



## Joint Oireachtas Committee on Housing, Planning, Community & Local Government

### URBAN REGENERATION & HOUSING (AMENDMENT) BILL 2018

Submission by Maoiliosa Reynolds Barch DipPM MUBCons MRIAI RIBA PHAI on 28th March 2018

#### OPENING STATEMENT

Thank you for the invitation to present to this committee. There are three main sections to this presentation- housing supply, land availability and housing policy.

#### *Introduction*

In twenty years, wages have increased by **22%** while house prices in the commuter belt have increased by **150%**<sup>1</sup>. House prices are increasing at **7** times the rate of wage increases. This twenty year trend has had a significant impact on affordability for first time buyers and society as a whole. Higher rents means it's taking longer to save for deposits, buyers are older and two full-time salaries and/or significant equity from parents is required to buy a home. Increased construction costs and building standards are not the problem.

#### **1. Housing Supply**

The Housing Agency have suggested a minimum of **16,200** new homes are needed every year to 2020 to meet demand in our urban areas<sup>2</sup>. According to the Central Statistics Office there were **13,373** 'scheme' homes and apartments, excluding single homes, out of a total number of **18,072** new-build completions in 2018<sup>3</sup>. The state is very active in the private housing sector:

- In 2018 Local Authorities and Approved Housing Bodies purchased or built **4,594** including Part V units. Of this figure **64%** were purchases of new home from the private sector<sup>4</sup>. The average price paid for Local Authority 'turnkey' and new-build local authority dwelling was **€235,411**<sup>5</sup>.

<sup>1</sup> Annual Housing Statistics Bulletin 2008- Department of Environment 2008; <https://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/StatisticsandRegularPublications/HousingStatistics/FileDownload.20957.en.pdf>

<sup>2</sup> "National Statement of Housing Supply and Demand 2016 and Outlook for 2017-18" February 2017, Housing Agency; [https://www.housingagency.ie/getattachment/f4d363c9-4969-4a05-9627-0c55cae7e22a/Housing-Supply-Demand-Report-2017-WEB-\(2\).pdf](https://www.housingagency.ie/getattachment/f4d363c9-4969-4a05-9627-0c55cae7e22a/Housing-Supply-Demand-Report-2017-WEB-(2).pdf)

<sup>3</sup> New Dwelling Completions - CSO - Central Statistics Office; <https://www.cso.ie/en/statistics/construction/newdwellingcompletions/> figure derived from total 'scheme' homes and apartments 11,373- 1,653 social units

<sup>4</sup> Rebuilding Ireland Social Housing Report 2018; [https://www.housing.gov.ie/sites/default/files/publications/files/social\\_housing\\_report\\_2018.pdf](https://www.housing.gov.ie/sites/default/files/publications/files/social_housing_report_2018.pdf)

<sup>5</sup> Total Spend €471.9m in 2018 on Local Authority new-build and turnkey purchases (Source: *Written Answer on : 12/03/2019 Question Number(s): 721,722,723,724 Question Reference(s): 12325/19, 12326/19, 12327/19, 12328/19*)

- In 2018 NAMA funded the construction of **2,500** new homes<sup>6</sup>. **40%** of the homes funded by Nama sold for more than **€400,000**<sup>7</sup>.
- Excluding purpose built social housing, state subvented more than half of all private dwellings built for sale last year.
- The state is competing with ordinary buyers in the affordable housing market while simultaneously using state funds to build severely unaffordable schemes.

### *Affordable Housing*

There is just one affordable housing scheme being built nationwide by O’Cualann Housing Coop in Ballymun. In partnership with Dublin City Council they are building a scheme of over thirty dwellings with two bed unit sales prices at **€185,000** and three bed homes at **€219,000** (incl vat and developer’s profit)<sup>8</sup>. This scheme is privately financed and will be completed this year.

Budget 2018 saw the introduction of an affordable housing fund which was expanded last year to **€310M**. This fund is a subsidy scheme intended to give up to **40%** discounts to homes built on state land, up to **€50,000** per unit, and ten locations have been selected<sup>9</sup>. Infrastructure and services works are yet to commence, no homes have been delivered to date and the earliest projected completions are late in 2020<sup>10</sup>. Given construction price inflation of over **7%** per year, a three year delay in delivery will add more than **20%** on to prices, further impacting affordability. Homes in these schemes may also be suitable for the ‘help to buy’ scheme, adding a further **€20,000** per unit to state costs.

### *Public Housing Supply*

More than **90%** of additional state social housing is sourced from the private sector. Of the **27,103** social housing ‘solutions’ delivered nationwide from all sources in 2018, just **1,653** homes (**6%**) were built by Local Authorities and AHB’s<sup>11</sup> (See Appendix 4 and 5)<sup>12</sup>. In 2017 **1,050** homes (**4%**) built by Local Authorities and AHB’s (See Appendix 2 and 3)<sup>13</sup>.

In 2018 there were **18,000** new Housing Assistance Payment leases created- this is a measure of the distress in the rental sector. **54,000** new HAP tenancies have been created since Rebuilding Ireland was launched in mid 2016 and the five year target under the action Plan is **87,560** by 2021<sup>14</sup>, one in four tenancies. The Department of Public Expenditure and Reform (DPER) estimate that if these

<sup>6</sup> Press statement NAMA end of year review 2018; <https://www.nama.ie/news/news-detailed-view/news/press-statement-nama-end-of-year-review-2018/>

<sup>7</sup> “One-fifth of Nama homes are sold to property investors or pension funds” Independent; <https://www.independent.ie/irish-news/onefifth-of-nama-homes-are-sold-to-property-investors-or-pension-funds-37587694.html>

<sup>8</sup> Ó Cualann; <https://www.ocualann.ie/nextdevelopment.html>

<sup>9</sup> Social and Affordable Housing Data: 15 Jan 2019: Written answers (KildareStreet.com); <https://www.kildarestreet.com/wrans/?id=2019-01-15a.92&s=UCC>

<sup>10</sup> “Budget 2019: Homebuyers get boost with €310m fund” Irish Times; <https://www.irishtimes.com/news/social-affairs/budget-2019-homebuyers-get-boost-with-310m-fund-1.3657843>

<sup>11</sup> “Housing Associations Deliver 1/3 of All Long-term Social Housing in 2017” ICSH; <https://www.icshe.ie/content/icshe-news/housing-associations-deliver-13-all-long-term-social-housing-2017>

<sup>12</sup> “Rebuilding Ireland exceeds targets for the delivery of new social housing homes in 2018” Rebuilding Ireland; <http://rebuildingireland.ie/news/rebuilding-ireland-exceeds-targets-for-the-delivery-of-new-social-housing-homes-in-2018/>

<sup>13</sup> Overall social housing provision | Department of Housing, Planning and Local Government; [Breakdown of social housing output by area by year \(34.21 KB\)](#)

<sup>14</sup> Department of Public Expenditure and Reform (DPER) “Spending Review 2018 Current and Capital Expenditure on Social Housing Delivery Mechanisms” IGEES Unit July 2018 p11

targets are achieved, spending on rent assistance will increase from **€1.1Bn** in 2019 to **€1.7Bn** per annum by 2022.<sup>15</sup> The price of the new children's hospital will be paid by the state to private landlords per year.

It is twice as expensive to engage in rent assistance in areas of high demand like Co Dublin than building on state land over a thirty year period. Current policy appears at odds with DPER recommendations- Local Authorities are buying and building in areas of low demand while continuing to create new HAP tenancies in Co Dublin. In 2018 just **634** new social homes were built by the four Dublin Local Authorities (including regeneration units). Demolitions and sales of existing stock will be removed leaving a lower net additional figure of additional stock.

## **2. Residential Land**

In 2015 the Department of Housing and Local Authorities published the 'Residential Land Availability Survey', an assessment of all lands zoned for residential development in statutory development plans across Ireland. The survey confirmed that there was abundance of zoned residential development land- **17,435 Ha** zoned residential land nationwide with the capacity to accommodate **414,712** dwellings. In Co Dublin there space to accommodate **116,705** dwellings (See Appendix 1)<sup>16</sup>. Unfortunately much of current development is in piecemeal low density commuter estates, increasing urban sprawl and not maximizing the potential of the land.

### *State Controlled Land*

An analysis in June 2018 confirmed that, excluding land owned by other semi-state bodies such as the IDA, Housing Agency, CIE and Coillte, the National Asset Management Agency (NAMA) debtors and Local Authorities own seventeen percent of residential zoned land nationwide with the capacity for more than one hundred thousand dwellings<sup>17</sup>. NAMA control **60%** and Local Authorities own **40%**, enough state-owned land for more than forty thousand dwellings nationwide (See Appendix 6). These densities have increased since the subsequent lifting of height restrictions in 2018.

In four Dublin Local Authority areas, NAMA debtors and Local Authorities own almost half of all residential development land with capacity for more than fifty five thousand dwellings<sup>18</sup>. In Dublin City almost three quarters of all zoned residential development land is owned by Dublin City Council (DCC) and NAMA debtors.

### *Land Values and Affordability*

Land price is a very significant issue affecting affordability. Typically upwards of **35%** of a dwelling sales price is comprised of land value and developer's profit, although this can be a lot higher<sup>19</sup>. Land price is extremely volatile. A **10%** increase in new home prices translates to a **30%** increase in land values. However, the opposite is also true, and land values can fall as dramatically when prices soften. Land trading and speculation is a feature of the Dublin land market with less than one quarter of residential planning permissions turning into completed units after three years.

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<sup>15</sup> "Ambitious targets set for social housing" RTE News; <https://www.rte.ie/news/2018/0721/980007-social-housing-george-lee/>

<sup>16</sup> 'Residential Land Availability Survey' Department of Housing, Planning and Local Government; <http://www.housing.gov.ie/planning/residential-land-availability/residential-land-availability-survey-> densities noted are from those listed in the Survey

<sup>17</sup> Appendix 1: Table. State Controlled Land (County breakdown)- Source Local Authorities & NAMA

<sup>18</sup> NAMA Residential Delivery Updates (December 2017): <https://www.nama.ie/development-funding/nama-residential-delivery-updates/>. "There is a reduction of 238 hectares from end-2017. There are number of factors for the reduction, including: the land has been built on, The land has been sold, the land has been re-zoned, the debtor has repaid or refinanced their debts and their loans are no longer in NAMA. In 2017, 2,503 were completed by debtors/ receivers funded by NAMA". *Comment from NAMA*

<sup>19</sup> "The Real Costs of New Apartment Delivery" Report, October 2017, SCSi; <https://www.scsi.ie/news/view?id=99>

Industry reports suggest that there is a shortage of development land<sup>20</sup>. Agents Hooke & MacDonald said: "...there is a significant lack of appropriately serviced land...The lack of availability of sites... at commercially viable prices limits the scope for supplying this sector in sufficient scale"<sup>21</sup>.

The 'residual' site value for land is derived from sales prices less costs and margin. In some Co Dublin locations land market values are significantly in excess of this level, suggesting an inflated land market. When developers overpay for land, developments stall until sales prices increase to a level where it is viable (i.e. profitable) to build. Forty years of CSO data since 1975 shows that demand leads supply by 12 months<sup>22</sup>. Stalling sales levels and prices at present suggest a drop in the number of homes being built in the latter part of the year in certain locations<sup>23</sup>.

### 3. Policy

A number of policy initiatives have encouraged investors to purchase and hold large tracts of serviced residential development land for prolonged periods. The Capital Gains Tax exemption in 2012 and 2016 coupled with a weak Vacant Site Levy in 2016 have contributed inflationary pressures on land prices. Amendments have been made to the prescribed seven year 'hold period' for capital gains tax exemptions and has resulted in the highest volume of land traded in more than a decade at **€1.5Bn** in 2018<sup>24</sup>. Much of this land is held by entities with no construction capacity.

The state owns and controls significant amounts of zoned residential land, but policy is not to develop and to be almost entirely reliant on the private sector 'solutions' for public housing. Policies have sought reduced standards on one side as incentives to developers, while introducing demand side measures to boost price- the 'help to buy' scheme for purchasers. These have had the desired effect to improve viability and asset prices, improving balance sheets, making developments viable and raising households out of negative equity. Policies have led to sharp land and house price inflation, increased rental levels and consequent increases in homelessness.

#### *Alternative uses*

Planning changes have delayed development and encouraged repeat applications and land speculation. Analysis by Dublin Chamber of planning applications for new apartments in the Dublin Region suggests recent planning reforms have had a dampening impact on the supply of new apartments<sup>25</sup>. Added to this is the inflationary effects of new more intensive forms of residential currently promoted by Government policy. Co-Housing, 'Shared-living' developments and student housing are short term intensive uses that are very profitable. In the midst of a housing shortage the industry continues to prioritise student housing schemes<sup>26</sup>.

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<sup>20</sup> 'New Homes Construction Survey' 2018 Knight Frank; <http://content.knightfrank.com/research/1186/documents/en/new-homes-construction-survey-2018-5501.pdf>

<sup>21</sup> 'Housing Solutions to assist Ireland in Realising its Potential' 2017, Hooke & MacDonald; [http://www.hookemacdonald.ie/media/HOUSING\\_SOLUTIONS\\_TO\\_ASSIST\\_IRELAND\\_IN\\_REALISING\\_ITS\\_POTENTIAL.pdf](http://www.hookemacdonald.ie/media/HOUSING_SOLUTIONS_TO_ASSIST_IRELAND_IN_REALISING_ITS_POTENTIAL.pdf)

<sup>22</sup> "'Rebuilding Ireland' and the plan to address the country's housing crisis" Engineers Ireland; <http://www.engineersjournal.ie/2017/02/28/rebuilding-ireland-housing-crisis/>

<sup>23</sup> Revealed: Almost half of properties sold last year were bought with cash or savings - Independent.ie; <https://www.independent.ie/business/personal-finance/property-mortgages/revealed-almost-half-of-properties-sold-last-year-were-bought-with-cash-or-savings-37825877.html>

<sup>24</sup> "Commercial land sales in 2018 reach almost €1.5bn" Independent.ie; <https://www.independent.ie/business/commercial-property/commercial-land-sales-in-2018-reach-almost-1-5bn-37647598.html>

<sup>25</sup> "Tinkering with Standards May Have Held Back Apartment Construction over Past 3 Years" Dublin Chamber; <https://www.dublinchamber.ie/media/news/february-2018/tinkering-with-standards-may-have-held-back-apartm>

<sup>26</sup> "Delivery of student accommodation surges as housing crisis rumbles on" Independent.ie; <https://www.independent.ie/business/commercial-property/delivery-of-student-accommodation-surges-as-housing-crisis-rumbles-on-37934731.html>

One example of this is the recent sale of a large student housing scheme in Ballymun. The sales price was **€46m** for **364** bedspaces, **€126,000** per bedspace. Four student rooms are a similar size to a two bedroom apartment. For a residential scheme to achieve a similar level of profit, a typical apartment would need to sell for more than **€500,000** in Ballymun. Sites for student housing or new 'co-living' uses are significantly more valuable than 'normal' residential in most locations. Apartments will not be built unless this trend is addressed.

### *Vacant Site Levy*

The Vacant Site Levy was proposed in 2016 to penalise owners of vacant land and stimulate activity. Although introduced in January 2017 the tax is only charged from 2019 onwards for sites included on the register. The levy had been on a sliding scale – the bigger the loan attached to the land the lower the levy due. The original maximum level was **3%** based on a 2018 land 'market value'. The Department of Housing has moved to make the Levy more effective towards the end of 2018, removing the sliding scale and increasing the levy to **7%**. However questions still surround the effectiveness of the measure in the current market.

To date twenty one out of thirty one Local Authorities have listed 360 sites as vacant on public registers<sup>27</sup>. Dublin City Council (DCC) is one of the most pro-active local authorities, and their register includes **16Ha** of land in the ownership of the council itself. However this is a fraction of the **112Ha** of vacant zoned residential land currently owned by DCC. Figures for other Local Authorities that have populated registers are lower again.

Despite the best intentions of the Department of Housing, Local Authorities appear reluctant to implement the site levy and have cited a number of reasons, from lack of resources to low land values. This inertia suggests that Local Authorities have little resources or support from Government for strategic land management.

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<sup>27</sup> Why have so few councils imposed vacant site levy? RTE news; <https://www.rte.ie/news/analysis-and-comment/2019/0118/1024157-vacant-site-levy/>

## **Conclusion**

The supply of public housing is heavily reliant on the private sector. This is a very expensive way to meet demand- paying market value for units, high site prices, expensive financing costs and developers margins. Both NES<sup>28</sup> and DPER have recommended the state directly procure social housing on state land in areas of high demand like Co Dublin, and continue rent supplement in low demand areas where prices and rents are lower.

In a time of constrained industry output, such over-reliance on the private sector is having an inflationary effect on rents, prices and land values. Affordable housing schemes that rely on discounted purchase prices effectively subvent high prices and are very prone to failure in downturns.

Current policy assumes new housing output will continue to increase and has not been risk-assessed to take account of the cyclical nature of development. When the cycle turns less money is available which means that fewer houses will be produced by the private sector leading to fewer dwellings available for rent or purchase. This is high-risk and indications are that we are at or close to the peak of this current cycle.

A proper functioning vacant site levy, implemented in a transparent and consistent manner by all Local Authorities should be encouraged. Once changes are signaled in an unambiguous and timely manner, costs will transfer back into site values. Proceeds from any site levy should be ring-fenced to provide finance for affordable housing.

## **Key Points**

- Public Housing policy is to buy or build new housing in areas of low demand while expanding the HAP rent supplement system in areas of high demand like Co Dublin. By 2021 one in four tenancies will be state-assisted under HAP. This is contrary to government recommendations.
- Under Rebuilding Ireland spending on rent assistance will increase to **€1.7Bn** per annum by 2022. The price of the new children's hospital will be paid by the state to private landlords per year.
- Government policies and the promotion of alternative intensive uses such as co-housing and 'shared living' inflates land values in areas of high demand and further impacts affordability.
- Current policy is pro-cyclical, heavily dependent on the private sector and prone to failure in downturns. Repeating past mistakes will do little to mitigate the boom/bust cycle in construction.
- Housing Policy assumes that new housing output will continue to increase and has not been risk-assessed to take account of the cyclical nature of development.
- Affordable housing can be delivered incrementally with a rolling programme of completions that can continue during downturns.

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<sup>28</sup> "Urban Development Land, Housing and Infrastructure: Fixing Ireland's Broken System" No. 145 April 2018 - National Economic & Social Development Office;

## Appendix 1: Residential Land Availability Survey

Stage 2 land is the amount of land that could be developed under the phasing schedule of relevant plans<sup>29</sup>. There are 700 sites (approximately 1,500 ha) in local authority and Housing Agency ownership<sup>30</sup>

Residential Land Availability Survey 2014 - Nationwide		
Local authority	Stage 2	
	Area (Ha)	Potential No Dwellings
Carlow	515	8168
Cavan	252	3850
Clare	779	8541
Cork	1476	25995
Donegal	232	5333
<b>D/L Rathdown</b>	399	19710
<b>Fingal</b>	1159	36025
Galway	257	5727
Kerry	440	6279
Kildare	974	23455
Kilkenny	200	4587
Laois	336	5162
Leitrim	64	1028
#Limerick City & Coco	832	21816
Longford	194	2955
Louth	60	2935
Mayo	166	2735
Meath	1697	52207
Monaghan	118	2015
Offaly	535	13667
Roscommon	540	9041
Sligo	257	4199
<b>South Dublin</b>	798	31276
#Tipperary	1477	19647
#Waterford City & Coco	780	14754
Westmeath	278	7954
Wexford	1105	17481
Wicklow	835	18687
<b>City Councils</b>		
Cork	79	3472
<b>Dublin</b>	298	29694
Galway	303	6317
<b>TOTALS</b>	<b>17,435</b>	<b>414,712</b>

Table. Residential Land zoned for Development (County breakdown)

Residential Land Availability Survey 2014 - Dublin		
Local authority	Stage 2	
	Area (Ha)	Potential No Dwellings
DunLaoghaire Rathdown	399	19710
Dublin City Council	298	29694
Fingal	1159	36025
South Dublin CoCo	798	31276
<b>TOTALS</b>	<b>2,654</b>	<b>116,705</b>

Table. Residential Land zoned for Development (Co Dublin)

<sup>29</sup> Residential Land Availability Survey | Department of Housing, Planning and Local Government; <http://www.housing.gov.ie/planning/residential-land-availability/residential-land-availability-survey>

<sup>30</sup> "Rebuilding Ireland's Housing Land Map" <http://rebuildingireland.ie/news/rebuilding-ireland-land-map/>

## Appendix 2: Local Authority build and 'Turnkey' purchases 2017

### Key Points:

- Local Authority Builds nationwide (incl 9 Priory Hall units) **394**.
- Local Authority 'Turnkey' Acquisitions nationwide **386**
- Local Authority Builds Dublin County **232 (11 CoCo's built no homes in 2017 incl SDCC)**

<b>NATIONWIDE: Rebuilding Ireland Q1-Q4 2017 Social Housing Completion Report</b>			
<b>Local authority</b>	<b>Local Authority Builds</b>	<b>Local Authority 'Turnkey' (Acquisitions)</b>	<b>Local Authority Total</b>
Carlow	43	0	43
Cavan	2	0	2
Clare	0	0	0
Cork	10	113	123
Donegal	11	0	11
D/L Rathdown	<b>10</b>	28	<b>38</b>
Fingal	<b>83</b>	16	<b>99</b>
Galway	1	30	31
Kerry	6	4	10
Kildare	6	22	28
Kilkenny	6	23	29
Laois	0	0	0
Leitrim	0	0	0
#Limerick City & Coco	4	0	4
Longford	0	14	14
Louth	25	0	25
Mayo	2	1	3
Meath	16	0	16
Monaghan	0	39	39
Offaly	0	5	5
Roscommon	16	0	16
Sligo	8	0	8
South Dublin	<b>0</b>	0	<b>0</b>
#Tipperary	1	0	1
#Waterford City & Coco	4	0	4
Westmeath	0	21	21
Wexford	1	8	9
Wicklow	0	0	0
<b>City Councils</b>			
Cork	0	4	4
Dublin	<b>139</b>	58	<b>197</b>
Galway	0	0	0
<b>TOTALS</b>	<b>394</b>	<b>386</b>	<b>780</b>

**Table. Nationwide: Local Authority build and 'Turnkey' purchases 2017**

\* DCC includes 9 Priory Hall units+ 130 'Rapid' units

\*\* Fingal includes 25 'Rapid' Units

<b>CO. DUBLIN: Rebuilding Ireland Q1-Q4 2017 Social Housing Completion Report</b>			
<b>Local authority</b>	<b>Local Authority Builds</b>	<b>Local Authority 'Turnkey' (Acquisitions)</b>	<b>Local Authority Total</b>
D/L Rathdown	10	28	38
Fingal	83	16	99
South Dublin	0	0	0
Dublin	139	58	197
<b>TOTALS</b>	<b>232</b>	<b>102</b>	<b>334</b>

**Table. Co Dublin: Local Authority build and 'Turnkey' purchases 2017**



### Appendix 3: Approved Housing Bodies (AHB) build and 'Turnkey' purchases 2017

#### Key Points:

- Approved Housing Body (AHB) New Builds nationwide **270 (29%)**
- AHB 'Turnkey' Acquisitions nationwide **654**
- **270** AHB projects nationwide with **924** homes

<b>NATIONWIDE: Rebuilding Ireland Q1-Q4 2017 Social Housing Completion Report</b>			
<b>Local authority</b>	<b>Approved Housing Body (AHB) Builds</b>	<b>AHB 'Turnkey' (Acquisitions)</b>	<b>AHB Total</b>
Carlow			0
Cavan			0
Clare		28	28
Cork	6	3	9
Donegal			0
D/L Rathdown		8	8
Fingal	9	111	120
Galway	23		23
Kerry			0
Kildare	37	29	66
Kilkenny	6	16	22
Laois			0
Leitrim	2		2
#Limerick City & Coco		7	7
Longford		7	7
Louth	1	92	93
Mayo	7		7
Meath	9	104	113
Monaghan	7		7
Offaly			0
Roscommon			0
Sligo			0
South Dublin	10	71	81
#Tipperary	12		12
#Waterford City & Coco	10		10
Westmeath		2	2
Wexford	7	31	38
Wicklow			0
<b>City Councils</b>			
Cork			0
Dublin	124	90	214
Galway	0	55	55
<b>TOTALS</b>	<b>270</b>	<b>654</b>	<b>924</b>

Table. Nationwide: AHB build and 'Turnkey' purchases 2017

<b>CO. DUBLIN: Rebuilding Ireland Q1-Q4 2017 Social Housing Completion Report</b>			
<b>Local authority</b>	<b>Approved Housing Body (AHB) Builds</b>	<b>AHB 'Turnkey' (Acquisitions)</b>	<b>AHB Total</b>
D/L Rathdown		8	8
Fingal	9	111	120
South Dublin	10	71	81
Dublin	124	90	214
<b>TOTALS</b>	<b>143</b>	<b>280</b>	<b>423</b>

Table. Co Dublin: AHB build and 'Turnkey' purchases 2017

## Appendix 4: Local Authority build and 'Turnkey' purchases 2018

### Key Points:

- Local Authority Builds nationwide **1,053** plus **215** 'Rapid' build units completed. **11** Local Authorities built less than ten homes (three built none). Local Authority 'Turnkey' Acquisitions nationwide **767**
- Local Authority Builds Dublin Co. Dublin County **507** (excl. **127** Regen units)
- Total Spend **€471.9m** in 2018 (Source: *Written Answer on : 12/03/2019 - Question Number(s): 721,722,723,724 Question Reference(s): 12325/19, 12326/19, 12327/19, 12328/19*)

NATIONWIDE: Rebuilding Ireland Q1-Q4 2018 Social Housing Completion Report					
Local authority	Local Authority Builds	Local Authority 'Rapid' Builds	Local Authority Regeneration Units	Local Authority 'Turnkey' Acquisitions	Totals
Carlow	36				36
Cavan	12				12
Clare	0			2	2
Cork	25			97	122
Donegal	19			39	58
D/L Rathdown	<b>108</b>	<b>12</b>		<b>14</b>	<b>134</b>
Fingal	<b>55</b>	<b>20</b>		<b>92</b>	<b>167</b>
Galway	20				20
Kerry	49		16	23	88
Kildare	26			39	65
Kilkenny	6			39	45
Laois	33				33
Leitrim	7				7
#Limerick City & Co	3		42		45
Longford	4			47	51
Louth	23				23
Mayo	36			2	38
Meath	36			40	76
Monaghan	16			11	27
Offaly	0			12	12
Roscommon	0			14	14
Sligo	16				16
South Dublin	<b>124</b>	<b>114</b>		<b>28</b>	<b>266</b>
#Tipperary	7			13	20
#Waterford City & Co	6			113	119
Westmeath	10				10
Wexford	21			37	58
Wicklow	28			4	32
<b>City Councils</b>					
Cork	93			20	113
Dublin City Co	<b>5</b>	<b>69</b>	<b>127</b>	<b>63</b>	<b>264</b>
Galway	14			18	32
<b>TOTALS</b>	<b>838</b>	<b>215</b>	<b>185</b>	<b>767</b>	<b>2,005</b>

Table. Nationwide: Local Authority build and 'Turnkey' purchases 2018

CO DUBLIN ONLY: Rebuilding Ireland Q1-Q4 2018 Social Housing Completion Report					
Local authority	Local Authority Builds	Local Authority 'Rapid' Builds	Local Authority Regeneration Units	Local Authority 'Turnkey' Acquisitions	Totals
D/L Rathdown	108	12		14	<b>134</b>
Fingal	55	20		92	<b>167</b>
South Dublin	124	114		28	<b>266</b>
Dublin City Co	5	69	127	63	<b>264</b>
<b>TOTALS</b>	<b>292</b>	<b>215</b>	<b>127</b>	<b>197</b>	<b>831</b>

Table. Co Dublin: Local Authority build and 'Turnkey' purchases 2018

## Appendix 5: Approved Housing Bodies (AHB) build and 'Turnkey' purchases 2018

### Key Points:

- AHB Builds nationwide **415** in **15** local authority locations
- AHB Builds Dublin Co. Dublin **184**
- AHB 'Turnkey' Acquisitions nationwide **1307**
- AHB 'Turnkey' Acquisitions Co. Dublin only **451**
- **3x** more acquisitions than builds in 2018

<b>NATIONWIDE: Rebuilding Ireland Q1-Q4 2018 Social Housing Completion Report</b>			
<b>Local authority</b>	<b>AHB Builds</b>	<b>AHB 'Turnkey' Acquisitions</b>	<b>Totals</b>
Carlow	0	39	39
Cavan	0	11	11
Clare	8	33	41
Cork	43	21	64
Donegal	16	0	16
D/L Rathdown	<b>0</b>	<b>35</b>	<b>35</b>
Fingal	<b>14</b>	<b>143</b>	<b>157</b>
Galway	0	10	10
Kerry	9	14	23
Kildare	0	131	131
Kilkenny	24	21	45
Laois	13	45	58
Leitrim	0	0	0
#Limerick City & Co	45	10	55
Longford	0	0	0
Louth	11	133	144
Mayo	18	0	18
Meath	17	176	193
Monaghan	6	0	6
Offaly	0	0	0
Roscommon	0	25	25
Sligo	0	0	0
South Dublin	<b>0</b>	<b>134</b>	<b>134</b>
#Tipperary	0	9	9
#Waterford City & Co	0	0	0
Westmeath	0	0	0
Wexford	0	51	51
Wicklow	0	41	41
<b>City Councils</b>			
Cork	17	109	126
Dublin City Co	<b>170</b>	<b>139</b>	<b>309</b>
Galway	4	3	7
<b>TOTALS</b>	<b>415</b>	<b>1,333</b>	<b>1,748</b>

Table. Nationwide: AHB build and 'Turnkey' purchases 2018

<b>CO DUBLIN: Rebuilding Ireland Q1-Q4 2018 Social Housing Completion Report</b>			
<b>Local authority</b>	<b>AHB Builds</b>	<b>AHB 'Turnkey' Acquisitions</b>	<b>Totals</b>
D/L Rathdown	0	35	<b>35</b>
Fingal	14	143	<b>157</b>
South Dublin	0	134	<b>134</b>
Dublin City Co	170	139	<b>309</b>
<b>TOTALS</b>	<b>184</b>	<b>451</b>	<b>635</b>

Table. Co Dublin: AHB build and 'Turnkey' purchases 2018

## Appendix 6: State-Controlled Land (NAMA controlled Debtor & Local Authority owned)

Between NAMA and Local Authorities, the state appears to control more than one quarter of residential land capacity in Ireland as of May 2018.

NATIONWIDE : State Controlled Residential Zoned Land						
Local authority	NAMA Land (Ha)	Local Authority Land (Ha)	State Controlled Land (Ha)	NAMA Dwelling Capacity	Local Authority Dwelling Capacity	State Controlled Dwelling Capacity
Carlow		17	17		270	270
Cavan		7.5	8		115	115
Clare		20	20		306	306
Cork		89.3	89		1573	1,573
Donegal		55.5	56		1276	1,276
D/L Rathdown	178	52	230	8793	2569	11,362
Fingal	425	172	597	13175	5345	18,520
Galway		74.5	75		1660	1,660
Kerry		65	65		930	930
Kildare	199	89	288	4791	2143	6,934
Kilkenny	13	9.9	23	298	227	525
Laois		14	14		215	215
Leitrim		6	6		96	96
#Limerick City & Coc	29	89	118	760	2333	3,093
Longford		2	2		31	31
Louth	11	2.9	14	538	142	680
Mayo		0.5	1		8	8
Meath	35	26.5	62	1076	815	1,891
Monaghan	5	4.9	10	84	84	168
Offaly		25.5	26		651	651
Roscommon		34.8	35		583	583
Sligo		26	26		425	425
South Dublin	86	85	171	3363	3330	6,693
#Tipperary		48.6	49		572	572
#Waterford City & Cc	6	43	49	113	813	926
Westmeath		32.1	32		918	918
Wexford	50	30.3	80	790	479	1,269
Wicklow	208	17	225	4661	381	5,042
<b>City Councils</b>						
Cork	310	41	351	9548	1802	11,350
Dublin	104	112	216	10400	11200	21,600
Galway	32	24	56	665	499	1,164
<b>TOTALS</b>	1,691	1,317	3,008	59,055	41,791	100,846

Table. State Controlled Land (County breakdown)

CO. DUBLIN : State Controlled Residential Zoned Land						
Local authority	NAMA Land (Ha)	Local Authority Land (Ha)	State Controlled Land (Ha)	NAMA Dwelling Capacity	Local Authority Dwelling Capacity	State Controlled Dwelling Capacity
D/L Rathdown	178	52	230	8793	2569	11,362
Fingal	425	172	597	13175	5345	18,520
South Dublin	86	85	171	3363	3330	6,693
Dublin	104	112	216	10400	11200	21,600
<b>TOTALS</b>	793	421	1,214	35,731	22,444	58,175

Table. State Controlled Land (Co Dublin)