



Social Housing Delivery 2018

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Delivery Method	2017 Output	2018 Target	2018 Output	% of 2018 Target Achieved	Change in Delivery 2018 vs 2017	% Change in Delivery 2018 vs 2017
Build*	2,297	4,409	4,251	96%	1,954	+85%
Voids**	1,757	560	560	100%	N/A	N/A
Acquisitions	2,214	900	2,610	290%	+396	+17%
Leasing	827	2000	1001	50%	+174	+21%
RAS	890	600	755	126%	-135	-15%
HAP	17,916	17,000	17,926	105%	+10	0%
Total	25,901	25,469	27,103	106%	1,634	+5%

* Build refers to Local Authority and Approved Housing Body construction, including traditional construction, turnkeys, rapid build delivery, regeneration and homes delivered through the Part V mechanism.

** Voids delivery from 2018 is capped at the national Rebuilding Ireland target and cannot be compared to prior periods-greater detail is available in the detail statistics page on the Department's website

Progress in 2018

- 27,103 – the number of new households that had their housing need met under Rebuilding Ireland in 2018.

8,422 new homes were brought into the active social housing stock through build, acquisitions, voids and leasing programmes in 2018. (4,251 build; 560 renovated voids; 2,610 acquisitions & 1,001 long-term leased)

- There was an 85% increase in new build social homes in 2018 when compared to 2017.¹
- The number of new social housing homes built in 2018 was eight times greater than the number built in 2015, the year before Rebuilding Ireland.²
- Construction figures from December 2018 show almost 5,000 new social housing homes currently being built across 291 sites. These are being added to on a weekly basis.
- All of this was facilitated by over €2 billion of investment of taxpayers' money, up 47% on 2017. This will increase by a further 17% to €2.4bn in 2019.
- New build and long term leasing is helping us move away from HAP solutions as demonstrated by the fact that new HAP solutions did not increase significantly in 2018, while other delivery streams did.
- It is expected that over the lifetime of the Rebuilding Ireland Action Plan, Approved Housing Bodies (AHB) in partnership with LAs will deliver approximately one third of social homes in Ireland. In 2018, approximately 38% of delivery under Build, Acquisition and Leasing schemes were delivered by AHBs.

¹ New social homes built excludes homes brought back into productive use under voids programme.

² New social homes built excludes homes brought back into productive use under voids programme.

Social Housing Stock

When we talk about our social housing stock, essentially we mean homes that are directly built or bought by Local Authorities (LA) and Approved Housing Bodies (AHB), old vacant social housing that has been brought back into active use, regeneration projects, social housing provided by private developers as part of their “Part V” obligations, and homes that are leased long-term (10-25 years) and where the LA or AHB is the landlord.

Over 8,422 such homes were delivered in 2018. This is 550 more homes than what were targeted for the year.

How does this break down?

- The 4,251 social housing **new** build output comprises 2,022 local authority build and 1,388 AHB build, with the remaining 841 homes delivered through the Part V mechanism.
- This represents 96% achievement of new build target and nearly 2,000 more homes built compared to last year.
- In addition to schemes which specifically route vacant bank/fund portfolios to LAs and AHBs for social housing, it is recognised that, in some parts of the country, acquiring homes is both quicker and delivers better value for money. 2,610 homes were delivered through the range of LA and AHB acquisition programmes in 2018.
- 1,001 new social housing homes were delivered through direct leasing and long term leasing schemes, 174 more than in 2017. These homes will generally be leased for a period of 10 – 30 years.
- From 2018 it was agreed that the number of Department funded refurbished LA properties “Voids” to be counted as a delivery element of Rebuilding Ireland Build programme would be limited by the annual target for the scheme. Therefore, in 2018 560 Voids are counted as part of the overall Build output. The scheme, however, supported LAs to refurbish and bring back over 1,700 homes to active use in 2018. Details of all Void outputs are available on the detailed statistics page of the Department’s website.

Social Housing supports through the private rental sector

The commitment under Rebuilding Ireland is to provide over 50,000 long-term social housing homes through Build, Acquisition and Leasing Programmes and, in addition, to provide a further 87,000 flexible housing supports through the Housing Assistance Payment (HAP) and Rental Accommodation Scheme (RAS) between 2016 and 2021.

There is public demand for a social housing structure that is blended to suit the varied needs of people. While there are multiple underlying schemes facilitating the delivery of the 50,000 long-term homes, what matters ultimately to the recipient is not the delivery mechanism but the availability of a home that is suited to their needs. The flexibility of the HAP scheme lies in its capacity to enable the individual to work and also to have autonomy in choosing the location and type of accommodation, depending on their own particular preference.

In 2018:

- New build and long term leasing is helping us move away from HAP solutions as demonstrated by the fact that new HAP solutions did not increase significantly in 2018, while other delivery streams did.

Homeless Supports

- In 2017, 4,729 sustainable exits from homelessness into independent tenancies were achieved. The most recent quarterly Performance Reports (Q3 2018) show that 3,752 adults exited homelessness into an independent tenancy in the nine-month period January to September 2018. This represents an increase of 431 (13%) on the 3,321 recorded over the same period in 2017.
- Prevention continues to be a critical priority and through a range of schemes, we have prevented families and individuals entering homelessness. More than 1,700 Homeless HAP scheme tenancies were set up in 2017 and in excess of 2,200 tenancies in 2018.
- Over 300 new permanent emergency beds were delivered in 2018.
- By the end of 2018, there were 26 Family Hubs operating nationally, 22 in Dublin and one each in Kildare, Cork, Limerick and Louth.
- An allocation of €116 million was made for homeless services for 2018, which was an additional €18 million, or 18%, on the 2017 provision of €98m .

Adaptation Grants

In addition to the delivery of new social housing supports 9,413 housing adaptation grants were awarded through funding of nearly €52 million in 2018 to support individuals to remain in their own homes. This represents an increase of nearly €3million in grants funded in 2016. This means that essential works, such as adapting showers or doors or stair lifts enabled an individual or a family to stay in their home.

Traveller Accommodation Programme, Pyrite Scheme, Energy Efficiency

- 107 homes were provided under the Traveller Accommodation Programme (€6.8m).
- Under the Pyrite Scheme, 430 homes were remediated at a cost of €30m
- 4,453 homes received upgrades as part of the Energy Efficiency Programme (€12.94m)

Rebuilding Ireland – Housing Ambition to 2021

- By the end of 2018, 42% of our targeted increase in the stock of social housing had been achieved. Annual targets across the 6 year period are incremental; reflecting the time it would take to establish pipelines, particularly for Build activity. To end 2018 21,231 such additions have been delivered. The 2018 contribution was 8,422.
- By 2021, the needs of over 87,000 households will be met through supporting households in to secure tenancies in the private rental sector (HAP and RAS). To date, 58% (51,000) new households have been supported this way. In 2018, 21.5% (18,681) new such tenancies were supported.

Increase in Housing Activity Overall

In June of 2018, following a long collaboration between the CSO, ESB Networks and the Department the Central Statistics Office began publishing a new quarterly series entitled New Dwelling Completions. Figures to the end of 2018 were published on February 7th.

In New Build, there was a 25% increase on 2017, with over 18,000 new homes being built.

In addition, more than 2,500 homes were brought out of long term vacancy, and almost 800 dwellings in unfinished housing developments were completed. This does not include the 3,742 bed spaces completed in the student sector in 2018.

The numbers of new homes becoming available for use in the full year 2018 was 21,458. This represents an 18% increase on the full year 2017 (18,209).

