



Ms. Sarah O'Farrell
Clerk to the Committee
Committee Secretariat
Committee of Public Accounts
Leinster House
Dublin 2

26 October 2023

Dear Ms. O'Farrell,

I refer to your letter dated 13 October 2023 regarding the request for information by the Committee arising from the meeting of the Committee on Thursday 01 June 2023 and for response by Friday 27 October.

Please find attached at Appendix A the detailed response to the 4 questions.

If you have any questions on the attached, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in dark ink, which appears to read 'Graham Doyle', is located below the 'Yours sincerely,' text.

Graham Doyle
Secretary General



Appendix A

**Response to PAC Letter of 22 June 2023 – Matters arising at
PAC Meeting 01 June 2023**

Question 1: A breakdown comparing the number of long leases, the number of turn-key acquisitions, the number of direct builds by the local authority and the number acquired through associated housing bodies.

Department Response

The data requested relating to 2022 is set out in the table below.

Local Authority	LA Build 2022					AHB Build 2022						Acquisitions			
	LA Construction	LA Turnkey	LA Part V	PPP	Regen	CAS Construction	CAS Turnkey	CAS Part V	CALF Construction	CALF Turnkey	CALF Part V	LA Acquisitions incl. Housing Agency Acquisitions (HAA) and Regen Acquisitions	AHB Acquisition excl. HAA	CALF HAA Acquisition	SHCEP Long Term Leasing
Carlow County Council	23	0	0	0	0	0	0	0	0	47	11	2	29	0	5
Cavan County Council	21	20	2	0	0	4	7	0	0	44	0	6	0	0	4
Clare County Council	121	63	6	0	0	0	0	0	0	57	9	11	4	0	0
Cork City Council	152	0	21	0	0	3	0	0	27	289	25	45	10	1	129
Cork County Council	69	169	106	0	0	8	27	0	0	172	0	78	4	0	5
Dun Laoghaire-Rathdown County Co	0	2	52	0	0	8	0	0	78	58	5	2	13	0	3
Donegal County Council	66	0	2	0	0	15	0	0	0	0	0	13	0	3	0
Dublin City Council ^[8]	176	60	72	0	1	28	81	0	0	140	55	87	49	21	369
Fingal County Council	136	0	45	0	0	10	0	0	0	75	95	74	7	0	139
Galway City Council	0	26	0	0	0	0	0	0	0	91	33	12	22	1	3
Galway County Council	68	82	36	0	0	11	0	0	0	20	7	5	7	0	11
Kerry County Council	131	2	6	0	0	0	18	0	0	71	18	3	4	0	27
Kildare County Council	0	82	86	0	0	0	0	0	29	81	94	42	29	3	208
Kilkenny County Council	8	81	6	0	0	20	6	0	0	21	2	10	16	0	0
Laois County Council	43	12	4	0	0	0	0	0	0	145	25	15	3	0	4
Leitrim County Council	9	23	0	0	0	0	0	0	0	0	0	4	0	0	0
Limerick City and County Council	49	82	23	0	0	14	0	0	0	190	25	15	23	0	11
Longford County Council	0	27	0	0	0	0	0	0	0	0	0	11	5	0	0
Louth County Council	0	49	22	0	22	4	0	0	0	103	27	31	5	0	11
Mayo County Council	34	25	2	0	0	0	8	0	0	20	0	13	11	0	22
Meath County Council	24	26	124	0	0	0	2	0	0	260	13	39	9	0	3
Monaghan County Council	48	65	2	0	0	0	0	0	0	21	4	3	0	0	0
Offaly County Council	7	41	6	0	0	19	0	0	0	39	3	18	9	1	12
Roscommon County Council	2	0	1	0	0	0	0	0	0	0	0	3	0	0	0
Sligo County Council	6	0	1	0	0	0	6	0	0	0	0	4	0	0	0
South Dublin County Council	163	8	15	0	0	0	3	3	2	89	108	19	9	5	41
Tipperary County Council	82	51	0	0	0	30	12	0	0	21	0	34	6	0	2
Waterford City and County Council	30	27	19	0	0	0	0	0	0	63	10	21	5	1	2
Westmeath County Council	41	56	11	0	0	0	26	0	0	25	3	8	2	1	13
Wexford County Council	47	107	31	0	0	0	6	0	0	150	14	1	1	0	1
Wicklow County Council	110	10	15	0	0	0	90	0	0	246	103	5	6	1	66
TOTALS	1,666	1,196	716	0	23	174	292	3	136	2,538	689	634	288	38	1,091



Question 2: A comparison of the cumulative long-term cost per unit of long-term leases and direct builds

Department Response

Long Term Leases

As of end Q2 2023, there are 6,382 long term leased units supported under SHCEP, made up of local authority and AHB direct leasing and enhanced leasing.

The average length of a long term lease is 20.8 years with an average annual cost of €14,402.

This would equate to an average cumulative cost of €299,709 of a long term leased unit over its lifetime.

Direct Build Units

The national average all-in cost for direct build units is set out below.

Details on costs and assumptions as follows –

Type	National Average All-in-Cost
Apartments	
1 bed	€310,129
2 bed	€333,621
3 bed	€365,668
Houses	
1 bed	€274,982
2 bed	€302,618
3 bed	€318,365

Notes

- Average based Q2/2023 Basic Unit Costs
- Figures don't include for any site abnormal works
- Figures don't include for any future revisions to statutory requirements
- All-in cost reflects a composite figure per unit which includes site purchase cost, design team fees, utilities, site investigations, surveys, public art etc. as appropriate



Question 3: How is the initial development financed in the case of turn-key acquisitions? Do these developments receive funding from the Home Building Finance Agency and what is the cost to the State?

Department Response

Turnkeys are funded by the local authorities on completion and the developer will finance their own development.



Question 4: What are the housing lists for each local authority?

Department Response

Number of household qualified for social housing support by Local Authority
Summary of Social Housing Assessments 2022

Local Authority	No. of Households	Local Authority	No. of Households
Carlow	486	Monaghan	306
Cavan	460	Offaly	442
Clare	1,185	Roscommon	270
Cork City	3,886	Sligo	625
Cork County	2,318	South Dublin	4,894
Donegal	908	Tipperary	1,090
Dublin City	11,793	Waterford	1,340
DLR	2,154	Westmeath	1,028
Fingal	5,789	Wexford	1,348
Galway City	1,394	Wicklow	1,909
Galway Co.	1,298	Total	57,842
Kerry	2,305		
Kildare	3,008		
Kilkenny	681		
Laois	702		
Leitrim	191		
Limerick	1,963		
Longford	272		
Louth	1,245		
Mayo	836		
Meath	1,716		

- Details on the number of households qualified for social housing support in each local authority area is provided in the annual statutory *Summary of Social Housing Assessments (SSHA)* available at <https://www.gov.ie/en/collection/62486-summary-of-social-housing-assessments/>
- The SSHA has been conducted on an annual basis since 2016 prior to which it was carried out on a tri-annual basis with the last of the tri-annual exercises being conducted in 2013.
- The purpose of the SSHA is to capture the total number of households qualified for social housing support across the country whose social housing need is not being met, in order to better inform policy and plan for the delivery of the right types of housing support.
- Households currently living in local authority rented or Approved Housing Body (AHB) accommodation, or accommodation provided under the Housing Assistance Payment (HAP),



the Rental Accommodation Scheme (RAS) or the Social Housing Capital Expenditure Programme (SHCEP) or any household on a transfer list, are not included in the total number.

- The most recently published summary, conducted in November 2022, shows **57,842 households were assessed as qualified for and being in need of social housing support**, a reduction of 36.8% since the first annual exercise in 2016.

SSHA Totals since 2016

Year	Total
2022	57,842
2021	59,247
2020	61,880
2019	68,693
2016	91,600

- The 2023 Summary of Social Housing Assessments will be published in February 2024. The count date for 2023 is 1st November 2023. Local authorities are already engaging with households.
- The Department continuously reviews the data collected and for example has in recent years introduced an identifier for persons requiring 'wheelchair liveable' accommodation and a Traveller identifier which allows the specific accommodation requirements of applicants, who chose to identify as Travellers, to be recorded.
- While a further decrease in numbers is expected for the period to November 2022, the downward trend of recent years will likely be arrested on foot of the increases to the social housing income eligibility thresholds from 1 January 2023, which could see an estimated 16,000 additional households qualify for social housing.