



Rialtas na hÉireann
Government of Ireland

Housing for All

Action Plan Update and Q3 Progress Report



Prepared by the Department of the Taoiseach
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Executive Summary

A year ago, the Government published Housing for All, a new housing plan for Ireland to increase housing availability and affordability, and to create a sustainable housing system into the future.

The aim of the plan is that everyone in the State should have access to a home to purchase or rent at an affordable price, built to a high standard and in the right place, offering a good quality of life.

For the last 12 months, the Government has put the plan into action. While there are challenges, in particular from cost pressure due to the war in Ukraine, the plan is working. The Government acknowledges that there are challenges and is working to address them.

Housing supply is increasing. Housing for All has a target of 24,600 homes to be delivered in 2022. The Government fully expects to meet this target. Indeed, more homes are expected to be built this year than in any year since 2009. The 2023 target is 29,000 homes.

Recent home delivery indicators show that the plan is working:

- 7,544 homes were completed in Q3 2022, a rise of 62.5% from the same quarter in 2021. The number of new home completions for the first three quarters of 2022 was 20,807, which is more than was seen for the whole of 2021 (20,560) or any other year since the series began in 2011.
- Between the months of January and September 2022, building started on almost 21,000 new homes.

- 8,247 social homes are currently under construction with an additional 12,327 homes at design and tender stage. In Q2 2022, 118 new construction schemes, (1,647 homes) were added to the pipeline.
- Planning permission was granted for 19,837 homes during the first half of 2022, a rise of 9.5% on the same period in 2021.

Along with increasing the supply of homes, the Government has introduced a range of affordable purchase and rental measures and legislated for long-term reforms of the housing and planning systems. Seventeen pieces of housing-related legislation have been enacted since Government came to office in June 2020, all designed to improve our system of housing delivery.

Many significant initiatives have been introduced since the publication of Housing for All, including:

- Affordable purchase initiatives such as the First Home Scheme, Local Authority Home Loan and the extension of the Help to Buy Scheme;
- New protections for renters including a cap on allowable rent increases at the Harmonised Consumer Index of Prices or 2% (whichever is the lower) and a temporary ban on evictions during the winter months;
- The rollout of Cost Rental accommodation, a new form of State-backed secure, long-term rental tenure through which rents are aimed at a minimum of 25% below open market rates;

- Legislation to ensure that homes are ring-fenced for individual buyers;
- The introduction of a Ready to Build scheme, funded through the Croí Cónaithe (Towns) Fund, and a Zoned Land Tax (commencing in 2024) legislated for;
- To tackle vacancy, a new Vacant Property Refurbishment Grant; a new Town Centre First policy that includes initiatives to revitalise towns, and changes to the Fair Deal Scheme, to remove disincentives to renting or selling vacant property;
- Establishment of a new Construction Technology Centre and other policies to promote the widespread adoption of Modern Methods of Construction;
- Additional investment to increase the availability of apprenticeships and training;
- Construction sector recruitment initiatives including the new 'Future Building' initiative to spearhead activation and recruitment;
- A new Croí Cónaithe (Cities) Fund to address the financial gap between the construction cost and market price for apartments, designed to deliver 5,000 apartments in our city centres;
- The LDA's Project Tosaigh Scheme aimed at accelerating delivery of homes on sites with full planning permission which would not otherwise be developed due to financing or other constraints;
- More resources provided to local authorities to deliver social and affordable housing.

A full list of initiatives introduced under each of the Pathways can be found at Appendix 3.

Changed context

Housing for All sets out a vision and a plan of action over a nine-year period. It has a built-in annual review mechanism to respond to progress made in implementing the plan, to challenges in implementation, and to changes in the external environment. The past year has seen some extraordinary challenges arising from the war in Ukraine, the energy crisis, and rising interest rates. This first annual review therefore sets out how the Government is responding to these changed circumstances and ensuring focus remains on delivery.

Construction cost inflation has been an element of overall inflation arising from the invasion of Ukraine. Wholesale prices for construction materials rose by almost 17% in the year to September 2022. Construction cost inflation has also been driven by factors such as pandemic-related stoppages, depleted inventories, rising wages and Brexit-related transport issues. Energy prices have soared. Interest rates are rising. These cost pressures make homes costlier and slower to build. Those who finance and build face greater risks than they did one year ago.

The increase in homelessness seen in recent months is a serious concern for Government. While emergency measures such as deferring any 'no fault' tenancy terminations from taking place over the winter months are necessary and will help in the short-term, the long-term response remains an increased and sustainable supply of new homes. Increasing overall housing supply across tenures (social, affordable, private rental and private ownership) is critical. More social housing and an expanded rental market should mean less people presenting as homeless. The Government is focused on accelerating social housing supply and has a target to deliver 9,000 new build social homes this year.

The Russian invasion of Ukraine has tragically resulted in millions of Ukrainians being displaced. Ireland is rightly fulfilling its duty to provide accommodation for these victims of war. To date, over 54,600 have sought refuge here.

Despite these pressures, the **Government remains determined to fully implement Housing for All**. This year is expected to see the overall target of 24,600 homes being met and progression towards meeting the annual average target of 33,000 houses envisaged under Housing for All. We know that the additional uncertainty this year has had an impact on confidence in the industry. Particular headwinds are being faced in the delivery of apartments to buy or rent and challenges have been experienced in the delivery of affordable homes.

This review considers what additional actions are needed and what actions need to be prioritised to deliver more housing in this challenging and changed economic environment.



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Housing for All

Action Plan Update & Q3 2022 Progress Report

INCREASING NEW HOUSING SUPPLY

2023 Target 29,000

19,837 planning permissions granted during first half of 2022, up 9.5% on first half 2021

LDA submitted planning applications for 2,138 affordable and social homes

Building commenced on almost 21,000 new homes between January and September

7,544 new homes completed in Q3 2022, up 62.5% on the same period in 2021

€4bn Government investment to deliver homes in 2023

11,830 Social Homes supported

€450m invested in the Croí Cónaithe (Cities) Scheme to deliver up to **5,000 new homes**

€50m First Home Scheme to support the delivery of **2,000 more homes in 2023**

NEW

Croí Cónaithe (Towns) fund providing funds up to **€50,000 to bring vacant homes back into use**

REFORMING OUR HOUSING SYSTEM

Streamlining Planning Processes



Launch of **Town Centre First** policy to tackle vacancy, dereliction, and breath new life into our town centres

Vacant Homes Tax & Residential Zoned Land Tax to increase the supply of homes

€250m

to further support families and individuals experiencing homelessness

SUPPORTING HOME OWNERSHIP & INCREASING AFFORDABILITY

First Home Scheme
800 applications have been received since introduced in July 2022

Local Authority Affordable Purchase Scheme

increasing the availability of newly-built homes at a reduced price for first-time buyers

€75m provided in the Cost Rental Equity Loan (CREL) mechanism to deliver 750 cost rental homes in 2023

NEW PROTECTIONS FOR RENTERS

including cap on rent increases and temporary ban on evictions during the winter months

NEW rent tax credit valued at €500 per renter per year, to help an expected 400,000 people in rental accommodation

Local Authority Home Loan available nationwide

HELP TO BUY EXTENDED to the end of 2024. The Scheme has helped 35,000 buy their first home.

CONSTRUCTION SECTOR JOBS AND PRODUCTIVITY

14,500 PEOPLE in apprenticeship education across all stages

80% of apprentices are aged 25 or under

AT LEAST 9,500 PEOPLE

in higher education for architecture, town planning and construction related education

NEW Future Building Initiative to facilitate the matching of employer vacancies to jobseekers seeking employment



¹ Q4 2021 to Q3 2022
² Oct 2021 to Sept 2022



Focus on 2023: New and Updated Actions

To address the challenges above, and maintain the current momentum to deliver more homes, this review has resulted in a set of updated Housing for All actions with measures in the key areas of:

Major reform of the planning system

Meeting the challenges of viability, affordability and sustainability - closing the delivery gap

Delivering social and affordable homes on State Lands

Boosting construction productivity

Increasing construction sector capacity

Bringing vibrancy to our towns and villages

Improving the rental market

Planning the required number of homes

By making our planning system more transparent and user-friendly, making housing construction more economically viable (through controlling costs and greater innovation and capacity), we will accelerate supply. By revitalising our towns and villages we will utilise existing housing opportunities. In addition, by reviewing our housing need forecasts we will ensure the right mix of homes is built in the right places.

Major reform of the planning system

A simpler, more streamlined planning process, with continued public participation, will result in earlier agreement on areas where housing will be built, along with types of housing. It will also ensure decisions, appeals and appeals decisions happen within fixed timelines. By reforming the planning system, the Government aims to:

- Make it an improved system for practitioners and those who use it.
- Make it more accessible for the public to use.
- Ensure the system is plan-led, with debate on development at the development plan stage, not the planning application stage.
- Re-balancing the system so it takes full account of the needs of existing and future populations.

Achieving these aims should lead to greater overall satisfaction with the planning system, more plan-led development so that people know what types of development and infrastructure will happen in exact locations at the planning stage and when decisions on developments will be made.

The main emerging themes for change are:

- Clarity on the hierarchical status of different State plans (National Planning Framework, Regional Spatial and Economic Strategies, County/City Development Plans and local area plans). This will give planners and others greater clarity on the importance of different objectives.
- Development Plans are likely to be of longer duration (10 years with review, rather than the current six-year lifespan), with greater focus on public participation to ensure that there is clarity on scale and location of residential development.
- Clarity on planning guidance, distinguishing between mandatory (national planning policy statement) and guidance that is discretionary or best practice.
- Streamlining of Planning Consents processes with specific timelines for decisions.
- A regional structure to enforce certain activities, such as regulation of quarries.
- A streamlining and clarification of the Compulsory Purchase Order and Judicial Review processes.

The review is well advanced. Draft legislation will be brought to Government for consideration before the end of this year. In addition, as part of the Action Plan for An Bord Pleanála, the Government will legislate to replace the existing nominating bodies' process for appointments to the board with an open competition system, provide funding for additional resourcing and advance a number of measures to improve governance and efficiency.

Meeting the challenges of viability, affordability and sustainability - Closing the delivery gap

It is important that housing delivery provides the right home in the right place at the right price. This means more compact growth in support of sustainable living.

In some cases, a gap exists between the construction cost and market price of housing. This gap is making the delivery of homes economically unviable in key areas. If we do not address this gap and the current non-viability of many projects, we will not see sufficient housing delivered and we will fail to deliver more compact growth. We need this as part of our action against climate change and in support of Government investment in public transport and smarter travel infrastructure. Therefore, we will aim to close the delivery gap through a number of interventions:

- **Extension of Project Tosaigh:** Following indications from the market that a number of Build to Rent and Build to Sell schemes may not be proceeding, the LDA is engaging with relevant developers to identify projects that may be suitable for Cost Rental, affordable housing or social housing. Market engagement will support current housing delivery and targets in the relevant local authority areas.
- **Address the issue of cost:** Given the unprecedented challenges in the external environment which are driving inflation, the cost of residential construction is an immediate focus. A study is underway to analyse each component of the cost of construction of house and apartment development. The study will be completed before the end of the year with subsequent follow up actions agreed as a priority. It will identify opportunities for cost reduction and increased standardisation. Government Departments will act on these opportunities, where appropriate.

- **Availability and cost of finance:** With a changing global economic outlook and Central Banks changing course on monetary policy, it is likely that the external environment for attracting housing investment may become more challenging and competitive over the period ahead. Given the important role investment has played particularly in the development of new high-density urban housing in recent years, it is important that this investment is maintained. The Department of Finance recently commissioned a report on the drivers of cost and availability of finance for residential development. The findings and recommendations from this report will now be assessed and actions arising will be implemented as appropriate.
- **Reform:** To ensure that planning policy supports housing delivery, current planning density guidelines will be updated. The new section 28 Guidelines for Planning Authorities on Sustainable and Compact Settlement Guidance will enable appropriate residential density and other development standards to be applied to a greater range of settlements than current guidance, from cities to smaller towns. The guidelines will support the viability of developments and better reflect the different place contexts within each settlement, from the centre to the edge. They will also allow for some flexibility in design standards to facilitate a greater range of house types, including own-door housing.

These viability challenges are posing a significant risk to affordable housing development. The LDA and local authorities are facing challenges in making cost rental homes available at prices that are affordable to those just over the social housing threshold.

To address this, we will:

- Support Approved Housing Bodies (AHBs) to deliver cost rental homes by increasing the **Cost Rental Equity Loan** from a maximum of 30% to up to 45% per project.
- Increase the **Affordable Housing Fund grant** from a maximum of €100,000 per unit to up to €150,000 per unit for local authority affordable homes.
- Consider proposals for a **new viability measure** to activate stalled planning permissions and bring forward cost rental at scale.



Delivering social and affordable homes on State Lands

The coming year will also see further progress on the delivery of social and affordable homes on state lands.

The LDA have now commenced work at St Kevin's Hospital, Cork City (265 homes) and Shanganagh, Shankill in conjunction with Dun Laoghaire-Rathdown County Council (597 homes).

In addition, the LDA has been granted planning permission at Devoy Barracks, Naas for a further 219 homes, and has lodged three further planning permission applications for projects across Dublin that will, if granted, deliver 2,138 social and affordable homes.

The status of progress on each of the sites identified for transfer to the LDA is included at Appendix 4.

Boosting Construction Productivity

The adoption of Modern Methods of Construction (MMC) has the potential to dramatically improve construction sector productivity, innovation, speed of delivery, sustainability and ultimately, costs. It is critical that there is a continuous and accelerated flow of compliant and high-quality innovations in construction (including MMC) particularly regarding house and apartment building.

This will ensure the accelerated delivery of Housing for All targets and the ongoing transformation of the construction sector. Better building information, construction product and process innovation and digitisation can also facilitate efforts to reduce the embodied carbon and lifecycle environmental impacts of construction, in alignment with requirements under the Climate Action Plan.

To promote the widespread adoption of MMC, the Department of Enterprise, Trade and Employment is leading a cross-Department and cross-agency MMC Leadership and Integration Group (MMC LIG). This is the overarching leadership mechanism to ensure integration and coordination across a range of MMC entities and initiatives, including but not limited to:

- Demonstration Park for MMC at Mount Lucas, as part of a National Construction Training Centre, hosted by Laois-Offaly Education and Training Board, and led by the Department of Further and Higher Education, Research, Innovation and Science and SOLAS;

- Construction Technology Centre (CTC), hosted by the University of Galway led consortium, and led by the Department of Enterprise, Trade and Employment and Enterprise Ireland;
- Build Digital Project, hosted by TU Dublin, and led by the Department of Public Expenditure and Reform;
- National Construction Training Centre at Mount Lucas led by SOLAS/LOETB;
- The Built to Innovate programme, led by Enterprise Ireland, which aims to strengthen enterprise capability in the residential construction sector; and
- The National Standards Authority of Ireland's work on developing standards, and central holistic assessment and certification schemes, for high quality and robust innovative construction products and systems.

Through the initial meetings of this Group, several targeted actions to improve MMC adoption have been identified, under the following themes:

- Industry Capability, Innovation and Technology Adoption
- Public Procurement and Demand
- Training and Skills Development
- Standards, Certification and Regulation
- Research, Analysis and Data

The Group has considered other areas where further actions will be needed to effectively mainstream MMC, and work is ongoing to determine how to best address these issues; these include:

- Industry Collaboration and Business Model
- Financing and Insurance
- Design Standardisation

The overriding ambition is to accelerate the adoption and transition to MMC by the residential construction sector, working with stakeholders to ensure that there is a robust framework in place that will support the construction sector to rapidly evolve and transform - with the adoption of new technology and high quality and robust MMC applications, compliance with the Building Regulations, and making best use of available resources and expertise.

Increasing construction sector capacity

The construction sector labour force needs to continue to grow if Ireland is to have the capacity to deliver the required level of housing. Housing for All estimates that an additional 27,500 new full-time construction workers are needed (on 2021 levels) to meet our annual housing requirements. Recently concluded research commissioned by SOLAS and the HEA estimates that over 51,000 new entrants will be required on Further and Higher Education and Training courses and apprenticeships in the period to 2030 in order to deliver the Government's housing and retrofitting targets.

Due to the scale of demand, it will be necessary to attract and retain those with the necessary pre-existing skills, provide new training opportunities for those interested in a career in the sector, and proactively engage in international labour markets where supply is unavailable locally.

Comprehensive changes have already been made to the employment permit system, ensuring that almost all occupations in the construction sector are now eligible for a General Employment Permit, supporting the attraction of international skills where they are needed.

To increase the labour force, we will:

- Continue to hold targeted national and international recruitment events over the coming months;
- Publish a joint Higher Education and Further Education response to skills demands to meet our housing and domestic retrofit targets;
- Continue to invest in training and apprenticeships;
- Develop an action plan to promote careers in construction.

Bringing vibrancy to our towns and villages

Addressing vacancy and re-using existing housing stock gives greater economic and social vibrancy to our towns and villages. The Government will build on the progress made through the introduction of new initiatives to encourage the restoration and re-use of vacant properties and serviced sites for housing, through new actions. These will include:

- A comprehensive Vacancy Strategy: this will outline new measures to ensure the proportion of vacant housing stock is reduced to typical levels in a functioning housing market;
- A Vacant Property Tax: this will be introduced in 2023 to increase the supply of homes for rent or purchase;



- A broadening of the Vacant Property Refurbishment Grant criteria, funded under the Croí Conaithe (Town) Fund, to cities and rural areas.

Improving the Rental Market

- The viability of the development of apartments, as referred to above, is having a detrimental impact on the supply of new affordable rental accommodation. This has been coupled with an increasing exit of small-scale landlords from the market. The absence of sufficient accommodation informed the decision to introduce a ban on the coming into effect of notices of termination over the current winter period.
- With this in mind the Department of Housing, Local Government and Heritage will commission a comprehensive review of the private rental sector. This review will take into account the significant regulatory changes over the past several years and the Government will act on its recommendations. The review will ensure that our housing system provides an efficient, affordable, safe and secure framework for both landlords and tenants.

Planning the required number of homes

To ensure we produce a sufficient number of homes, and in the right place, current targets and projections need to be reviewed in light of Census 2022 preliminary data. This is standard, good practice.

To this end, the Department of Housing, Local Government and Heritage is reviewing the National Planning Framework, which informs regional and county housing delivery aims, based on pre-Census population levels. The outcome of this review process will inform updated baseline assumptions for population and housing projections. When finalised, these will be used as the basis for updated national and local policy. The review will be initiated before the end of this year.

This year, the target is for the delivery of 24,600 homes. The Government expects to meet this target. In the period January to September 2022, 20,807 new homes were completed. The target for 2023 is 29,000 homes. The scaling up of the Housing for All targets to the 33,000 average affords the construction sector the time it needs to build up its capacity to support the delivery of Housing for All.

The 33,000 average annual target was informed by the Housing Need and Demand Assessment (HNDA) tool and framework. The HNDA tool forecasts future housing need based on a number of assumptions and conditions. It allows for an evidenced based approach to target setting.

There is a commitment to review the targets using the HNDA tool, having regard to the official Census 2022 results, which are due for publication in mid-2023.

The review will examine the appropriateness of the existing assumptions and targets underpinning Housing for All and the extent to which these should be revised.

The outcome of this work will enable the Government to refresh both the overall national housing targets and the subsets of social, affordable and market delivery, having regard to progress already made, to ensure that overall housing need is met in line with the original vision of Housing for All. This review of the HNDA Tool and Framework will commence in Q2 2023.

There is also an exercise underway to identify Transport Orientated Development (TOD) sites in the major cities. Identification of these strategic sites will ensure future housing delivery is sustainable, and in line with our action against climate change. Delivery is ongoing on a number of large-scale sites identified prior to the publication of Housing for All. An update on these sites is included at Appendix 5 and will continue to be reported quarterly.

Conclusion

In undertaking this review, we have and will continue to focus on prioritising measures to activate and accelerate the delivery of housing supply. Only by enabling the delivery of homes at scale and speed will the current crisis be resolved.

The following 33 high-priority actions have been identified. In the short-term, a series of actions are being undertaken to provide state support and stimulation to home delivery programmes which have been delayed due to inflationary pressures. However, in parallel, we will continue to deliver on the fundamental reforms set out in the plan.

A complete list of actions is included at Appendix 1.

Quarterly Progress Reports will continue to be published, setting out performance against Housing for All targets for social, affordable and LDA delivery, along with the updated actions, in a clear and comprehensible way.

Housing for All

Priority Actions

Viability/Affordability		
Increase the Affordable Housing Fund grant from a maximum €100,000 per unit to up to €150,000 per unit for local authority affordable homes.	Q4 2022	DHLGH
Submit proposals to Government for a new viability measure to activate stalled planning permissions and bring forward cost rental at scale.	Q1 2023	DHLGH
Support AHBs to deliver cost rental homes by increasing the Cost Rental Equity Loan from a maximum of 30% to up to 45% per project.	Q4 2022	DHLGH
Issue a second call under Croí Cónaithe Cities.	Q2 2023	DHLGH, The Housing Agency
The Land Development Agency (LDA) will extend Phase 1 of Project Tosaigh and will launch a new call for proposals, focusing on the activation of slow or stalled planning permissions for the delivery of high density housing in urban cores.	Q4 2022	DHLGH
The LDA will commence the procurement process for Phase 2 of Project Tosaigh to establish framework agreements with delivery partners which will allow the LDA to offer a wider range of delivery solutions in broad developer agreements on a multi-annual basis.	Q1 2023	DHLGH
Conduct an analysis of each component of cost of construction (including cost of compliance) of house and apartment development, informed by cost comparisons with comparable EU countries. Agree a set of follow-up actions to be implemented arising from the exercise.	Q1 2023	DHLGH
Bring forward a range of options for state support to assist activation of additional new purpose built student accommodation units.	Q4 2022	DFHERIS
Review the operation of the private rental sector and report on policy considerations ahead of Budget 2024.	Q2 2023	DHLGH
Social/Affordable Housing Delivery		
LDA will continue to progress work, as appropriate to each individual site, on the transfer of State Lands identified in Housing for All and the list of sites identified prior to the publication of Housing for All. Progress reports will be included in HfA quarterly reports.	Q4 2022 Onwards	DHLGH
Conduct an in-depth analysis of land available to underpin social housing delivery out to 2030, taking account of the data available from the Local Authorities Housing Delivery Action Plans, and identify the land gap remaining.	Q1 2023	DHLGH
Put in place a strategy to assist Local Authorities and Approved Housing Bodies to identify and acquire suitable land banks to support the ongoing social housing need out to 2030.	Q2 2023	DHLGH

Monitor progress on the implementation of recommendations arising from the 2022 Review of Pre-Construction Processes for Social Housing Construction and Mixed Tenure Projects and assess their impact.	Q2 2023	DHLGH
Develop proposals to enable a significant increase in public housing delivery using Modern Methods of Construction (to include Rapid Builds), in light of the urgent needs associated with accommodating the Beneficiaries of Temporary Protection from Ukraine and our longer term need for social housing.	Q1 2023	DHLGH
Reform of the Housing System		
Publish draft section 28 Guidelines for Planning Authorities on Sustainable and Compact Settlement Guidance (SCSG), including guidance on housing typologies to facilitate innovative approaches to medium and higher densities which may assist with supporting viability.	Q4 2022	DHLGH
Publish final section 28 Guidelines for Planning Authorities on Sustainable and Compact Settlement Guidance (SCSG), including guidance on housing typologies to facilitate innovative approaches to medium and higher densities which may assist with supporting viability.	Q2 2023	DHLGH
Publish proposed legislation for land value sharing mechanisms which reflect the uplift in value arising from the zoning of lands.	Q4 2022	DHLGH
Publish proposed legislation for new Urban Development Zones (UDZs), to deliver a co-ordinated and transparent approach to the delivery of residential and urban development, particularly on brownfield sites, meeting the compact growth objectives of the National Planning Framework.	Q4 2022	DHLGH
Establish a new Division of the High Court dealing with planning and environmental issues.	Q4 2023	DoJ
Publish proposed legislation arising from the comprehensive review and consolidation of planning legislation.	Q4 2022	DHLGH
Develop and publish a programme to outline the secondary legislation and updated guidance which will be progressed following the review and consolidation of planning legislation.	Q2 2023	DHLGH
Continue to engage with the local authority sector, An Bord Pleanála and the Office of the Planning Regulator to monitor the ongoing resourcing requirements to underpin and support housing supply and delivery, particularly in the light of the consolidation of planning and development legislation.	Q2 2023	DHLGH
Amend the Section 28 Guidelines on Sustainable Urban Housing: Design Standards for New Apartments to remove Build to Rent (BTR) accommodation as a separate development type.	Q1 2023	DHLGH

Innovation/Productivity		
Define and commence the Construction Technology Centre's (CTC) work programme of construction sector research to deliver on the technology fields identified by the CTC.	Q4 2022	DETE
Develop an incremental roadmap with targets for compliant MMC adoption in publicly procured residential construction, working with the OGP, to include inter alia - consideration of the tender and evaluation process; design standardisation; skills development and the sharing of best practice; project aggregation; further MMC test projects; and sustainability and circular economy principles. The provision of a public procurement roadmap for MMC will build capacity in the supply chain with resulting delivery and cost reduction benefits.	Q2 2023	DHLGH, DETE
Phase One of the National Demonstration Park for MMC is opened and operational.	Q4 2023	DFHERIS
Construction Sector Capacity		
Develop an action plan to promote careers in construction.	Q2 2023	DFHERIS
Publish a joint Higher Education and Further Education response to skills demands to meet our housing and domestic retrofit target.	Q4 2022	DFHERIS
Availability of Finance		
Assess the findings and recommendations arising from the Report on the Drivers of Cost and Availability of Finance for Residential Development. Agree a set of actions for implementation arising from the report.	Q4 2022	DFIN
Vacancy		
Publish a Vacancy Strategy, focussing on Pathway 4 of Housing for All, which will consolidate the various strands of work to address residential vacancy, with data on progress and delivery to date and actions being pursued.	Q4 2022	DHLGH
Develop proposals to extend the reach of the Croí Cónaithe (Towns) Fund to vacant and derelict properties within cities and rural areas.	Q4 2022	DHLGH
Review of Targets		
Initiate review of National Planning Framework 2018 and publish a roadmap to set out the scope and format of the formal review of the National Planning Framework.	Q4 2022	DHLGH
Commence Review of the Housing Need and Demand Assessment (HNDA) Tool and Framework.	Q2 2023	DHLGH

Governance and Reporting

Following the review of actions in the Plan, progress will continue to be monitored rigorously and tracked through Housing for All implementation mechanisms, including dedicated workstreams on Investment, Industry Capability, and Public Service Delivery, the Delivery Group of Secretaries General and the Cabinet Committee on Housing, chaired by the Taoiseach.

Quarterly Progress Reports will continue to be published, setting out performance against Housing for All targets and the updated actions, in a clear and comprehensible way. A complete list of the updated actions is at Appendix 1. The next quarterly progress report (Q4 2022) will be published in January 2023. (A report on the actions which were due to be delivered in Quarter 3 2022 is at Appendix 2).

There will be strong ongoing engagement and consultation with stakeholders, along with an ongoing communications effort to ensure continued co-ordination across all levels of Government.

Actions will be updated on an annual basis, with the next review due in Autumn 2023.



Appendices

Appendix 1

Housing for All Updated Action Plan

A commitment in Housing for All is that the actions in the Plan will be updated on an annual basis, including timelines and responsibilities, to sustain momentum on delivery during the lifetime of the Plan.

The review provided a timely opportunity to respond to significant challenges which have emerged since publication of the Plan. It did not seek to amend the fundamental policy approach or targets in Housing for All, but instead focused on prioritising measures to activate and accelerate the delivery of housing supply.

A number of high-priority actions have been identified. These are primarily new measures to enable the continued delivery of increased housing supply and address current viability issues. They also include a number of fundamental reforms to ensure a sustainable housing system into the future.

Outstanding Housing for All actions with the potential to directly or indirectly impact the supply of housing have been updated, where appropriate, to account for recent developments or where timelines/responsibilities needed to be updated. A complete list of the updated actions is included below.

Quarterly Progress Reports will continue to be published, setting out performance against Housing for All targets and the updated actions in a clear and comprehensible way.

All remaining outstanding Housing for All actions, which do not directly or indirectly impact the supply of housing, will continue to be implemented by the relevant Department/s who will communicate progress on particular measures as appropriate. These measures will be reported on in the context of the next Housing for All review. These actions are listed at Appendix 1b. This approach allows for increased focus and attention on those actions which will activate and accelerate the delivery of housing supply.

Housing for All - Updated Action Plan

1. Enable Homeownership and Increase Affordability			
1.1	Increase the Affordable Housing Fund grant from a maximum €100,000 per unit to up to €150,000 per unit for local authority affordable homes.	Q4 2022	DHLGH
1.2	Support AHBs to deliver cost rental homes by increasing the Cost Rental Equity Loan from a maximum of 30% to up to 45% per project.	Q4 2022	DHLGH
1.3	Introduce a Rent Tax Credit in support of affordability.	Q4 2022	DFIN
1.4	Request First Home DAC to consider the potential to expand the scope of First Home Scheme to self-build housing.	Q4 2022	DHLGH
1.5	Establish a working group to explore the issue of gearing within the Approved Housing Body sector and report on the findings/ recommendations from that group.	Q3 2023	DHLGH
1.6	Extend the Help-to-Buy Scheme.	Q4 2022	DFIN
1.7	Enhance the amount allowed for Pre-Letting Expenses for Landlords.	Q4 2022	DFIN
1.8	Extend the Residential Development Stamp Duty Refund Scheme.	Q4 2022	DFIN
1.9	Extend the Living City Initiative.	Q4 2022	DFIN

2. Increase protections for Tenants in Private Rental Accommodation			
2.1	Review the operation of the private rental sector and report on policy considerations ahead of Budget 2024.	Q2 2023	DHLGH
2.2	Develop policy and methodology for potential long-term state support for the construction of PBSA to provide additionality for targeted cohorts.	Q2 2023	DFHERIS
2.3	Explore options for appropriate tenancy agreements related to shared student accommodation. (Currently 1 lead tenancy is required for shared provision).	Q2 2023	DFHERIS
3. Work Towards Eradicating Homelessness			
3.1	Implement Winter Eviction Ban.	Q4 2022	DHLGH
3.2	Explore further the scope for The Housing Agency Acquisition Fund to add to the social housing system through converting non-residential premises or larger residential units into smaller units and, as appropriate, some communal / community use, particularly for social housing applicants experiencing homelessness, in advance of a final decision being made on the future of the Fund.	Q1 2023	DHLGH
3.3	Carry out a review of the relevant sections of the Housing Act 1988 to address issues arising in the implementation of the Act in order to enable local authorities to better address homelessness.	Q4 2022	DHLGH
4. Increasing Social Housing Delivery			
4.1	Conduct an in-depth analysis of land available to underpin social housing delivery out to 2030, taking account of the data available from the Local Authorities Housing Delivery Action Plans, and identify the land gap remaining.	Q1 2023	DHLGH
4.2	Put in place a strategy to assist Local Authorities and Approved Housing Bodies to identify and acquire suitable land banks to support the ongoing social housing need out to 2030.	Q2 2023	DHLGH
4.3	Develop proposals to enable a significant increase in public housing delivery using Modern Methods of Construction (to include Rapid Builds), in light of the urgent needs associated with accommodating the Beneficiaries of Temporary Protection from Ukraine and our longer term need for social housing.	Q1 2023	DHLGH
4.4	Carry out a review of the structure and operation of Capital Advance Leasing Facility (CALF) to assess whether any refinements to the facility are required to support delivery of social housing by the Approved Housing Body (AHB) sector across a wider range of Local Authority areas. Identify resulting actions for implementation.	Q4 2022	DHLGH
4.5	Carry out a review of the Rental Accommodation Scheme to consider the role of the Scheme in the private market, taking account of the impact of HAP and AHB participation.	Q1 2023	DHLGH
4.6	Implement the findings of the review of the Rental Accommodation Scheme following its completion.	Q4 2023	DHLGH

5. Reform the Social Housing System and Support Social Housing Tenants			
5.1	Revise social housing income eligibility limits.	Q1 2023	DHLGH
5.2	Review the differential rents system and develop a single, standardised differential rents model to replace the current 32 local authority rent schemes.	Q3 2023	DHLGH
6. Increase and Improve accommodation for the Traveller Community			
6.1	Ensure mid-term reviews by local authorities of their Traveller Accommodation Programme (TAPs) are appropriately utilised to inform delivery to end 2024.	Q2 2024	DHLGH
7. Provide Housing and supports to facilitate community integration for Refugees			
7.1	Local Authorities, the DHLGH and its agencies, including The Housing Agency, will support DCEDIY as appropriate in implementation of the provisions of the White Paper and IRPP 2020-2023 and in the development and deployment/roll out of accommodation solutions for beneficiaries of temporary protection from Ukraine.	Ongoing	DHLGH
7.2	Commence planning for an updated longer-term approach to housing needs, taking account of the latest migration impacts (including the impact of war in Ukraine).	Q2 2023	DHLGH
8. Deliver a new approach to active land management			
8.1	Publish proposed legislation for land value sharing mechanisms which reflect the uplift in value arising from the zoning of lands.	Q4 2022	DHLGH
8.2	Publish proposed legislation for new Urban Development Zones (UDZs), to deliver a co-ordinated and transparent approach to the delivery of residential and urban development, particularly on brownfield sites, meeting the compact growth objectives of the National Planning Framework.	Q4 2022	DHLGH
8.3	Publish draft maps to identify zoned and serviced land within the scope of the Residential Zoned Land Tax.	Q4 2022	DHLGH
8.4	Introduce the Residential Zoned Land Tax.	Q1 2024	DFIN
9. Improve the functioning of the planning system			
9.1	Publish draft section 28 Guidelines for Planning Authorities on Sustainable and Compact Settlement Guidance (SCSG), including guidance on housing typologies to facilitate innovative approaches to medium and higher densities which may assist with supporting viability.	Q4 2022	DHLGH
9.2	Publish final section 28 Guidelines for Planning Authorities on Sustainable and Compact Settlement Guidance (SCSG), including guidance on housing typologies to facilitate innovative approaches to medium and higher densities which may assist with supporting viability.	Q2 2023	DHLGH
9.3	Establish a new Division of the High Court dealing with planning and environmental issues.	Q4 2023	DoJ
9.4	Publish proposed legislation arising from the comprehensive review and consolidation of planning legislation.	Q4 2022	DHLGH

9.5	Develop and publish a programme to outline the secondary legislation and updated guidance which will be progressed following the review and consolidation of planning legislation.	Q2 2023	DHLGH
9.6	Continue to engage with the local authority sector, An Bord Pleanála and the Office of the Planning Regulator to monitor the ongoing resourcing requirements to underpin and support housing supply and delivery, particularly in the light of the consolidation of planning and development legislation.	Q2 2023	DHLGH
9.7	Amend the Section 28 Guidelines on Sustainable Urban Housing: Design Standards for New Apartments to remove Build to Rent (BTR) accommodation as a separate development type.	Q1 2023	DHLGH
9.8	Initiate review of National Planning Framework 2018 and publish a roadmap to set out the scope and format of the formal review of the National Planning Framework.	Q4 2022	DHLGH
9.9	Commence Review of the Housing Need and Demand Assessment (HNDA) Tool and Framework.	Q2 2023	DHLGH
9.10	Develop a programme of and initiate learning and development for the planning and construction sector to support the implementation of the new arrangements arising from the review and consolidation of planning legislation.	Q3 2023	DHLGH
9.11	Issue updated guidance on rural housing.	Q1 2023	DHLGH
9.12	Scope out a programme of work to update the BCMS system to enhance its data analytics and improve the quality of information captured on housing commencements.	Q2 2023	D/Taoiseach, DHLGH, LGMA, CSO
9.13	Put in place an enhanced data platform and identify gaps in current datasets for future work, such as the potential development of a Residential Land Price Index and a unique identifier that will track the development status of housing provision.	Q1 2023	DHLGH, LGMA, CSO
9.14	Report to Government on progress of the implementation of the Action Plan for An Bord Pleanála.	Q3 2023	DHLGH
10. Bring forward additional State lands for activation			
10.1	LDA will continue to progress work, as appropriate to each individual site, on the transfer of State Lands identified in Housing for All and the list of sites identified prior to the publication of Housing for All. Progress reports will be included in HfA quarterly reports.	Q4 2022 Onwards	DHLGH
10.2	LDA to report to Government on Relevant State Lands as identified through the LDA's public lands database.	Q1 2023	DHLGH
10.3	Commence Part 9 of the LDA Act.	Q4 2022	DHLGH
10.4	Carry out a Cost Benefit Analysis & Feasibility Study on the potential viability of relocating/reconfiguring Cathal Brugha Barracks to facilitate redevelopment as a new mixed use community.	Q3 2023	DDEF, DHLGH

10.5	Continue engagement across Government Departments and Agencies to identify further state land & property which could be made available for residential use (e.g. by LAs, LDA etc.) and report to Government on progress.	Q2 2023	D/Taoiseach
10.6	Bring forward options to deliver low-carbon homes through adaptive re-use of existing state buildings.	Q3 2023	DHLGH
10.7	Engage with Local Authorities to identify State owned sites/ properties in their functional areas that could have the potential to be repurposed for delivery of housing.	Q1 2023	DHLGH, HDCO
11. Activate existing planning permissions			
11.1	Submit proposals to Government for a new viability measure to activate stalled planning permissions and bring forward cost rental at scale.	Q1 2023	DHLGH
11.2	Issue a second call under Croí Cónaithe Cities.	Q2 2023	DHLGH, The Housing Agency
11.3	The Land Development Agency (LDA) will extend Phase 1 of Project Tosaigh and will launch a new call for proposals, focusing on the activation of slow or stalled planning permissions for the delivery of high density housing in urban cores.	Q4 2022	DHLGH
11.4	The LDA will commence the procurement process for Phase 2 of Project Tosaigh to establish framework agreements with delivery partners which will allow the LDA to offer a wider range of delivery solutions in broad developer agreements on a multi-annual basis.	Q1 2023	DHLGH
11.5	Bring forward a range of potential options for state support to assist activation of additional new purpose built student accommodation units.	Q4 2022	DFHERIS
11.6	Develop policy and methodology for potential short-term state support for proposals for the construction of Purpose-Built Student Accommodation (PBSA) by Higher Education Institutions to provide additionality for targeted cohorts where planning permission has already been secured. This includes the examination of relevant EU rules together with a borrowing framework and financing options for TUs.	Q4 2022	DFHERIS
13. Improve Sector Innovation and Attractiveness			
13.1	Define and commence the Construction Technology Centre's work programme of construction sector research to deliver on the identified technology fields identified by the CTC.	Q4 2022	DETE
13.2	Develop an incremental roadmap with targets for compliant MMC adoption in publicly procured residential construction, working with the OGP, to include inter alia consideration of the tender and evaluation process; design standardisation; skills development and the sharing of best practice; project aggregation; further MMC test projects; and sustainability and circular economy principles. The provision of a public procurement roadmap for MMC will build capacity in the supply chain with resulting delivery and cost reduction benefits.	Q2 2023	DHLGH, DETE
13.3	Phase One of the National Demonstration Park for MMC is opened and operational.	Q4 2023	DFHERIS

13.4	Develop an action plan to promote careers in construction.	Q2 2023	DFHERIS
13.5	Publish the graduated timetable for mandating BIM in the procurement of projects of different scales and types.	Q2 2023	DPER
13.6	Establish a digital network under the Construction Skillnet.	Q2 2023	DPER
13.7	Introduce training interventions for public procurers of residential construction to address any MMC knowledge gaps, working with the OGP.	Q4 2023	DHLGH
13.8	Introduce training interventions for Building Control Authorities (BCAs), which would include training on relevant standards and certification processes, to address any MMC knowledge gaps.	Q4 2023	DHLGH
13.9	Working through the MMC Leadership and Integration Group and in conjunction with the relevant professional bodies and educational providers to develop a Continuing Professional Development (CPD) training programme for accreditation, to address identified skills gaps in Modern Methods of Construction (MMC) for construction sector professionals.	Q4 2023	DHLGH
13.10	Work with the relevant bodies on how best to examine the current and future skills needed for the transition to MMC.	Q4 2022	DETE
13.11	Continue to enhance Ireland's Agrément system for MMC in residential construction.	Q3 2023	DETE
13.12	Develop a dashboard of MMC metrics to benchmark, and subsequently track, levels of MMC adoption in Ireland.	Q2 2023	DETE
14. Deliver the labour force required to build an average of 33,000 homes per year			
14.1	Publish a joint Higher Education and Further Education response to skills demands to meet our housing and domestic retrofit target.	Q4 2022	DFHERIS
14.2	Commence delivery of targeted leadership development training for the residential construction sector to strengthen company leadership, change management and financial management capabilities, with input from Enterprise Ireland.	Q2 2023	DFHERIS
14.3	With a view to addressing labour supply on certain wet trades, review the relevant apprenticeship programmes with key stakeholders.	Q3 2023	DFHERIS
14.4	Continue to expand regional capacity in craft apprenticeship training for in-demand construction-related apprenticeships, including plumbing and carpentry and joinery.	Q4 2023	DFHERIS
14.5	Assess, on an ongoing basis, the employment permit lists in the context of the overall needs of the construction sector.	Ongoing	DETE
14.6	Deliver a number of international recruitment events for construction workers and graduates to promote Ireland as a place to live and work.	Q1 2023	DSP
14.7	Hold a national recruitment fair to promote jobs, apprenticeships and training options for the construction sector.	Q2 2023	DSP

14.8	Provide updated versions of the existing one-stop-shop online resource for international recruitment workers to provide them with information on living and working in Ireland.	Q3 2023	DFHERIS
15. Ensure sufficient capital is available to provide for an average of 33,000 homes per year			
15.1	Assess the findings and recommendations arising from the Report on the Drivers of Cost and Availability of Finance for Residential Development. Agree a set of actions for implementation arising from the report.	Q4 2022	DFIN
15.2	Legislate to increase the borrowing capacity of the Housing Finance Agency (HFA) to €12bn, with a review in 2 years, to support the local government sector in land acquisition and delivery of social and affordable homes.	Q1 2023	DHLGH
15.3	Commence a review of the REIT and IREF regimes to consider how best these structures can continue to support housing policy objectives.	Q1 2023	DFIN
15.4	Assess the ongoing impact of HBFi on the level of capital available for residential development, and consider whether there is evidence to support an amendment or extension to HBFi product offerings.	Q2 2023	DFIN
15.5	Engage with private sector stakeholders to encourage investment in residential accommodation and help deliver the supply targets under Housing for All.	Ongoing	DFIN
16. Address Vacancy in Housing			
16.1	Publish a Vacancy Strategy, focussing on Pathway 4 of Housing for All, which will consolidate the various strands of work to address residential vacancy, with data on progress and delivery to date and actions being pursued.	Q4 2022	DHLGH
16.2	Develop proposals to extend the reach of the Croí Cónaithe (Towns) Fund to vacant and derelict properties within cities and rural areas.	Q4 2022	DHLGH
16.3	Issue a third call for proposals under the Urban Regeneration and Development Fund (URDF) with an emphasis on projects that will contribute to the activation of vacant properties and the acceleration of residential developments in line with the Town Centre First policy published earlier this year.	Q4 2022	DHLGH
16.4	Introduce a new programme for the CPO of vacant properties for resale on the open market.	Q1 2023	DHLGH
16.5	Commence section 9 of the Local Government Rates and other Matters Act 2019 with a view to empowering Local Authorities to offer rates based incentives for the conversion of suitable vacant commercial properties to residential use.	Q1 2023	DHLGH
16.6	Introduce a Vacant Property Tax.	Q4 2022	DFIN
16.7	Develop new regulatory controls requiring Short-Term and Holiday Lets to register with Fáilte Ireland with a view to ensuring that homes are used to best effect in areas of housing need.	Q1 2023	DTCAGSM
16.8	Announce successful projects under the fourth call for Category 1 applications to the Rural Regeneration and Development Fund.	Q4 2022	DRCD

16.9	Review the Rural Regeneration and Development Fund, with a view to ensuring its continued alignment with Our Rural Future priorities, the Town Centre First Policy and other key strategies, and to address issues around vacancy, dereliction and the achievement of continued economic development in rural areas.	Q1 2023	DRCD
17. Make more efficient use of existing housing stock			
17.1	Remove potential barriers to use of the rent a room scheme to increase its potential as a source of student accommodation by reviewing the assessment of Rent a Room Income within the Medical Card assessment process.	Q1 2023	D/Health
17.2	Explore a range of measures to stimulate supply of 'digs' accommodation and/or vacant properties including other Departments as necessary.	Q1 2023	DFHERIS
17.3	Explore the potential of minor capital grants to Higher Education Institutions to assist with small projects and refurbishment of existing stock to provide additional student accommodation for target groups in areas of need.	Q1 2023	DFHERIS
17.4	Move to a planned management and maintenance model for Local Authority stock supported by the LGMA's work on developing an asset based ICT system.	Q1 2024	DHLGH
18. Drive social sustainability and foster sustainable communities			
18.1	Develop new guidance on achieving the most appropriate tenure mix within communities, including guidance on engagement with communities.	Q4 2023	DHLGH
18.2	The housing needs of island communities will be fully considered in the development of the forthcoming National Policy for the Islands.	Q4 2022	DRCD
19. Drive economic sustainability and reduce construction costs			
19.1	Conduct an analysis of each component of cost of construction (including cost of compliance) of house and apartment development, informed by cost comparisons with comparable EU countries. Agree a set of follow-up actions to be implemented arising from the exercise.	Q1 2023	DHLGH
19.2	Establish a more balanced approach to inflation risk through a review of the price variation mechanisms in both the conditions of engagement for consultants and the public works contracts.	Q2 2023	DPER
19.3	Engage with international construction firms through IDA Ireland to encourage participation in the Irish market.	Ongoing	DETE
19.4	Provide exemption for Construction and Demolition (C&D) waste from proposed waste recovery levy.	Q4 2022	DECC
19.5	Reduce C&D waste and associated costs by working with the construction industry on demonstration projects to show how best practice (specifically in relation to urban high-rise apartment developments) waste segregation and other waste management measures, can reduce overall C&D disposal costs.	Ongoing	DECC

20. Build Institutional Capacity across the DHLGH, Local Authority, State Agency and AHB Sectors in order to Support Housing for All			
20.1	Monitor progress on the implementation of recommendations arising from the 2022 Review of Pre-Construction Processes for Social Housing Construction and Mixed Tenure Projects and assess their impact.	Q2 2023	DHLGH
21. Drive compliance and standards through regulatory reform			
21.1	Following consideration of the public consultation process which will take place in Q4 2022, a review of Part B of the Building Regulations (Fire Safety) will be completed and published.	Q4 2023	DHLGH
21.2	Examine measures to accelerate conveyancing as part of the sale and land transfer process.	Q4 2022	DoJ
21.3	Examine whether probate process is causing delays to releasing supply of residential property and identify actions to address as needed.	Q2 2023	DoJ
21.4	Proposals to be brought to Government responding to the recommendations of the Report of the Working Group to Examine Defects in Housing.	Q4 2022	DHLGH
21.5	Draft the necessary regulations under the Remediation of Dwellings affected by Defective Concrete Blocks Act 2022 to facilitate the commencement of the enhanced grant scheme.	Q4 2022	DHLGH
21.6	Bring proposals to Government for the creation of an independent Building Standards Regulator to oversee building control nationwide and to act as custodian of the Building Control Management System (BCMS).	Q2 2023	DHLGH
22. Support Critical Infrastructure Development			
22.1	Subject to Government approval, award contract for Waterford North Quays SDZ development works including sustainable transport bridge and relocation of Waterford train station.	Q4 2022	D/Transport
22.2	Obtain planning approval for new platform and associated track improvements at Oranmore Station, Galway and commence tendering process.	Q4 2023	D/Transport
22.3	Submit planning consent application for new train station at Moyross, Limerick.	Q4 2023	D/Transport
22.4	Approval of Railway Order for Glounthaune to Midelton Twin Track in Cork and commence tendering process.	Q4 2023	D/Transport
22.5	Ensure electricity connections to housing schemes are delivered in a timely and cost-effective manner.	Ongoing	DECC
22.6	Irish Water and the ESB will review and enhance relevant guides and online support areas to support the timely delivery of housing connections. These updates will clearly identify responsibilities of developers and Irish Water and ESB in advance of completing connections.	Q4 2023	DHLGH, DECC
23. Expand the water network to support housing delivery			
23.1	Irish Water and the Commission for the Regulation of Utilities will review the water connection policy to address any issues with first-mover disadvantage.	Q4 2022	DHLGH

24. Measuring and monitoring performance of national housing development and construction			
24.1	Develop a national housing development monitoring digital infrastructure, to include annual housing delivery benchmarked against national, regional, and development plan and settlement targets, and also a significant housing developments tracker for city/urban/town areas in conjunction with Local Authorities.	Q1 2023	DHLGH
24.2	Develop a national zoned housing land register based on Local Authority Development Plans, including the potential housing yield/capacity, which can also form the basis for the associated calculation of land use values required for Land Value Sharing measures.	Q1 2023	DHLGH
27. Commission on Housing			
27.1	The Commission on Housing will report to the Minister on its terms of reference.	Q3 2023	DHLGH
28. Monitor and Report on the Implementation of Housing for All			
28.1	Update the HfA Action Plan, including timelines and responsibilities, to sustain momentum on delivery and implementation.	Q4 2023	D/Taoiseach, DHLGH

Appendix 1b

Outstanding Actions

These actions will be delivered as per the timelines below and reported on annually.

1. Enable Homeownership and Increase Affordability			
1.10	Provide an average of 6,000 affordable homes each year under the provisions of a new Affordable Housing Act.	Ongoing	DHLGH
1.11	Ensure consistency in the application of the new arrangements under Part V by Local Authorities.	Ongoing	Housing Agency
2. Increase protections for Tenants in Private Rental Accommodation			
2.4	Examine the potential extension of the role of estate agents to include an initial inspection of rental property to the extent possible.	Q4 2022	DoJ
2.5	Increase enforcement of registration of tenancies by Residential Tenancies Board (RTB).	Ongoing	DHLGH, RTB
2.6	Retain the rent limit flexibilities in the Rent Supplement Scheme.	Ongoing	DSP
2.7	Expand data-sharing arrangements between RTB and Revenue.	Q1 2023	DHLGH, DFIN
2.8	Provide additional resources to the RTB in order to make available trained RTB facilitators to intervene at an early stage to prevent disputes escalating between parties.	Q1 2023	DHLGH
2.9	Retain market based settings for first rent of new properties to the market for the duration of RPZ protections or any successor restrictions.	Ongoing	DHLGH
2.10	Examine the creation of a system of holding rental deposits, informed by international experience.	Q2 2023	DHLGH
2.11	Implement Minimum BER standards, where feasible, for private rental properties, commencing in 2025.	Q1 2025	DHLGH
3. Work Towards Eradicating Homelessness			
3.4	Actively participate through the newly established European Platform on Combatting Homelessness to advance the Lisbon Declaration on Combatting Homelessness signed in June 2021.	Ongoing	DHLGH
3.5	Target 1,200 new Housing First tenancies from 2022 to 2026.	Ongoing	DHLGH, DoH, HSE, LAs
3.6	Provide capital funding to develop further supported emergency accommodation for families and individuals experiencing homelessness.	Ongoing	DHLGH

3.7	Support the Dublin Region Homeless Executive (DRHE) to pilot a scheme to convert Local Authority and AHB owned emergency accommodation facilities to own-door permanent social housing tenancies.	Q4 2023	DHLGH
3.8	Maintain Covid-19 public health measures for people who are homeless and consolidate improvements in health care delivery.	Ongoing	DHLGH
3.9	Continue to increase access to health supports and protections for homeless individuals, with an individual health care plan to be provided for all homeless individuals that need one and improved access to mental health services.	Ongoing	DoH, HSE
3.10	Finalise a model of health care for people experiencing homelessness, including a health/vulnerability assessment tool to assist in determining suitability for Housing First and level of support needed.	Q4 2022	DoH, HSE
3.11	Strengthen integrated care pathways for people who are homeless with chronic health needs based on an inclusion health model, to achieve better health outcomes and to reduce the incidence of premature death.	Ongoing	DoH, HSE
3.12	Enhance family support and prevention and early intervention services for children and their families through a multiagency and co-ordinated response, and disseminate innovative practice.	Ongoing	DCEDIY, Tusla, DHLGH, LAs
4. Increasing Social Housing Delivery			
4.7	Deliver over 10,000 social housing homes each year to 2030 and increase the stock of available social housing.	Ongoing	DHLGH, LAs, AHBs
4.8	Enhance Local Authorities and AHBs to reach delivery of over 9,500 new-build homes on average each year.	Ongoing	DHLGH, LAs, AHBs
4.9	Increase the use of Public Private Partnerships (PPPs) to deliver social housing.	From 2024	DHLGH, LAs, AHBs
4.10	End long-term leasing of social housing by Local Authorities and AHBs through phasing out new entrants and focussing on new-build to provide social homes.	Q4 2025	DHLGH
4.11	Continue to support households through the HAP and RAS Schemes while levels of social housing stock are increased.	Ongoing	DHLGH
5. Reform the Social Housing System and Support Social Housing Tenants			
5.3	Roll out Choice Based Letting (CBL) across all Local Authorities.	Ongoing	DHLGH
6. Increase and Improve accommodation for the Traveller Community			
6.2	Prioritise the implementation of recommendations contained within the Traveller Accommodation Expert Group Report.	Ongoing	DHLGH
6.3	Prioritise implementation of the recommendations of the 'Independent Review of the Role of Social Workers and Personnel Employed by Local Authorities Specifically to Assist Travellers with their Accommodation Needs'.	Ongoing	DHLGH

9. Improve the functioning of the planning system			
9.15	Issue updated guidance on the development management process.	Q2 2023	DHLGH
9.16	Introduce the new e-Planning Platform.	Q2 2023	DHLGH, OPR
12. Drive environmental sustainability in our housing stock.			
12.1	Continue a joint approach in respect of the Design Manual for Urban Roads and Streets, to ensure more widespread and consistent implementation.	Ongoing	DHLGH, D/Transport
12.2	Retrofit 2,400 social homes in 2021, 750 of which relate to the Midlands Retrofit Pilot.	Q4 2022	DHLGH, LAs
12.3	Implement Built Environment Actions in Climate Action Plan 2021.	Q4 2022	DHLGH
13. Improve Sector Innovation and Attractiveness			
13.13	Support quality of construction and enhance safety within the construction sector through a licensing system for certain specified construction activities to replace the existing qualification system.	Q4 2022	DFHERIS
14. Deliver the labour force required to build an average of 33,000 homes per year			
14.9	Reduce COVID-19 related backlogs on practical education and training programmes, including apprenticeships.	Q4 2022	DFHERIS
14.10	Implement the Action Plan on Apprenticeship 2021-25.	Q4 2025	DFHERIS
15. Ensure sufficient capital is available to provide for an average of 33,000 homes per year			
15.6	Strengthen relationships with international funding partners (such as the European Investment Bank/ Council on Europe Development Bank) to access targeted funding.	Ongoing	DFIN, Housing Finance Agency
16. Address Vacancy in Housing			
16.10	Use the Better Energy Homes Grant to support retrofit for vacant properties.	Ongoing	DECC
16.11	Local Authorities will work with the appropriate stakeholders to resolve issues within estates still categorised as 'unfinished' with a view to minimising any vacancy levels.	Ongoing	DHLGH, LAs
17. Make more efficient use of existing housing stock			
17.5	Work in a partnership approach with Local Authorities, AHBs, Heritage NGOs, the Heritage Council and the Heritage Division within the DHLGH to unlock the potential in our villages, towns and cities to utilise heritage building stock (pre 1940) to help tackle the housing crisis, recognising in particular Sustainable Development Goal 11; Sustainable cities and communities.	Ongoing	DHLGH, LAs, AHBs, Heritage NGOs, Heritage Council
17.6	Work with relevant Departments and Local Authorities to move to a position where housing revenue at Local Authority level is ring-fenced to ensure its retention for housing management and maintenance.	Q3 2024	LAs, CCMA, DHLGH

17.7	Support Local Authorities to engage in targeted acquisitions of vacant and under-utilised properties under the Buy and Renew element of the social housing programme to support town and village renewal.	Ongoing	DHLGH
17.8	Support Local Authorities to drive expanded take-up of the enhanced Repair and Leasing Scheme.	Ongoing	DHLGH
17.9	Construct an average of 33,000 nZEB homes each year to 2030.	Ongoing	DHLGH
17.10	Retrofit the national housing stock in alignment with the targets in the Climate Action Plan 2021.	Ongoing	DECC, LAs
20. Build Institutional Capacity across the DHLGH, Local Authority, State Agency and AHB Sectors in order to Support Housing For All			
20.2	Ensure resourcing available to meet the scale of ambition, while every opportunity will be explored for the use of centres of excellence and shared services to ensure the efficiency and effectiveness of delivery.	Ongoing	DHLGH
20.3	Promote the digitalisation of housing and planning services, to improve the efficiency of delivery and customer services.	Ongoing	DHLGH, LAs, LGMA
20.4	DHLGH will research application of EU procurement rules across Members States in relation to procuring the development of public housing, including any relevant case law and will engage with the OGP to consider options for more flexible approaches to procurement to help expedite social housing delivery.	Ongoing	DHLGH, OGP
20.5	The Housing Delivery Coordination Office will be further resourced to support programme and project management by Local Authorities, co-ordinate Procurement Frameworks, support retrofit initiatives and provide support for affordable housing.	Ongoing	DHLGH, HDCCO
20.6	Implement an integrated housing delivery tracking solution (Project Díon).	Ongoing	DHLGH
20.7	Ensure that the newly established Approved Housing Bodies Regulatory Authority is adequately resourced to carry out its functions.	Ongoing	DHLGH
21. Drive compliance and standards through regulatory reform			
21.7	Re-establish the Building Regulatory Advisory Body (BRAB).	Q4 2023	DHLGH
21.8	Ensure adequate and appropriate market surveillance of construction products in the context of Brexit and EU Regulations.	Ongoing	DHLGH, NBCO, LAs
21.9	Ensure that the remediation fund for pyrite is fully drawn down.	Ongoing	Pyrite Resolution Board
21.10	Regulate under subsection (17) of section 18 of the Multi-Unit Developments Act 2011 ('MUD Act') to ensure that OMCs are financially sustainable.	Q4 2022	DoJ
21.11	Regulate under subsection (9) of section 19 of the MUD Act to ensure that OMCs provide for expenditure of a non-recurring nature (i.e. sinking fund expenditure).	Q4 2022	DoJ
21.12	Examine the introduction of a non-statutory dispute resolution process.	Q4 2022	DoJ

23. Expand the water network to support housing delivery			
23.2	The Government will continue to deliver high-level investment in water infrastructure to support housing delivery nationwide.	Ongoing	DHLGH, Irish Water
25. Increase and Improve Housing Options for Older People			
25.1	Continue to support the development of the Age Friendly Homes portal and website, which promotes awareness of Age Friendly housing.	Ongoing	DHLGH, DoH, Age Friendly Ireland, The Housing Agency
25.2	Local Authorities will consider the housing needs of older people through the Housing Need and Demand Assessment Framework and feed that into their Housing Strategies as part of their Development Plan process.	Ongoing	LAs
25.3	Review the full range of housing grants for the suitable adaptation of existing housing.	Q4 2022	DHLGH
25.4	Continue delivery of the Age Friendly housing and public realm training modules to cross sectoral stakeholders to promote greater awareness and foster knowledge transfer across the sector.	Ongoing	DHLGH, DoH, Age Friendly Ireland
25.5	Support pilots of innovative forms of housing redesign/ reorganisation to deliver additional rental accommodation supply along with support for older homeowners.	Ongoing	DHLGH
25.6	Implement the actions under the Housing Options for our Ageing Population Policy Statement, having regard to the Reports of the National Implementation Group.	Ongoing	DHLGH, DoH
26. Increase and improve housing options and supports for people with a disability			
26.1	Local Authorities will consider the housing needs of people with a disability through the Housing Need and Demand Assessment Framework and feed that into their Housing Strategies as part of their Development Plan process.	Ongoing	LAs
28. Monitor and Report on the Implementation of Housing for All			
28.2	Ensure ongoing consultation and engagement with stakeholders as the Plan is implemented.	Ongoing	All
28.3	Produce quarterly progress reports setting out performance against the targets and actions set out in the Plan in a clear and comprehensible way.	Ongoing	D/Taoiseach

Appendix 2

Actions due for delivery in Q3 2022

Action 2.8	Review the recommendations of the Working Group on the Tax and Fiscal Treatment of Landlords
HfA Timeline: Q3 2022	
Status: Completed	
Update: Published as part of the Tax Strategy Group Papers.	

Action 3.7	Prepare and publish guidelines with standards for the development and refurbishment of emergency accommodation
HfA Timeline: Q3 2022	
Status: Complete	
<p>Update: Housing for All commits to the preparation and publication of guidelines for the development and refurbishment of emergency accommodation. Draft guidelines have been reviewed and adapted in consultation with the Housing Advisory Unit technical teams. The guidelines were shared with National Homeless Action Committee (NHAC) members and the homeless regional lead authorities to allow for input prior to publication. The finalised guidelines were circulated to Local Authorities in September.</p> <p>The Guidelines will be used by the local authorities and the Department of Housing, Local Government and Heritage (DHLGH) when a proposal for a new emergency accommodation facility is being considered. The guidance includes standards in respect of space and facilities and specific standards for family and singles accommodation. The guidelines also allow for streamlining of application and assessment of emergency accommodation proposals by DHLGH.</p>	

Action 3.12	Finalise a model of health care for people experiencing homelessness, including a health/vulnerability assessment tool to assist in determining suitability for Housing First and level of support needed
HfA Timeline: Q3 2022	
Status: Delayed	
Revised Timeline: Q4 2022	
<p>Update: The "Housing First Health Monitoring Tool" is currently being implemented in all regional areas and HSE-land online training on administration of the tool has been developed and is accessible to all Housing First staff.</p> <p>Following review with the Department of Health of the current draft and agreement, it was agreed to change the document from a "Model of Care" to a "Strategic Framework", as the document is targeted at a population rather than a particular health condition. Outcomes framework is currently being developed in order to monitor implementation of the strategy.</p>	

Action 19.13	Commence section 9 of the Local Government Rates and other Matters Act 2019 with a view to empowering Local Authorities to offer rates based incentives for the conversion of suitable vacant commercial properties to residential use
HfA Timeline: Q3 2022	
Status: Delayed	
Revised Timeline: Q1 2023	
<p>Update: Maximising the use of existing housing stock and properties is a critical element of a sustainable housing policy. Commencing section 9 of the Local Government Rates and Other Matters Act 2019 will empower Local Authorities to offer rates based incentives for the conversion of suitable vacant commercial properties to residential use. This marries with the main objectives in Town Centre First and may help to increase housing supply while addressing vacancy.</p> <p>Amendments are required to address key issues in the Local Government Rates and Other Matters Act 2019. The remaining provisions of the Act, including section 9, cannot be commenced until these issues are addressed by amending the primary legislation. The Department of Housing, Local Government and Heritage (DHLGH) sought legal advice on these issues and the drafting of the amendments required to the Act has commenced based on this advice.</p> <p>The DHLGH will prepare guidance for Elected Members on the making of schemes under section 9, outlining the flexibility and potential of the provision, which will be a key support in making schemes that will affect improvements locally.</p>	

Action 20.5	Develop a national policy on rightsizing and explore options to support and incentivise rightsizing on a voluntary basis
HfA Timeline: Q3 2022	
Status: Delayed	
Revised Timeline: Q4 2022	
<p>Update: The Housing for All policy objective to make more efficient use of existing housing stock includes the development of a national policy on rightsizing and to explore options to support and incentivise rightsizing on a voluntary basis. The Department of Housing, Local Government and Heritage is to commence a focused consultation with key stakeholders and representative groups to inform and further progress the development of a national policy on rightsizing. The policy on rightsizing will be developed by year end and form part of a new comprehensive vacancy strategy.</p>	

Action 22.2	Develop new guidance on achieving the most appropriate tenure mix within communities, including guidance on engagement with communities
HfA Timeline: Q3 2022	
Status: Delayed	
Revised Timeline: Q4 2023	
<p>Update: The Housing Agency and the Irish Council for Social Housing (ICSH) published a report at the end of March 2022, which was carried out by Professor Michelle Norris and Dr. Aileen Hayden of UCD. The report examines social housing provided by Approved Housing Bodies (AHBs) in mixed tenure developments, the reasons why decisions are made to cluster or disperse social housing in these estates and how well these models work from both AHB staff and tenant perspectives.</p> <p>The research report provides an evidential data basis in terms of the Irish context, which has until now been relatively small in terms of the volume of data available. This research report, its findings and conclusions are being examined in the context of establishing a Mixed Tenure Development Working Group which will be tasked with developing guidelines.</p>	

Appendix 3

Housing for All - Progress and Achievements One Year On

Increasing New Housing Supply

During its first year, a range of measures have been introduced under HfA to increase the supply of homes. These include:

- Launch of the **Croí Cónaithe (Cities) Scheme** to support the building of apartments for sale to owner-occupiers. It aims to bridge the current “Viability Gap” between the cost of building apartments and the market sale price (where the cost of building is greater). The Government has allocated €450 million for the Scheme to 2026. The Scheme is expected to deliver up to 5,000 additional apartments for individuals seeking to buy a home;
- Planning applications **submitted by the LDA** for a number of sites across Dublin and Kildare are expected to deliver a combined total of 2,138 homes;
- Comprehensive changes to the employment permit system ensuring that almost all occupations in the construction sector are now eligible for a General Employment Permit;
- Launch of the Future Building Initiative to facilitate the matching of employers’ vacancies to jobseekers seeking employment and referral to education and training as required;
- Publication of the Construction Safety Licensing Bill designed to enhance the overall skills and knowledge, as well as to improve safety standards, for all those employed within the construction sector;
- Ongoing promotion of construction careers among school leavers, potential career changers and those outside the labour force, to encourage them to take up employment or training opportunities in the sector;
- Progression of a suite of actions to enable and enhance international recruitment and domestic workforce activation;
- Research to quantify the need for professionals and construction sector trades to meet HfA and domestic retrofitting targets;
- New Scaffolding Apprenticeship.

Supporting Homeownership and Increasing Affordability

Over the past year, the Government has introduced a range of measures to expand options for those experiencing affordability constraints in buying or renting a home, these include:

- **First Home Scheme** introduced in July 2022 to make it easier for first-time buyers to afford a new home. Since its introduction, almost 800 applications have been received with 579 approvals issued to date. Next year, approximately 2,000 affordable homes are to be supported by €50m in Government investment;
- **Local Authority Affordable Purchase scheme** making newly-built homes available at a reduced price for first-time buyers. As of Q3 this year, local authorities have advertised c.300 affordable purchase homes for applications, with many schemes having allocated homes to successful applicants and the timing of handover now being subject to the conveyancing process;
- **Local Authority Home Loan** enables successful applicants to borrow up to 90% of the market value of the property or of the purchase price for Affordable Housing scheme. To date, 743 applications have been recommended for approval;
- Extending the **Help to Buy** to the end of 2024. This Scheme has helped 35,000 to buy their first home;
- **Project Tosaigh Scheme managed by the LDA** is a market engagement initiative aimed at accelerating delivery of houses on sites with full planning permission that are not being developed by private sector owners due to financing and other constraints. A contract has been signed to deliver 247 cost-rental homes under this initiative. Construction has commenced on site and delivery of the homes is expected to take place during 2024. The homes will be made available to rent by the LDA on completion;

- The delivery of **Cost Rental homes** with State-backed rents at least 25% below what they would be on the private market. In Q3 2022, 59 cost rental homes were delivered in Citywest and Clondalkin. In 2023, almost 2,000 Cost Rental Homes are to be delivered through the Cost Rental Equity Loan (CREL) facility, Affordable Housing Fund (AHF) and via the LDA.

Eradicating Homelessness, Increasing Social Housing Delivery and Supporting Social Inclusion

Under Housing for All, the Government is committed to meeting the needs of the most vulnerable in society through introduction of measures to eradicate homelessness, increase social housing delivery, and social inclusion. These include:

- Provision of 1,319 supported first tenancies over the next five years under the Housing First Implementation (HFI) Plan;
- Establishment of the Housing First National Office to drive implementation of the HFI Plan;
- Creation of the National Homeless Action Committee to better coordinate policy measures and actions;
- €250m of funding has been provided to further support families and individuals experiencing homelessness;
- Youth Homeless Strategy to be published shortly, with the aim of helping young people aged 18 – 24 who are homeless or at risk of becoming homeless;
- 2,858 new Social Homes delivered, including 1,765 new build Social Homes during the first half of 2022;
- 8,247 social homes are currently onsite with an additional 12,327 homes at design and tender stage. In Quarter 2 2022, 118 new construction schemes, (1,647 homes) were added to the pipeline;
- Age Friendly Homes portal and website launched in June 2021 to provide a central hub of resources, guidance and information on age friendly housing;
- Publication of the final implementation report, based on the 40 strategic actions of the Housing Options for Our Ageing Population joint policy document published by D/HLGH and D/Health.

Addressing Vacancy and Efficient Use of Existing Housing Stock

Maximising the use of our existing housing stock, especially in our towns and cities, is a key priority for Government under Housing for All and represents a critical element of a sustainable housing policy. Measures introduced since the launch of the plan include:

- New Croí Cónaithe (Towns) fund, launched in July, which provides grants up to €30,000 or €50,000 to bring vacant or derelict buildings in our towns and villages back into residential use. €50m has been allocated to the scheme, which has recently been expanded to support the provision of serviced sites for housing to attract people to build their own homes. Since the launch of the Vacant Property Refurbishment Grant, there have been 365 applications as of 26 October 2022. Regular updates will be provided on the uptake and impact of the fund;
- Reform of the Fair Deal Scheme to remove disincentives to selling or renting unused homes. Currently, there are approximately 8,000 homes which could be available to rent or sell;
- Agreement to introduce a Vacant Homes Tax to increase the supply of homes for rent or purchase to meet demand. The tax will apply to residential properties which are occupied for less than 30 days in a twelve month period;
- Launch of a Town Centre First policy with the aim of tackling vacancy, combating dereliction and breathing new life into our town centres;
- Extension to planning regulations which exempt certain vacant commercial premises, including ‘over the shop’ type spaces, from requiring planning permission to change to residential purposes until 2025. In addition, the scope of the exemption was also extended to include an extra class of use, that of ‘public houses’;
- A new short-term letting registration system is currently being developed, requiring Short-Term and Holiday Lets to register with Fáilte Ireland with a view to ensuring that homes are used to best effect in areas of housing need;

- Expansion of existing schemes, including the Buy and Renew element of the Social Housing Programme and the Repair and Lease Scheme (RLS) to tackle vacancy. A total of 51 units have been delivered under RLS in 2022. St. Joseph's House, a former religious convent in Waterford, for example, will deliver 71 social housing units in Q2 2023 under the RLS. Since 2016, over 760 properties have been acquired under the Buy and Renew Scheme;
- Government secured approval for Ireland's two European Regional Development Fund (ERDF) Programmes for the period 2021 – 2027. Commission approval and adoption of the Programmes is anticipated before the end of the year. The two ERDF Programmes set out Ireland's investment strategy for €853 million, of which €396 million is financed by the EU. The ERDF supports Irish regions in promoting economic, social and territorial cohesion in line with key EU priorities, including supporting the sustainable regeneration of towns and urban centres using a Town Centre First Framework;
- Incorporating activation of vacant properties as key criteria in the Urban Regeneration and Development Fund (URDF) and the Rural Regeneration and Development Fund (RRDF). The fourth call for Category 1 applications under the Rural Regeneration and Development Fund (relating to large scale ambitious capital projects which are ready to proceed) closed in April 2022 and 42 applications were received. 25 of the applications related to projects which set out to address vacancy and dereliction in rural towns and villages. The assessment of applications is now being finalised by the Department of Rural and Community Development and successful projects will be announced by the Minister shortly;
- Ongoing work to resolve issues within estates still categorised as 'unfinished' with a view to minimising any vacancy levels. Since 2010, there has been a 98% reduction in the number of unfinished housing developments, from 3,000 to 75. 13 Local Authorities do not have any developments now classified as 'unfinished' as developments have progressed to be either substantially complete or have been reactivated and warrant removal from the 'unfinished' list;
- Historic Towns Initiative 2022 engaged in a programme of heritage-led regeneration, with a particular focus on projects that address residential vacancy in town centres, that propose the re-use of historic structures and that can act as a demonstrator for future projects. Under awards announced in March 2022, Tipperary Town and Monaghan Town received grants of €163,000 and €248,000 respectively for projects which include the repurposing or refurbishment of historic buildings for residential use;
- New guidance relating to protected structures to encourage the use of such properties for repurposing and/or refurbishment as residential accommodation;
- Appointment of full-time Vacant Homes Officers (VHO) in 26 of 31 local authorities which will ensure a continued focus on vacancy and dereliction at a local level.

Enabling a Sustainable Housing System

In addition to implementing measures to increase the supply of housing, HfA has delivered on a number of initiatives and reforms to ensure that our housing system is sustainable into the future. These include:

- Initiatives to increase labour and sectoral capacity, including changes to the **employment permit system, Future Building Initiative** to facilitate the matching of employers' vacancies to jobseekers seeking employment and referral to education and training as required and a suite of actions being progressed in order to enable and enhance international recruitment and domestic workforce activation;
- Establishment of the MMC Leadership and Integration Group to promote the widespread adoption of **Modern Methods of Construction**;
- Comprehensive review and consolidation of planning legislation led by the Attorney General (AG) with input from relevant stakeholders. This review which is due to be concluded before the end of this year aims to improve the functioning of the planning system;
- **Residential Zoned Land Tax** (commencing in 2024 following the publication of maps showing land and scope) which seeks to activate vacant land for residential purposes;
- Reforms to create **new Land Value Sharing Mechanisms and Urban Development Zones** are well advanced;

- New planning process introduced for Large Scale Residential Developments, which enables Local Authorities to designate a specified number of houses and duplexes in a development for owner occupiers has been implemented;
- Publication of a report of a working group established to examine defects relating to fire safety, structural safety and water ingress in purpose-built apartment and duplex buildings constructed in Ireland between 1991 and 2013. The Minister for Housing, Local Government and Heritage is now considering the report;
- Enactment of legislation to ensure greater compliance in the construction sector, with commencement of certain parts of the Act. Once the Regulation of Providers of Building Works Act 2022 is fully commenced, all entities providing building services will be required to register with the Construction Industry Register Ireland (CIRI). The legislation's main objective is to develop and promote within the construction sector a culture of competence, good practice and compliance with the Building Regulations. This will benefit consumers and the general public.

Appendix 4

Transfer of State Lands to LDA

Active LDA Sites Prior to Housing for All

State Agency	Sites Identified	Progress Update
OPW	CMH, Dundrum	The LDA lodged a planning application on 31 st March 2022 for 977 homes. S34 application for remainder of site, 74 homes + adaptive re-use of main hospital, to follow planning decision.
Housing Agency	Devoy Barracks, Naas	An Bórd Pleanála refused permission for a scheme of 221 units in August 2021. Revised application submitted for 219 units on 11 th April 2022. Planning Approval decision received 16 th October 22.
HSE	St. Kevin's Hospital, Cork	Granted planning permission April 2021. Enabling works underway. First homes to be available end 2023.
HSE	Meath Hospital	Under Review.
Department of Defence	Coloumb Barracks	Public consultation complete and report on consultation published at https://columbbarracksproject.ie/ Pre-planning and feasibility stage, advancing regeneration roadmap.
Housing Agency	Hackettstown, Skerries	S34 roads application Notification to Grant is currently subject to appeal. Planning application to ABP for est.345 homes submitted April 22. Decision expected.
Housing Agency	Castlelands, Balbriggan	S34 roads application Notification is currently subject to appeal. SHD Planning application for est. 817 homes submitted Q2. Decision expected shortly.
Dublin City Council	St. Teresa's Gardens	Planning application for est.540 Homes in partnership with Dublin City Council submitting to ABP in Q4 2022.
Dublin City Council	Cherry Orchard	Pre-development stage – LDA procuring design team. Planning submission 2023.
Galway City Council	Dyke Road	Preliminary Design complete. Engagement with Galway City Council is on-going.
Dun Laoghaire Rathdown County Council	Shanganagh, Shankhill	Planning permission was granted for the development of 597 homes (approximately 34% of the units will be for social housing, 51% will be cost rental and 15% will be for affordable purchase) in July 2020. Contractor appointed and construction commenced September 2022.
Galway City Council	Sandy Road, Galway	Baseline assessment completed and Draft Spatial Framework currently being prepared for the entire site, including Galway City Council and Galway County Council lands. Public consultation anticipated Q1 2023 following final publication of the Galway City Development Plan.
Limerick City and County Council	Colbert Station, Limerick	Draft Spatial Framework for Colbert Station Quarter including CIE lands finalised. Governance established and more detailed designs being progressed for a number of sites including HSE lands identified for transfer. More information www.colbertquarter.ie
Cork City Council	Cork City Docklands	Cork Docklands Delivery Office was established by Cork City Council in partnership with the LDA.

LDA Sites – Housing for All

Department of Transport	State Agency	Sites Identified	Progress Update
		Inchicore Works Dublin	Baseline assessment and stakeholder engagement underway. RIAI Design Review for Inchicore 'Housing for All' lands underway with initial presentations to Stakeholders October and report to be prepared Q1 2023.
		Broadstone Garage Dublin	Initial review and engagement underway. Feasibility study commissioned.
		Conyngnam Road Garage Dublin	Review and engagement underway. Due diligence progressing.
		Colbert Station Environs Limerick	Spatial Framework for Colbert Station Quarter including CIE lands finalised. Governance established involving CIE. Discussions underway regarding Station Area Plans & key infrastructure. More information at www.colbertquarter.ie
Department of Transport	State Agency	Sites Identified	Progress Update
		Dublin Port	Baseline assessment and initial discussions underway.
		Port of Cork	Initial discussions underway.
		Shannon Foynes Port Company	Initial discussions underway.
Department of Environment, Climate & Communications	State Agency	Sites Identified	Progress Update
		Inchicore Works Dublin	Baseline assessment and stakeholder engagement underway. RIAI Design Review for Inchicore 'Housing for All' lands underway with initial presentations to Stakeholders October and report to be prepared Q1 2023.
		Cork Docklands	Stakeholder discussions and feasibility assessment underway. Programme management office established.
		Wilton Cork	Stakeholder discussions and feasibility assessment underway.
		Sean Mulvoy Road Galway	Baseline assessment completed and Draft Spatial Framework currently being prepared for the entire site, including Galway City Council and Galway County Council lands. Draft Development Plan nearing finalisation. Public consultation anticipated Q1 2023.

Department of Environment, Climate & Communications	State Agency	Sites Identified	Progress Update
	Digital Hub	All DHDA land and property assets Dublin 8	Draft Masterplan prepared and stakeholder & public consultation commencing October see www.peartreecrossing.ie
Department of Environment, Climate & Communications	State Agency	Sites Identified	Progress Update
	Bord Na Mona	Cork Docklands	Stakeholder discussions, feasibility assessment and due diligence progressing to support transfer of lands subject to commencement Part 9 LDA Act.
Department of Agriculture, Food and the Marine	State Agency	Sites Identified	Progress Update
	Teagasc	Lands at Kinsealy, Dublin	Stakeholder discussions, feasibility assessment and due diligence progressing to support transfer of lands subject to commencement Part 9 LDA Act.
	Horse Racing Ireland	Lands at Carrickmines, Dublin	Baseline assessment and initial discussions commenced.
Department of Health	State Agency	Sites Identified	Progress Update
	HSE	Colbert Station area Limerick	Spatial Framework for Colbert Station Quarter finalised. More detailed masterplan for HSE lands underway along with Infrastructure Delivery and Phasing Plan for overall area. More information at www.colbertquarter.ie
Department of Defence	State Agency	Sites Identified	Progress Update
	Defence Forces	St Bricins Hospital Dublin	Baseline assessment and discussions on transfer underway. Funding options being explored with Dept Housing for a pilot project for adaptive reuse for residential.
Department of Enterprise	State Agency	Sites Identified	Progress Update
	IDA Ireland	Kilbarry Cork	Engagement and due diligence underway on lands identified for transfer.
Department of Public Expenditure & Reform	State Agency	Sites Identified	Progress Update
	OPW	Inchicore Dublin	Baseline assessment and stakeholder engagement underway. RIAI Design Review for Inchicore 'Housing for All' lands underway with initial presentations to Stakeholders October and report to be prepared Q1 2023.
Department of Housing, Local Govt & Heritage	State Agency	Sites Identified	Progress Update
	Ervia (Gas Networks Ireland)	Limerick Docks	Baseline assessment and due diligence underway.

Appendix 5

Transport Orientated Development

There is an exercise underway to identify Transport Orientated Development (TOD) sites in the major cities. Identification of these strategic sites will ensure future housing delivery is sustainable, and in line with our action against climate change. Delivery is ongoing on a number of large-scale sites identified prior to the publication of Housing for All. An update on these sites is included below and will continue to be reported quarterly.

Candidate TOD	Total Area (ha)	Zoned Area	Est. housing potential/to be delivered	Strategic Infrastructure
Adamstown SDZ	214	SDZ Planning Scheme	2968-4958 ¹	<ul style="list-style-type: none"> • Delivery ongoing. • Progress has been made on the provision of the strategic infrastructure throughout the SDZ with the delivery of a railway station, bus services, primary schools, secondary school and east-west and north-south cross cutting link streets. • In 2017 €15 million of funding was approved from the Local Infrastructure Housing Activation Fund for district parks (Airlie Park, Tandy's Lane Park) and link streets (Celbridge Link Road) • In 2019 €9.9 million of funding was approved from the Urban Regeneration Development fund for the Central Boulevard Park, Civic Building and the Town Centre Plaza. • Future strategic infrastructure requirements e.g. provision of additional street link streets, district parks and further schools.

1 Remaining housing

Candidate TOD	Total Area (ha)	Zoned Area	Est. housing potential/to be delivered	Strategic Infrastructure
Cherrywood SDZ	360	SDZ Planning Scheme	5080-7670 ²	<ul style="list-style-type: none"> • Delivery Ongoing. • Progress has been made on the provision of the infrastructure including delivery of the LUAS (inc. two stations), district parks, east-west and north-south link streets (a number of which are still in the construction phases). • 2017: €11 million approved from the Local Infrastructure Housing Activation Fund for a district park and link streets (Druids Glen Road), bridges and junction upgrade on the N11. • 2019: €13.6 million approved from the Urban Regeneration Development Fund for parks, greenways and attenuation ponds. • 2021: €40.3 million approved from the Urban Regeneration Development fund for link streets (inc. Beckett Link and Barrington Road Connection), permeability/ pedestrian links (Ticknick Park, Town Centre) and district parks. • Future strategic infrastructure requirements e.g. provision of additional link streets, schools, pedestrian and cycle links (crossing over the M50 from Rathmichael Road³).
Clonburris SDZ	280	SDZ Planning Scheme	7730-9416 ⁴	<ul style="list-style-type: none"> • No delivery of housing to date. • Progress made on the provision of supporting infrastructure including two railway stations and primary/secondary schools (to fulfil the needs of surrounding areas). • Significant infrastructure constraints have impeded the delivery of housing. • 2017: €3 million approved from the Local Infrastructure Housing Activation Fund for surface water infrastructure. • 2021: €186 million approved for a substantial package of strategic infrastructure including district parks, major east-west link streets, surface water attenuation, pedestrian and vehicle bridges and other utilities. • Future strategic infrastructure requirements to address significant environmental and infrastructure constraints and to provide supporting social and community infrastructure.

² Remaining housing

³ Identified within the DLRCC CDP 2022-2028

⁴ Figure based on Clonburris SDZ Planning Scheme 2019

Candidate TOD	Total Area (ha)	Zoned Area	Est. housing potential/to be delivered	Strategic Infrastructure
Hansfield SDZ	80	SDZ Planning Scheme	1411-1431 ⁵	<ul style="list-style-type: none"> Housing delivery ongoing. Substantial progress has been made on the provision of the infrastructure throughout the SDZ throughout the SDZ in terms of railway station, schools, district parks and ast- link streets. No major future major infrastructure requirements needs are anticipated.
Park West - Cherry Orchard	200	47	2200-3000 ⁶	<ul style="list-style-type: none"> Development sites remaining within Local Area Plan 2019 area. Progress has been made on the provision of the infrastructure throughout the LAP area. The LAP identifies the need for a range of cross-cutting vehicular, cyclist and pedestrian connections to these lands from Ballyfermot Road and Cherry Orchard Green. A new public roadway has also been proposed over the railway line in the longer term, primarily to service any change in status to industrial lands to the east⁷. It is also an objective of the LAP to established integrated transport interchange hub next to the train station. Existing street links within/ to the LAP lands will need to be upgraded (with pedestrian, cyclist and public transport facilities) and the public realm improved to facilitate further urbanisation. The relocation/undergrounding of overhead ESB powerlines required to facilitate the development of part of the lands. A community audit undertaken for the LAP also identifies the need for a new schools on one of the undeveloped sites and a further array of community facilities. The need for a community and social enterprise hub and sporting hub within the LAP lands (which may occur to the east within Cherrywood).

⁵ Remaining housing

⁶ Estimated figure within the Park West - Cherry Orchard Local Area Plan 2019

⁷ A Feasibility Study has been funded under the URDF to scope the potential of these land for the higher density residential development

Candidate TOD	Total Area (ha)	Zoned Area	Est. housing potential/to be delivered	Strategic Infrastructure
North Fringe	272	220	7,000	<ul style="list-style-type: none"> Housing delivery ongoing. Remaining sites within the Clongriffin – Belmayne Local Area Plan 2012 area (DCC) and lands at Belcamp and east of Clongriffin Station within Fingal co. co. Progress has been made on the provision of the infrastructure throughout the LAP area including the delivery of a railway station, bus services, primary schools, secondary school, regional Park, east-west and north-south link streets. 2017: €3 million of funding approved from the Local Infrastructure Housing Activation Fund for east-west link streets (Main Street). An LAP is to be developed for the Belcamp Lands within Fingal Co. Co. Part of the lands are under development off Malahide Road, however there is likely to be significant constraints to the development of lands with regard to transport provision, surface water disposal and water supply. A masterplan (as a subset of the LAP) developed in 2020 for Belmayne and lands further to the west (Belcamp Lane). The Masterplan identifies a number of common/ cross cutting infrastructure frequents including a by-pass/boulevard linking R139 and R107 (Malahide Road), links streets from Belmayne Town Centre to Darndale park. The proposed by-pass will also facilitate an upgrade to the R139 and R107 (Malahide Road) junction to improve pedestrian and cycle crossings.

Candidate TOD	Total Area (ha)	Zoned Area	Est. housing potential/to be delivered	Strategic Infrastructure
Poolbeg West SDZ	34	SDZ Planning Scheme	3000-3500 ⁸	<ul style="list-style-type: none"> • No housing delivery to date. • Initial enabling works have been undertaken including the removal of contaminated soils. • 2017: €15 million approved from the Local Infrastructure Housing Activation Fund for public transport, cyclist and pedestrian bridge over the Dodder River to facilitate access to the site from the Docklands and city centre. • Future strategic infrastructure requirements e.g. provision of internal street network, parks, public realm and a primary school. • External works identified within the SDZ Planning Scheme including: <ul style="list-style-type: none"> • District heating linked to the Dublin Waste to Energy (Covanta Plant). • Extension of the LUAS red Line from the point (requiring a new bridge over the River Liffey adjacent to the Tom Clarke Bridge). • Upgrades to junction of R131 (Sean Moore Road), South Bank Road, Pigeon House Road junction to facilitate pedestrian/cyclist movement. • Investment in cycleways through Ringsend, along the coast, on the Liffey and Dodder to improve connectivity for cyclists. • Upgrade and expansion of the Ringsend and Irishtown Community Centre and investment in local sporting clubs.

8 Figure based on Poolbeg West SDZ Planning Scheme 2019



Rialtas na hÉireann
Government of Ireland