\_Housing-Land-Initiative\\_Map\\_Launch.pdf](http://rebuildingireland.ie/install/wp-content/uploads/2017/04/DCC__Housing-Land-Initiative_Map_Launch.pdf)

[http://rebuildingireland.ie/install/wp-content/uploads/2017/04/Kilcarbery-\\_advert.pdf](http://rebuildingireland.ie/install/wp-content/uploads/2017/04/Kilcarbery-_advert.pdf)