



Rialtas na hÉireann
Government of Ireland

Housing for All



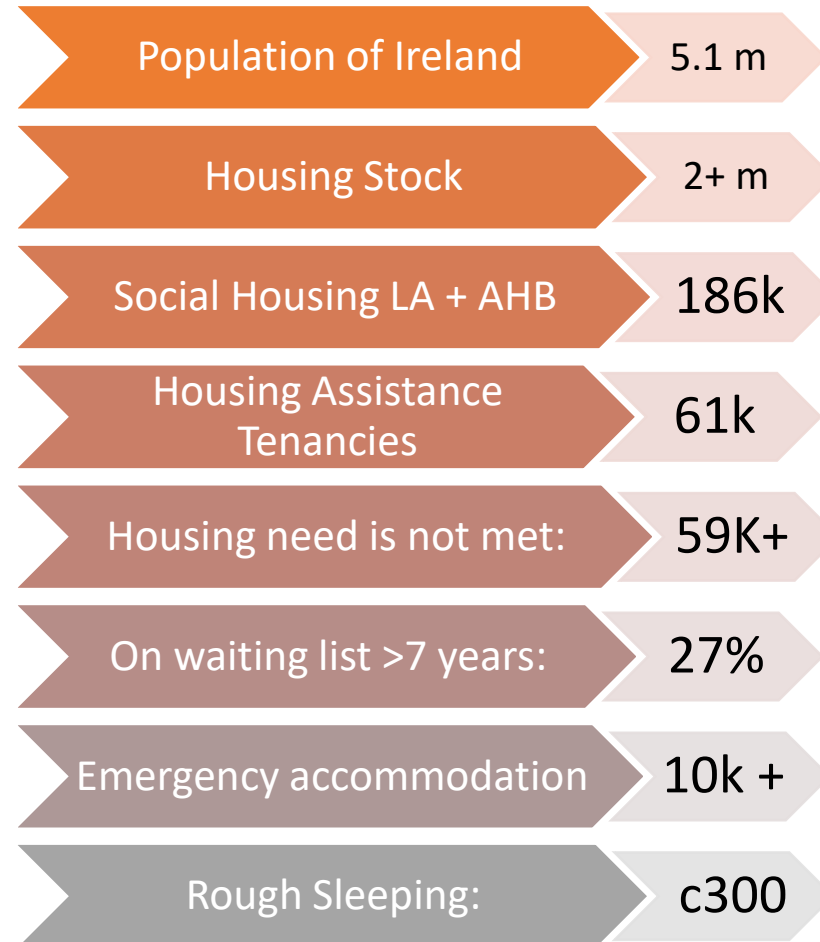


Part 1 – Housing and Homelessness

The Irish Context

Housing and Homelessness - the Irish Context

Key Stats

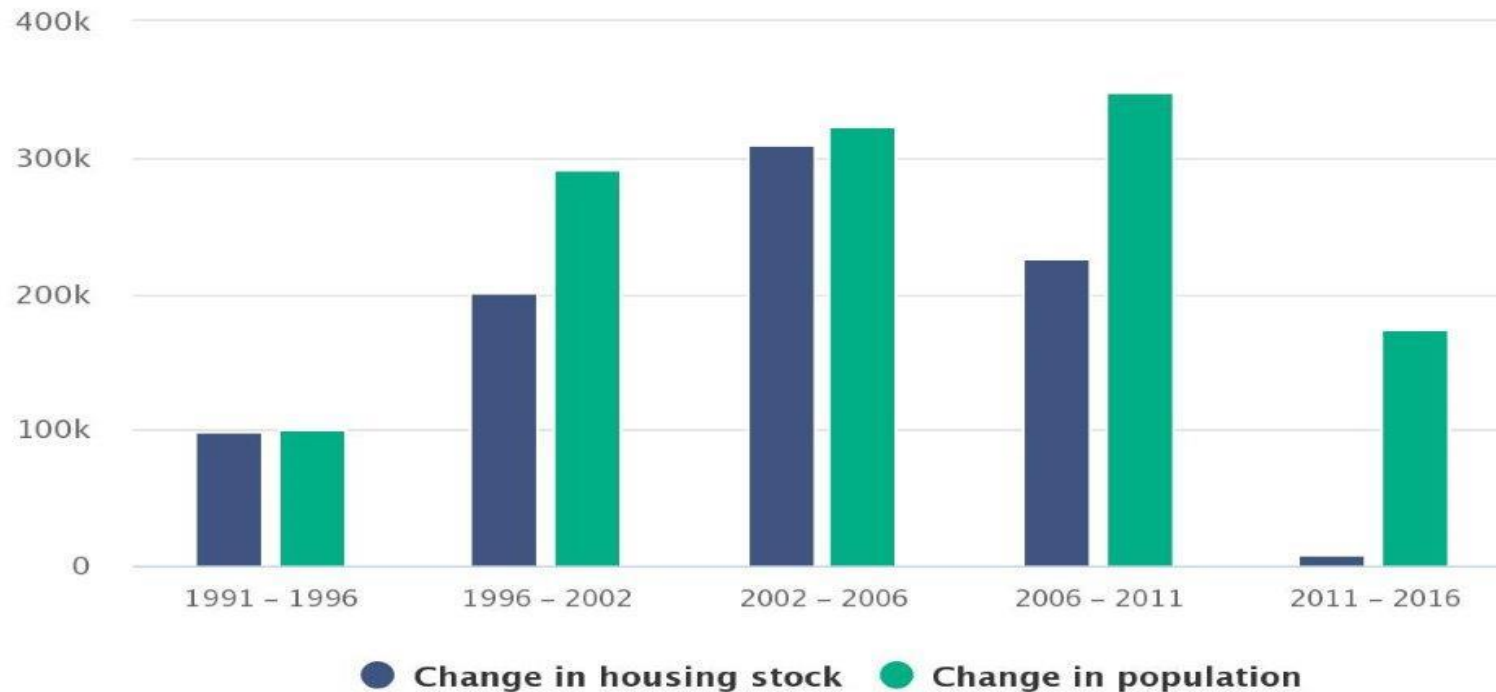


Housing and Homelessness - the Irish Context

Stock Vs Population (2016 census)



Figure 1.2 Change in population and housing stock, 1991 – 2016



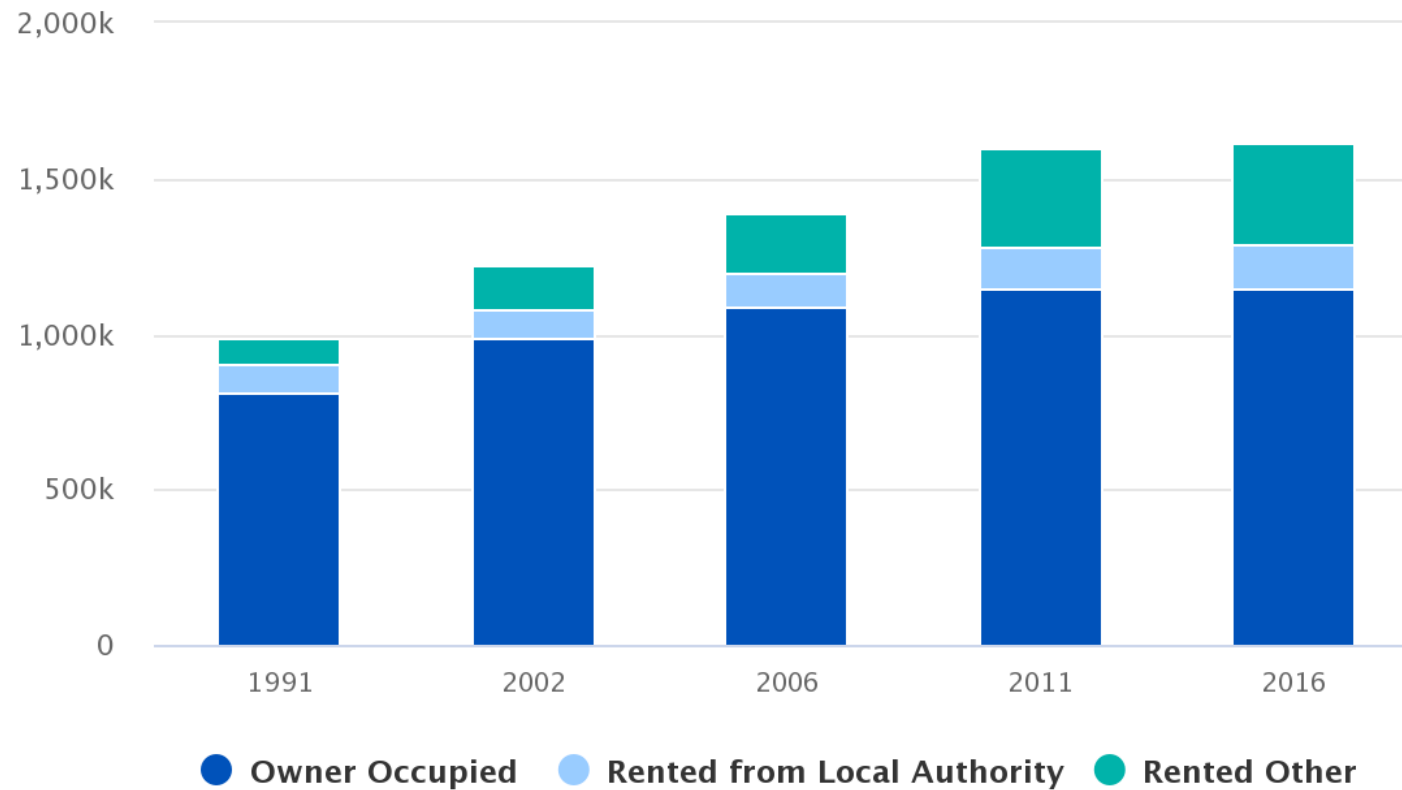
Source: CSO Ireland

Housing and Homelessness - the Irish Context

Tenure (2016 census)



Figure 3.1 Ireland's tenure status, 1991-2016



Source: CSO Ireland

Housing and Homelessness - the Irish Context - Responsibilities



Social Housing

- **Local Authorities:**
 - Delivery
 - Assessment of need/ Allocation
 - Management and maintenance
- **Department of Housing, Local Government and Heritage**
 - Policy
 - Funding (100% LA/ 30% AHB)
 - Target setting

Emergency Accommodation

- **Local Authorities:**
 - Delivery
 - Assessment of need
 - Management and maintenance
 - 10% funding
- **Department of Housing, Local Government and Heritage**
 - Policy
 - Funding (90%)

Housing and Homelessness - the Irish Context – Assessment of Need



Social Housing – Factors considered

- Income
- Right to reside in Ireland
- Local connection
- Alternative accommodation available
- Rent arrears

Emergency Accommodation – Factors considered

- Ability to provide accommodation from own resources

Housing and Homelessness - the Irish Context

Social Housing Options



LA owned social housing

AHB owned social housing

Housing Assistance Payment (HAP)- private rental support.

- Allows LAs to provide immediate support by accessing the private rental market.
- Important tool in preventing and exiting people from homelessness responsible for 75% of the preventions and exits from 2018-2022
- Limited by reliance on private market
- Housing for All aims to rapidly increase supply to reduce numbers accessing HAP

Measuring Homelessness in the Irish Context



- Data published monthly – currently over 10,000 out of population 5.1 million
- Captures **Ethos category 2 and partly category 3** - emergency accommodation funded and overseen by housing authorities
- Captures all users of accommodation, regardless of right to housing or right to reside
- Rough Sleepers in Dublin are counted twice a year - the last count was 28 March to 3 April 2022 and the number was 91 (**category 1 - Ethos**)
- Data on domestic violence refuges, direct provision and those living in illegal campsites is captured separately by relevant body. (**Category 3 and 5**)
- Data does not capture category 4 and 6, though housing need from this cohort would be captured in the Social Housing Needs Assessment.

Individuals in emergency accommodation –



Family homelessness

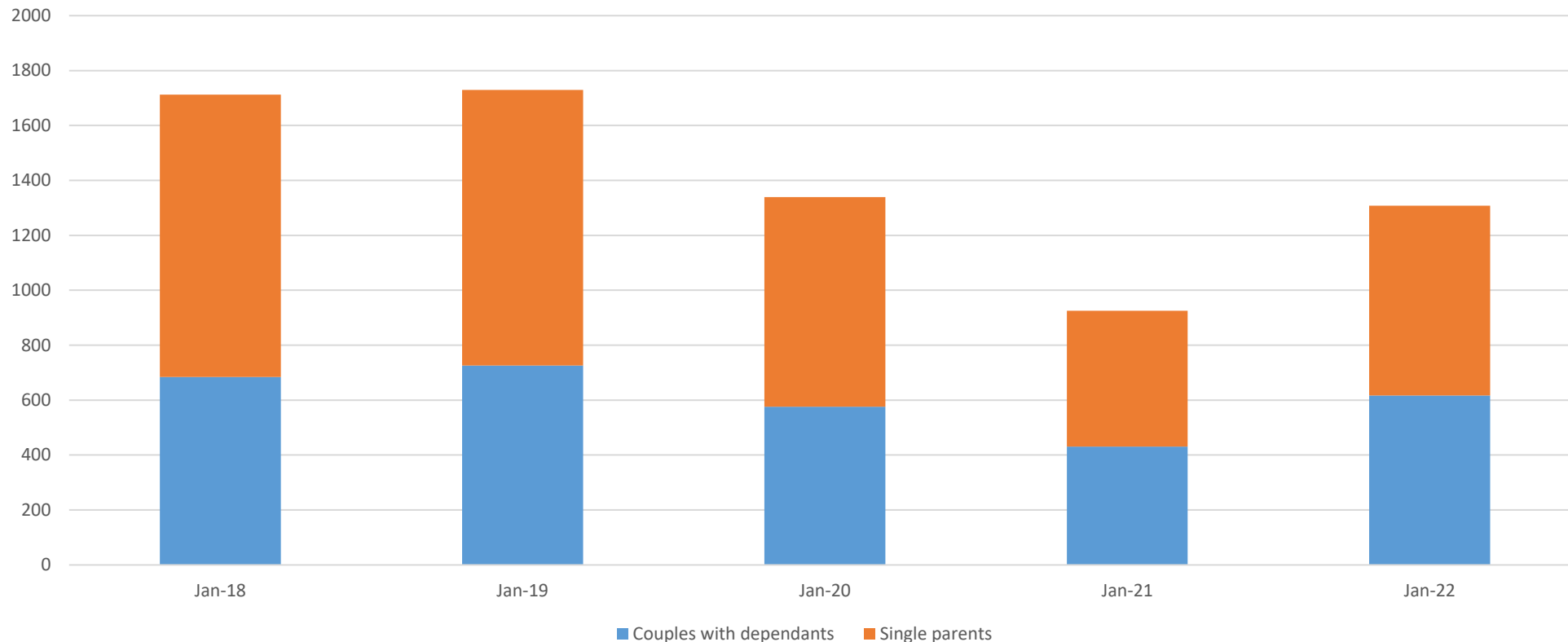


- Homelessness rates in Ireland are broadly linked to housing market conditions and macro-economic change related to growing populations, high rental prices and insufficient numbers of new homes being built
- There is a growing feminisation of homelessness that is skewed towards the younger age groups and is driven, to a large extent, by the increase in the number of families presenting as homeless, most of whom are headed by a single mother.

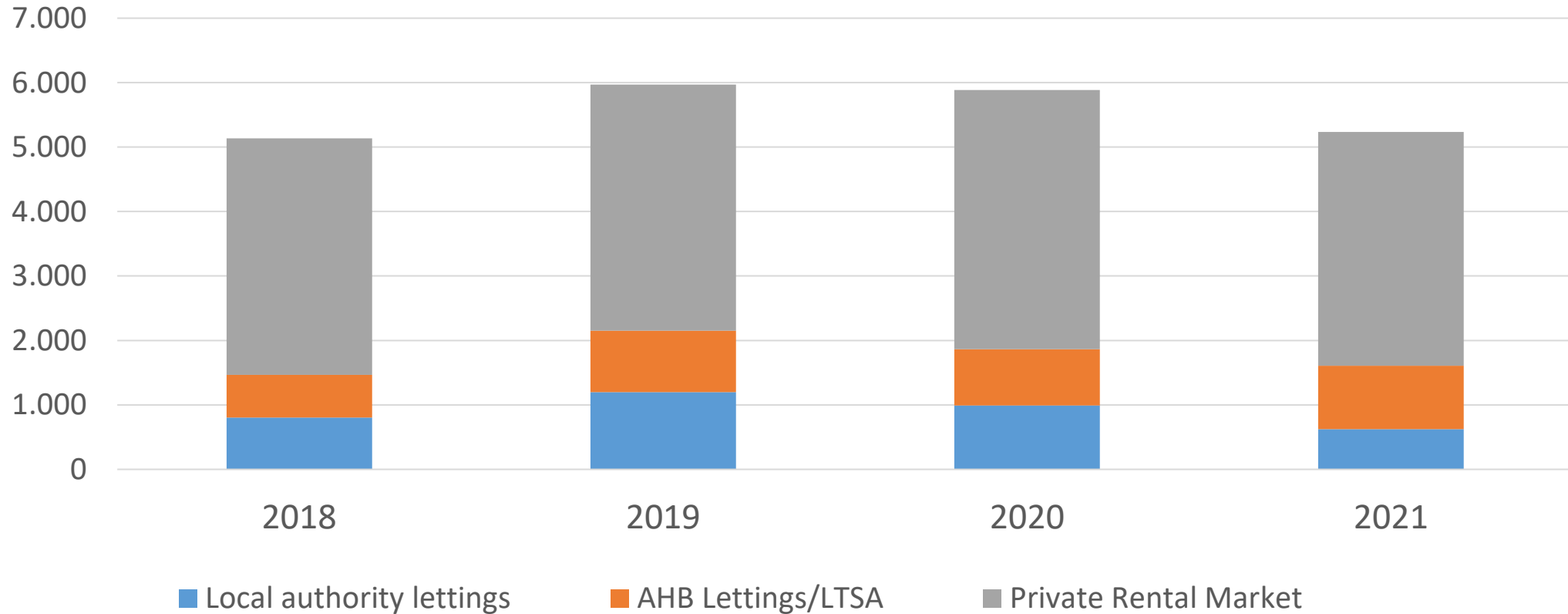
Families in emergency accommodation



Families experiencing homelessness

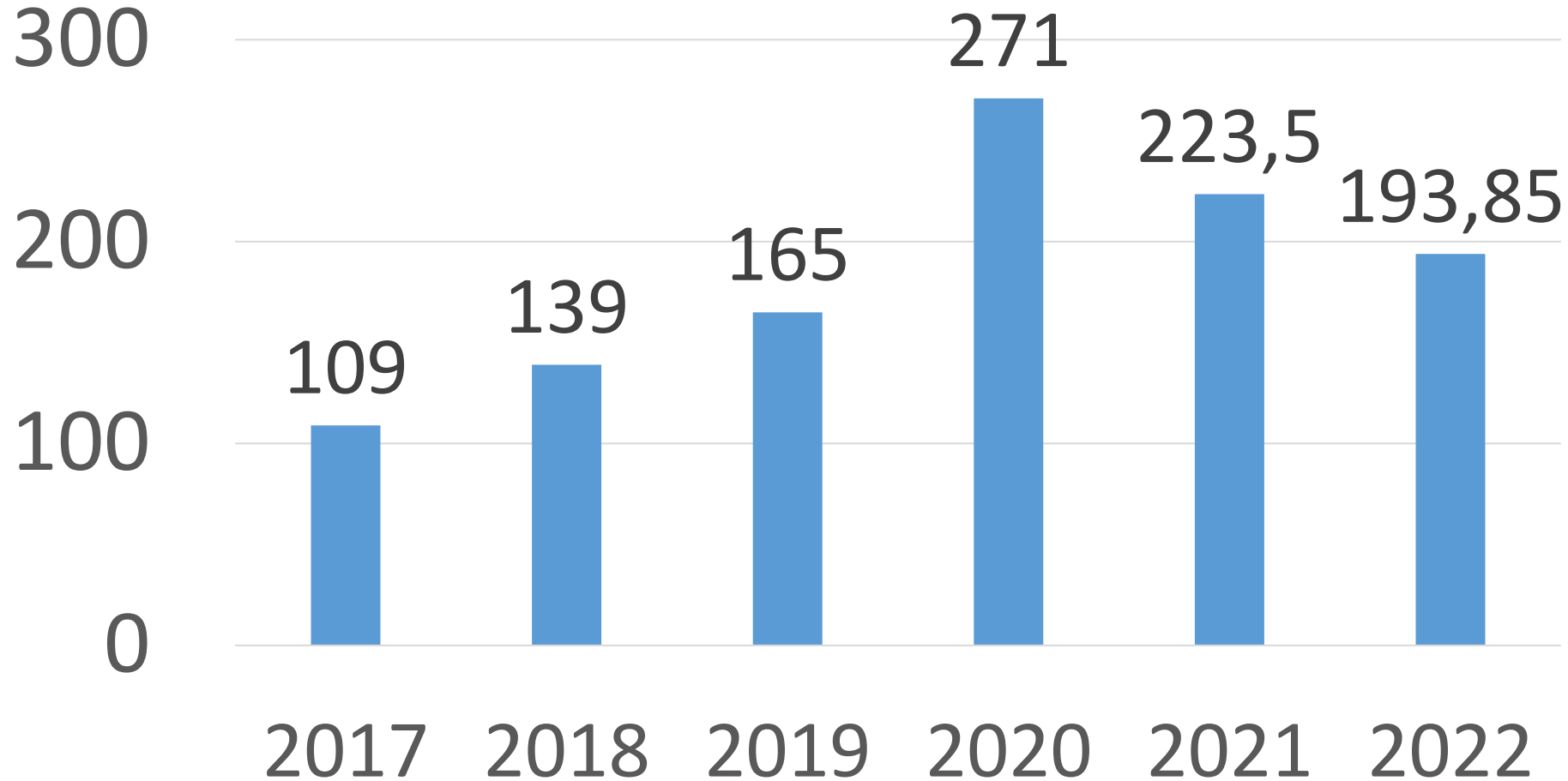


Exits/Preventions by type





Emergency Accommodation - Exchequer funding





Part 2 – Housing for All Context and Development

Housing for All – Challenges to be addressed

Challenges

- Lack of supply in the private sector – for purchase and rent
- Lack of social housing
- Housing not affordable for squeezed middle
- High numbers in homelessness
- High building costs
- Vacant housing stock
- Need to make stock more environmentally friendly

Housing for All - Context Programme for Government



Housing for All is the new housing plan for Ireland, published September 2021

Programme For Government:

“We believe that everybody should have access to good-quality housing to purchase or rent at an affordable price, built to a high standard, and located close to essential services, offering a high quality of life.”

Housing for All Context Programme for Government (PfG)



- PfG commits that over the next five years the Government will:
- Put **affordability** at the heart of the housing system.
- Prioritise the **increased supply** of public, social, and affordable homes.
- Progress a state-backed **affordable home purchase** scheme to promote home ownership.
- **Increase the social housing stock** by more than 50,000, with an emphasis on new builds.
- Tackle **homelessness**.

Housing for All Context Programme for Government (PfG)



- PfG commits that over the next five years the Government will:
 - Ensure that **local authorities** are central to delivering housing.
 - **Work with the private sector** to ensure that an appropriate mix and type of housing is provided nationally.
 - Improve the supply and affordability of **rental accommodation** and the security of tenure for renters.
 - Hold a **referendum** on Housing
 - Establish a **Commission** on Housing to examine issues such as tenure, standards, sustainability, and quality-of-life issues in the provision of housing.

Housing for All Context Challenges



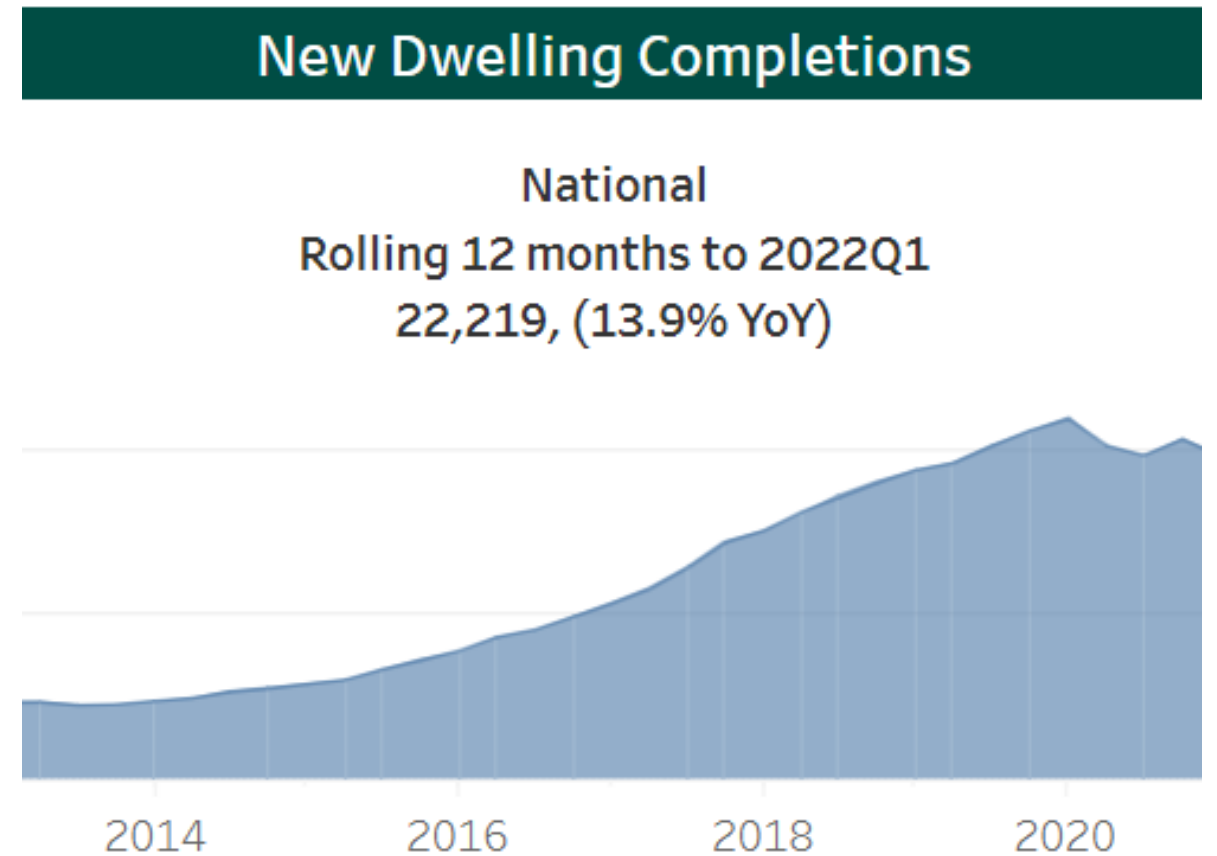
- *Housing for All* plan emerged in a challenging context where issues such as:
 - *Demographic change*
 - *Climate Change*
 - *Brexit*
 - *Covid-19*
 - *Supply deficits*

were impacting our efforts to realise the vision of a home for everyone

Context



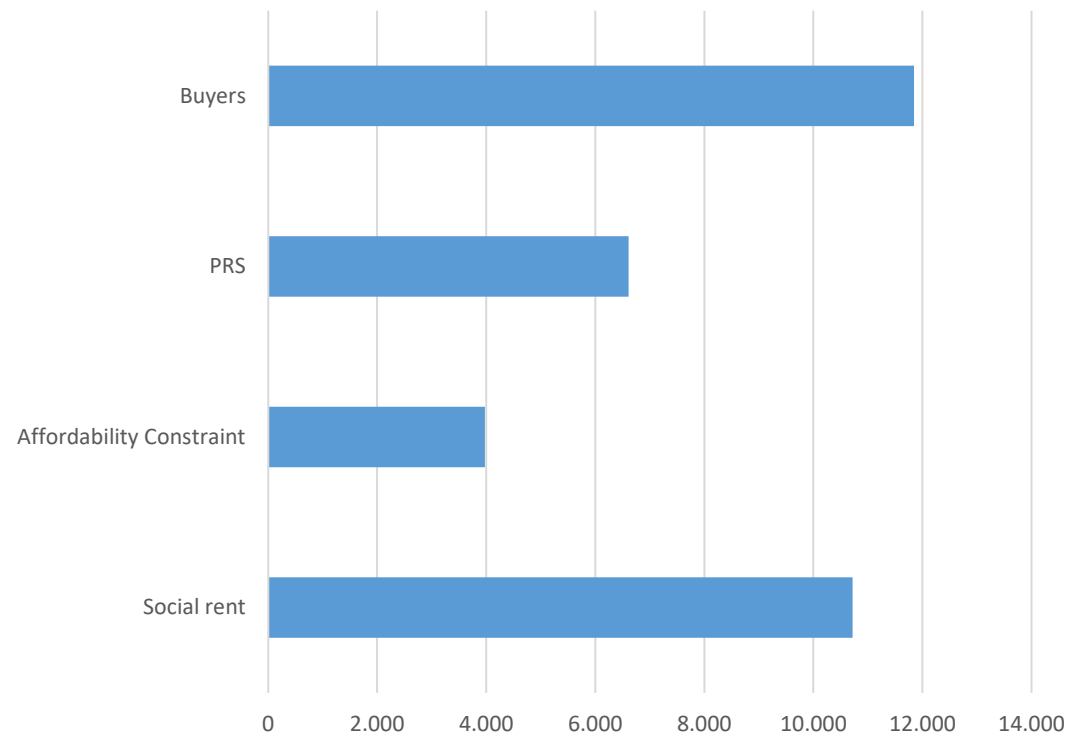
- Supply of new housing was progressing well but slowed due to Covid-19 restrictions
- ESRI report; Housing Need & Demand Assessment (HNDA)
- Need for an average of 33,000 homes per year for the next ten years



Housing Need & Demand Assessment



HNDA - Tenure Breakdown per annum
2021 - 2030



Breakdown of Need across 4 Tenures

- Significant Private Sector Role
- Significant challenge to meet need for Social Housing and need for Affordable Housing Options

The process of drafting the Housing for All plan commenced in January 2021



February/March 2021

- Whole of Government Approach agreed by Cabinet
- Thematic Groups with the Housing Ministry (DHLGH)
 - Homelessness & Social Inclusion
 - Land Availability & Activation
 - Home Ownership & Affordability
 - Rental Market (Private & Cost Rental)
 - Housing supports & Social Housing Delivery
 - Quality & Standards in housing
 - Overarching Funding Requirements for Housing for All

April - July 2021

- Thematic Groups
- Cross Divisional Team
- Interdepartmental Groups
- Bilateral Engagement
- Biweekly DHLGH Management Board Subgroup
- Political & Stakeholder Engagement
- 76 Submissions received from expert stakeholders
- 6 submissions from opposition parties
- Engagement with 31 Local Authority Chief Executives
- Engagement with academic community

Whole of Government Approach & working with all relevant Government Departments: Bilateral Engagements



Interdepartmental Groups (IDGS)

1. Finance, Land, Viability, Home Ownership, Housing Delivery & related matters
2. Social Housing Supports, Social Housing Delivery, Rental market, Homelessness, Community, Inclusion matters



Bilateral Engagements

- Finance
- Public Expenditure & Reform
- Environment, Climate Action & Communications
- Enterprise, Trade & Employment
- Health
- Children, Equality, Disability, Integration & Youth
- Social Protection
- Further and Higher Education, Research, Innovation & Science
- Tourism, Culture, Arts, Gaeltacht, Sport & Media
- Rural & Community Development
- Transport
- Justice



Actions from all Ministries to increase the delivery of homes and address housing issues

Housing For All: built around 4 Pathways



Figure 1:
Four Pathways
to *Housing for All*

Supporting the Four Pathways and enabling a Sustainable Housing System – longer term focus on sustainability, including tackling costs through a better construction industry, reforming regulation, improving governance and supporting infrastructure.



Housing For All: the targets and budget



HNDA Projection 33,000 Annually to 2030

Breakdown by Tenure Type

New private ownership homes	11,800
New private rental homes	6,500
New affordable homes	4,100
New Social Housing homes	10,300
Total	32,700



Projected Housing Output (New Build) 2022 - 2030

Tenure	2022	2023	2024	2025	2026	2027	2028	2029	2030
Social homes	9,000	9,100	9,300	10,000	10,200	10,200	10,200	10,200	10,200
Affordable & Cost Rental homes	4,100	5,500	6,400	6,400	6,100	6,300	6,400	6,300	6,300
Private Rental and Private Ownership homes	11,500	14,400	17,750	18,200	19,800	20,400	21,500	23,000	24,000
Total Homes	24,600	29,000	33,450	34,600	36,100	36,900	38,100	39,500	40,500

In addition, Housing Commission established



- A Programme for Government commitment: established in December 2021
- To examine issues such as tenure, standards, sustainability and quality-of-life issues in the provision of housing.
- Will also bring forward proposals on the Referendum on Housing referred to in the Programme for Government.
- Will report to the Minister for Housing no later than July 2023

Governance and Reporting on the Housing for All Plan



- Political Oversight – Cabinet Committee on Housing
- Delivery Group at Secretary General level
- Dedicated work streams – Investment, Industry Capability, Public Service Delivery
- Quarterly Progress Reports – Department of the Taoiseach (Prime Minister) monitoring function
- A Project Management Office in the Housing Ministry (DHLGH)



Part 3 – Housing for All Eradicating Homelessness

Pathway 2

Eradicating Homelessness, Increasing Social Housing Delivery and Supporting Social Inclusion



- Pathway 2, objective 3 reflects the Lisbon Declaration commitment to eradicate homelessness by **2030**.
- There are **18** distinct actions under this objective including Ireland's participation in EPOCH to advance work on the Lisbon declaration
- **Co-operation across government** departments is a key feature of Housing for All and **12** of the 18 actions are owned or shared with other Departments government agencies.
- Emphasis on a **housing led** approach, **improving the experience** in Emergency accommodation and **accelerating exits** from Homelessness

Objective 3 to Eradicate Homelessness by 2030



Housing Led

- Expand Housing First and Outreach Services to engage with rough sleepers
- Increase provision of 1 bed units (and supply overall)
- Convert Local Authority and AHB owned emergency accommodation facilities to own-door permanent social housing tenancies

Objective 3 to Eradicate Homelessness by 2030



Focus on
Prevention

- Enhance family support, prevention and early intervention services
- Enhanced tenancy sustainment supports, post exit
- Youth homeless strategy

Objective 3 to Eradicate Homelessness by 2030



Improve
services

- Guidelines on EA standards
- Guidelines on homelessness action plans
- Integrated case management approach between housing and health – client centric

Objective 3 to Eradicate Homelessness by 2030



Key Priority Actions

- Housing First
- National Homelessness Action Committee
- Youth Homeless Strategy

Housing First – what is it?

Housing First provides immediate access to permanent housing and support services for people who are experiencing chronic homelessness and who have high support needs around mental health and addiction

Housing First – Expansion

- **700+** individuals in first scheme up to 2021.
- The new Housing First National Implementation Plan was published in **December 2021**
- Targets **1,319** new supported tenancies
- Targets based on **analysis of need**
- Joint initiative of the Department of Housing, Local Government and Heritage, the Department of Health, the HSE, the Criminal Justice Sector and the local authorities.

The National Homelessness Action Committee



- *Housing for All* recognises the criticality of the interagency supports required to address the complex combination of social, health and economic needs of homeless persons and those at risk of homelessness, in addition to their specific housing need.
- *Housing for All* provides for a new National Homeless Action Committee (NHAC)
- Chaired by the Minister for Housing and comprises representatives from different Government Departments, agencies and bodies.
- **Collaborating across** Government to implement actions in *Housing for All*,
- **Coherence** and **coordination** of homeless-related services in delivering policy measures and actions to address homelessness.

For further information on Housing for All - A New Housing Plan for Ireland



Website:

<https://www.gov.ie/en/campaigns/dfc50-housing-for-all/>

Keep in touch: housingforall@housing.gov.ie

Please sign up to the monthly **Housing for All E-zine Newsletter** here:

<https://subscribepage.io/housingforallezine>