

(Supplementary Order Paper)

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DÁIL ÉIREANN

Dé Céadaoin, 27 Meán Fómhair, 2017
Wednesday, 27th September, 2017

12 meán lae
12 noon

GNÓ COMHALTAÍ PRÍOBHÁIDEACHA
PRIVATE MEMBERS' BUSINESS

Fógra i dtaobh Leasuithe ar Thairiscint : Notice of Amendments to Motion

[Please note: this motion and the amendments thereto are in substitution for motion No. 145, the Sinn Féin motion, on today's Order Paper]

145. “That Dáil Éireann:

notes that:

- the social and affordable housing crisis has now reached the level of an emergency;
- growing numbers of people do not have access to affordable, secure and safe homes;
- 8,000 people, including 3,000 children, are being forced to live in emergency accommodation;
- 90,000 households are on council waiting lists, many waiting for more than 10 years for an allocation;
- thousands of people are struggling with high rents, insecurity of tenure and poor standards in the private rental sector;
- thousands more are locked out of the private purchase market by high prices driven up by land speculation;
- the failure to resolve the mortgage distress crisis and keep people in their family home or private rented accommodation continues to push more people into homelessness;
- Rebuilding Ireland does not provide for an adequate level of investment in social or affordable housing;
- Rebuilding Ireland continues to over rely on the private sector to meet social and affordable housing need; and
- Rebuilding Ireland, unless substantially amended, will not address the underlying causes of the housing and homeless crisis; and

calls on the Government to:

- honour the proposal from the Report of the Committee on Housing and Homelessness to increase the stock of social houses owned by local authorities and approved

- housing bodies by a minimum of 10,000 units a year from 2018;
- introduce a new affordable housing programme in 2018 to enable middle-income households to access private rental and private purchase housing at affordable prices;
- support these housing programmes with a capital investment commitment substantially greater than that outlined in Rebuilding Ireland;
- introduce new measures to stop the flow of people into homelessness by providing greater protections for private renters and greater supports for those in long-term mortgage distress; and
- give a clear commitment that no family with children will be left in emergency accommodation for more than six months and that no person will be forced to sleep rough due to lack of safe and appropriate emergency accommodation.” — *Eoin Ó Broin, Gerry Adams, John Brady, Pat Buckley, Seán Crowe, David Cullinane, Pearse Doherty, Dessie Ellis, Martin J. Ferris, Kathleen Funchion, Martin Kenny, Mary Lou McDonald, Denise Mitchell, Imelda Munster, Carol Nolan, Jonathan O'Brien, Caoimhghín Ó Caoláin, Donnchadh Ó Laoghaire, Louise O'Reilly, Aengus Ó Snodaigh, Maurice Quinlivan, Brian Stanley, Peadar Tóibín.*

Leasutihe:

Amendments:

1. To insert the following after “lack of safe and appropriate emergency accommodation”:

“— introduce immediate measures to transform the National Asset Management Agency into a National Housing Development and Finance Agency and repurpose its mandate into one of addressing the serious shortage in supply of housing for sale or for rent at affordable prices, so that the new agency can take a leading role on behalf of the State in the development of affordable housing, the delivery of new builds and the long-term financing of social housing through local authorities.” — *Jan O'Sullivan, Brendan Howlin, Joan Burton, Alan Kelly, Willie Penrose, Brendan Ryan, Sean Sherlock.*

2. To delete all words after “Dáil Éireann” and substitute the following:

“notes:

- that the social and affordable housing crisis has now reached the level of an emergency;
- that growing numbers of people do not have access to affordable, secure and safe homes;
- that 8,000 people, including 3,000 children, are being forced to live in emergency accommodation;
- that 90,000 households are on council waiting lists, many waiting for more than 10 years for an allocation;
- the dramatic increase in overcrowding in social and private housing due to the chronic shortage of homes;
- that significant numbers of people are not entitled to social housing or have been removed from the list because their income marginally exceeds eligibility thresholds but is not sufficient to access the private housing market;
- that thousands of people are struggling with high rents, insecurity of tenure and poor standards in the private rental sector;
- that thousands more are locked out of the private purchase market by high prices driven up by land speculation;

- that vulture funds have made enormous profits from acquiring vast quantities of land and houses from the National Asset Management Agency and financial institutions bailed out by the public;
- the Minister for Housing, Planning and Local Government's plans to sell public housing land to private developers to be developed for private-for-profit housing;
- that the failure to resolve the mortgage distress crisis and keep people in their family home or private rented accommodation continues to push more people into homelessness;
- that Rebuilding Ireland does not provide for an adequate level of investment in social or affordable housing;
- that Rebuilding Ireland continues to over rely on the private sector to meet social and affordable housing need;
- that Rebuilding Ireland, unless substantially amended, will not address the underlying causes of the housing and homeless crisis; and
- that the Central Statistics Office estimates there are 183,312 empty units across the State; and

calls on the Government to:

- dramatically increase the stock of social houses owned and managed by local authorities and approved housing bodies by a minimum of 20,000 units a year from 2018;
- end the reliance on private developers to provide housing to those on the list;
- end all plans for Public Private Partnerships to develop housing on public land;
- legislate to ensure the delivery of a minimum of 40 per cent affordable homes on lands that have been developed with the support of the Local Infrastructure Housing Activation Fund;
- raise the thresholds for eligibility for the social housing list;
- introduce a new affordable housing programme in 2018 to enable middle-income households to access housing at affordable prices;
- ensure any State supported affordable housing programme provides safeguards for the homes to remain affordable into the future;
- support these housing programmes with a capital investment commitment substantially greater than that outlined in Rebuilding Ireland;
- introduce new measures to stop the flow of people into homelessness by outlawing economic evictions and closing all loopholes that are currently being exploited by landlords and vulture funds to significantly increase rents or evict tenants;
- give a clear commitment that no family with children will be left in emergency accommodation for more than six weeks and that no person will be forced to sleep rough due to lack of safe and appropriate emergency accommodation;
- introduce a compulsory purchase programme to acquire vacant houses and apartments;
- immediately cease the sale of all National Asset Management Agency land;
- introduce immediate measures to transform the National Asset Management Agency into a National Housing Development and Finance Agency and repurpose its mandate into one of addressing the serious shortage of both social and affordable housing; and

- hold a referendum to enshrine the right to housing in the Constitution of Ireland.” — *Richard Boyd Barrett, Gino Kenny, Brid Smith, Mick Barry, Ruth Coppinger, Paul Murphy.*

3. To delete all words after “Dáil Éireann” and substitute the following:

“notes that:

- the State has built fewer than 3,500 social homes since 2011, less than the number constructed every year on average from 1994–2010;
- fewer than 600 new social homes will be constructed in 2017 when the Rebuilding Ireland target is 5,000;
- only 24 per cent of 10,000 units in the ‘construction pipeline’ are on site, so it will be 2021 before most are built compared to the already unambitious target of 26,000 units;
- the overall housing budget is too low and skewed toward current housing programmes, such as Housing Assistance Payment (HAP) Scheme;
- the capital house building budget (€730 million in 2017) is still 51 per cent below 2008 levels;
- as a result, no new housing stock is being added as social housing provision coming from the private rental and owner occupier market;
- due to years of undersupply and pent-up demand Ireland needs 40,000–50,000 new homes per year to make a dent on demand and a noticeable impact on affordability;
- the Government target is 25,000 by 2021 and 15,000–18,000 new units expected in 2017;
- clearly there is a market failure in housing and new interventions are required to stimulate supply;
- the Government’s reluctance to accept the actual challenges and their refusal to make any interventions in the housing market is making a crisis situation worse;
- there has been no commitment by this Government to making housing more affordable, with the confirmation that there is no intention to re-introduce affordable housing initiatives for low- and middle-income households;
- it is in the area of homelessness that the Government’s inept housing policy really comes into plain view, and the abandonment of targets on hotel accommodation and continuing failure to make a dent in rising homeless figures cannot continuously be ignored;

calls on the Government to:

- commit to meeting Rebuilding Ireland’s targets on moving homeless families out of hotels and bed and breakfast accommodation by the end of 2017;
- revise the emergency homeless strategy, in particular redesigning Homeless HAP and the HAP Scheme so households are not discouraged from taking up a tenancy and are not removed from main social housing waiting lists;
- increase and re-balance the housing budget toward capital expenditure;
- put in place new vehicles to enable off-balance sheet funding for social housing projects from private sources and credit unions;
- devise a strategy to enable and encourage far greater scale and size in social house building projects;
- recognise the significant market failures in housing, including in planning, finance,

infrastructure and costs of construction, which the market requires State intervention to overcome;

- acknowledge that the Government's target of 25,000 new house completions by 2021 is not adequate, given years of pent-up demand and under-supply, and that at a minimum we need 45,000–50,000 units output annually over the next few years;
- commit to reintroducing affordable housing schemes including affordable owner-occupier and rental housing schemes for middle income households and explore possible financial incentives aimed at encouraging development of housing at more affordable price points;
- introduce financial incentives to build high-density developments where they are currently not commercially viable to build in Dublin City and other local authorities;
- commit to greater enforcement and implementation of Rent Pressure Zones and other rent regulations including more staffing and resources for the Residential Tenancies Board;
- tackle land hoarding by large investors, which is clearly holding back supply including by making changes to Capital Gains Tax and introducing a New Site Tax to encourage the use of empty sites; and
- devise new strategies to manage vacant properties including an active occupancy register.” — *Barry Cowen, Pat Casey, Bobby Aylward, John Brassil, Declan Breathnach, James Browne, Mary Butler, Thomas Byrne, Jackie Cahill, Dara Calleary, Shane Cassells, Jack Chambers, Lisa M. Chambers, Niall Collins, John Curran, Stephen S. Donnelly, Timmy Dooley, Sean Fleming, Pat the Cope Gallagher, Seán Haughey, Billy Kelleher, John Lahart, James Lawless, Marc MacSharry, Micheál Martin, Charlie McConalogue, Michael McGrath, John McGuinness, Aindrias Moynihan, Michael Moynihan, Eugene Murphy, Margaret Murphy O'Mahony, Darragh O'Brien, Jim O'Callaghan, Eamon Ó Cuív, Willie O'Dea, Kevin O'Keeffe, Fiona O'Loughlin, Frank O'Rourke, Anne Rabbitte, Eamon Scanlon, Brendan Smith, Niamh Smyth, Robert Troy.*