

REBUILDING IRELAND Action Plan Status Report Q2 2018

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. In 2018, local authorities and AHBs will build 3,800 new homes through a range of construction methods and utilising a range of programmes. 240 homes have been completed to date using the rapid delivery method. As of end Q2 2018, there are another 26 rapid delivery schemes, due to yield up to 768 social homes, at various stages of advancement, 213 of which are scheduled for delivery in 2018. Work has also commenced on a project to deliver a modular hub programme on sites in Louth and Galway, which will provide accommodation for families experiencing homelessness. The hubs will be managed by the McVerry Trust.
	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 30th June 2018, the Agency had bids accepted on 645 properties. Contracts have been signed for 454 units and 404 of these purchases were closed. The process of selling properties on to Approved Housing Bodies is well underway. As of 30 June 2018, the Agency had signed purchase option agreements for 238 properties with Approved Housing Bodies and these units are now under Caretaker Leases. To date, the onward sales of 132 units to AHBs have been completed in full and the Agency has received €29m from AHBs for these units. See also Actions 2.05 and 5.06
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	810 additional tenancies created for homeless households in 2016. The 2017 target was exceeded with over 1,700 new tenancies established by the end of 2017. At end June 2018, a further 945 new tenancies were established bringing the total amount of additional tenancies created for homeless households to date to over 3,500.

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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.
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 a regional roll out of this system is underway and will continue to be rolled out. A Homeless Liaison Officer commenced in post in June 2018 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"> • establish visibility for the Tusla Homeless service; • establish close working relationships with partner agencies; • identify existing service provision across Areas and with agencies; • identify gaps in service provision.
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"> • Enhanced liaison on family support, child welfare and child protection, including Family Resource Centres; • Access to early-years services; • School Completion Programmes; • Enhanced locally available practical supports for daily family life; • Access to free public transport for family travel and for school journeys; and • Practical supports and advice for good nutrition for those without access to cooking facilities. 	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.

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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. This initiative is now achieving momentum, with 40 CAS properties being delivered at end June across the country.
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. DHPLG has issued policy guidance to LAs on assisting victims of domestic violence with emergency and long term accommodation requirements.
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.

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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 Focus Ireland-Peter McVerry Trust consortium has been contracted to deliver Housing First in Dublin, directed towards people in Supported Temporary Accommodation as well as entrenched rough sleepers. A new National Director of Housing First is in place since February and he will be responsible for the development of the programme nationally. The National Housing First Implementation Plan 2018-2021 will be published in Q3 and sets out Housing First targets for every local authority in the country. At end Q2, the Dublin Region Housing First Service had created 242 Housing First tenancies for 207 unique individuals of which 177 (86%) have successfully retained housing. Q3 will see tenders issued by Galway, Cork and Limerick City Councils for the operation of Housing First in these areas. The Dublin Region Homeless Executive is preparing to re-tender the Dublin Region Housing First Service on behalf of the four Dublin local authorities and the HSE.
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 Focus Ireland-Peter McVerry Trust consortium continues to strengthen the Housing First programme in Dublin. The National Implementation Plan for Housing First is to be launched in Q3 and will extend the programme nationwide. Underpinned by funding, it will include ambitious county by county targets with the intention of seeking to tackle entrenched rough sleeping and long term homelessness on a national basis.

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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	The DRHE have recently prepared a report, which highlights that families are spending less time in emergency accommodation and indeed there is now evidence that households are exiting family hubs and entering tenancies within 4 months. The focus must be on ensuring that emergency accommodation is appropriate and of high quality, as well as including the necessary supports to enable families exit such emergency accommodation to HAP tenancies and other permanent accommodation.
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 is now in place under Budget 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 - http://health.gov.ie/wp-content/uploads/2017/07/Reducing-Harm-Supporting-Recovery-2017-2025.pdf
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.
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.

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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.
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 safer and more appropriate form of emergency accommodation and local authorities and Approved Housing Bodies have been requested to further develop such facilities in their areas of operation. Funding is available to support this activity. At end of Q2 2018, there were Family Hubs in Dublin, Kildare, Limerick and Cork, providing well over 500 households with accommodation. Work was also advancing on a new Family Hub in Galway.
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	On schedule	A circular has issued to all local authorities setting out the rules that apply in relation to HAP and ongoing communication continues particularly with local authorities facing homelessness challenges in respect of setting up the service. At end Q2, 14 local authorities advised that they wish to establish the Homeless HAP Place Finder Service in their area and it is intended to further roll out the service in other local authority areas later in 2018.

Action	Description of action	Objective	Timeline	Owner	Status	Verification
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 further beds will be delivered by end 2018. The priority is that any individual who wishes to receive shelter or a bed can avail of it. There has been significant focus on the issue of rough sleeping and in April of this year, a reduction of 40% was recorded in the number of rough sleepers on our streets.
1.25	a) 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	b) 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. Work was carried out on the development of an implementation strategy with targets for Housing First tenancies in each local authority. The Plan will be published before end of Q3.
1.27	c) 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	On schedule	The new National Director of Housing First is working with all relevant local authorities and will prepare a National Housing First Implementation Plan, which will be published in Q3. The Plan will address the roll-out of Housing First on national basis.
1.28	d) 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.

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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. 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 techniques 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	In progress	All local authorities have been asked to review the social housing projects in their areas and in the interest of achieving earliest delivery, requested to consider their suitability for Design and Build contracts under the Rapid Delivery Framework set up by the Office of Government Procurement. They were asked to consider schemes which are suitable for early commencement, in terms of their approved planning status. 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. In this regard, the Department has organised information seminars for local authorities and AHB's, as well as visits to rapid delivery projects under construction. In addition, Dublin City Council are establishing a procurement framework of Design Build Contractors for Volumetric apartments. This framework will be available to other local authorities who bring forward apartment developments. It is intended that the framework will be in place in the last quarter of the year. Dublin City Council are progressing schemes with in excess of 700 homes for this programme and other city and town locations across the country will bring this to in excess of 1000 new homes to be delivered.

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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 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.
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 has been increased to €36m.

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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 targetting of tenancy sustainment efforts and early responses to prevent homelessness.		DHPLG, RTB	Ongoing	A change management plan is being implemented to empower the Residential Tenancies Board by giving them the necessary powers and resources to protect both tenants and landlords. A new obligation is to be introduced on 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. A complete change management programme has commenced within the RTB and will be led by a Project Board, 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.
1.35	We will develop a homelessness prevention strategy for non-nationals without entitlements (Habitual Residence conditions) <i>Review 14</i>			DHPLG, DJE, DSP	Ongoing	The issue of non-nationals without residence entitlements is one of the issues being considered by the Homeless Inter-Agency Group, established in October 2017.
1.36	We will urgently examine the issue of refusals of reasonable offers of accommodation by those in emergency accommodation <i>Review 15</i>	To ensure a consistent approach to such refusals is being implemented nationally.	Immediate	DHPLG	Ongoing	The process of allocating and tenanting social housing homes is being considered by local authorities.
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. <i>Review 16</i>	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.

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1.38	We will restructure DRHE to deliver more services directly, working with the new interagency group, and focussing in a targeted manner on prevention, services and exits. It will also expand to include surrounding local authorities. <i>Review 17</i>	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, who will be responsible for the development of a national implementation plan. 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.

Pillar 2 - Accelerate social housing

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	<p>Over 7,000 new homes were brought into the active social housing stock through build, acquisitions, voids and leasing programmes in 2017. This represents a 40% increase on what was planned for the year; and a 24% increase over what was achieved in 2016. Following a Review of RI and Budget 2018 negotiations, overall Build/Acquisition/Leasing targets for 2016-2021 have been increased from 47,000 units to 50,000 with an increased emphasis on Build through a shift away from Acquisitions. Over 33,000 Build units are now targeted for delivery over the lifetime of the programme. Local Authorities have also been advised of their 2018 targets and targets for the 2018-2021 period that are reflective of the annualised national target for those delivery years under Rebuilding Ireland. At the end of Q1 2018, some 6,146 additional housing solutions had been provided across all local authorities in the quarter.</p> <p>The Q1 2018 Construction Status Report shows that the Social Housing Build Programme includes 930 schemes (or phases) at the end of Q1 2018, delivering over 14,813 homes. Rebuilding Ireland targets and progress can be viewed at the following link:</p> <p>https://www.housing.gov.ie/housing/social-housing/social-and-affordble/overall-social-housing-provision</p>
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	<p>All key programmes have been reviewed since the inception of the Rebuilding Ireland Action Plan. Comprehensive and focused current and capital programmes are in place for 2018.</p> <p>A review of the Capital Advance Leasing Facility is currently being undertaken with the assistance of the Housing Agency. The purpose of the review is to re-assess the standard assumptions used in the financial model and determine, based on current conditions, if these remain appropriate.</p>

Action	Description of action	Objective	Timeline	Owner	Status	Verification
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"> Counties Cavan, Kerry, Laois, Leitrim, Longford, Roscommon, Westmeath, Wexford and Wicklow by end-2016, and The Dublin Region, commencing from Q1 2017. 	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 Q2 there were 37,750 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"> acquiring properties for onward long-term leasing to LAs and AHBs, and activating new residential construction for the broader build-to-rent sector. 	To deliver 5,000 social houses over a five year period.	Q1 2017	NTMA, DoF, LAs, AHBs	On schedule	This delivery mechanism has been superseded by the Enhanced Long-Term Social Housing Scheme, which was launched on 31 January 2018. The principal objective of the scheme is to encourage larger levels of private investment in social housing while ensuring that the resulting leasing arrangement is off-balance sheet in respect of Government expenditure. The scheme is targeted at new build or new to the market properties to be delivered at scale and will complement the existing long-term leasing arrangements, which will continue to be available for leasing existing properties. Under the initial call for proposals, which was open from 31 January 2018 to 12 April 2018, 33 proposals were received. These are currently being assessed and the process is being directly managed by the Housing Agency.
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	As of 30th June 2018, the Agency had bids accepted on 645 properties. Contracts have been signed for 454 units and 404 of these purchases were closed. The process of selling properties on to Approved Housing Bodies is well underway. As of 30 June 2018, the Agency had signed purchase option agreements for 238 properties with Approved Housing Bodies and these units are now under Caretaker Leases. To date, the onward sales of 132 units to AHBs have been completed in full and the Agency has received €29m from AHBs for these units. See also Actions 1.01 and 5.06.
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 will facilitate the delivery of 25,500 social housing supports, through build, acquisition, leasing, HAP and RAS.

Action	Description of action	Objective	Timeline	Owner	Status	Verification
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 73 sites concerned have been fully mapped and information on their location and size is available on the interactive State Lands Mapping facility accessible via www.rebuildingireland.ie . The Housing Agency has produced a Land Aggregation Scheme Strategic Development and Management Plan which includes a focus on the development potential of each specific site. The publication of the Councils' Strategic Management Plans in relation to sites in the Land Aggregation Scheme is imminent.
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	An arrangement for the up-front purchase of Part V housing is being advanced at present and will be finalised shortly.
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.
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.

Action	Description of action	Objective	Timeline	Owner	Status	Verification
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 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 is planned in Q3.
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. DHPLG is currently working with the Office of the Parliamentary Counsel to finalise the text of the Bill for publication in October 2018. Pending the enactment of the legislation, the interim regulatory arrangements in operation since 2014 will remain in place.

Action	Description of action	Objective	Timeline	Owner	Status	Verification
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	<p>A report on the results of an evaluation of the first phase of the Inchicore Housing with Support project was launched on 4 May 2018. This first phase of the evaluation has captured the development of the concept, the overall design of the project and the background influences within the social and political environment. Evaluation is built in at each phase of the project (three phases) identifying strengths and weaknesses as the project progresses and provides a toolkit which will act as a roadmap for future Housing with Support projects countrywide.</p> <p>The DHPLG, in conjunction with the Department of Health, is currently exploring policy options including supporting housing/housing with care so that older people have a wider range of housing options and choices available to them. A cross Department/Agency steering group chaired by DHPLG and comprising the Department of Health, the Health Service Executive, the Housing Agency and other key stakeholders was established in 2017 to consider the issues and provide guidance on drafting a joint policy statement on housing options for older people. The draft statement is currently being finalised and will be published shortly.</p>
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	<p>Just over 9,000 housing adaptation grants were awarded through funding of over €60 million in 2017 to support individuals to remain in their own homes.</p> <p>Total funding of €66.2m will be provided during 2018 for the adaptation of a target of 10,000 homes. This will represent an increase of 1,000 on the number of grants funded in 2017. At end Q2, almost €22 million had been spent on 4,580 grants.</p> <p>A revised single application form to cover the three grants was drafted and has been reviewed by Inclusion Ireland and tested for plain English. This form, as well as an easy-read guide to its completion, will issue shortly to all local authorities.</p>
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	On schedule	<p>Work in relation to the preparation of a policy statement on housing for older people is being finalised, in conjunction with the DOH, with a view to its publication shortly. The proposed policy statement will be the first step in the broader process of seeking to ensure that older people are provided with appropriate accommodation options suited to their needs.</p>

Action	Description of action	Objective	Timeline	Owner	Status	Verification
2.19	<p>We will create pilot competitions, focusing on three distinct areas:</p> <ul style="list-style-type: none"> • smart technologies in housing for older people; • adaptation of existing houses to meet the needs of older people; and • life-time communities. 	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, RIAI, CIF	Complete	<p>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.</p> <p>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.</p> <p>(Details of the winning and commended entries can be accessed through the following weblink: http://rebuildingireland.ie/?s=smart+ageing.)</p> <p>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: http://abhaileproject.ie/ which provides further information on their service.</p>
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	<p>DHPLG continues to engage with and support relevant stakeholders under the NHSPWD (National Housing Strategy for People with a Disability), including the provision of funding to support the HSE-led Deinstitutionalisation Programme. In addition, following final review of a pilot project trialing tenancy supports for individuals transitioning from HSE-run mental health facilities to community based living, the DHPLG in January 2018 approved its funding contribution of 50% towards the tenancy supports cost of the national roll-out of this mental health project over the three year period 2018 to 2020. The remaining 50% of costs are being funded by the HSE, with Department of Health approval. Tenancy sustainment programme for mental health project is now being rolled out nationwide. CAS programme for housing for people with disabilities is ongoing. Engagement with stakeholders continuing (2 meetings of the Disability Consultative Committee and 1 Implementation Group meeting have been held).</p>

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	At end-December 2016, there were less than 2,600 people with disabilities living in congregated settings; the HSE prioritised the transition of 223 people from congregated settings in 2017 under its Service Plan, supported by €20 million in capital funding from the Department of Health. The DHPLG continues to provide funding under the Capital Assistance Scheme to support this action. €3.9 million (up from €2.1 million in 2016) was approved in 2017 towards the provision of 41 homes for people moving out of congregated settings and their carers and further funding of homes will be provided in 2018.
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. A dedicated Sub Group, chaired by the Housing Agency, and overseen by an Implementation Monitoring Group (IMG), is driving implementation and has published its third progress report, which can be accessed through the weblink below: http://www.housing.gov.ie/housing/special-housing-needs/people-disability/national-implementation-framework-national-housing . The 2017 progress report will be published in Q3 2018.
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 - http://www.housing.gov.ie/housing/special-housing-needs/traveller-accommodation/review-funding-traveller-specific
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.

Action	Description of action	Objective	Timeline	Owner	Status	Verification
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	Following the Housing Summit in 2017, budgets and national targets for 2018 and beyond have been adjusted in line with the decision to rebalance priorities towards direct build rather than acquisition. In addition, local authorities have been advised of their specific build targets for 2018 and a 2018-2021 social housing targets. These targets are reflective of the revised focus on the Build programme. At the end of Q1 2018, some 6,146 additional housing solutions had been provided across all local authorities in the quarter. The Q1 2018 Construction Status Report shows that the Social Housing Build Programme includes 930 schemes (or phases) at the end of Q1 2018, delivering over 14,813 homes.
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	The 2018 assessment has been completed and detailed results will be published in Q3.
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.

Action	Description of action	Objective	Timeline	Owner	Status	Verification
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	A new Enhanced Social Housing Leasing scheme was prepared by the Department working in conjunction with NDFA and the Housing Agency and was launched in January 2018. A Call for Proposals issued by the Housing Agency on behalf of local authorities with a closing date of 12 April 2018: 33 proposals were received. The Housing Agency are currently reviewing and undertaking due diligence of the proposals received.
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.
2.31	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. <i>Review 24</i>	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	The Government's Action Plan for Rural Development: Realising our Potential has a clear objective of working across Government Departments to deliver a co-ordinated group of strategies to ensure the success of vibrant rural communities across Ireland. The DHPLG works closely with the Department of Rural and Community Development on rural housing issues. In relation to social housing, it is possible already for people to move between local authorities under the Housing Assistance Payment (HAP) Scheme. The DHPLG is also currently examining additional ways to facilitate households, who are qualified for social housing, and who may wish to relocate to rural areas.

Action	Description of action	Objective	Timeline	Owner	Status	Verification
Pillar 3 - Build more homes						
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. Construction has already commenced on two projects (Donabate and Mungret), with a further 8 due to commence by end 2018, and the remainder moving through design and procurement stages. It is expected that the majority of enabling works will be delivered next year, with homes on some sites being delivered in tandem with infrastructure. As part of Budget 2018, an additional €50 million funding was originally announced for a second LIHAF call. After a review, it was decided that these funds should be transferred to the new Serviced Sites Fund to increase the Exchequer funding available under the Fund from €25 million to €75 million over the period 2018 to 2021. This funding will help to speed up the development of affordable housing from publicly-owned lands through enabling on-site and off-site works.
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 but behind schedule	ISIF has developed proposals to provide access to a new competitive infrastructure financing stream for housing developments; ISIF has provided a circa €50 million 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 homes at Cherrywood. ISIF also continues to work on other similar initiatives, including a potential joint venture with a Local Authority for the provision of infrastructure for strategically located sites in multiple ownerships. These similar initiatives could see the ISIF investing a further €50 million in enabling infrastructure.

Action	Description of action	Objective	Timeline	Owner	Status	Verification
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	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) with a potential yield of 30,000 housing units and also to monitor progress on 30 Local Infrastructure Housing Activation Fund (LIHAF) infrastructure projects and associated housing delivery of over 20,000 units by 2021. Pathfinder will also 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 resolution.
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"> • 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, • Local authorities will be supported in acquiring housing lands in key developable areas, and • Strategic opportunities for urban renewal and regeneration will be identified for coordinated action across relevant public sector bodies. 	<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	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. This signals a significant policy shift towards securing more compact and sustainable urban and rural development, including the establishment in September 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. Implementation of the NPF principles will be supported by an investment of €2 billion for urban regeneration and development purposes, focusing on cities and towns in excess of 10,000. The Urban Regeneration and Development Fund will be 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. The first call for proposals issued in July with a closing date for bid proposals of 28th September.

Action	Description of action	Objective	Timeline	Owner	Status	Verification
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	Incorporated in the Planning and Development (Housing) and Residential Tenancies Act 2016, which was enacted on 23 December 2016. Updates on SHD applications as of 30 June 2018: 31 applications were received which consist of: <ul style="list-style-type: none"> • 3,987 Houses and 4,137 Apartments = 8,124 Total homes • 5,321 Student Bedspaces Of these, 18 decisions have been made and permission has been granted for the following: <ul style="list-style-type: none"> • 1,826 Houses and 1,382 Apartments = 3,208 Total homes • 3,602 Student Bedspaces
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	ABP continues to prioritise appeals of housing development applications of over 30 units. There were 111 of these cases received in 2017, up from 91 in 2016. 96 cases for developments over 30 units were disposed of in 2017.
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	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 with a view to publishing its Final Implementation Plan in Q4 2018.
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 but ongoing	Following enactment in July 2018 of the Planning and Development (Amendment) Act 2018, which includes provision for the on-line submission of planning applications and appeals (eplanning), drafting of the necessary commencement order and regulations necessary to enable e-planning to be introduced on a pilot basis will be progressed in Q3/Q4 of 2018, with a view to subsequent roll-out across all planning authorities and the Board.

Action	Description of action	Objective	Timeline	Owner	Status	Verification
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. Competition conditions are being finalised. New timeline is for approval and competition launch in Q3 2018.
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	<p>The forecast for apprentices in construction trades in 2020 is 3,840; additional apprenticeships have been put in place.</p> <p>SOLAS, through its Skills and Labour Market and Research Unit (SLMRU) and its Apprenticeship Services Unit, regularly conducts forecasts of apprenticeship requirements. In 2016, annual intake in construction apprenticeships accounted for 62% of total intake in craft-based apprenticeships and is projected to account for 70% of total intake of all trades in 2020.</p> <p>In 2017, new apprentice registrations in Construction accounted for 2,971 out of a total of 4,508, craft-based apprenticeship intakes overall, constituting 66% of the total figure.</p> <p>SOLAS in consultation with the HEA and the Education and Training Boards network has provided the necessary funding and supports to expand apprenticeship provision in order to meet the increase in construction related apprentice registrations. Under the auspices of the Department of Education and Skills, SOLAS has also allocated over 70 full time permanent apprenticeship instructors posts across the Education and Training Boards network in response to the growing apprenticeship demands.</p> <p>The Skills and Labour Market Research Unit in SOLAS is currently working to update the craft apprenticeships forecast. This project is expected to be completed by Quarter 3 2018.</p>

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	Following the announcement on new affordable measures earlier in 2018, Part V of the Housing (Misc Provisions) Act 2009 was commenced in July, putting the affordable purchase scheme on a statutory footing. The new Scheme is based on a shared equity approach with a fully repayable discount, the funds from which will be centralised and used to fund further affordable purchase schemes. The scheme is targeted at low- to middle-income households with a maximum gross income of less than €50,000 (single applicants) and €75,000 (joint applicants), and with evidence of capacity to repay (e.g. full time income). Regulations and guidance circulars in relation to the operation of the new affordable purchase scheme are currently being finalised. See action 4.06 in relation to cost rental.
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 first pilot affordable purchase project is being developed by Dublin City Council at O’Devaney Gardens/Infirmary Road. Of the estimated 600 new homes that can be developed on this site, the City Council has determined that the split will be 50% private (300 homes), 30% social (180 homes) and 20% (120) affordable purchase. The Scheme is currently at competitive dialogue stage.
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	€75 million of Exchequer funding has been secured (€15 million in 2018; €20 in million 2019; €20 in million 2020; €20 in million in 2021), to provide on-site and off-site enabling infrastructure to facilitate the delivery of 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 ambitious 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. Exchequer contribution of 75% of costs (max of €30k per house site), with LAs contributing 25% (€10k). First call issued to 10 GDA/city councils in July with closing date of end-August for first round of bids. Initial funding decisions expected in October.

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	No longer going ahead.	In order to support local authorities to get their sites ready for affordable housing, additional funding for enabling infrastructure via the Serviced Sites Fund is being provided. As housing-related infrastructure will now be able to avail of funding under the €2 billion Urban Regeneration and Development Fund, the €50 million planned funding for Phase 2 of the Local Infrastructure Housing Activation Fund has been redirected to the Serviced Sites Fund, increasing the scale of the fund from the previously announced €25 million to €75 million. When local authority co-funding is included, an overall minimum investment of €100 million will be provided to those sites that require infrastructural investment in order for them to be brought into use for affordable housing.
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	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	The HBFI Bill was published on 18 June 2018, and it passed Second Stage in the Dáil on 5th July. It is expected that the Bill will be enacted as early as possible during the coming Oireachtas term, with a view to engaging in market facing activities immediately afterwards. Once enacted, the new scheme will start accepting loan applications before end of 2018.
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 Strategic Development and Management Plans for housing lands in the ownership of local authorities have been received. The Housing Delivery Office (HDO) in the Department is in consultation directly with local authorities on the content of their Plans and is working with them on prioritising those sites with the greatest potential to deliver housing at scale, in the short to medium term. The discussions between the Dept's HDO and the local authorities with regard to the plans are close to finalisation, and the HDO will conclude their analysis shortly. Consideration of how the new LDA might be able to assist in the early activation of these sites is also taking place.

Action	Description of action	Objective	Timeline	Owner	Status	Verification
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.
3.21	We will provide funding for master-planning and feasibility studies on strategic major urban housing development sites. <i>Review 32</i>	(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 recent 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 will represent 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. <i>Review 33</i>	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. 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. Draft Urban Development and Building Heights - Guidelines for Planning Authorities were published on 8th August 2018 for a focused period of consultation, closing on 24 Sept. It is expected that finalised statutory guidelines will be published in October.

Action	Description of action	Objective	Timeline	Owner	Status	Verification
3.23	<p>We will consider whether explicit policy directive under Section 29 of Planning and Development Acts is required to mandate key aspects of revised guidelines.</p> <p><i>Review 34</i></p>	To ensure consistency in the application of guidelines across LAs.	End 2017	DHPLG	<u>Complete</u>	<p>The 2018 Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities been issued by the Minister for Housing, Planning and Local Government 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. SPPRs in relation to key building height policies are also intended to be issued under s.29 to give them mandatory effect.</p>

Action	Description of action	Objective	Timeline	Owner	Status	Verification
Pillar 4 - Improve the Rental Sector						
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- http://rebuildingireland.ie/install/wp-content/uploads/2017/05/Strategy-for-the-Rental-Sector-MAR2017-WEB.pdf
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 2017 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.

Action	Description of action	Objective	Timeline	Owner	Status	Verification
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 www.rtb.ie 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 (Alternative approach in place) Q4 2016	<p>This commitment is to be progressed through kick-starting supply in designated Rent Pressure Zones (RPZs) using publicly-owned land to leverage land value for the delivery of the maximum number of rental units targeting middle income households. Lands held by LAs in RPZs will be brought to market on a competitive tendering basis.</p> <p>Delivering cost rental will be an important part of the overall solution to the affordability challenge on developing a cost rental model as part of an evolving and more sustainable rental sector in Ireland. Affordable rental is to be based on a cost rental model, which provides that rents will be set at levels to recover the construction costs and to facilitate the management and administration of developments, but with only a minimal profit margin included. The DHPLG is currently considering eligibility criteria for access to this scheme, taking account of broader policy on affordable housing.</p> <p>A pilot project involving over 330 cost rental homes in St Michael's Estate, Inchicore was announced on 23 July. A second pilot for 50 cost rental homes is also being advanced at a site on the Enniskerry Road in Dun Laoghaire-Rathdown County Council's area, as part of a scheme of 150 homes.</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 - https://www.education.ie/en/Press-Events/Press-Releases/2017-Press-Releases/PR2017-20-07.html
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	On schedule	<p>Recent analysis from the Higher Education Authority has indicated that, by May 2018, some 3,000 bedspaces had been delivered since the publication of Rebuilding Ireland and a further 7,250 bedspaces were under construction nationally. In addition, over 7,000 bedspaces had received planning permission but were yet to commence construction and planning permission was being sought for a further 1,200.</p> <p>The DES-led Inter-Departmental Working Group on Student Accommodation is in place and arrangements are in place to monitor the progress of new student accommodation projects based on information returned from Higher Education institutions and private developers.</p>

Action	Description of action	Objective	Timeline	Owner	Status	Verification
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 will fund a full-time Student Housing Officer, the #homesforstudy campaign and training for Student Accommodation Officers.
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. Updates on SHD applications for student accommodation as of 30 June 2018: 7 applications were received for 5,321 bedspaces of which 3,602 bedspaces have been granted permission to date.

Action	Description of action	Objective	Timeline	Owner	Status	Verification
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 along the lines of the General Scheme of the Residential Tenancies (Amendment) Bill which will empower the Residential Tenancies Board to investigate non-compliance with the new rent predictability measure and follow up with any necessary enforcement action.
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 - https://onestopshop.rtb.ie/images/uploads/general/RTB_Guide_to_taking_Enforcement_Proceedings_A5_FINAL_VERSION.pdf . 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.

Action	Description of action	Objective	Timeline	Owner	Status	Verification
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	On schedule	A total of 977 new restructure arrangements for Buy to Let (BTL) residential mortgages were agreed during the first quarter of 2018, according to the latest available data included in the Central Bank's Residential Mortgage Arrears and Repossession Statistics: Q1 2018, released on 20 June 2018. This report shows that there were 121,029 residential mortgages for BTL properties in place at end-March 2018, of which 22,545 mortgages (19%) were in arrears; 13,362 mortgages (11%) were in arrears of over 720 days. The numbers of arrears and long-term arrears cases have both decreased by over 3% compared to the previous quarter, although the overall proportion of BTL properties in mortgage arrears remains challenging.
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 the obligations of a landlord. The Working Group intends to finalise its report during Q3 2018, with any required amendments to the Residential Tenancies Act (RTA) to be considered and made by within the forthcoming Residential Tenancies (Amendment) Bill. Some changes to legislation within the remit of other Departments may also be required.
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	Ongoing	See Action 4.15 above. The RTB has created a panel of solicitors to assist parties in taking enforcement proceedings and appropriate <u>training is being provided</u> . The RTB has also published a guide to taking enforcement proceedings - https://onestopshop.rtb.ie/images/uploads/general/RTB_Guide_to_taking_Enforcement_Proceedings_A5_FINAL_VERSION.pdf . 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	Ongoing	Draft revised regulations have been prepared and are currently the subject of legal advice. It is expected that these will be finalised and made as soon as possible during Q4 2018.

Action	Description of action	Objective	Timeline	Owner	Status	Verification
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: www.budget.gov.ie/.../Report_of_the_Working_Group_on_the_Tax_and_Fiscal_Tre . 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, 3.17, 3.19 and 4.06 in relation to 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.
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, 3.17, 3.19 and 4.06 in relation to affordable housing and cost rental.

Action	Description of action	Objective	Timeline	Owner	Status	Verification
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	A high level event, jointly organised by DHPLG with the European Investment Bank, took place on 22 March 2017 to focus on potential mechanisms for increased investment in social and affordable housing. The event represented the first sector-focused engagement of this type by the EIB in Ireland. The Enhanced Leasing scheme was officially launched in January 2018. This scheme will allow the private sector to invest in providing properties that can be leased to local authorities for use as social housing on a long-term basis for up to 25 years. This action will be further explored, having regard to the actions in the National Vacant Housing Reuse Strategy 2018-2021.
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 Pleanála and (ii) the availability of financing from the Housing Finance Agency to the Higher Education Institutes for new student accommodation projects. Recent analysis from the Higher Education Authority has indicated that, by May 2018, some 3,000 bedspaces had been delivered since the publication of Rebuilding Ireland and a further 7,250 bedspaces were under construction nationally. In addition, over 7,000 bedspaces had received planning permission but were yet to commence construction and planning permission was being sought for a further 1,200. A process for monitoring of delivery of these proposed developments is also in place. See Actions 4.07 and 4.12.

Action	Description of action	Objective	Timeline	Owner	Status	Verification
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	<p>The Repair and Leasing Scheme is now available nationwide. The Department has provided significant support and assistance to LAs in the implementation of the scheme, including a national print and digital advertising campaign to bring the scheme to national attention and the organisation of workshops around the country. At the end of Q2 2018, according to local authorities, 1,037 applications had been received from interest property owners; 91 Agreements to Lease had been signed and 39 new social housing homes were operational and tenanted under the scheme. Target delivery for 2018 is 800 homes to be brought back into use with allocated funding of €32m.</p> <p>A number of key changes to the scheme took effect from 1 February 2018, including a reduction in the minimum lease term required from 10 to 5 years; an increase in the proportion of market rent available to property owners for taking on additional responsibilities, and increased funding for the remediation of former bedsits. These changes will improve the operation of the scheme, increasing its attractiveness to owners and resulting in increased take up and delivery. Local authorities are continuing to implement the scheme locally with a view to increasing delivery in 2018.</p> <p>The Buy & Renew scheme continues to supports local authorities to acquire and remediate vacant properties and make them available for social housing use. During the course of 2017, approximately 70 properties were acquired through the initiative. Over the course of 2018, further progress will be made in this area as local authorities close sales on properties identified during 2017 and put in place arrangements for their remediation to make them suitable for social housing use. By end Q2, 34 homes had been delivered through the scheme.</p>

Action	Description of action	Objective	Timeline	Owner	Status	Verification
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	The Department and the Department of Health are examining the treatment under the Nursing Homes Support Scheme's (also known as the "Fair Deal" scheme) financial assessment of income from the rental of a person's principal private residence where they move into long-term residential care. A number of options for policy and legislative change have now been identified and are being explored with a view to eliminating any financial disincentives that may currently exist to letting homes while the owners are in nursing home care. Discussions are also taking place between the two Departments with regard to the treatment of the proceeds from the sale of a principal private residence in the context of the financial assessment of applicants for the Fair Deal scheme and of existing Fair Deal participants. The aim is to encourage relevant vacant properties back into active use. As part of the exploration of both of these options, an impact assessment is being undertaken including in relation to the impact of the proposed measures on the Nursing Homes Support Scheme in order to fully inform a decision on the proposals.
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	A circular letter providing planning guidance issued to LAs in October 2017. The final report prepared by the Working Group on Short Term Lettings in relation to scope for developing an appropriate regulatory approach has been submitted to the Minister for his consideration, with decisions on next steps likely to be made later in Q3.
4.32	We will undertake analysis to benchmark housing delivery costs <i>Rental Strategy 19</i>	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	We will introduce new regulations governing standards in rental accommodation and issue guidelines <i>Rental Strategy 20</i>	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.

Action	Description of action	Objective	Timeline	Owner	Status	Verification
4.34	We will take measures to increase inspection coverage and strengthen compliance, including through specific ring-fenced funding and annual inspections targets <i>Rental Strategy 21</i>	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	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. 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.
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	Commencement of provisions in the 2016 Act, providing the issuing of determination orders by the RTB executive rather than the board is expected in Q3 2018. The 2016 provision for one-person tribunals will be phased in from Q3 2018 onwards, with the matters that may be dealt with by a one-person tribunal, as opposed to a three-person tribunal, to be prescribed.
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 Housing Agency publishes the National Statement of Housing Supply and Demand on an annual basis, with the 2018 Statement expected to be published in Autumn 2018. 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.

Action	Description of action	Objective	Timeline	Owner	Status	Verification
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 2018; an overall consolidation of the RTA to be considered following the enactment of the impending Residential Tenancies (Amendment) Bill. 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	On schedule	A voluntary landlord accreditation scheme to educate landlords on best practice and their rights and responsibilities as a landlord is being developed. Promotion of the pilot scheme has commenced with landlords in order to gain expressions of interest to attend the first set of classroom based modules. Content and resources have been developed for the sessions which will commence in Q3 2018.
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	Incomplete - under review	A review of the previous scope and provisions 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. The RTB review is currently being examined by the Project Board on RTB Change Implementation, including updated information on the possible costs involved in providing a DPS.

Action	Description of action	Objective	Timeline	Owner	Status	Verification
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 prepared a five-year financial plan, based on the broader role and functions envisaged for the organisation under the Strategy for the Rental Sector. Funding arrangements are in place for 2018. The 5-year plan 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 has committed to an external organisational and workforce review to determine the needs of the RTB in the light of the further additional work requested of the RTB. The RTB is currently finalising their WorkForce Plan which will inform its future staffing requirements.
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	The pilot project in Dun Laoghaire-Rathdown County Council is currently out to tender. Plans have also been announced for St Michael's Estate, Inchicore, with further details on the City Council's plans for the re-development expected in early Q4 2018.
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. In April 2018, the Government approved priority legislative drafting to enhance tenancy protections along the lines of the General Scheme of the Residential Tenancies (Amendment) Bill 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.

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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 - https://onestopshop.rtb.ie/images/uploads/Comms%20and%20Research/RTB_Guidelines_for_good_practice_on_the_substantial_change_exemption_in_Rent_Pressure_Zones.pdf . 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	See Action 4.18 above.
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 4.24 above.

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	In April 2018, the Government approved priority legislative drafting to enhance tenancy protections along the lines of the General Scheme of the Residential Tenancies (Amendment) Bill which 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 is expected in 2018, having regard to the recommendations of parliamentary legislative scrutiny by the Joint Oireachtas Committee on Housing which were provided on 12 July 2018. The Bill is expected to be published in October 2018.
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. In April 2018, the Government approved priority legislative drafting to enhance tenancy protections along the lines of the General Scheme of the Residential Tenancies (Amendment) Bill which 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 is expected in 2018, having regard to the recommendations of parliamentary legislative scrutiny by the Joint Oireachtas Committee on Housing which were provided on 12 July 2018. It is now expected to provide for annual registration of tenancies in this Bill. A project group has been established to develop and implement the RTB change management plan. The role of the group is to identify the necessary legislative changes which can then be developed with a view to enactment in 2018 and also any required changes to the Board's financial structure and staffing arrangements in order to progress the operation of these functions.

Action	Description of action	Objective	Timeline	Owner	Status	Verification
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 Action 4.41 above.
4.53	We will review the Repair and Leasing Scheme Review 45	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. The Department has provided significant support and assistance to LAs in the implementation of the scheme, including a national print and digital advertising campaign to bring the scheme to national attention and the organisation of workshops around the country. At the end of Q2 2018, according to local authorities, 1,037 applications had been received from interest property owners; 91 Agreements to Lease had been signed and 39 new social housing homes were operational and tenanted under the scheme. Target delivery for 2018 is 800 homes to be brought back into use with allocated funding of €32m. A number of key changes to the scheme took effect from 1 February 2018, including a reduction in the minimum lease term required from 10 to 5 years; an increase in the proportion of market rent available to property owners for taking on additional responsibilities, and increased funding for the remediation of former bedsits. These changes will improve the operation of the scheme, increasing its attractiveness to owners and resulting in increased take up and delivery. Local authorities are continuing to implement the scheme locally with a view to increasing delivery in 2018.
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.. Review 46	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. 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
Pillar 5 - Utilise existing housing						
Action	Description of action	Objective	Timeline	Owner	Status	Verification
5.01	<p>We will develop a National Vacant Housing Re-Use Strategy, informed by Census 2016 data, to</p> <ul style="list-style-type: none"> • compile a register of vacant units across the country, • identify the number, location and reasons for longer-term vacancies (i.e. over 6 months) in high demand areas, and • set out a range of actions to bring vacant units back into use. 	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	<p>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: https://www.housing.gov.ie/housing/home-ownership/vacant-homes/vacant-homes.</p> <p>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.</p>
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 but behind schedule	Additional and updated rent modelling to assess the impact of potential changes to social housing rents is currently being carried out by the Housing Agency, with this work expected to be completed in September 2018. The review should be completed and ready for submission to the Minister in early Q4 2018.
5.03	<p>We will work with LAs to speed up the refurbishment and, where possible, the re-letting of vacant social housing units, through:</p> <ul style="list-style-type: none"> • adopting a common national re-letting performance standard across all local authorities; • a preventative maintenance approach to housing stock management; • a greater focus on tenants' role and responsibilities; and • funding mechanisms to incentivise swift turn-around, consistent standards and pro-active approaches. 	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	<p>A circular has been issued to all Housing Authorities setting out revised arrangements.</p> <p>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</p>

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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
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 30 June 2018, the Agency had bids accepted on 645 properties. Contracts have been signed for 454 units and 404 of these purchases have closed. The process of selling properties on to Approved Housing Bodies is underway. As of 30 June 2018, the Agency had signed purchase option agreements for 238 properties with Approved Housing Bodies and these units are now under Caretaker Leases. To date, the onward sale of 132 units to AHBs have been completed in full and the Agency has received €29m from AHBs for these units.
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	This is currently being progressed in conjunction with Action 2.18.

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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	172 towns and villages throughout the country were approved for funding in November 2016, with an increased allocation of €12 million provided for the Town and Village Renewal Scheme for 2017, bringing the total available to €21.6m. a list of the successful towns and villages under the 2017 scheme can be accessed at the following link: http://drcd.gov.ie/subheader1/town-village-renewal-scheme/ Further funding is being made available by the Department of Rural and Community Development in 2018.

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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	The 2017 Progress Report on Unfinished Housing Developments 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 is being finalised 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	Active promotion of the Repair and Lease and Buy and Renew Schemes with the owners of vacant homes, particularly in high demand areas, will be undertaken centrally by way of the Department's Vacant Homes Unit webpage and locally by the local authority Vacant Homes Officers. See further details under actions 5.07, 4.29 and 5.01.
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.

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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.
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 [text to be agreed with D/Health]. <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	See action 4.30 above. The Department is currently engaging with the Department of Health in relation to this action. The Department of Health has received legal advice that changes to the treatment of rental income in the Scheme would require primary legislation. A number of proposals for changes to the scheme are being considered by the two Departments.
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.

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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	On schedule	A Working Group on the Reuse of Existing Buildings (comprising representation from Building Control/ Planning/ Fire Safety Sections of DHPLG, other Govt Departments, LAs and professional groups i.e. architects) was established in October 2017 to develop guidance for property owners and developers on the practical application of relevant regulatory requirements (on fire safety, building standards etc) to existing buildings with a view to better facilitating their reuse. A draft guidance document was published for public consultation in July-August 2018, and the Department also held a work with key stakeholders. Following consideration of the submissions received, it is intended to publish the finalised guidance in early Q4 2018
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	Ongoing	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.