

**Public Accounts Committee  
14 December 2023**

**Briefing Paper**

**Department of Housing, Local Government and Heritage (DHLGH)**

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**Vote 34: DHLGH Appropriation Account 2022 – Programme A**

**Chapter 11: Utilisation of the Land Aggregation Scheme Sites**

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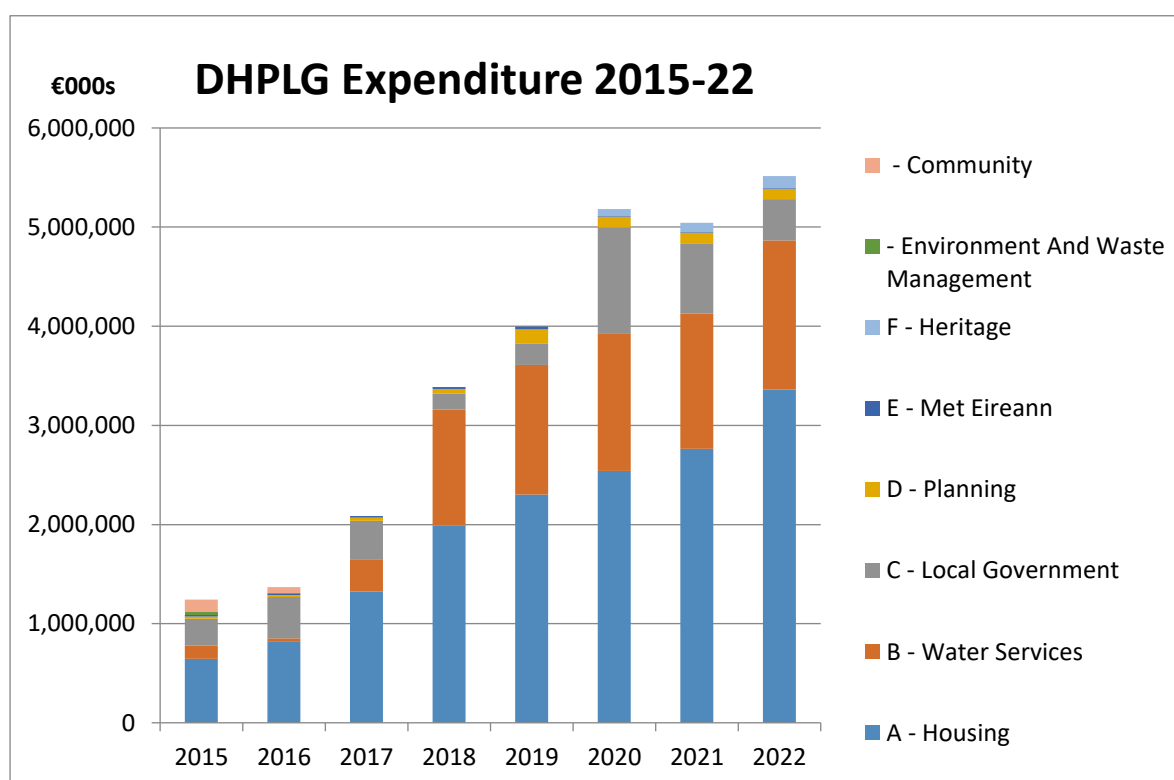
**Appendix 1 - Links to Department publications**

## 1. Vote 34: DHLGH 2022

This briefing paper has been prepared to update the Public Accounts Committee and assist in its consideration of the 2022 Appropriation Account in respect of Vote 34, Chapter 3: Central government funding of local authorities and Chapter 4: Accountability for central funding of local authorities.

### Expenditure Trends 2015- 22

An overview of the trend in DHLGH expenditure 2015-22 is set out below. It shows an aggregate increase in expenditure from 2015 to 2022 of over €4.273bn (344%) driven principally by additional resources allocated to fund the implementation of *Rebuilding Ireland*, succeeded in 2021 by *Housing for All* and, from 2018, Uisce Éireann (formerly Irish Water) funding being provided through the Vote.



DHLGH's gross expenditure in 2022 was €5.632bn in respect of the Department's Vote, representing an increase of 9% on the outturn for 2021. This was comprised of current expenditure of €2.748bn and capital expenditure of €2.884bn. An additional €84.05m from LPT receipts was also used by certain local authorities to fund housing programmes.

As regards 2023, gross expenditure is estimated to be €6.322bn in respect of the Department's Vote, representing an increase of 12% on the outturn for 2022. This is comprised of current expenditure of €2.797bn and capital expenditure of €3.525bn. An additional €167.7m from LPT receipts will also be used by certain local authorities to fund housing programmes.

<b>Gross Expenditure (€000s)</b>	<b>2020 Outturn</b>	<b>2021 Outturn</b>	<b>2022 Outturn</b>	<b>2023 REV</b>
<b>Total</b>	<b>€5,272,560</b>	<b>€5,143,026</b>	<b>€5,632,481</b>	<b>€6,322,431</b>
<i>Current</i>	<i>€3,075,078</i>	<i>€2,890,372</i>	<i>€2,747,991</i>	<i>€2,797,476</i>
<i>Capital</i>	<i>€2,197,482</i>	<i>€2,252,654</i>	<i>€2,884,490</i>	<i>€3,524,955<sup>1</sup></i>

The following table sets out Expenditure Outturn 2020 to 2022 and Estimate 2023 by Programme.

Programme	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
	<b>Outturn €000</b>	<b>Outturn €000</b>	<b>Outturn €000</b>	<b>Estimate €000</b>
Admin	91,224	101,107	116,166	153,365
Programme A - Housing	2,541,238	2,763,111	3,361,356	3,643,145
Programme B - Water	1,383,180	1,365,276	1,504,998	1,682,946
Programme C - Local Government	1,073,650	709,154	415,771	459,740
Programme D - Planning	107,560	104,990	100,090	214,746
Programme E - Met Éireann	6,116	8,698	9,173	16,055
Programme F - Heritage	69,592	90,690	124,927	152,434
<b>Total</b>	<b>5,272,560</b>	<b>5,143,026</b>	<b>5,632,481</b>	<b>6,322,431</b>

More detailed tables in respect of 2020-22 and 2023, broken down at subhead level (both capital and current), are also presented below.

<sup>1</sup> Excludes Capital Carryover from 2022 of €340m

<b>DHLGH Expenditure</b>  <b>2020-22 (€000s) *</b>	<b>€000s</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
		<b>Outturn</b>	<b>Outturn</b>	<b>Outturn</b>
	<b>Current</b>	<b>3,075,078</b>	<b>2,890,372</b>	<b>2,747,990</b>
	<b>Capital</b>	<b>2,197,482</b>	<b>2,252,654</b>	<b>2,884,489</b>
	<b>Gross</b>	<b>5,272,560</b>	<b>5,143,026</b>	<b>5,632,479</b>
A.3 - LOCAL AUTHORITY HOUSING	Current			
	Capital	890,575	960,676 <sup>2</sup>	1,088,785 <sup>3</sup>
A.4 – SOCIAL HOUSING CURRENT EXPENDITURE PROGRAMME	Current	197,356	271,900	368,786
	Capital			
A.5 – RENTAL ACCOMMODATION SCHEME	Current	132,964	121,995	113,910
	Capital			
A.6 – HOUSING ASSISTANCE PAYMENT SCHEME	Current	464,649	541,693	538,961
	Capital			
A.7 – CAPITAL ASSISTANCE SCHEME	Current			
	Capital	90,749	93,047	167,982
A.8 – CAPITAL LOANS & SUBSIDY SCHEME	Current	53087	53,880	62,728
	Capital			
A.9. COMMUNAL FACILITIES	Current			
	Capital	78	122	79
A.10. MORTGAGE TO RENT	Current			
	Capital	11,732	13,988	7,602
A.11. CAPITAL ADVANCE LEASING FACILITY	Current			
	Capital	158,799	220,350	207,560
A.12. TRAVELLER ACCOMMODATION & SUPPORT	Current	5,320	5,801	6,320
	Capital	14,498	15,500	20,600
A.13. ACCOMMODATION FOR HOMELESS	Current	270,900	223,500	242,450
	Capital			
A.14. HOUSING FOR PEOPLE WITH A DISABILITY AND OLDER PEOPLE	Current	512	838	1,136
	Capital			54
A.15. ESTATE REGENERATION / REMEDIAL WORKS	Current			
	Capital	65,203	43,779	37,547
A.16. ENERGY EFFICIENCY - RETROFITTING	Current			
	Capital	66,092	25,284 <sup>4</sup>	64,142
A.17. REPAIR AND LEASING SCHEME	Current			
	Capital	4,003	4,276	9,949
A.18. PRIVATE HOUSING GRANTS	Current			
	Capital	44,407	53,990	66,334

<sup>2</sup> Includes €58m Capital Carryover

<sup>3</sup> Includes €247.3m Capital Carryover

<sup>4</sup> Includes €25.3m Capital Carryover

A.19. MORTGAGE ALLOWANCES	Current			
	Capital	408	471	397
A.20. AFFORDABLE HOUSING / SHARED OWNERSHIP SUBSIDY	Current	2,325	1,855	1,457
	Capital			
A.21. INFRASTRUCTURE FUND	Current			
	Capital	31,650	19,903	17,028
A.22. PYRITE AND MICA REMEDIATION - CASH LIMITED (Defective Homes Remediation in 2023)	Current			
	Capital	13,775	19,050 <sup>5</sup>	28,753
A.23. HOUSING & SUSTAINABLE COMMUNITIES AGENCY	Current	8,750	9,456	10,294
	Capital			125,000
A.24. RESIDENTIAL TENANCIES BOARD	Current	6,300	11,012	11,138
	Capital	570		
A.25. RENTED ACCOMMODATION INSPECTION	Current	4,555	5,263	6,878
	Capital			
A.26. APPROVED HOUSING BODIES REGULATORY AUTHORITY	Current		1,050	2,189
	Capital			
A.27 PLANNED MAINTENANCE/VOIDS	Current			
	Capital		32,146	28,945
A.28 AFFORDABLE SHARED EQUITY AND COST RENTAL/ Affordable Purchase (2022)	Current			
	Capital		9253	50,873
A.29 COMMISSION ON HOUSING (2022 only)	Current			259
	Capital			
A.30 DPGs/IMPROVEMENTS/REMEDIALS (A.29 in 2023)	Current			
	Capital			18,266
A.31 FIRST HOME SCHEME (A.30 in 2023)	Current			
	Capital			40,000
A.32 AFFORDABLE HOUSING FUND (A.31 in 2023)	Current			
	Capital			8,839
A.33 CROI CONAITHE (CITIES) FUND (A.32 in 2023)	Current			
	Capital			1,473
A.34 OTHER SERVICES (A29 up to 2022)	Current	1981	3033	4,640
	Capital			
B.3 - WATER QUALITY PROGRAMME	Current	14,451	14,324	15,949
	Capital	8,167	7,100	4,697
B.4 - RURAL WATER PROGRAMME	Current	28,717	26,970	33,760
	Capital	15,271	21,086	20,761
B.5 – IRISH WATER	Current	624,189	677,059	698,040
	Capital	679,000	599,000 <sup>6</sup>	717,000
B.6– LOCAL AUTHORITIES	Current	12,374	17,892	12,771
	Capital			

<sup>5</sup> Includes €3.9m Capital Carryover

<sup>6</sup> Includes €10m Capital Carryover

B.7- LEGACY WATER ENVIRONMENTAL ISSUES	Current			
	Capital	43	166	287
B.8- MARINE ENVIRONMENT	Current	698	995	1,373
	Capital	247	512	314
B.9 - WATER ADVISORY BODY	Current	18	48	47
	Capital			
B10 - OTHER SERVICES	Current	5	124	0
	Capital			
C 3 - LOCAL GOVERNMENT FUND	Current	1,056,060	699,300	387,501
	Capital			
C.4 - FIRE AND EMERGENCY SERVICES	Current	3,105	649	1,079
	Capital	12,452	7,750	22,637
C.5 – FRANCHISE	Current	365	622	1,452
	Capital		0	631
C.6 - VALUATION TRIBUNAL <sup>1</sup> (from 2022)	Current			1,148
	Capital			0
C.7 - SHARED ISLAND DEVELOPMENT FUND (2023)	Current			
	Capital			
C.8 - OTHER SERVICES (C7 in 2022, C6 in 2020-2021)	Current	1,668	833	1,323
	Capital		0	
D.3 - AN BORD PLEANÁLA	Current	18,331	16,185	21,414
	Capital	1,200	942	752
D.4 - PLANNING TRIBUNAL	Current	4,322	657	1,364
	Capital			
D.5 - OFFICE OF THE PLANNING REGULATOR	Current	2,481	2,992	3,588
	Capital			
D.6 - PLANNING POLICY	Current	366	715	603
	Capital			
D.7 - NATIONAL, REGIONAL & URBAN PLANNING	Current	219	163	2,011
	Capital			
D.8 - MY PLAN (Planning Spatial Data in 2023)	Current	115	152	263
	Capital			
D.9 - URBAN RENEWAL/ REGENERATION	Current	8	5	0
	Capital	39,556 <sup>7</sup>	40,893 <sup>8</sup>	45,156 <sup>9</sup>
D.10 - DEVELOPMENT CONTRIBUTION REBATE SCHEME (Retired subhead in 2023)	Current	0	0	0
	Capital	0	0	0
D.11 - ORDNANCE SURVEY IRELAND (D.10 in 2023)	Current	17,070	17,640	18,593
	Capital	985	985	985

<sup>7</sup> Includes €33.5m Capital Carryover

<sup>8</sup> Includes €40.3m Capital Carryover

<sup>9</sup> Includes €25m Capital Carryover

D.12 – LAND DEVELOPMENT AGENCY (D.11 in 2023)	Current	4,600	6,600	123
	Capital	9,501	10,000	412
D.13 – FORESHORE (D.12 in 2023)	Current	803	765	687
	Capital			
D.14 – MARINE SPATIAL PLANNING (D.13 in 2023)	Current	188	783	733
	Capital			
D.15- ENVIRONMENTAL PLANNING POLICY (EU & International Planning Regulation) D.14 in 2023	Current	65	36	123
	Capital			
D.16 -MARA (D.15 in 2023)	Current			471
	Capital			
D.16 - LA PLANNING, RESOURCES & SUPPORTS (new in 2023)	Current			
	Capital			
D.17 - OTHER SERVICES (D.16 up to 2022)	Current	7,750	5,477	2,813
	Capital			
E.3 - SUBS TO INTERNATIONAL METEOROLOGICAL ORG.	Current	5,100	7,729	8,167
	Capital			
E.4 -FLOOD FORECASTING AND WARNING SERVICE	Current			
	Capital	1,016	969	1,006
F.3 - HERITAGE COUNCIL (PART FUNDED BY THE NATIONAL LOTTERY)	Current	3,917	5,261	5,761
	Capital	3,477	4,390	5,684
F.4 - BUILT HERITAGE	Current	1,228	3,784	4,065
	Capital	5,937	6,612	11,646
F.5 - NATURAL HERITAGE (NATIONAL PARKS AND WILDLIFE)	Current	10,854	16,116	18,798
	Capital	7,124	9,678	12,724
F.6 - IRISH HERITAGE TRUST	Current	450	750	1,100
	Capital	200	1,400	1,400
F.7 - BUILT HERITAGE INVESTMENT SCHEME	Current			
	Capital	2,404	2,906	3,739
F.8 - PEATLANDS RESTORATION, CONSERVATION & MANAGEMENT	Current			
	Capital	6,988	9,875 <sup>10</sup>	9,094 <sup>11</sup>
F.9 - WATERWAYS IRELAND	Current	21,283	22,918	24,488
	Capital	5,730	7,000	20,464
F.10 - STRATEGIC BUILT HERITAGE PROJECTS (from 2022)	Current			
	Capital			2,916
F.11 - CLIMATE ADAPTATION (from 2022)	Current			119
	Capital			
F.12 - NARROW WATER BRIDGE (from 2022)	Current			
	Capital			2,899
F.13 OTHER SERVICES (F.10 up to 2022)	Current			28
	Capital			

<sup>10</sup> Includes €3m Capital Carryover

<sup>11</sup> Includes €3.5m Capital Carryover



ADMINISTRATION	Current	85,579	91,552	107,089
	Capital	5,645	9,555	9,077

*Deduct:*

APPROPRIATIONS IN AID	Current	51,230	60,575	69,154
	Capital	4,088	5,502	2,224

\* Rounding will slightly affect totals

DHLGH Estimate 2023	€000s	2023
		Estimate
	<b>Current</b>	<b>2,797,476</b>
	<b>Capital</b>	<b>3,524,955</b>
	<b>Gross</b>	<b>6,322,431</b>
A.3 - LOCAL AUTHORITY HOUSING	Current	
	Capital	1,184,101
A.4-SOCIAL HOUSING CURRENT EXPENDITURE PROGRAMME	Current	367,000
	Capital	
A.5 – RENTAL ACCOMMODATION SCHEME	Current	113,000
	Capital	
A.6 –HOUSING ASSISTANCE PAYMENT SCHEME	Current	543,800
	Capital	
A.7 – CAPITAL ASSISTANCE SCHEME	Current	
	Capital	137,000
A.8 – CAPITAL LOANS & SUBSIDY SCHEME	Current	53,900
	Capital	
A.9. COMMUNAL FACILITIES	Current	
	Capital	500
A.10. MORTGAGE TO RENT	Current	
	Capital	18,000
A.11. CAPITAL ADVANCE LEASING FACILITY	Current	
	Capital	309,599
A.12. TRAVELLER ACCOMMODATION & SUPPORT	Current	6,670
	Capital	20,000
A.13. ACCOMMODATION FOR HOMELESS	Current	215,000
	Capital	
A.14. HOUSING FOR PEOPLE WITH A DISABILITY AND OLDER PEOPLE	Current	1,800
	Capital	1,300
A.15. ESTATE REGENERATION / REMEDIAL WORKS	Current	
	Capital	50,000
A.16. ENERGY EFFICIENCY - RETROFITTING	Current	
	Capital	87,000
A.17. REPAIR AND LEASING SCHEME	Current	
	Capital	12,000
A.18. PRIVATE HOUSING GRANTS	Current	
	Capital	67,000
A.19. MORTGAGE ALLOWANCES	Current	
	Capital	500
A.20. AFFORDABLE HOUSING / SHARED OWNERSHIP SUBSIDY	Current	2,200
	Capital	
A.21. INFRASTRUCTURE FUND	Current	
	Capital	10,000

A.22. PYRITE AND MICA REMEDIATION - CASH LIMITED (Defective Homes Remediation in 2023)	Current	
	Capital	65,000
A.23. HOUSING & SUSTAINABLE COMMUNITIES AGENCY	Current	15,230
	Capital	
A.24. RESIDENTIAL TENANCIES BOARD	Current	13,370
	Capital	
A.25. RENTED ACCOMMODATION INSPECTION	Current	9,000
	Capital	
A.26. APPROVED HOUSING BODIES REGULATORY AUTHORITY	Current	3,085
	Capital	
A.27 PLANNED MAINTENANCE/VOIDS	Current	
	Capital	31,000
A.28 AFFORDABLE SHARED EQUITY AND COST RENTAL/ Affordable Purchase (2022)	Current	
	Capital	75,000
A.29 COMMISSION ON HOUSING (2022 only)	Current	
	Capital	
A.30 DPGs/IMPROVEMENTS/REMEDIALS (A.29 in 2023)	Current	
	Capital	25000
A.31 FIRST HOME SCHEME (A.30 in 2023)	Current	
	Capital	50,000
A.32 AFFORDABLE HOUSING FUND (A.31 in 2023)	Current	
	Capital	90,000
A.33 CROI CONAITHE (CITIES) FUND (A.32 in 2023)	Current	
	Capital	30,000
A.33 SOCIAL HOUSING PPP PROGRAMME (new in 2023)	Current	
	Capital	30,000
A.34 OTHER SERVICES (A29 up to 2022)	Current	6,090
	Capital	
B.3 - WATER QUALITY PROGRAMME	Current	21,786
	Capital	10,001
B.4 - RURAL WATER PROGRAMME	Current	32,650
	Capital	35,000
B.5 – IRISH WATER	Current	679,200
	Capital	878,000
B.6- LOCAL AUTHORITIES	Current	13,600
	Capital	
B.7- LEGACY WATER ENVIRONMENTAL ISSUES	Current	
	Capital	8,000
B.8- MARINE ENVIRONMENT	Current	3,355
	Capital	1,000
B.9 - WATER ADVISORY BODY	Current	320
	Capital	
B10 - OTHER SERVICES	Current	34
	Capital	

C.3 - LOCAL GOVERNMENT FUND	Current	421,318
	Capital	
C.4 - FIRE AND EMERGENCY SERVICES	Current	1,415
	Capital	22,400
C.5 – FRANCHISE	Current	2,965
	Capital	1,067
C.6 - VALUATION TRIBUNAL (from 2022)	Current	1,770
	Capital	225
C.7 - SHARED ISLAND DEVELOPMENT FUND (2023)	Current	
	Capital	5000
C.8 - OTHER SERVICES (C7 in 2022, C6 in 2020-2021)	Current	2,078
	Capital	1,502
D.3 - AN BORD PLEANÁLA	Current	26,879
	Capital	
D.4 - PLANNING TRIBUNAL	Current	1,600
	Capital	
D.5 -OFFICE OF THE PLANNING REGULATOR	Current	4,408
	Capital	
D.6 -PLANNING POLICY	Current	2,000
	Capital	
D.7 - NATIONAL, REGIONAL & URBAN PLANNING	Current	2,283
	Capital	
D.8 - MY PLAN (Planning Spatial Data in 2023)	Current	500
	Capital	
D.9 - URBAN RENEWAL/ REGENERATION	Current	10
	Capital	136,000
D.10 - DEVELOPMENT CONTRIBUTION REBATE SCHEME (Retired subhead in 2023)	Current	0
	Capital	0
D.11 - ORDNANCE SURVEY IRELAND (D.10 in 2023)	Current	2,045
	Capital	0
D.12 – LAND DEVELOPMENT AGENCY (D.11 in 2023)	Current	750
	Capital	5,000
D.13 – FORESHORE (D.12 in 2023)	Current	3,726
	Capital	
D.14 – MARINE SPATIAL PLANNING (D.13 in 2023)	Current	2,205
	Capital	
D.15- ENVIRONMENTAL PLANNING POLICY (EU & International Planning Regulation) D.14 in 2023	Current	350
	Capital	
D.16 -MARA (D.15 in 2023)	Current	4,345
	Capital	
D.16 - LA PLANNING, RESOURCES & SUPPORTS (new in 2023)	Current	5,400
	Capital	
D.17 - OTHER SERVICES (D.16 up to 2022)	Current	1,245
	Capital	16,000

E.3 - SUBS TO INTERNATIONAL METEOROLOGICAL ORG.	Current	8,850
	Capital	
E.4 - FLOOD FORECASTING AND WARNING SERVICE	Current	20
	Capital	7,185
F.3 - HERITAGE COUNCIL (PART FUNDED BY THE NATIONAL LOTTERY)	Current	7,141
	Capital	7,200
F.4 - BUILT HERITAGE	Current	5,470
	Capital	14,500
F.5 - NATURAL HERITAGE (NATIONAL PARKS AND WILDLIFE)	Current	23,832
	Capital	18,750
F.6 - IRISH HERITAGE TRUST	Current	1,200
	Capital	1,650
F.7 - BUILT HERITAGE INVESTMENT SCHEME	Current	
	Capital	4,000
F.8 - PEATLANDS RESTORATION, CONSERVATION & MANAGEMENT	Current	
	Capital	10,280
F.9 - WATERWAYS IRELAND	Current	27,218
	Capital	22,850
F.10 - STRATEGIC BUILT HERITAGE PROJECTS (from 2022)	Current	
	Capital	7,350
F.11 - CLIMATE ADAPTATION (from 2022)	Current	200
	Capital	
F.12 - NARROW WATER BRIDGE (from 2022)	Current	
	Capital	750
F.13 OTHER SERVICES (F.10 up to 2022)	Current	43
	Capital	
ADMINISTRATION	Current	135,120
	Capital	18,245
<i>Deduct:</i>		
APPROPRIATIONS IN AID	Current	72,551
	Capital	2,620

## Additional Funding to Estimate Tables above for 2023

### Capital Carryover 2023

SUBHEAD	€000
A.3. LOCAL AUTHORITY HOUSING	240,000
B.5 IRISH WATER	95,800
F.8. PEATLANDS RESTORATION	4,200
<b>TOTAL</b>	<b>340,000</b>

### LPT self-funding for Housing Programmes 2023

	€000
Current	89,169
Capital	78,549
<b>Total</b>	<b>167,718</b>

## **2. Overview of Departmental Programme A Housing**

### **A.3 LOCAL AUTHORITY HOUSING**

This subhead covers the recoupment of expenditure incurred by local authorities for the:

1. Provision of new social homes by means of construction (including turnkeys/rapids/Part Vs) and Acquisition (including Buy and Renew/Repossessions) of houses and apartments, for letting to those on the local authorities social housing waiting lists;
2. Social housing delivery via Public Private Partnership;
3. Land Aggregation Scheme; and
4. Provision of emergency accommodation for homeless households, including family Hubs.

The A.3.1 Local Authority Housing Subhead is the Department's primary capital budget for the delivery of new permanent social housing through local authorities.

### **A.4 SOCIAL HOUSING CURRENT EXPENDITURE PROGRAMME (SHCEP)**

This subhead recoups to local authorities the ongoing cost of dwellings sourced and secured under leasing and availability agreements with AHBs and private owners. These costs are the ongoing contractual commitments of existing leases and Payment and Availability (P&A) arrangements as well as the phased cost of new commitments that arise within the year.

### **A.5 RENTAL ACCOMMODATION SCHEME (RAS)**

This subhead provides the current funding to support the cost of recoupment made to local authorities under the RAS. It covers not only the contracted rents due to private landlords but also payments that are made to Approved Housing Bodies (AHBs), administration costs and deposits on newly acquired accommodation.

### **A.6 HOUSING ASSISTANCE PAYMENT SCHEME (HAP)**

The subhead recoups the HAP Shared Services Centre (SSC), operated by Limerick City and County Council, the costs associated with the making of HAP payments, including Homeless HAP; the administration costs for local authorities in their operation of the scheme; and the costs associated with providing public access to general information on the HAP scheme.

The HAP SSC manages the collection of all HAP tenants' differential rents, on behalf of the relevant local authority, and the payment of all HAP rents to landlords on behalf of tenants supported by the HAP scheme. The cost of HAP is then netted against the differential rents collected in relation to all HAP households thus reducing the cost of operating HAP to the Exchequer.

### **A.7 CAPITAL ASSISTANCE SCHEME**

The subhead provides the capital to pay grants to local authorities under Section 12 of the Housing (Miscellaneous Provisions Act) 2009 to enable them to advance loans to approved housing bodies providing housing for older people, homeless or people with a disability.

Loans of up to 100% (or 95% where the AHB chooses to retain the right to nominate 25% of tenancies) of the overall approved capital cost of eligible projects may be advanced, subject to CAS scheme conditions. The loans are protected by a mortgage and are non-repayable provided the accommodation continues to be let to eligible categories of persons and to be adequately maintained.

### **A.8 CAPITAL LOANS & SUBSIDY SCHEME (CLSS)**

This subhead provides funding to local authorities for the repayment of Capital Loan Charges to the Housing Finance Agency and funding to AHBs, through the local authorities, towards the management and maintenance of the units provided under the scheme. The Scheme commenced in 1991 to provide capital funding to AHBs to meet the cost of constructing units of accommodation for renting to people on the local authorities social housing waiting list.

Importantly the local authorities access the funding they provide to the AHBs from the HFA, which is repaid over a 30-year period to the HFA by the local authority. In turn, the local authorities provide this funding to AHBs by way of a non-refundable loan as long as the AHB complies with the terms and conditions of the CLSS.

Through CLSS, about 10,200 units of accommodation have been delivered since commencement in 1991, however following a review a decision was taken in 2009 to wind down the scheme. Consequently, the number of completions has declined with the scheme now effectively terminated however; the loan charges and the management and maintenance allowance remain to be paid on an annual basis to the local authorities/AHBs/HFA.

### **A.9 COMMUNAL FACILITIES**

This subhead provides funding towards the capital costs of providing communal facilities in both new and existing voluntary housing schemes owned and managed by AHBs. Communal facility projects are, in the main, additional facilities to complement social housing developments under CAS. Special allocations have been provided for this activity from National Lottery Funds since 1991. Eligible works include communal dining and kitchen areas, sitting/activity rooms, laundries, accommodation for therapy or treatment or other facilities reasonably required to improve the residents' living conditions.

Grants of up to 95% of the overall costs of providing the facilities, or €7,500 for each associated living unit (whichever is the lesser), are available. Payments are made to the local

authorities who administer the scheme and who advance the funding to the AHB providing the communal facilities.

#### **A.10 MORTGAGE TO RENT**

This Subhead supports activity under two Mortgage to Rent Schemes funded by the Department: (1) the Approved Housing Body (AHB) Mortgage to Rent Scheme; and (2) the Local Authority Mortgage to Rent Scheme.

#### **A.11 CAPITAL ADVANCE LEASING FACILITY**

This subhead item covers the Capital Advance Leasing Facility (CALF) which provides capital funding to approved housing bodies (to varying levels) by way of a loan, in order to facilitate the construction and acquisition of new social housing units, including units acquired through the establishment of the Housing Agency Acquisition Fund.

#### **A.12 TRAVELLER ACCOMMODATION & SUPPORT**

This subhead item provides 100% recoupment to local authorities of the capital cost of Traveller specific accommodation and services, including:

- constructing, redeveloping and refurbishing serviced permanent residential caravan parks;
- providing temporary and transient residential caravan parks;
- constructing and refurbishing group housing schemes; and
- Constructing/acquiring housing for Travellers in certain circumstances, such as urgent medical needs and overcrowding.

In addition, the subhead also provides for recoupment to local authorities of the following costs:

- 50% of the cost of providing caravans to Travellers in emergency cases;
- a special grant of €3,810 payable to Travellers for the first time purchase of a house;
- a special grant of 10% of the cost up to a maximum of €640, to a Traveller family who are purchasing a caravan for the first time; and
- 100% of the cost of work for the return to use of vacant Traveller-specific accommodation.

#### **A.13 ACCOMMODATION FOR HOMELESS**

This subhead provides for the provision of services by local authorities to individuals experiencing homelessness. Under the provisions of Section 10 of the Housing Act 1988 the Department recoups up to 90% of expenditure appropriately incurred by housing authorities in relation to accommodation and related services for homeless households.



Current funding under this subhead is essential to ensure that housing authorities are in a position to deliver the necessary services to households experiencing homelessness. A significant proportion of the funding provided to housing authorities is in respect of services that are provided by non-governmental service providers under contracts governed by Service Level Agreements.

#### **A.14 HOUSING FOR PEOPLE WITH A DISABILITY & OLDER PEOPLE**

This subhead provides capital and current funding for the implementation of pilot projects, including staffing supports, for the housing of people with disabilities and older people pursuant to the policy documents National Housing Strategy for People with a Disability 2016-2021 and the Housing Options for our Ageing Population Joint Policy Statement 2019. Both of these are joint strategies with the Department of Health, and both Departments are responsible for individual and joint actions, as appropriate.

#### **A.15 ESTATE REGENERATION AND REFURBISHMENT**

The subhead is the voted funding stream which provides funding for multi-year programs of large-scale regeneration projects in Limerick, Cork and Dublin and smaller projects in Tralee, Sligo and Dundalk. These projects seek to address the causes of disadvantage in these communities through a holistic programme of physical, social and economic regeneration. The regeneration projects being funded by the Department target the country's most disadvantaged communities, including those defined by the most extreme social exclusion, unemployment and anti-social behaviour.

#### **A.16 ENERGY EFFICIENCY-RETROFITTING**

The objective under this subhead is to ensure that local authority-owned housing stock is maintained at a high standard, achieves an improved level of energy performance, reduces emissions and yields an important fuel poverty dividend for low income households. This programme forms part of the Government's overall programme to improve the performance of the residential housing stock and to ensure the most effective use of that stock.

#### **A.17 REPAIR AND LEASING SCHEME**

The subhead is targeted at owners of vacant properties who cannot afford or access the funding required to bring them up to the standard for rental property. The Local Authority (or AHB) pays for the repairs upfront and the home is taken into social housing stock by way of lease for at least 5 years. The cost of the repairs carried out is offset against future rent. The subhead also funds the Vacant Homes Unit which, inter alia, funds Vacant Homes Offices in each Local Authority. The enhanced programme of work for full-time Vacant Homes Officers includes:

- overseeing a co-ordinated approach to Housing for All pathways to addressing and efficient use of existing stock;

- actively lead uptake within the local authority of various Department schemes (including advocating the integrated delivery of housing options for Older People and People with Disabilities) such as Repair and Leasing Schemes etc.;
- actively monitor and assess vacancy data locally including utilisation of CSO/GeoDirectory data, vacantheses.ie etc.; and
- advisory role both internally for local authority teams and externally as a contact point for members of the public and key interested parties on vacant homes/properties.

#### **A.18 PRIVATE HOUSING GRANTS**

This Subhead makes funding provision for the payment to local authorities of expenditure incurred on the suite of Housing Adaptation grants for Older People and People with a Disability. Three separate schemes are available:

- ***Housing Adaptation Grant for People with a Disability*** scheme provides grants of up to **€30,000** to assist people with a disability to have necessary adaptations, repairs or improvement works carried out;
- ***Housing Aid for Older People*** scheme provides grants of up to **€8,000** to assist older people living in poor housing conditions to have necessary repairs or improvements carried out; and
- ***Mobility Aids Grant Scheme*** is available to fast track grants of up to **€6,000** to cover a basic suite of works to address the mobility problems of a member of a household.

The Subhead also covers outstanding payments relating to the 1985 House Improvement Grants scheme, Thatching Grants and any outstanding payments in respect of claims received before the termination of the New House Grant Scheme.

#### **A.19 MORTGAGE ALLOWANCES**

The subhead provides funding for the mortgage allowance scheme which was introduced in 1991 to assist householders who are tenants or tenant purchasers of local authority houses to become owner-occupiers of other dwellings. Eligibility was extended to tenants of dwellings provided by Approved Housing Bodies (AHBs) under the rental subsidy scheme, who return their accommodation to the body, thus making it available for re-letting.

The mortgage allowance is payable for mortgages entered into on or after 1 May 1995. The amount of the allowance, up to €11,450, is payable over 5 years with an annual payment each year. The allowance is paid by the Department in instalments directly to the mortgage institution. Instalment claims can be submitted by the individual paying the mortgage, or the lending agency, credit union, bank or local authority who provided the mortgage.

## **A.20 AFFORDABLE HOUSING / SHARED OWNERSHIP SUBSIDY**

This subhead provides for the recoupment to local authorities of the mortgage subsidy payable under the Affordable Housing Scheme and the rent subsidy element of the Shared Ownership Scheme. The annual subsidy payable ranges from €1,050 to €2,550 to applicants based on income bands of between €13,000 and €28,000.

## **A.21 LIHAF**

The subhead provides for:

- The Local Infrastructure Housing Activation Fund (LIHAF) is primarily designed to fund the provision of public off-site infrastructure to relieve critical infrastructure blockages and enable housing developments to be built on key sites at scale.

30 projects have been approved with a total budget of €200m (€150m to be funded by the Department and Local Authorities to fund €50m).

## **A.22 PYRITE AND MICA REMEDIATION**

This subhead previously covered the expenditure incurred by the Pyrite Resolution Board and the Housing Agency in the implementation of a scheme (i.e. the Pyrite Remediation Scheme) to remediate dwellings affected by significant pyritic damage from 2014 and into future years as may be required.

From 2020, the subhead now provides funding for the operation of both the Pyrite Remediation Scheme and the Defective Concrete Blocks Grant Scheme.

1. The Pyrite Remediation Scheme provides for the remediation of dwellings, which are subject to significant damage attributable to pyritic heave consequent on the presence of reactive pyrite in the subfloor hard-core material, provided for by the Pyrite Resolution Act 2013.
2. The Defective Concrete Blocks Grant Scheme is available to financially assist homeowner(s) of dwellings (located in Donegal or Mayo) which are damaged due to defective concrete blocks containing excessive amounts of deleterious materials namely mica or pyrite. The grant scheme is a scheme of last resort for affected homeowners who have no other practical options to remediate their dwellings.

## **A.23 HOUSING & SUSTAINABLE COMMUNITIES AGENCY**

This Subhead provides for the annual operating costs of the Housing and Sustainable Communities Agency (formally established on 1 August 2012 under S.I. No. 264 of 2012 but operating on an administrative basis from mid-2010 and referred to as “The Housing Agency”). The principal costs relate to staffing and accommodation.

#### **A.24 RESIDENTIAL TENANCIES BOARD**

This subhead covers the projected shortfall between RTB income (primarily derived from fees for Registration of tenancies) and current expenditure. The subhead also covers the scheme set up and development costs for the Deposit Protection Scheme.

#### **A.25 RENTED ACCOMMODATION INSPECTIONS**

The Housing (Standards for Rented Houses) Regulations 2019 specify requirements in relation to a range of matters, such as structural repair, sanitary facilities, heating, ventilation, natural light, fire safety and the safety of gas, oil and electrical supplies. All landlords have a legal obligation to ensure that their rented properties comply with these regulations. Responsibility for the enforcement of the Regulations rests with the relevant local authority.

The Department's Strategy for the Rental Sector, published in December 2016, stated that in order to increase the numbers of properties inspected, specific ring-fenced funding for inspection and compliance activity would be identified from 2018 onwards and annual targets for both inspection and compliance would be agreed with LAs. The objective was to increase inspection numbers incrementally each year, to allow housing authorities build inspection capacity by recruiting, outsourcing, etc., with the aim of achieving a 25% annual inspection rate by 2021. Housing for All reaffirms the 25% inspection target on an ongoing annual basis.

#### **A.26 APPROVED HOUSING BODIES REGULARITY AUTHORITY (AHBRA)**

This subhead covers the pay and general administration costs of the Approved Housing Bodies Regulatory Authority (AHBRA) in order that they may perform their functions pursuant to the Housing (Regulation of Approved Housing Bodies) Act 2019.

AHBRA is an important element in support of an ambitious housing agenda, overseeing the effective governance, financial management and performance of all AHBs. AHBs make a vital contribution to the delivery of social housing across the country. Statutory regulation will provide further assurances to tenants, the public and potential investors that AHBs operate in a secure environment

#### **A.27 PLANNED MAINTENANCE / VOIDS**

The subhead ensures that future improvement works are driven by strategic and targeted work programmes informed by stock condition surveys and implementation of a planned maintenance approach to the maintenance of local authority housing stock. This will see circa 140,000 local authority social housing properties surveyed over a 4/5 year period, commencing in 2022. These stock condition surveys will inform future work programmes, unding requirements and allocations.

The subhead also provides for the national Voids programme which exclusively targets local authority-owned vacant dwellings with a focus on returning these properties to productive

use as quickly as possible and in line with the Housing (Standards for Rented Houses) Regulations 2019.

#### **A.28 COST RENTAL EQUITY LOAN**

The subhead has been designed as a method for funding the delivery of Cost Rental housing by Approved Housing Bodies (AHBs) through the Cost Rental Equity Loan (CREL) scheme to target rents at a minimum discount of 25% below open market rents.

#### **A.29 COMMISSION ON HOUSING** [New subhead in 2022 then moved to A.23 in 2023]

This subhead provides funding to support the Programme for Government commitment to establish a Housing Commission to examine issues such as tenure, standards, sustainability and quality-of-life issues in the provision of housing, all of which have long-term impacts on communities. The establishment of the Commission presents an opportunity to take a long-term strategic view on these aspects of housing, over an extended time horizon, as well as the other issues identified as being suitable for in-depth examination. The Housing Commission will also bring forward proposals on the referendum on housing referred to in the Programme for Government.

#### **A.30 DPGS/IMPROVEMENTS/REMEDIALS** [New subhead in 2022; A.29 in 2023]

This subhead is the funding stream for two programmes designed to meet the needs of local authority tenants and maintain and improve local authority estates that have fallen into disrepair.

- **Disabled Persons Grants** - provides funding on an annual basis under the Disabled Persons Grants (DPGs) to local authorities for adaptations and extensions to the existing social housing stock to meet the needs of local authority tenants. The scheme applies to works that are necessary to address the needs of older people or people with a disability and overcrowded situations. The scheme also caters to improvement works in lieu scheme (IWILs) which provides funding for adaptations or extensions for local authority tenants or applicants in lieu of social housing.
- **Remedial Works Scheme** - provides funding to assist housing authorities to carry out major essential repairs to certain clusters of their rented dwellings which they cannot fund from their own resources. It is focused on full estate remediation works rather than individual houses.

#### **A.31 FIRST HOME SCHEME** [New subhead in 2022; A.30 in 2023]

This subhead will fund the State's capitalisation of the First Home SPV (50:50 with participating banks AIB/BOI and PTSB), in order to implement the First Home shared equity scheme - *Housing for All*. The First Home shared equity scheme will primarily support First-time-buyers to bridge the gap between the maximum value of deposit and mortgage and market cost of a newly constructed home.

### **A.32 AFFORDABLE HOUSING FUND [New subhead in 2022; A.31 in 2023]**

This subhead provides for the Affordable Housing Fund:

- The Affordable Housing Fund Subsidy is available to local authorities to reduce the cost, and accordingly the minimum price/rent required, of housing made available to qualified affordable housing purchasers or cost renters.
- Following a review of SSF progress and projects and, having regard to feedback from local authorities, a number of significant improvements to the SSF funding scheme, renamed the Affordable Housing Fund subsidy scheme, were agreed & communicated to local authorities by way of Circular in June 2021.
- The scope of costs covered were extended to subvent the all-in development cost of delivering the housing, including land purchase costs; applications are now accepted as they are developed on a rolling basis as opposed to time constrained funding calls; and, funding support now extends from the previous maximum of €50,000 per affordable dwelling on a stepped scale to €100,000, based on location and density.

### **A.33 CROÍ CÓNAITHE (CITIES) FUND [New subhead in 2022; A.32 in 2023]**

As outlined in Housing for All, the new *Croí Cónaithe (Cities)* fund is intended to ensure that, aligned with the objectives of the National Planning Framework, additional choices are made available to home buyers in our urban cores.

The Croí Cónaithe (Cities) Fund aims to activate the delivery of apartments in high demand areas of the existing built up foot print of our cities for sale to individual purchasers. The first step to achieving this is to ensure that apartment developments with planning permissions in place are built and occupied. The fund will assist in addressing the viability challenges for such developments by providing support to help realise this vision and by benefiting the end consumer in terms of additional homes for purchase. The fund will be managed by the Housing Agency on behalf of the Department.

**Croí Cónaithe Towns Scheme** A specific programme, to be delivered by Local Authorities, for the provision of serviced sites for housing to attract people to build their own homes and to support the refurbishment of vacant properties, enabling people to live in small towns and villages in a sustainable way.

### **A.33 SOCIAL HOUSING PPP [New in 2023, post FREV]**

This subhead provides funding to support the social housing PPP Programme. Building on the successful model of social housing PPPs introduced in recent years, which will deliver in the region of 1,500 social homes across 3 bundles nationally, the Department will increase the use of PPPs to deliver social housing under Housing for All. The homes are being delivered using an 'availability based' PPP model, in which a private sector company designs, builds,

finances, maintains and operates (DBFMO) social housing developments in return for a monthly payment from the State – a Unitary Charge – which is paid over a 25 year contract period once construction is completed. The PPP model provides a delivery structure whereby social housing units remain in State ownership throughout and are handed back to the relevant local authority with a pre-defined residual life for future use after the 25 year contract period.

**A.34 OTHER SERVICES [re-numbered in 2022]**

This subhead provides grant aid towards the administrative and general expenses incurred by organisations that conduct research or provide information, advice or training related to housing. It also finances Building Standard related research projects. The bulk of funding provided is for representative bodies and federations in the non-profit approved housing body sector involved in the provision of housing research, advice and information. Such organisations include the Irish Council for Social Housing (ICSH) and Threshold.

## Appendix 1

The range of programmes and schemes supported and administered by the Department is vast, and significant detail is published and available at the following links:

### **Annual Report 2022:**

<https://www.gov.ie/en/collection/f9a38-annual-reports/>

Irish version

<https://www.gov.ie/ga/bailiuchan/8c2f0-tuarascalacha-bliantula/>

### **Housing Statistics:**

<https://www.housing.gov.ie/housing/statistics/housing-statistics>

### **Social Housing Provision Statistics:**

<https://www.housing.gov.ie/housing/social-housing/social-and-affordable/overall-social-housing-provision>

**Social Housing Construction Status Report.** This report is a compendium of the new build programme across the 31 local authorities for new build social housing activity. All social Housing Construction Status Reports can be found at:

[www.gov.ie](http://www.gov.ie) - [Social Housing Construction Projects - Status Reports \(www.gov.ie\)](https://www.gov.ie/en/publication/3aeae-social-housing-construction-projects-status-reports)

The **Q2 2023 Social Housing Construction Status Report** is also available on data.gov.ie at:

<https://www.gov.ie/en/publication/3aeae-social-housing-construction-projects-status-report-q2-2023/>