



Rialtas na hÉireann
Government of Ireland

Housing for All

Q4 2021 Progress Report



Prepared by the Department of
the Taoiseach
[gov.ie/housingforall](https://www.gov.ie/housingforall)



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Executive Summary

Housing for All is the Government's plan to increase the supply of housing to an average of 33,000 per year over the next decade. The plan provides for an optimal mix of social, affordable and private housing for sale and rent. The plan is underpinned by measures to support availability of the land, workforce, funding and capacity to enable both the public and private sectors to meet the targets.

This is the second quarterly progress report under *Housing for All*. During Quarter 4 of 2021, the focus on delivery has resulted in the completion of a large number of actions, progress on major reform initiatives, and the identification of strategies required to address fundamental challenges to delivery of a long-term sustainable housing system for Ireland.

So far, of 213 actions in *Housing for All*, a total of 123 have either been completed already or are being delivered on an ongoing basis. This includes 68 ongoing actions, measures for which will be delivered throughout the lifetime of the plan. These ongoing actions include addressing critical enabling factors such as the timely provision of utilities (including water, electricity and broadband) and strengthening relationships with institutional investors, as well as a number of steps which will ensure we continue to support vulnerable households while we increase the levels of new housing stock.

In addition, the number of houses delivered in the year to end-Q3 2021 was 20,903, while the number of housing commencements in 2021 was 30,724, reflecting a greater than 3-fold increase in commencements since 2015 and a steady upward trend in the number of commencements. The most recent CSO figures on planning permissions also show a strong pipeline, with 39,077 units

(apartments/flats and houses) granted planning permission in the 12 months to end Q3 2021. This pipeline data gives us confidence that we are on a strong upward trajectory in the delivery of our housing supply targets.

While it is clear that good progress is being made and that indicators for this year are strong, it must also be acknowledged that the provision of a sustainable housing system into the future will entail fundamental change across multiple aspects of housing delivery, including new approaches to land management and a root and branch review and streamlining of the planning process. It will need to be underpinned by efficient access to finance (both public and private) and a construction sector which has sufficient numbers of resources across a broad range of disciplines. It will also require a strong delivery focus, rigorous management, and the ability to identify and deal with any obstacles to progress in a timely manner.

Increasing the supply of housing as set out in *Housing for All* is the top priority for Government and we have made a good start on our path towards this goal. However, we acknowledge that we are coming from a low base of supply and that it will take some time before the full benefits of the strategy are tangible to our citizens. The housing challenge remains immense, and continues to be affected by ongoing challenges including COVID-19 related delays, supply chain difficulties and inflationary pressure. The cost of housing - for those buying or renting - will continue to be a challenge in the short-term and, while we do not underestimate the difficulties this is causing for our citizens, we are confident that the delivery of *Housing for All* will create a sustainable housing system into the future.





2022 Housing Delivery Targets



Delivery of
24,600 homes

9,000

Social
Homes

4,100

Affordable
& Cost
Rental

11,500

Private
Rental &
Private
Ownership



39,077
Planning Permissions

granted in the 12 months
to end Q3 2021



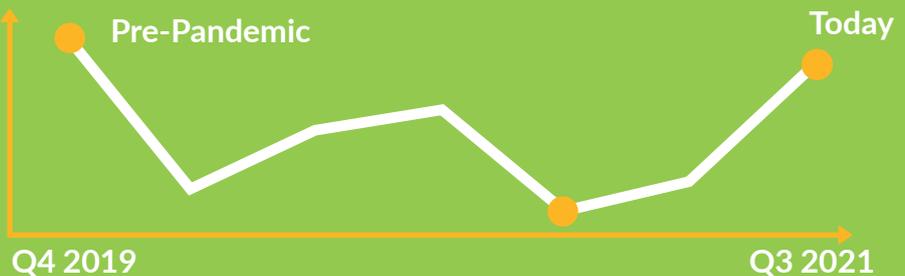
20,903
New Dwelling Completions

in the year to
end-September 2021

30,724
commencements in 2021



Impact of COVID on employment in the sector





Increasing Housing Supply

Increasing the overall **supply of housing** is at the centre of the *Housing for All* plan. This includes direct investment in social and affordable housing, reforms to ensure availability of land, removal of obstacles to and supporting viability of development, and ensuring there is sufficient investment and capacity to support construction. A large number of measures in support of this goal have been delivered or significantly progressed during Q4, including:

Land Management, Availability & Activation

Project Tosaigh – The Land Development Agency (LDA) launched ‘Project Tosaigh’, aimed at accelerating delivery of houses where planning permission has already been granted, but is not yet activated. Submissions were invited from builders and landowners to engage in forward purchase agreements, with the intention of securing stock of housing in the shorter term. This process is targeting lot sizes of approximately 150 homes or more per prospective partner, in the Greater Dublin Area, Cork, Limerick, Galway and Waterford.

It is intended that the homes, upon acquisition, will be primarily owned and managed by the LDA for the provision of cost rental accommodation or sold as affordable homes. These homes will be targeted at those middle-income households that do not qualify for social housing, but struggle to afford open market housing, i.e. household incomes of broadly €45,000 to €80,000 per annum.

Croí Cónaithe (Cities) Fund – To overcome the viability challenge, and

given the high level of un-activated permissions in urban areas, the Croí Cónaithe (Cities) Fund is being established which will ensure that these developments can be built at lower cost for sale to owner occupiers.

The Housing Agency in collaboration with the Department of Housing, Local Government and Heritage (DHLGH) will be seeking submissions in the city areas of Dublin, Cork, Limerick, Galway, and Waterford for proposals that consist of apartment blocks of at least 4 storeys high.

The Land Development Agency (LDA) has an immediate focus on managing the State’s own lands to develop new homes, and regenerate under-utilised sites. Initial discussions are underway on the transfer of each of the sites identified in *Housing for All*, with work further progressed on 14 additional sites identified prior to the publication of *Housing for All*. A number of these sites have received planning permission or will submit a planning permission application in 2022. See feature on LDA development of HSE site at St. Kevin’s Hospital, Cork on Page 5.

In the longer-term, the LDA will assemble strategic land-banks from a mix of public and private lands, making these available for housing in a controlled manner, which will bring essential long-term stability to the Irish housing market.

Land Value Sharing Mechanism/Urban Development Zones – These reforms represent a fundamental transformation of the planning and land value system. Land Value Sharing will ensure that the State receives a greater share of the uplift in land value that results from





Local Authority decisions to zone land for residential development and decisions to designate land for significant development. Communities will therefore benefit from the increased capacity to deliver infrastructure as a result. The measures are in response to long-standing issues arising from 'hope value' in the land market. This leads to speculation affecting land value, the viability of building and the cost of housing.

In addition, Urban Development Zones are due to be legislated for in 2022. The concept is based on the existing Strategic Development Zones. Urban Development Zones will involve a plan-led approach. A plan-led approach lays down a framework for development so that the development sector has certainty and predictability. Urban Development Zones will include a planning and delivery scheme, a key decision-making role for the Local Authority and early engagement with the local community and landowners.





Transfer of State Lands to the Land Development Agency

The Land Development Agency will deliver a significant number of homes on State lands, and in association with Local Authorities in major mixed tenure developments.

The Agency is currently progressing the development of a HSE site at St Kevin's Hospital in Cork. The site is 14.5 acres and is expected to deliver 265 homes, consisting of a mix of houses, duplexes and apartments. In April 2021 the LDA was granted planning permission for this site and a tender for enabling works was recently issued. These enabling works are expected to commence early this year, with the first homes delivered in 2023. Calls for proposals to be submitted by developers will be made in Q1 2022.





Planning Process

Planning Review - A review aimed at improving the functioning of the planning system is currently underway, overseen by the Office of the Attorney General. The purpose of the review includes the facilitation of greater clarity and long-term visibility in planning outcomes. It also aims to ensure that adequate account is taken of the needs of the future population of new and expanded communities, as well as the needs of existing communities and that appropriate account is taken of the nature of planning decisions, which require careful balancing of public policy, public participation and environmental issues. The review also includes a fitness check and upgrade of relevant provisions of planning law to ensure that it is more accessible and streamlined from a legal perspective. A Planning Advisory Forum, which will be a key element of the planning review, and will manage the stakeholder engagement through the process has been established.

Large-scale Residential Developments

- Government has legislated to change how our planning system processes plans for housing developments of 100 units or more; student accommodation comprising 200 beds or more; or a combination of the two where the threshold is met for either. These changes provide greater transparency and clarity and improved public participation in the planning process for Large-scale Residential Developments with decision-making undertaken by the Local Authority and a streamlined appeals process to An Bord Pleanála. It will continue to expedite the delivery of housing supply while also providing certainty and stability to the construction sector.

Securing Adequate Financing

Housing for All aims to provide certainty and stability for those who want to

finance and build homes, and to support this, there will be unprecedented levels of State investment in Housing in 2022. However, even with higher than ever levels of State investment, this alone cannot solve our housing crisis. In order to deliver social, affordable, cost-rental and private homes at the substantial scale we need across the country, capital must be deployed from all sources, including private investment.

This funding is particularly required at the development stage, where an estimated €10 billion of private capital will be required annually to ensure the provision of much-needed homes. As well as maintaining current annual levels of private funding, estimated at €6 billion, we must attract an estimated additional €4 billion of private capital to meet our growing needs. While a proportion of this private capital will be sourced domestically, the majority will be required from international sources. This private capital coming from well-established investors is a normal facet of housing investment in many of our neighbouring European countries and beyond.

Without sufficient capital, our much-needed additional homes will not be built. A stable supply of development funding is key to delivering homes across all tenure types and throughout all parts of our country. We will continue to welcome investment from a range of sources as we maintain our focus on increasing housing supply nationwide.

Construction Sector Capacity

Capacity of the Construction Sector - In order to meet the supply targets, it will be necessary to increase skills and capacity in the construction sector. This will be achieved through a variety of means, including returning existing workers to full employment, initiatives to attract skilled labour internationally where it is unavailable locally and additional





education and training opportunities for those who wish to pursue a career in the construction sector.

There are positive developments in relation to construction sector employment and the capacity of the sector to deliver the number of homes required. The most recent Labour Force Survey data shows that there are 146,300 employed in the sector, just 2% below pre-pandemic levels.

As part of the strategy to attract new entrants to careers in the construction sector, the CAO portal was opened in Q4 and, for the first time, provides information on further education and apprenticeships.

Apprenticeship registrations are also increasing, up over 30% in 2021 when compared to 2019 (pre-pandemic), with notable increases in construction related and electrical apprenticeships. There were 2,115 new construction apprenticeship registrations in 2021 (up from 1,477 in 2019), whilst electrical registrations grew by over 40% in the same period (to 2,748 in 2021).

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

Industry capability will remain a priority area of focus for the Government and a number of targeted international recruitment initiatives will get underway early this year, in conjunction with employers in the sector.

Delivery Focus

Housing Delivery Action Plans - All Local Authorities have submitted a Housing Delivery Action Plan, setting out how

they will deliver on targets for social and affordable housing over the period 2022-2026. These plans will support tracking of delivery of the *Housing for All* targets and will assist in overall planning for other stakeholders, such as water and electricity utility providers.

Increased capacity of the public service to deliver, along with the streamlining of public service processes in relation to housing delivery are key priorities. Over 200 additional posts have been sanctioned and are in the process of being filled across Local Authority housing delivery teams in order to deliver on the scale of *Housing for All's* ambition.

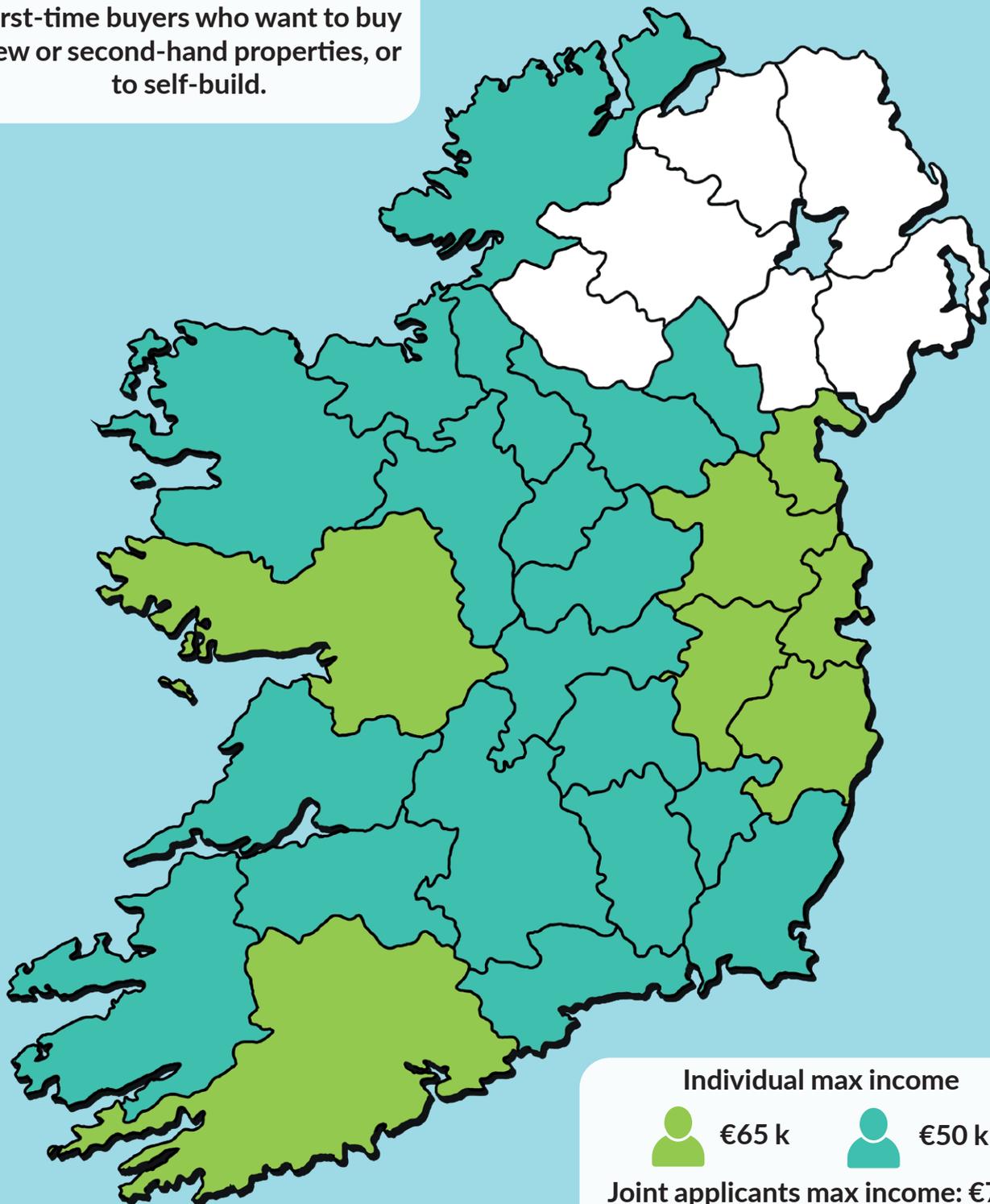
Implementation Approach – The approach to the delivery of a sustainable housing system into the future, as set out in *Housing for All*, represents a programme of great ambition and reflects an unprecedented focus by multiple arms of Government. It is overseen by a Cabinet Committee. Implementation structures include a Delivery Group chaired by the Department of the Taoiseach and three Working Groups which are chaired by the Departments of Finance, Public Expenditure and Reform and Further and Higher Education, Research, Innovation and Science. These working groups have inter-agency and inter-Departmental membership and are focussed on: 1) Investment 2) Public Service Delivery and 3) Industry Capability. Progress against actions in the plan is tracked and measured on a continuous basis and reported publicly on a quarterly basis. Work is also underway on the development of a Housing for All Data Analytics strategy to track progress of the plan. These systems have been put in place to ensure that obstacles to progress are identified and addressed in a timely manner and to ensure full transparency on implementation of the plan.



The Local Authority Home Loan is now open for applications

Who Qualifies?

First-time buyers who want to buy new or second-hand properties, or to self-build.



Individual max income



€65 k



€50 k

Joint applicants max income: €75 k

Maximum home price



320 k



250 k



Progress across each of the pathways - Summary

44 actions have been completed under the plan during Q4 2021, under each of the pathways.

1) Supporting Home Ownership and Increasing Affordability

Affordability of ownership and rental accommodation is at the heart of the Government's housing policy. Measures delivered to support this goal in Q4 2021 include the introduction of a **New Local Authority Home Loan**, available nationwide, for those on modest or low incomes who cannot get sufficient funding from commercial banks to purchase or build a home. The scheme supports homeownership by reducing the cost of mortgage finance and increasing the level of financing available, particularly for single applicants in urban areas. Eligibility criteria and maximum house prices can be found in the explainer on Page 8 and further

details on the loan are available at <https://localauthorityhomeloan.ie/>. In addition, the **Help to Buy** incentive for first time buyers has been extended to the end of this year. An **owner-occupier guarantee**, which requires each Local Authority to ensure home ownership as a tenure type is provided for and estimated in their Housing Strategies, has also been introduced.

The delivery of **Cost Rental homes** is a key affordability measure under *Housing for All*, with State-backed rents at levels in the order of 25% below what they would be on the private market. 65 cost rental homes have been tenanted to date, in developments in Balbriggan and Leixlip, and a further 1,580 cost rental homes will be delivered in 2022. See Page 10 for details of 56 Cost Rental homes delivered by Clúid Housing in Barnhall Meadows, Leixlip.

Cost Rental

Housing for All targets the delivery of an average 2,000 Cost Rental homes per year. Rents are targeted at a minimum of 25% below open market values and only cover the cost of developing, financing, managing and maintaining the homes. It also offers long-term security of tenure.

Government will provide an average of 2,000 Cost Rental homes per year during the lifetime of *Housing for All*. The Housing Finance Agency (HFA) is also making financing available to support the delivery of cost rental homes including an estimated €200m in 2022 alone.

Approved Housing Body, Clúid Housing is delivering Cost Rental homes including 56 new two and three-bedroom terraced and semi-detached homes in Barnhall Meadows, Leixlip. Rents for the Leixlip homes start at €900 per month for a 2 bed house (45% below local market rates) and €1,250 for a 3 bed house.

Barnhall Meadows is conveniently located close to social, educational, commercial, transport and recreational amenities. The A-rated energy efficient properties are semi-furnished with white goods and flooring supplied.

40 of the 56 cost rental homes are already tenanted and home to a total of 74 adults and 85 children. The remaining 16 cost rental homes will be ready to be occupied in April 2022.

When complete, homebuilder Glenveagh will have delivered a total of 450 homes in the Barnhall Meadows development.





Other measures to support those who rent their homes include **a cap on rent increases** (at the level of inflation or at 2%, whichever is lower), in Rent Pressure Zones. Legislation is now in place to provide for tenancies of **unlimited duration** to enhance security of tenure for renters. The **Mortgage to Rent Scheme** has been revised to include measures to increase the positive equity limit to better align with the range of house prices across the regions. These changes will increase the numbers of eligible borrowers, and build on the previous revisions made to the scheme in 2017.

2) Eradicating Homelessness, increasing Social Housing Delivery and Supporting Social Inclusion

The increase in homelessness figures seen in recent months is a serious concern for the Government. While we have made significant improvements on the situation we were facing two years ago, when homelessness was at its highest, there is still a huge amount of work to be done. Through *Housing for All*, Government has committed to eradicating homelessness by 2030.

The National Homeless Action Committee, a cross-Government, inter-agency and stakeholder Committee, which will ensure the continued coherence and coordination of homeless related services, policies and actions has been established and held its first meeting in December 2021.

The new **Housing First National Implementation Plan** has also been published. It is a housing-led approach that enables people with a history of rough sleeping or long-term use of emergency accommodation, and with complex needs, to obtain permanent secure accommodation with the provision of intensive supports to help maintain

their tenancies. The new implementation plan extends the programme and expands Housing First targets, with over 1,300 new Housing First tenancies to be introduced over the next five years.

Further progress under this pathway in Q4 includes the publication of a new National Housing Strategy for People with a Disability which promotes equality of opportunity, individual choice and independent living. Publication of the Strategy followed a comprehensive stakeholder engagement process.

3) Increasing New Housing Supply

The Government's focus on increasing housing supply involves both the mobilisation of State land, support for private supply through activation measures and new active land management powers. In tandem, broad reforms of planning and regulatory frameworks, as well as strengthening the capacity of delivery partners, will enable supply to reach the levels required.

Reform of the planning processes for Large-scale Residential Developments (LRDs) will support continued expedition of large-scale housing delivery, provide certainty and stability to the construction sector, whilst increasing transparency, clarity and improved public participation in the planning process.

The new LRD arrangements involve three stages and retain some of the positive elements of the Strategic Housing Development (SHD) arrangements such as mandatory pre-application consultation, quality of applications submitted and decision timelines.

Another important element of delivering new housing supply is the activation of existing planning permissions. It is estimated that there are approximately 70,000 - 80,000 residential units





nationwide with planning permission, that have not yet commenced.

A new fund, **Croí Cónaithe (Cities)** is being established to address the viability challenge and activate housing supply at density in urban areas. The fund will subsidise up to 20% of the delivery cost of an eligible apartment development.

The overarching objective of Government is to ensure that where land is zoned for residential purposes, and permissions granted, that these proposals come to fruition as quickly as possible to meet housing need. A new Residential Zoned Land Tax, which will become

operational in 2024, is provided for in the Finance Act 2021. It will be an annual tax, calculated at 3% of the market value of the land, and is designed to activate zoned and serviced land for residential purposes.

A new system of **Land Value Sharing (LVS)** is being developed, which along with the introduction of **Urban Development Zones**, will underpin the delivery of land and infrastructure. These measures will play a key role in the delivery of social and affordable housing, in particular, decisions around the zoning or designation of land and the uplift in value of that land as a result.

Croí Cónaithe (Cities) Fund



Estimated
€45m funding
in 2022



5,000
units



Apartments
in urban
areas



20% total
delivery
cost

4) Addressing Vacancy and Efficient Use of Existing Stock

Addressing vacancy, by making the best use of our existing stock, is crucial. *Housing for All* sets out the Government's plans to introduce a wide range of measures to ensure existing stock is utilised, including reactivating vacant and derelict properties. These measures can breathe new life into towns and villages, the local economy and local communities.

Among the first steps will be ensuring that robust, up-to-date data is available to understand the quantity, locations and characteristics of long-term vacant dwellings, and the reasons why they are vacant. This is being done with a view to introducing a vacant property tax.

Work by the Department of Finance through the current Local Property Tax returns will assess the present vacancy situation. This new data will inform the





implementation of a range of policy initiatives outlined in *Housing for All*.

The **Fair Deal Scheme** has been reformed to remove disincentives for sale of vacant properties. Under the changes introduced by the Nursing Homes Support Scheme Amendment Act 2021 (operational since October 2021), the 3-year cap on contributions will be applied to the proceeds of a sale of a home within the Scheme, as well as to the home itself. Further reforms are being progressed to remove disincentives for rental of vacant properties.

The new **Town Centre First** Policy, which will be published shortly, promotes residential occupancy in rural towns and villages and will be key to addressing vacancy and dereliction. As an initial step, €2.6m has been made available to 26 towns, to ensure they have the right plan and governance structures in place to tackle the issues of dereliction, vacant properties, and above all, to become better places to live, work and run a business.

Local Authorities will also shortly commence the process of identifying potential suitable properties with regard to a CPO programme for vacant properties.

5) Sustainability

The delivery of housing is a long-term issue that requires a sustainable approach. That is why sustainability is an underlying and enabling seam across the four pathways in *Housing for All*.

Q4 saw progress on measures to reduce residential construction costs and support innovation and productivity in the sector. A call for expressions of interest was made for the establishment of a Construction Technology Centre (CTC). The Centre will support the technological transformation of the entire construction and built environment sector, with a particular focus on residential construction.

Legislation aimed at embedding compliance in the construction sector has been published, and once enacted will require providers of building services to register with the Construction Industry Register Ireland (CIRI). This will provide assurance to those who engage a registered builder that they are dealing with a competent and compliant operator.

Government is investing in critical infrastructure, including transport, communication services and utility connections, to facilitate new home building. €1.6 billion will be invested in water services next year.

The Housing Commission has also commenced its work, having held its first meeting on 12 January 2022. The Commission will examine long-term housing policy, beyond 2030, and report to Government on how to build on policy changes committed to under *Housing for All*.

Further detail on the progress of *Housing for All* through Q4 2021 is outlined below.







Overview of *Housing for All* Actions in Q4 2021

This is the second progress report on the *Housing for All* Plan published in September 2021.

So far, of the 213 actions in *Housing for All*, 123 have been delivered or progressed. 68 of these are 'ongoing' actions, measures for which will be delivered throughout the 10-year lifetime of the plan.

Number of Measures due for delivery and reporting in Q4 2021

Q4 2021 Measures – Due for Completion	65
Q3 Measures carried into Q4	1
Ongoing Measures – Due for Reporting	68
Total	134

In summary, in Q4 2021:

- 123 of the 213 actions in *Housing for All*, including 68 ongoing actions, have now been delivered or progressed.
- Of the 65 new measures due for delivery in Q4 2021, 44 were delivered on schedule, giving a delivery rate of 68% this quarter.
- Whilst the full implementation of 21 Q4 2021 measures has been delayed, significant progress has been made on the majority of these actions, many of which had very ambitious timelines.
- 7 of these delayed measures have a revised target date of Q1 2022 and will be reported on in the next progress report. The majority of the remaining delayed actions will be completed during this year.
- All Q3 actions have now been completed.
- The overall delivery rate for measures due to date under *Housing for All* is 72%.

Overall, this report provides updates on:

- Q4 Progress; and
- Ongoing measures.

More detailed information in respect of each measure is provided from Page 17 onwards.



Q4 2021 Update



Q4 2021 Measures

44 new *Housing for All* measures were delivered on schedule by Departments and Agencies in Q4 2021, out of a total 65 measures due.

This gives a delivery rate of 68% for the quarter.

Whilst the full implementation of 21 Q4 2021 measures has been delayed, significant progress has been made on the majority of these actions, many of which had very ambitious timelines. An update on each of these measures is provided below, along with revised target dates for completion. 7 have a revised timeline of Q1 2022 and will be reported on in the next progress report. The majority of the remaining delayed actions will be completed during this year.

Progress on these measures will continue to be monitored.

Pathway to Supporting Homeownership and Increasing Affordability

Action 1.6 **Reform the operation and deployment of the current Serviced Sites Fund, incorporating same under the new Affordable Housing Fund, in order to provide more flexible support to Local Authorities in delivering affordable housing for sale or rent**

Status: Complete

Update: The Affordable Housing Fund has replaced the Serviced Sites Fund (SSF). Local Authorities were notified of this change via Circular 23/2021 - Affordable Housing Fund Scheme, on 25 June 2021. The Fund has been open for applications from 1 September 2021. The Department of Housing, Local Government and Heritage has actively engaged with the Local Authorities to support and encourage them to develop and submit proposals. The homes that Local Authorities deliver under the Affordable Housing Fund will be sold at least 15% below open market value in respect of Affordable Purchase homes and target affordable rents at levels in the order of 25% below open market value prices in respect of Cost Rental homes.

To date, 5 applications have been formally received for consideration under the Affordable Housing Fund, which, if approved in full, will deliver 440 affordable homes. Local Authorities have indicated that at least a further 19 applications, (arising from original Serviced Sites Fund (SSF) approved schemes) will be made to the Department which if approved, together are expected to support delivery of a further 2,900 to 3,000 homes. Further applications are also expected to arise in 2022 on foot of the Local Authorities Advance Purchase Call for Expressions of Interest (EOI) currently out on the market. In addition, funding agreements are already in place for 4 projects under the SSF that will deliver a further 290 homes.

Action 1.10 **Introduce a form of ‘owner occupier guarantee’, which will enable Local Authorities to designate a specified number of houses and duplexes in a development for owner occupiers**

Status: Complete

Update: The Planning and Development (Amendment) (Large-scale Residential Development) Act 2021 was enacted on 14 December 2021 and introduces the requirement for the housing strategy of a Local Authority to take into account the existing need and the likely future need for housing, in particular houses and duplexes, for purchase by intending owner occupiers.

The proportion of owner-occupiers will be calculated by each Local Authority using the Housing Need and Demand Assessment (HNDA) tool which projects the overall housing need and provides a breakdown by tenure type.

This means that Local Authorities will be required to ensure home ownership as a tenure type is provided for and estimated in their Housing Strategies. This new ‘Owner Occupier Guarantee’ gives further legislative effect to guidelines already issued aimed at ensuring new ‘own-door’ houses and duplex units in housing developments are not bulk-purchased by commercial institutional investors in a manner that causes the displacement of individual home owners and/or social and affordable housing.

Action 1.11 **Revise and expand the Local Authority Home Loan**

Status: Complete

Update: The Regulations governing the revision and expansion of the Local Authority Home Loan were signed by the Minister for Housing, Local Government and Heritage on 9 December 2021 and commenced on 4 January 2022. The key improvement of the new revised home loan is an increase to the income ceiling for single applicants by €15,000 to €65,000 where the house price limit under the scheme is €320,000 (i.e. Cork, Dublin, Galway, Kildare, Louth, Meath or Wicklow). In addition, a 0.25% interest rate reduction has been applied with effect from 10 September 2021 to loans issued under the existing loan scheme. This reduction also applies to loans issued under the new Local Authority Home Loan. These changes will have a significant impact on the numbers of potential applicants and has improved the affordability of the loan itself.

Action 1.12 **Consider an extension to the timeline of the Help to Buy Incentive in the context of Budget 2022**

Status: Complete

Update: Completed in context of Budget 2022. As of 30 November 2021, there have been 29,421 approved claims since the inception of the scheme. The estimated total value of approved HTB claims to date is in the order of €536.4 million.

Action 1.13 Review the Help to Buy Incentive to ensure it is appropriately calibrated

Status: Complete

Update: A review was carried out as part of the 2021 Tax Strategy Group process which led to the HTB being extended in Budget 2022. As the Minister for Finance announced in his Budget 2022 speech, this one-year extension provides an opportunity for a further formal review, which will be undertaken in 2022 and considered in the context of Budget 2023.

Action 2.1 Bring forward legislation with provisions to address long-term security of tenure

Status: Complete

Update: The Residential Tenancies (Amendment) Act 2021 was enacted on 11 December 2021. The Act includes the required provisions to address long term security of tenure by introducing tenancies of unlimited duration; meaning after 6 months' duration, new tenancies will be established for an unlimited duration and will not be subject to expiry at the end of a 6 year term, at the discretion of the landlord. The Act also provides a new condition that within Rent Pressure Zones (RPZ) the rent last set cannot increase by more than 2% per annum pro rata. This means that rents in RPZ may only increase by a maximum of the Harmonised Indices of Consumer Prices (HICP) or 2%, whichever is the lower.

Action 2.3 Extend changes in the Rent Supplement income threshold in line with the adjustment of PUP rates under the National Economic Recovery Plan

Status: Complete

Update: Following the introduction of the Pandemic Unemployment Payment, the minimum income that a household could retain after contributing towards the cost of rent on the Rent Supplement Scheme was increased in line with the maximum PUP rate of payment i.e €350 per week for a single person less €30 minimum contribution. The maximum rate of PUP reduced from €350 to €300 per week from 7 September 2021 and to €250 from 16 November 2021. The minimum income rates for Rent Supplement have been amended to reflect these changes. The minimum income that a household can retain after contributing towards the cost of rent on the rent supplement scheme will reflect that maximum rate of the pandemic unemployment payment until the pandemic unemployment scheme closes.

Pathway to Eradicating Homelessness, Increasing Social Housing Delivery and Supporting Social Inclusion

Action 3.2 Establish the National Homeless Action Committee

Status: Complete

Update: The National Homeless Action Committee held its first meeting on 20 December 2021. It is a cross-Government, inter-agency and stakeholder Committee which will ensure the continued coherence and coordination of homeless related services, policies and actions. The work of the Committee is informed by *Housing for All*. This work will include accelerating the delivery of new supports and ensuring greater transparency and efficiency in the delivery of the various relevant funding streams. The Committee will identify programme inputs and will consider the efficiency with which these lead to actions and objectives being achieved. It is chaired by Minister O'Brien and is responsible for the implementation of the inter-agency homelessness elements of *Housing for All*.

The Committee membership comprises the Department of Housing, Local Government and Heritage; Department of the Taoiseach; Department of Health; Department of Children, Equality, Disability, Integration and Youth; Department of Social Protection; Department of Justice; Department of Education; the City and County Management Association; Dublin Region Homeless Executive; Tusla, the Child and Family Agency; the Health Service Executive; and the National Director of the Housing First programme.

The NGO and voluntary sector are represented by the Peter McVerry Trust, Dublin Simon, Focus Ireland, Threshold, DePaul, Crosscare, Simon Communities of Ireland and the Society of St. Vincent de Paul.

Action 3.3 Publish a new Housing First National Implementation Plan

Status: Complete

Update: The new Housing First National Implementation Plan was published on 20 December 2021. It is a housing-led approach that enables people with a history of rough sleeping or long-term use of emergency accommodation, and with complex needs, to obtain permanent secure accommodation with the provision of intensive supports to help maintain their tenancies. The new implementation plan extends the programme and expands Housing First targets. 1,319 new Housing First tenancies will be introduced over the next five years. The new national plan is targeted, with each region having specific numbers of tenancies. The implementation is a joint initiative of the Department of Housing, Local Government and Heritage, the Department of Health, the HSE and Local Authorities, in conjunction with NGO partners.

Action 3.5 Housing First will be underpinned by the delivery of additional one-bed social housing homes

Status: Complete

Update: The new Housing First National Implementation Plan was published on 20 December 2021. It is a housing-led approach that is targeted, with each region having specific numbers of tenancies. All Local Authorities have submitted a Housing Delivery Action Plan in December 2021 which sets out details of each Local Authority's delivery of social housing over the period 2022-2026. Plans for the delivery of one-bed units were sought as part of the Housing Delivery Action Plans. See also *Housing for All* action 4.12. They set out details of Local Authority delivery in addition to other delivery partners, including Approved Housing Bodies.

This is the first such multi-annual delivery planning undertaken by the sector and will be an iterative process throughout the 5 years. The Department of Housing, Local Government and Heritage is now working closely with the Authorities and the Housing Delivery Coordination Office to review the Plans and engage with individual Local Authorities to assess alignment of the Plans with the ambition of *Housing for All* across all tenure types. The Plans are a key business tool in supporting the development of the housing pipelines required to meet the *Housing for All* targets and will assist in overall planning for other stakeholders such as water and electricity utility providers. It is intended to publish the Plans in Q2 of 2022 when this process of assessment and engagement has concluded.

Action 3.6 Provide capital funding to develop further supported emergency accommodation for families and individuals experiencing homelessness

Status: Complete

Update: €10m of Capital funding has been provided in Budget 2022 to further support families and individuals experiencing homelessness. The Department of Housing, Local Government and Heritage continues to work with Local Authorities to ensure that sufficient accommodation is available for those experiencing homelessness and to ensure that the Capital funding is available to support such facilities.



Action 3.8 Issue guidance to Local Authorities on their Homeless Action Plans prepared under section 37 of the Housing (Miscellaneous Provisions) Act 2009; this guidance will link directly with, and be informed by, *Housing for All* and reflect current policy and actions

Status: Complete

Update: The guidance to support Local Authorities to prepare Statutory Homelessness Action Plans, was published on 23 December 2021. In preparation for publication, consultation with Local Authorities commenced in September 2021. This guidance will help support preparation, drafting and updating of the plans, ensuring a consistent approach across the 9 regions, in particular in relation to any actions arising from the publication of *Housing for All*. Ensuring co-ordination and alignment between actions locally and policy nationally is essential in addressing homelessness and delivering on the commitments under *Housing for All*. The guidance is therefore an important element in achieving this objective.

Action 3.17 Expand Street Outreach Services to engage with rough sleepers in other key urban areas outside Dublin

Status: Complete

Update: *Housing for All* includes a commitment to expand Street Outreach Services to engage with rough sleepers in other key urban areas outside Dublin, where rough sleeping is a concern. People who are rough sleeping are at the sharp end of homelessness and Street Outreach Services ensure that those people sleeping rough are provided with the necessary accommodation and supports to prevent further rough sleeping. The Department of Housing, Local Government and Heritage (DHLGH) initiated this process in November 2021 by inviting Local Authorities to submit proposals in their annual expenditure programmes for 2022. These programmes will be submitted to the DHLGH in January 2022. Upon receipt and review of the proposals, the DHLGH will support this expansion of services through additional funding and will continue to report on the progress as they are delivered.



Action 4.7 Strengthen the Mortgage to Rent (MTR) Scheme to ensure it supports those who need it

Status: Complete

Update: The revised Mortgage to Rent Scheme (MTR) was published on 24 January 2022. A number of improvements have been made to the scheme, including increasing the positive equity limit to better align with the range of house prices across the regions; updated purchase price thresholds for properties under the MTR scheme in alignment with the Department of Housing, Local Government and Heritage's acquisition thresholds for social housing generally; and providing additional flexibility in terms of bedroom numbers for borrowers aged 65 + or where the borrower has a disability and the property has had to be adapted (or is already suitable). These changes will increase the numbers of eligible borrowers, and build on the previous revisions made to the scheme in 2017. It is estimated that the MTR scheme can deliver 1,000 housing solutions in 2022.

Action 4.8 Undertake an analytical exercise to examine whether an increase in the level of discretion available to Local Authorities under HAP is required, in order to maintain adequate levels of HAP support

Status: Complete

Update: The Housing Agency undertook an analytical exercise on behalf of the Department of Housing, Local Government and Heritage (DHLGH) to better understand what level of discretion should be made available to Local Authorities under HAP to maintain adequate levels of support. This review was undertaken given the difficulty for tenants to find a property within the existing HAP limits plus 20% discretion (50% discretion available for homeless HAP in the 4 Dublin Local Authorities). The review examined if the discretion rate should be increased. This review was submitted to the Department on 20 December 2021. DHLGH will consider the recommendations of this review with a view to implementing any necessary changes in 2022.



Action 4.12 Local Authorities will prepare Housing Delivery Action Plans to include social and affordable housing delivery

Status: Complete

Update: All Local Authorities submitted a Housing Delivery Action Plan in December 2021. The plans set out details of each Local Authority's delivery of social housing over the period 2022-2026. They were informed by the targets for social housing delivery contained in *Housing for All*, and individual targets issued to each Local Authority for the same period. The Plans also address other specific policy measures such as affordable housing; the provision of housing for people with a disability; the provision of Age Friendly Housing and; targets for the use of vacant properties as social housing through Buy and Renew, and Repair and Leasing schemes. They set out details of Local Authority delivery in addition to other delivery partners, including Approved Housing Bodies. This is the first such multi-annual delivery planning undertaken by the sector and will be an iterative process throughout the 5 years. The Department of Housing, Local Government and Heritage is now working closely with the Authorities and the Housing Delivery Coordination Office to review the Plans and engage with individual Local Authorities to assess alignment of the Plans with the ambition of *Housing for All* across all tenure types. In the case of affordable housing, this will involve alignment with national targets. This process of assessment will also include identification of any challenges to delivery highlighted by the Plans such as land availability. The Plans are a key business tool in supporting the development of the housing pipelines required to meet the *Housing for All* targets and will assist in overall planning for other stakeholders such as water and electricity utility providers. It is intended to publish the Plans in Q2 of 2022 when this process of assessment and engagement has concluded.

Action 5.2 Review the Tenant Purchase Scheme and bring forward changes through legislation

Status: Complete

Update: This action aims to ensure that a balance is struck between enabling tenants to purchase their homes and the replenishment of the social housing stock to make homes available for those on the waiting list. The review of the Tenant Purchase Scheme was completed in December 2021. A Memo for Government was brought forward on 21 December which detailed two initial changes to the Scheme; a reduction of the income criteria (from €15,500 to €12,500) and an increase to the minimum period that tenants will be required to be in receipt of social housing support (from 1 to 10 years) before being eligible to purchase a home under the Scheme. The changes to the regulations were signed in December 2021. Further changes will be made in Q1 2022.

Action 5.4 Review income eligibility for social housing**Status: Complete**

Update: A review of the income eligibility for social housing was submitted to the Minister in January 2022. The Housing Agency conducted the review on behalf of the Department of Housing, Local Government and Heritage which included consideration of the efficiency of the banding model and its application to Local Authorities. Equivalisation between single applicants and families was also considered, as well as the new affordability initiatives being brought forward through *Housing for All*, including Cost Rental.

Action 5.5 Task the Commission on Housing to examine the potential for independent regulation of the social housing sector**Status: Complete**

Update: The Housing Commission was established in December 2021 and first met on 12 January 2022. Its establishment presents an opportunity to build on the policy set out in *Housing for All*, taking a long-term strategic view on matters of housing policy, as set out in the Terms of Reference including examining and reporting on the need for regulation of social housing. The Commission brings together experts from various housing-related sectors, and will play a role in the State achieving good quality, affordable homes for all. The Chair for the Commission, Mr. John O'Connor, was announced in May 2021. The members of the Commission were appointed following an open and transparent Expression of Interest process in December 2021. See *Housing for All* action 29.1.



Action 6.2 **Local Authority Housing Delivery Action Plans will set out how dedicated social housing provision appropriate to the needs of older people will be delivered matching the scale and extent of housing need for older people identified**

Status: Complete

Update: All Local Authorities submitted a Housing Delivery Action Plan in December 2021. The plans set out details of each Local Authority's delivery of social housing over the period 2022-2026. They were informed by the targets for social housing delivery contained in *Housing for All*, and individual targets issued to each Local Authority for the same period. The Plans also address other specific policy measures such as the provision of Age Friendly Housing. They set out details of Local Authority delivery in addition to other delivery partners, including Approved Housing Bodies. This is the first such multi-annual delivery planning undertaken by the sector and will be an iterative process throughout the 5 years. The Department of Housing, Local Government and Heritage is now working closely with the Authorities and the Housing Delivery Coordination Office to review the Plans and engage with individual Local Authorities to assess alignment of the Plans with the ambition of *Housing for All* across all tenure types. This process of assessment will also include identification of any challenges to delivery highlighted by the Plans such as land availability. The Plans are a key business tool in supporting the development of the housing pipelines required to meet the *Housing for All* targets and will assist in overall planning for other stakeholders such as water and electricity utility providers. It is intended to publish the Plans in Q2 of 2022 when this process of assessment and engagement has concluded.

Action 6.4 **Review the range of housing grants for the suitable adaptation of existing housing**

Status: Delayed

Revised Target Date: Q4 2022

Update: The review of the available housing grants is an important action in *Housing for All*, to ensure they remain fit for purpose and meet the housing needs of the people availing of them. Changes in regulations, new and emerging technologies and ever changing material and labour costs are just some of the things that could impact the effectiveness of these grants. The review is ongoing with a number of different steps underway. A new claim and approval form, which captures the full and true costs of the works, has been introduced. This will support an increased grant cap per programme. This new form is in use since October 2021 on a pilot basis in advance of a planned nationwide rollout in Q1 2022. A review of the income and grant limits is also underway, which aims to implement the indexation provision included in the legislation underpinning the grants. This will set appropriate limits in line with inflation. This process takes place in Q1 of 2022 so that the latest available statistics from 2021 can inform the change. Finally, the review will include a wide ranging stakeholder consultation to ensure the grants remain fit for purpose so that benefactors of the schemes can continue to live independently. Advancements in housing technologies will also be considered. The full review of the suite of grants available will be complete in Q4 2022. See also *Housing for All* action 7.4.

Action 7.1 **Deliver a new National Housing Strategy for People with a Disability (2022 – 2027) following stakeholder and public consultation and with a range of actions which will detail co-ordination and alignment of housing, health and community supports**

Status: Complete

Update: The new National Housing Strategy for Disabled People (2022 - 2027) was published on 14 January 2022. The Strategy and the plan for implementation (to be developed in the first half of 2022) will represent a roadmap to facilitate access to a range of housing and related support services, delivered in an integrated and sustainable manner, and promoting equality of opportunity, individual choice and independent living.

Local Authority Housing Delivery Action Plans set out how dedicated social housing provision for people with a disability will be delivered, matching the scale and extent of housing need identified, and having regard to forecasts in the Department of Health's July 2021 Disability Capacity Review. For those living with a disability, the co-ordination of appropriately adapted housing provision with the delivery of key health and social care supports is particularly important. Strengthening and supporting such co-ordination frameworks is a particular focus of the new Strategy.

Monitoring of the Strategy will be at a number of levels. The monitoring of the progress of the implementation of the Strategy at national level will be formally done through the annual report of the National Implementation Subgroup. At local level Housing and Disability Steering Groups are required under *Housing for All* to report to their Strategic Policy Committee (SPC) on a quarterly basis on the progress of all aspects of their Local Strategic Plans. These reports will also be required to be submitted to The Housing Agency who will monitor, on behalf of the National Implementation Subgroup, any issues arising that could result in a lack of progress on delivery. See also action 7.3.



Action 7.2 **Local Authority Housing Delivery Action Plans will set out how dedicated social housing provision appropriate to the needs of people with a disability will be delivered matching the scale and extent of housing need identified for people with a disability**

Status: Complete

Update: All Local Authorities submitted a Housing Delivery Action Plan in December 2021. The plans set out details of each Local Authority's delivery of social housing over the period 2022-2026. They were informed by the targets for social housing delivery contained in *Housing for All*, and individual targets issued to each Local Authority for the same period. The Plans also address other specific policy measures such as housing for people with a disability. They set out details of Local Authority delivery in addition to other delivery partners, including Approved Housing Bodies. This is the first such multi-annual delivery planning undertaken by the sector and will be an iterative process throughout the 5 years. The Department of Housing, Local Government and Heritage is now working closely with the Authorities and the Housing Delivery Coordination Office to review the Plans and engage with individual Local Authorities to assess alignment of the Plans with the ambition of *Housing for All* across all tenure types. This process of assessment will also include identification of any challenges to delivery highlighted by the Plans such as land availability. The Plans are a key business tool in supporting the development of the housing pipelines required to meet the *Housing for All* targets and will assist in overall planning for other stakeholders such as water and electricity utility providers. It is intended to publish the Plans in Q2 of 2022 when this process of assessment and engagement has concluded.

Action 7.4 **Review the range of housing grants available to assist with meeting specific housing needs, including the Housing Adaptation Grant for People with a Disability, and implement relevant changes**

Status: Delayed

Revised Target Date: Q4 2022

Update: The review of the available housing grants is an important action in *Housing for All*, to ensure they remain fit for purpose and meet the housing needs of the people availing of them. Changes in regulations, new and emerging technologies and ever changing material and labour costs are just some of the things that could impact the effectiveness of these grants. The review is ongoing with a number of different steps underway. A new claim and approval form, which captures the full true costs of the works, has been introduced. This will support an increased grant cap per programme. This new form is in use since October 2021 on a pilot basis in advance of a planned nationwide rollout in Q1 2022. A review of the income and grant limits is also underway, which aims to implement the indexation provision included in the legislation underpinning the grants. This will set appropriate limits in line with inflation. This process takes place in Q1 of 2022 so that the latest available statistics from 2021 can inform the change. Finally, the review will include a wide ranging stakeholder consultation to ensure the grants remain fit for purpose so that benefactors of the schemes can continue to live independently. Advancements in housing technologies will also be considered. The full review of the suite of grants available will be complete in Q4 2022. See also *Housing for All* action 6.4.

Action 7.5 Nominate Disability Friendly Housing Technical Advisors in each Local Authority

Status: Complete

Update: Government policy is to support people with a disability to live in their own homes and communities with dignity and independence, for as long as possible. The aim is to ensure that people with a disability will have greater choice by developing a range of housing options that are suited to their needs, so they can plan ahead and, insofar as possible, choose the right home for them. All Local Authorities have nominated a staff member to undertake the role of Disability Friendly Housing Technical Advisors so that this resource is available across the country. A member of staff at the appropriate technical level of expertise has been nominated to provide specialist advice to the Authority itself and to interested parties who want to get involved in providing disability-friendly housing.

Action 8.2 Introduce a new preferential Caravan Loan Scheme on a pilot basis in four Local Authorities in 2021 with a view to a full national rollout in 2022

Status: Complete

Update: The preferential Caravan Loan scheme has the potential to make an immediate and hugely significant improvement to living conditions on halting sites. A pilot scheme commenced on 12 July 2021 in 4 Local Authority areas (Dublin City/Cork City/South Dublin/Limerick). The Department of Housing, Local Government and Heritage is reviewing the success of the pilot which will be complete by the end of March 2022. The intention, pending approval from the Department of Public Expenditure and Reform, is to roll out the pilot nationally to the remaining 27 Local Authorities during 2022.



Action 9.1

Local Authorities will agree a national spatial distribution key with DCEDIY for the accommodation of the 2,900 refugees under IRPP 2020-2023. They will also source and provide accommodation and support integration of the new arrivals under the IRPP through the ongoing work of the existing county wide interagency working groups

Status: Complete

Update: The spatial distribution key is an agreement on the number of programme refugees being resettled in each Local Authority area under the Irish Refugee Protection Programme 2020 - 2023. This has been agreed by the County and City Management Association (CCMA) and the Department of Children, Equality, Disability, Integration and Youth. To October 2021, some 44 families with 202 people were placed by Local Authorities in 5 counties. Work is ongoing in relation to the sourcing of accommodation and the provision of integration support.

During the period of resettlement, a Resettlement Officer and an Intercultural Worker are appointed to assist in the integration of refugees. The community supports that are provided include assisting with initial integration; getting set up with doctors, dentists, schools, local groups and befriending opportunities are some examples. An Interagency Working Group draws together key service providers. The purpose of this group is to ensure that difficulties arising for either refugees or the local population as a result of resettlement can be addressed. Key participants include Local Authorities, IRPP, HSE, Tusla, Educational Welfare Officers and the Department of Social Protection.



Pathway to Increasing New Housing Supply

Action 11.1 Finalise section 28 Guidelines on the making of Development Plans

Status: Delayed

Revised Target Date: Q1 2022

Update: Local Authority Development Plans set out the planning policies and objectives of the Local Authority for their functional area, including zoning objectives to identify the purposes for which land within the area should be used, for example, residential, industrial or agricultural uses. They also set out plans to improve roads and local amenities. They consist of a written statement and series of maps. A draft of the Guidelines was published on 9 August 2021 and the public consultation period ended on 8 October 2021. The Department of Housing, Local Government and Heritage is in the process of reviewing all public submissions received. This review will inform the final version of the Guidelines which will be sent to the Minister by the end of February 2022. The Guidelines will be published, with reference to the section 28 Strategic Environmental Assessment Guidelines (*Housing for All* action 13.4) by the end of Q1 2022. Planning Authorities will be required to have regard to these Guidelines in the preparation of their Development Plans and carrying out their functions. See also *Housing for All* action 13.4

Action 11.2 Develop section 28 Guidelines for Planning Authorities on Sustainable and Compact Settlement Guidance (SCSG), including guidance on housing typologies to facilitate innovative approaches to medium and higher densities

Status: Delayed

Revised Target Date: Q2 2022

Update: Guidelines for Planning Authorities on the Sustainable Residential Development in Urban Areas were previously published in 2009. While the principles, approaches and general requirements of these are still applicable, operationally they were in need of review. There have also been several overlapping new Guidelines issued concerned with the delivery of more sustainable forms of residential development. It is a timely opportunity to consolidate the guidelines, offering practical and targeted guidance on sustainable and compact settlement planning and urban design.

The preliminary draft guidelines have been prepared and the screening process commenced to determine if a Strategic Environmental Assessment (SEA) is required. This preliminary draft will also be screened for the purposes of Appropriate Assessment (AA). Following the completion of the SEA screening process and SEA if required, the draft guidelines will be placed on display for a focused period of public consultation. Submissions made during the public consultation period will be reviewed. Following the period of review and with any subsequent changes made, the draft will be submitted to the Minister for publication. This is likely to be by the end of Q2 2022. Once issued, Planning Authorities and An Bord Pleanála will be required to have regard to the Guidelines in carrying out their functions.

Action 12.1 **Develop land value sharing mechanisms to replace current development levy arrangements with arrangements, which reflect the uplift in value arising from the zoning of lands**

Status: Delayed

Revised Target Date: Q4 2022

Update: This, and *Housing for All* action 12.2 aim to tackle issues around land supply and land value, which will play a key role in the delivery of affordable housing, in particular, decisions around the zoning or designation of land and the uplift in value of that land as a result. Furthermore, these actions are concerned with getting the balance right between the increase in land value that is secured by the State and that which is retained by the landowner.

These proposals are very complex and will require changes in legislation. The initial proposals for this legislation were approved by Government on 14 December 2021. A detailed Economic Appraisal will be undertaken. This will involve an assessment of the viability of development in different locations and circumstances; the increases in land value which result from public decisions around zoning and designation; and what uplift in value would be reasonable for the State to secure. It is also proposed to seek expert advice on property valuation and land acquisition. This research and expert advice will provide the basis for outlining the detail of these measures. In parallel, work will commence on preparing a national register of zoned land. Discussions with key stakeholders through a working group will take place to ensure a workable set of measures is progressed. Q1 2022 will see the economic appraisal commence; discussions with expert advisors and key stakeholders; and the development of national register of zoned land. The drafting of the Bill will commence in Q3 2022 with the enactment of the legislation in Q4 2022. See action 12.2



Action 12.2 **Develop proposals for new Urban Development Zones (UDZs), to deliver a co-ordinated and transparent approach to the delivery of residential and urban development, particularly on brownfield sites, meeting the compact growth objectives of the National Planning Framework**

Status: Delayed

Revised Target Date: Q4 2022

Update: This, and *Housing for All* action 12.1 aim to tackle issues around land supply and land value, which will play a key role in the delivery of affordable housing, in particular, decisions around the zoning or designation of land and the uplift in value of that land as a result. Furthermore, these actions are concerned with getting the balance right between the increase in land value that is secured by the State and that which is retained by the landowner.

These proposals are very complex and will require changes in legislation. The initial proposals for this legislation were approved by Government on 14 December 2021. A detailed Economic Appraisal will be undertaken. This will involve an assessment of the viability of development in different locations and circumstances; the increases in land value which result from public decisions around zoning and designation; and what uplift in value would be reasonable for the State to secure. It is also proposed to seek expert advice on property valuation and land acquisition. This research and expert advice will provide the basis for outlining the detail of these measures. In parallel, work will commence on preparing a national register of zoned land. Discussions with key stakeholders through a working group will take place to ensure a workable set of measures is progressed. Q1 2022 will see the economic appraisal commence; discussions with expert advisors and key stakeholders; and the development of national register of zoned land. The drafting of the Bill will commence in Q3 2022 with the enactment of the legislation in Q4 2022. See action 12.1

Action 12.3 **Introduce a new planning process for Large Scale Residential Developments to replace the Strategic Housing Development (SHD) process**

Status: Complete

Update: The Strategic Housing Development (SHD) planning arrangements have been replaced by the new Large-scale Residential Development (LRD) process as of 17 December 2021. The Planning and Development (Amendment) (Large-scale Residential Development) Act 2021 which introduces the arrangements was passed by both Houses of the Oireachtas on 8 December 2021 and subsequently signed by the President on 14 December 2021. The new LRD process restores the primary decision making function in respect of large housing developments to the Local Authorities encompassing public participation as part of the process, with the right of subsequent appeal to An Bord Pleanála. It applies to developments of 100 housing units (apartments or houses) or more, or student accommodation of 200 bed spaces or more, and comprises three stages - pre-application consultation, planning application, and appeal - each with a mandatory timeline to streamline the overall process. This Act also provides for an 'Owner Occupier Guarantee'. See *Housing for All* action 1.10.

Action 13.4 Issue updated guidance on Strategic Environmental Assessment**Status: Delayed****Revised Target Date: Q1 2022**

Update: Strategic Environmental Assessment (SEA) is the process by which environmental considerations are required to be fully integrated into the preparation of a plan or programme prior to its final adoption. A draft of the SEA Guidelines for Planning Authorities and Regional Assemblies was published on 15 October 2021 and the 5 week public consultation period ended on 19 November 2021. The Department reviewed all public submissions received. This review informed the final version of the Guidelines which will be sent to the Minister by the end of January 2022. The Guidelines will be published, with reference to the section 28 Guidelines on Development Plans (*Housing for All* action 11.1) in Q1 2022. Planning Authorities and Regional Assemblies will be required to have regard to these Guidelines in the preparation of their Development Plans or Regional Strategies and in carrying out their functions. They will inform Authorities in correctly assessing their future plans. See also *Housing for All* action 11.1

Action 13.5 Issue updated guidance on rural housing**Status: Delayed****Revised Target Date: Q2 2022**

Update: Updated statutory section 28 guidelines on Rural Housing are currently being drafted by the Department of Housing, Local Government and Heritage to ensure consistency with new requirements and legislation at a national and EU level. Screening for Strategic Environmental Assessment (SEA) is underway, as well as screening for the purposes of Appropriate Assessment (AA). Following the completion of both, the draft guidelines will be placed on display for a focused period of public consultation. Submissions made during the public consultation period will be reviewed and where appropriate and necessary, amendments will be made which will also require SEA and AA screening to ensure compliance with environmental legislation. Thereafter, the draft guidelines will be submitted to the Minister for review and approval to publish. Once finalised and published, all Planning Authorities and An Bord Pleanála will be required to have regard to the Guidelines and must comply with any specific planning policy requirements (SPPRs) in carrying out their functions. These guidelines will issue in Q2 2022.

Action 13.7 **Establish a Planning Advisory Forum, with wide stakeholder membership, to input to the evolving policy and legal agenda**

Status: Complete

Update: The Planning Advisory Forum has been established and held its first meeting on 14 December 2021. The role of the Planning Advisory Forum is to input to the evolving policy and legal agenda, particularly in relation to the review of planning legislation that is being conducted in conjunction with the Office of the Attorney General. The Forum also provides opportunities for exchanges of views on evolving policy, draft planning guidance and the planning legislative agenda. It also offers the opportunity for presentations on key planning guidance, including elements which will be subject to public consultation. It is chaired by Minister of State Burke and has a wide stakeholder membership with representatives from a broad range of sectors, including the public sector, business, environmental, social and knowledge based sectors.

Action 15.1 **Introduce the Croí Cónaithe (Cities) Fund to ensure that planning permissions for apartments in high density areas already secured by 2021 are activated by the end of 2025 for build to sell**

Status: Delayed

Revised Target Date: Q1 2022

Update: Since the launch of *Housing for All* in September 2021, work has been ongoing on the structure and criteria for the new Croí Cónaithe (Cities) Fund. On 10 December 2021, the Department of Housing, Local Government and Heritage (DHLGH), in conjunction with The Housing Agency, held a consultation workshop with 31 industry experts. Significant progress has been made on the fund criteria.

The new Croí Cónaithe (Cities) Fund will subsidise construction of developments over a certain height/density threshold and will ensure that these developments can be delivered at lower cost for sale to owner occupiers. Effectively, the home will be delivered to purchasers at a lower cost to stimulate high density development on brownfield sites and ensure that apartments are made available for sale in our cities at lower prices.

The fund will be managed by The Housing Agency on behalf of the Department of Housing, Local Government and Heritage. Open book accounting is required to ensure that the financial support provided feeds through in reduced costs to the home-buyers and the leveraging of homes which have been delayed or would not otherwise be provided.

Action 15.2 Introduce a new tax to activate vacant land for residential purposes (to replace the current Vacant Site Levy)**Status: Complete**

Update: Residential Zoned Land Tax was legislated for in Finance Act 2021. The Residential Zoned Land Tax will apply to land that is zoned residential and serviced on and from 1 January 2022. It is an annual tax calculated at 3% of the market value of the land. There are a number of exclusions from the tax. An owner who has land zoned and serviced on 1 January 2022, who has not commenced development before 1 February 2024, will be subject to the charge due and payable in May 2024. Where land is zoned or serviced after 1 January 2022, tax will be chargeable in the third year after it comes within scope.



Action 16.1 Implement the actions set out in the Building Innovation Report to increase innovation and output in the sector

Status: Delayed

Revised Target Date: Q4 2022

Update: KPMG produced an economic analysis of the Irish construction sector on behalf of the Construction Sector Group (CSG), which was published in early 2020. The recommendations from that paper provided the basis of the CSG Building Innovation Report, which was published in Summer 2020. It contained a list of recommendations for public and private sector bodies to implement in order to boost innovation and digital adoption within the Irish construction sector.

As a result, the CSG Innovation and Digital Adoption Subgroup was established in September 2020, to deliver on the seven priority actions identified in the report. These include: Expand the Construction Research Forum; Identification of Research and Innovation Funding Sources; Develop Modern Methods of Construction; Establish Construction Technology Centre; Establish a Digital Network under the Construction Skillsnet; Digitize the Planning Application Process; Establish Build Digital Project.

One of these actions, the Build Digital Project is being led by DPER, which consists of a €2.5 million grant fund over 5 years. The Build Digital Project will aim to ensure that world class digital practices, which already exist in certain elements of the Irish construction sector are adopted throughout the industry in order to achieve a more innovative sector from top to bottom. The Department of Public Expenditure and Reform has signed a grant agreement with the preferred grant bidder (with collaboration from other regional Institutes of Education/Technological Universities), and the project commenced in November 2021.

CIF are leading on the design of the modern methods of construction project and the digital construction skills programme displaying the longer-term foresight this sector requires. The CIF led report on modern methods of construction was recently published in January 2022, this report will feed into the consideration of a centre and demonstration park as set out in the *Housing for All* plan. (Action 23.9).

Enterprise Ireland are committed to the establishment of a construction technology centre and published the Expression of Interest for the establishment of the centre in December 2021, with the support of the Department of Housing, Local Government and Heritage.(Action 16.4 in the *Housing for All* plan).

Work will continue with the respective organisations around the most appropriate delivery and governance mechanism for the modern methods of construction centre and the Construction Technology Centre, which are now at an advanced stage.

The delivery of actions contained within the Building Innovation Report is well advanced and will continue into 2022, particularly the development of the above mentioned centres.

See Appendix 2 for a summary of the implementation of actions contained in the Building Innovation Report.

Action 17.1 **Formulate an up-to-date overall skills forecast for the construction sector taking account of the forthcoming ‘Labour Demand Estimates for Ireland’s National Housing Targets’ and ‘Skills to Enable the Low Carbon Economy to 2030’ and prioritised policy objectives for the sector**

Status: Complete

Update: In 2021, the Expert Group on Future Skills Needs (EGFSN) published the following reports to reflect additional skills requirements arising from the *Housing for All plan*, and the Climate Action Plan:

- Labour Demand Estimates for Ireland’s National Housing Targets, 2021- 2030
- Skills for Zero Carbon – the Demand for Renewable Energy, Residential Retrofit and Electric Vehicle Deployment Skills to 2030

By 2030, these reports forecast the need for at least an additional 53,000 employees in the Built Environment (the 40,000 for new builds and 13,000 for residential retrofit).

These reports and the EGFSN’s Building Future Skills Report (where the central estimate for Built Environment employment in 2030 was 202,943), and a further analysis that was undertaken on commercial and public sector retrofit, represent an up-to-date overall skills forecast for the construction sector taking into account the *Housing for All plan*, and the Climate Action Plan. This will be enhanced this year, when the results of the current SOLAS construction skills research study are available.

Action 17.3 **Implement recommendations from the EGFSN ‘Building Future Skills’ report and Construction related recommendations from forthcoming EGFSN ‘Skills to Enable the Low Carbon Economy to 2030’ report**

Status: Delayed

Revised Target Date: Q4 2030

Update: Due to the timeframes of these two reports (2030), the delivery date for this action is being adjusted to align with the recommendations. Due to the strong overlap in objectives, many of the recommendations within the Building Future Skills and Zero Carbon Economy reports are being implemented through the *Housing for All plan*. Actions are being tracked through those reporting structures where relevant and other actions are being advanced in collaboration with partners.

See Appendix 3 for an update on implementation of relevant recommendations.

Action 18.1 **Quantify the adequacy of funding available to meet the demand for 33,000 homes across the various tenures**

Status: Complete

Update: Modelling of the estimated funding required to meet the demand for 33,000 homes across all tenures has been completed. The modelling estimates an annual development funding requirement of €12 billion to build an average of 33,000 homes per year, across all tenure types, i.e. social, affordable, cost-rental and private homes. The majority of this investment, €10bn, is estimated to be required from private capital sources, comprising both equity and debt.

Action 18.3 **Agree the process which will allow for the transfer of 'NARPS' from NAMA to the LDA**

Status: Delayed

Revised Target Date: Q2 2022

Update: There are 1,366 leased properties in the NARPS portfolio to be transferred from NAMA to the LDA. There has been regular engagement between the Department of Housing, Local Government and Heritage, the Department of Finance, the LDA and NAMA in relation to the transfer of the NARPS to the LDA. Legal advices have been sought in relation to the transfer process. The process for a transfer of the portfolio is expected to be finalised in Q2 2022.



Pathway to Addressing Vacancy and Efficient Use of Existing Stock

Action 19.1 Publish the new Town Centre First policy, which will include approaches to utilising existing and new financial incentive mechanisms

Status: Delayed

Revised Target Date: Q1 2022

Update: The new Town Centre First policy was approved by Government in December 2021 and will be published week commencing 31 January 2022. To make our towns and villages better places in which to meet, live and work, the Government is committed to deliver a Town Centre First approach which seeks to align policies and to target available resources to deliver the best outcomes for town centres. The overall approach aligns with the objectives of the National Planning Framework. While the overall policy envisages the implementation of a strategic approach to town centre regeneration, promoting residential occupancy in rural towns and villages is at the heart of the plan. Implementing the Town Centre First approach will require a broader 'area enabling strategy' providing both advisory and financial supports for property owners and those seeking homes in towns.

Action 19.5 Introduce a new programme for the CPO of vacant properties for resale on the open market

Status: Delayed

Revised Target Date: Q2 2022

Update: Following the launch of the Town Centre First policy, a Circular will issue to Local Authorities, inviting them to initiate consideration at a local level to the CPO Programme of Vacant Properties, to help identify the potential scale and prioritisation framework for this programme. The Circular outlines plans to hold a workshop for Local Authorities, in connection with the Town Centre First policy and the *Housing for All* vacancy measures, which will focus on: communicating the broad policy under Town Centre First; assist in finalising the terms of the Croí Cónaithe (Towns) scheme with a view to issuing the call for proposals for pathfinder projects in Q1 2022, for finalisation in Q2 2022; and commencing the process of identifying potential suitable properties with regard to the CPO programme for vacant properties, particularly those for early delivery.

Action 19.6 **Ensure Vacant Homes Officer position is full-time****Status:** Delayed**Revised Target Date:** Q2 2022

Update: Following the launch of the Town Centre First policy, a Circular will issue to Local Authorities concerning the delivery of the Vacant Homes Officer position on a full-time basis at Local Authority level. The Circular outlined plans to hold a workshop for Local Authorities, in connection with the Town Centre First policy and the *Housing for All* vacancy measures, which will focus on: communicating the broad policy under Town Centre First; assist in finalising the terms of the Croí Cónaithe (Townns) scheme with a view to issuing the call for proposals for pathfinder projects in Q1 2022, for finalisation in Q2 2022; and commencing the process of identifying potential suitable properties with regard to the CPO programme for vacant properties, particularly those for early delivery.

Action 19.8 **Amend the Nursing Home Support Scheme Act 2009 to remove disincentives against the rental of vacant properties by participants in the Fair Deal scheme in a way that is targeted, equitable, evidence-based and provides appropriate safeguards for vulnerable older people****Status:** Delayed**Revised Target Date:** Q2 2022

Update: These amendments are complex and require careful consideration to ensure they are made in a way which is targeted, equitable and continue to safeguard the rights of vulnerable older people. A proposed approach is under consideration and subject to Cabinet approval, it is intended that the General Scheme of a Bill would be published before the end of Q1 with a view to enacting the required legislation before the summer recess.



Action 19.9 All Government Departments will examine their existing portfolio of properties and, subject to any obligations under the PSC, the LDA Act 2021 or the State Property Act 1954, will place them on the market if they are not required and may be suitable for conversion to residential accommodation

Status: Delayed

Revised Target Date: Q1 2022

Update: The State, its Departments and Agencies are the owners of large amounts of property. It has already been agreed that State entities that own vacant or underutilised land, which may be suitable for housing, will offer that land to the Land Development Agency.

Under Action 19.9 of *Housing for All* it is now also agreed that all Government departments examine their existing portfolio of properties and, subject to any obligations under the Public Spending Code, the LDA Act 2021 or the State Property Act 1954, will place them on the market if they are not required and may be suitable for residential housing. This will allow for more efficient use of those buildings and provide opportunities for individuals and families to convert suitable buildings into homes.

In this context, the Department of Housing, Local Government and Heritage (DHLGH) wrote to all Government departments in December 2021 requesting that they review their respective portfolio of properties and assess what properties, if any, may be suitable for housing. On completion of this initial scoping exercise, DHLGH will assist those departments in any way possible to ensure the prompt release to the market of any properties identified as suitable for housing.

Action 19.11 Establish a Croí Cónaithe (Towns) Serviced Sites Initiative focused on towns and villages

Status: Delayed

Revised Target Date: Q2 2022

Update: Following the launch of the Town Centre First policy, a Circular will issue to Local Authorities inviting them to initiate consideration at a local level to the Croí Cónaithe (Towns) Fund, to help identify the potential scale and prioritisation framework for the programme. The Circular outlines plans to hold a workshop for Local Authorities, in connection with the Town Centre First policy and the *Housing for All* vacancy measures, which will focus on: communicating the broad policy under Town Centre First; assist in finalising the terms of the Croí Cónaithe (Towns) scheme with a view to issuing the call for proposals for pathfinder projects in Q1 2022, for finalisation in Q2 2022; and commencing the process of identifying potential suitable properties with regard to the CPO programme for vacant properties, particularly those for early delivery.

Action 20.3 **Review and extend planning regulations that exempt certain vacant commercial premises from requiring planning permission to change of use for residential purposes to 2025**

Status: Delayed

Revised Target Date: Q1 2022

Update: The existing planning regulations, introduced by SI 30 of 2018, which currently exempt certain vacant commercial premises from requiring planning permission to change to residential will be extended until 2025. The extension of the 2018 legislation, which will be submitted to the Oireachtas for approval in February, will provide an immediate and seamless continuance of the previous exemption regulations which remain in force until 25 February 2022. It is also proposed to extend the scope of the regulations to exempt the change of use of public houses to residential use from the requirement to obtain planning permission, subject to specified limitations.



Supporting the Four Pathways: Enabling a Sustainable Housing System

Action 21.2 Retrofit 2,400 social homes in 2021, 750 of which relate to the Midlands Retrofit Pilot

Status: Delayed

Revised Target Date: Q2 2022

Update: Local Authorities have undertaken significant work on both the Energy Efficiency Retrofit Programme (EERP) and the Midlands Retrofit Programme throughout 2021 bringing their targeted units to tender and commencement stage. However, both programmes have experienced significant delays due to COVID-19 restrictions, with a reduced capacity in the construction sector and related COVID-19 protocols for surveyors and contractors, given the homes retrofitted under these programmes are occupied. In addition, Brexit has resulted in long delays in supply line delivery, particularly concerning the delivery of heat pumps; windows and doors; and insulation. As a result, the current progress review would indicate approximately 1,500 units of the 2,400 target will be completed by Q4 2021, with the balance of 900 units to be completed by Q2 2022.

Action 21.3 Increase funding to Local Authorities in order to retrofit 36,500 Local Authority owned homes to B2 BER/ Cost Optimal equivalent by 2030 per NDP

Status: Complete

Update: The Department's 10 year Energy Efficiency Retrofit Programme launched in 2021 was in response to the commitment set out under the Programme for Government to retrofit 500,000 residential units by 2030, of which approximately 36,500 are expected to be Local Authority owned homes. This commitment has led to an increase in funding of €20 million over the 2020 allocation for energy retrofitting works bringing the 2021 Energy Efficiency Retrofit Programme budget to €65 million. Funding has been increased again in Budget 2022, and now stands at €85 million, an increase of €20 million on 2021 funding. This multiannual increase in funding support to Local Authorities will allow for the expansion and development of the new programme in order to achieve the targets set out in *Housing for All*.

Action 21.8 **Develop a new Local Authority Energy Efficiency Retrofit Loan proposal for homeowners, supported by the Housing Finance Agency**

Status: Complete

Update: DECC has developed the draft regulatory framework and associated credit policy to underpin the new Local Authority energy retrofit loan product. The Energy Retrofit Loan will be a new loan product for homeowners who want to carry out energy retrofit works to their homes as part of the National Retrofit Plan set out in the National Development Plan, the Climate Action Plan and *Housing for All*. It is proposed that, as set out in *Housing for All*, loans will be provided through local authorities, who will be supported by a central credit assessment through the Housing Agency with wholesale finance from the Housing Finance Agency, and all applications subject to full credit check with the Central Credit Register. Arrangements for roll-out of the new product will commence in Q1 2022 through engagement between DECC, DHLGH, the LAs, the Housing Finance Agency, the Housing Agency, and the Sustainable Energy Authority of Ireland.

Action 23.1 **Enhance the remit of the Construction Technology Centre and the Construction Sector Group for the next three years to include a focus on residential construction**

Status: Complete

Update: Enterprise Ireland, the Department of Enterprise Trade and Employment and the Department of Housing, Local Government and Heritage have worked together to enhance the planned Construction Technology Centre's remit to include a focus on residential construction. This culminated in the launch in late December of a Call for Expressions of Interest for the Construction Technology Centre that sets out the enhanced remit.

The construction industry is challenged to increase productivity and efficiency while also meeting the growing needs of an expanding population. It must move to a new, higher level of performance and quality, while also being attentive to environmental and sustainability challenges.

Action 23.3 **Establish a sub-group of the *Housing for All* Delivery Group to ensure that initiatives associated with innovation and productivity, skills and capacity, enterprise support, standards and compliance and sectoral engagement, including the CTC and CSG, are fully aligned with the objective of reducing the cost of construction of apartments, leading to demonstrable change in these costs**

Status: Complete

Update: A dedicated workstream on Industry Capability has been established and is chaired by the Secretary General of the Department of Further & Higher Education, Research, Innovation & Skills. The Group has met on four occasions to date.

Action 23.4 **Expand the role of enterprise agencies to include funding and supports for innovation and productivity related projects in the domestic residential construction sector, with funding for research, innovation and productivity to be provided, commensurate with the scale of construction in the domestic economy and in compliance with State Aid rules**

Status: Complete

Update: Enterprise Ireland has expanded its role to include funding and supports for innovation and productivity related projects in the domestic residential construction sector. Domestic residential construction sector firms are now eligible for a range of EI supports (including R&D grants for product development). The types of projects that may be eligible for support include the adoption of Modern Methods of Construction, digitalisation of business operations, and application of lean processes through the value chain, including on site. Enterprise Ireland will be promoting the newly available supports to the construction sector.

Action 23.5 **Enhance holistic construction product assessment processes for the residential sector to facilitate certification of modern methods of construction and the introduction of sustainable construction products and oversight of on-site installation, including through expanding the successful National Standards Authority of Ireland (NSAI) Agrément approach**

Status: Complete

Update: The NSAI has enhanced holistic construction product assessment processes for the residential sector by publishing material on the NSAI website that makes it easier for construction product manufacturers to understand the certification process and Agrément process for Modern Methods of Construction. The NSAI is now available to conduct oversight of the construction stage, and sign off on compliance with Building Regulations (ancillary certificate) on the installation of MMOC products and building systems. To expand Agrément, the Construction Technology Centre will develop a relationship with the NSAI and the SEAI through provision of advisory expertise on topics such as testing and certification processes. Finally, to facilitate the introduction of sustainable construction products, the NSAI has commenced planning for the assessment of sustainable construction products in line with the forthcoming review of the EU Construction Products Regulation. These actions will be taken in a consistent manner with the relevant actions set out in the Climate Action Plan to ensure low carbon construction products demonstrate compliance with all other performance requirements.

Action 23.12 Reduce demand for virgin raw materials and support re-use and cost reduction by keeping material out of waste streams through streamlined End-of-Waste and By-Product decision-making processes and national end-of-waste decisions for specific C&D waste streams

Status: Complete

Update: The EPA has put in place new arrangements for EoW and by-product decision making which will upgrade the online notification system, provide for a more transparent and interactive by-product register and streamline consultation processes. This development was positively received by representatives from the construction industry when they were updated by DECC / EPA at the Construction Waste Resource Group in December. Further improvements in the process will be provided for under the Circular Economy Bill, for enactment in early 2022.

Action 24.4 DHLGH to liaise with the DPER on the process underpinning the approval of mixed-tenure housing programmes, in recognition of the established need for housing and Government approval of social and affordable housing targets

Status: Complete

Update: A Review Group, including membership from the Department of Housing, Local Government and Heritage, the County and City Management Association, the Land Development Agency, The Housing Agency, the Housing Delivery Coordination Office and the Irish Council for Social Housing was established to progress this action along with *Housing for All* action 24.3. A sub-group that was established to deal specifically with this action, has met 3 times and has made a number of recommendations which will allow for an efficient and clear process underpinning the approval of mixed tenure housing programmes. The recommendations relating to the approach to the Public Spending Code were discussed with DPER and agreed in principle. Implementation of the recommendations from the review will commence in Q1 2022.



Action 24.5 **Work collaboratively with all delivery partners to ensure that guidelines relating to standard layouts, standard specifications and standard cost guidelines for social housing are applied consistently in developing social housing proposals to drive efficient and cost-effective public housing design and to assist in further shortening the approvals process**

Status: Complete

Update: Standard specification and standard cost guidelines were issued to Local Authorities by 1 October 2021. These have been augmented by a design manual with standard dwelling layouts and principles of site plan layouts, which have been published on the Department's website on 21 January 2022. By using these documents, it will be possible for Local Authorities to deliver more cost effective design and to assist in further shortening the approval process as there will be clarity in relation to expected level of costs, layouts and specification. The Department of Housing, Local Government and Heritage will ensure their consistent application by facilitating workshops to assist the Local Authorities. These workshops will commence in Q1 2022, with further workshops to be held for Approved Housing Bodies. This action has been progressed in tandem with action 24.3 concerning the streamlining of approval and other pre-contract processes to accelerate the delivery of social housing projects.

Action 24.7 **The Housing Agency's Procurement and Delivery Unit will be expanded and will provide technical services and supports to Local Authorities, including in procurement, design and modern construction methods**

Status: Complete

Update: The Department of Housing, Local Government and Heritage and the Housing Agency have agreed the technical expertise and number of additional posts required to ensure the expanded unit can provide the necessary supports to Local Authorities. The role and function of the unit has also been further defined, and will include:

- Collation and dissemination of project management guidelines for local authority housing delivery;
- Advisory service for local authorities on performance management of contractors and design teams;
- Development and roll-out of training programme for local authority staff in project management;
- Advisory service on land acquisition;
- Development and implementation of mixed-tenure procurement methods;
- Encourage use of modern construction methods including design and build.

The recruitment process for the additional posts is underway and will be further progressed as a priority in early 2022.

See also action 24.1.

Action 25.5 **Examine the regulatory framework for construction products outside the remit of the Construction Products Regulation**

Status: Complete

Update: DETE (with input from the relevant stakeholders) have prepared a document that examines the regulatory framework for construction products outside the remit of the Construction Products Regulation. The final version of this document, which includes next steps, has been agreed between DETE and DHLGH. DETE and DHLGH will now work towards implementing these next steps.

Action 26.1 **Establish a working group of the DHLGH, the D/Transport, NTA and LDA to consider opportunities for transport-led development in major urban centres**

Status: Complete

Update: The working group was established in December 2021 with the first meeting taking place on 20 December 2021. The working group is made up of the Department of Housing, Local Government and Heritage, the Department of Transport, the National Transport Authority, and the Land Development Agency. The group is tasked with identifying potential areas that can be developed off the back of previous and future investment in infrastructure from the Department of Transport. The cross Departmental and Agency working group will bring expertise and knowledge from a wide range of key stakeholders. The Terms of Reference and other operational matters were discussed at the group's first meeting.

Action 27.6 **Irish Water will report to the Minister for Housing, Local Government and Heritage on policy initiatives to support towns and villages without water services Infrastructure**

Status: Delayed

Revised Target Date: Q1 2022

Update: The report will be submitted to Minister O'Brien week commencing 31 January 2022. It is an information document for the Minister, to inform him on the matter of villages and similar settlements that do not have access to public waste water infrastructure. It will feed into future policy considerations by the Department of Housing, Local Government and Heritage in the Rural Water Sector, with specific regard to the Rural Water Programme.

Action 29.1 **Establish a Commission on Housing to examine issues including standards, sustainability, and quality-of-life issues in the provision of housing**

Status: Complete

Update: The Housing Commission was established in December 2021 and first met on 12 January 2022. The Commission is tasked with examining issues such as tenure, standards, sustainability, and quality-of-life issues in the provision of housing as well as examining the potential for independent regulation of the social housing sector. Its establishment presents an opportunity to build on the policy set out in *Housing for All*, taking a long-term strategic view on these aspects of housing, over an extended time horizon, as well as other issues identified as being suitable for in-depth examination.

The Commission brings together experts from various housing-related sectors, and will play a role in the State achieving good quality, affordable homes for all. The Chair for the Commission, Mr. John O'Connor, was announced in May 2021. The members of the Commission were appointed following an open and transparent Expression of Interest process in December 2021 where a total of 76 applications were received.

It is planned that the Commission will bring forward proposals on the referendum on housing referred to in the Programme for Government. It will establish a sub-committee with appropriate expertise to examine the complex constitutional questions arising and examine the various proposals that have been made around potential wording for an amendment to the Constitution. It will advise the Government in an independent and objective manner regarding the critical factors for consideration and will make recommendations as to the appropriate wording to be put to the people. See *Housing for All* action 5.5.

Action 30.4 **Establish an implementation fund to ensure that sufficient targeted resources and expertise are in place across Departments to expedite delivery of the Plan**

Status: Complete

Update: A *Housing for All* implementation fund of €7m annually has been established to ensure that sufficient targeted resources and expertise are in place across Government Departments to expedite delivery of the Plan.

Q3 2021 Measure

There was one measure reported as delayed in Q3 2021. This measure has now been completed and a summary is provided below.

Pathway to Addressing Vacancy and Efficient Use of Existing Stock

Action 19.7 **Implement the amendment to the Nursing Home Support Scheme (Amendment) Act 2021 to extend the three-year cap on Fair Deal contributions from the principal residence to the proceeds of sale of the principal residence, removing the disincentive to bringing vacant homes back onto the property market. Modify operation of the Fair Deal Scheme accordingly**

Status: Complete

Update: The Nursing Homes Support Scheme (Amendment) Act 2021 commenced on 20 October 2021. The Act provides for a change in how the cost of a person's nursing home care, under the Nursing Homes Support Scheme (that is, the 'Fair Deal' scheme) is calculated. The Act extends the existing three-year cap on contributions to the cost of care from contributions based on the value of a principal residence to the proceeds from the sale of that residence. By treating the home and its proceeds in a similar way, the Act removes any disincentive for people who want to sell a home left vacant after they enter residential care.



Ongoing Measures



Ongoing Measures

Housing for All includes 68 'Ongoing' measures. All of these measures are being progressed and they will be reported on biannually in the Q2 and Q4 progress reports.

The first update on the progress of each measure is provided below.

Pathway to Supporting Homeownership and Increasing Affordability

Action 1.1 Provide an average of 6,000 affordable homes each year under the provisions of a new Affordable Housing Act

Update: All Local Authorities submitted a Housing Delivery Action Plan in December 2021. The plans set out details of each Local Authority's delivery of social housing over the period 2022-2026. The Plans also address affordable housing. They set out details of Local Authority delivery in addition to other delivery partners, including Approved Housing Bodies.

This is the first such multi-annual delivery planning undertaken by the sector and will be an iterative process throughout the 5 years. The Department of Housing, Local Government and Heritage is now working closely with the Local Authorities and the Housing Delivery Coordination Office to review the Plans and engage with individual Local Authorities to assess alignment of the Plans with the ambition of *Housing for All* across all tenure types.

In the case of affordable housing, this will involve alignment with national targets. This process of assessment will include also identification of any challenges to delivery highlighted by the Plans such as land availability. The Plans are a key business tool in supporting the development of the housing pipelines required to meet the *Housing for All* targets and will assist in overall planning for other stakeholders such as water and electricity utility providers. It is intended to publish the Plans in Q2 of 2022 when this process of assessment and engagement has concluded.



Action 1.9 Ensure consistency in the application of the new arrangements under Part V by Local Authorities

Update: In advance of the changes to Part V of the Planning and Development Act 2000, the Housing Agency developed explanatory material for a series of newspaper advertisements to inform landowners of the forthcoming change in the Part V requirement.

The Agency has conducted a series of workshops for Local Authorities, and will continue to offer these on a quarterly basis, as well as facilitating Part V webinars and regional discussion groups that focus on more specific topics such as leasing, land valuations and arbitration. They have also made available a Part V Resource Pack and case studies on how to calculate Part V in mixed developments. There is ongoing support provided to Local Authorities on individual Part V queries. Section 28 Ministerial Guidelines on Part V are being drafted and upon completion, the Housing Agency will deliver further training.

As noted in the *Housing for All* Q3 2021 Progress Report, current planning permissions, and land purchased between 2015 and 2021 will continue at 10%, meaning that near term supply will not be affected by these changes. However, this will change in 2026 when the 20% will apply to all land. This approach is being taken as a balanced and fair way to allow supply to come forward at pace, while also ensuring that the State is getting as much benefit as possible for social and affordable purposes.

Action 2.2 Increase enforcement of registration of tenancies by the Residential Tenancies Board (RTB)

Update: A new customer online account and tenancy registration portal went live on 15 November 2021. This new system allows for enhanced analysis of tenancy registration data and enables the Residential Tenancies Board (RTB) to identify, communicate, and follow up with landlords on matters of compliance.

The RTB is reviewing its enforcement policy to ensure its regulatory resources are used to best effect in addressing non-compliance with the requirement to register. The review, which is targeted for completion in Q1 2022, will result in a new suite of processes, procedures and policies to identify and enforce non-compliance. In the meantime, the RTB continues to operate existing processes to act on instances of non-compliance.

On 9 December, the RTB published details of the first 29 sanctions imposed on landlords under the RTB's Investigations and Sanctions function. A dedicated webpage where all sanctions are published can be accessed here (<https://www.rtb.ie/court-orders>). In addition, The RTB continues to encourage members of the public to report tenancies which have not been registered with them.

Action 2.4 Retain the rent limit flexibilities in the Rent Supplement Scheme

Update: DSP continues to implement the National Tenancy Sustainment Framework (NTSF), effective from January 2015, which allows for flexibility where rents are in excess of the rent limits for new applications and ongoing entitlement to Rent Supplement. DSP will continue to monitor the use of the NTSF.

Action 2.9 Retain market based settings for first rent of new properties to the market for the duration of RPZ protections or any successor restrictions

Update: Encouraging investment in the private rented sector is critical in providing much needed supply. The Government is committed to ensuring that the initial rent setting for new properties will continue to be at market level for the duration of any Rent Pressure Zone (RPZ) or successor restrictions. RPZ restrictions will apply for rent increases that follow the initial rent setting (either within or between tenancies).

Market-based settings for first rent provided for in Part 3 (Rent and Rent Reviews) of Residential Tenancies Acts 2004-2021. The RTB's move to annual registration, with a target date of Q4 2022, will provide detail at a more granular level regarding supply of new rental properties.

Action 2.11 Support diversification of housing stock and increase availability of rental stock by supporting the development of Purpose Built Student Accommodation by Technological Universities

Update: Engagement between DFHERIS, DHLGH, NDFA and higher education institutions is ongoing.



Pathway to Eradicating Homelessness, Increasing Social Housing Delivery and Supporting Social Inclusion

Action 3.1 Actively participate through the newly established European Platform on Combatting Homelessness to advance the Lisbon Declaration on Combatting Homelessness signed in June 2021

Update: The Department of Housing, Local Government and Heritage represented Ireland at the first meeting of the newly established European Platform on Combatting Homelessness on 30 November 2021. Initial discussions took place regarding a work programme for the platform as well as how the platform will be governed going forward. The next meeting of the Platform is scheduled for February 2022.

Action 3.10 Maintain COVID-19 public health measures for people who are homeless and consolidate improvements in health care delivery

Update: Budget 2022 provided a further €10m in COVID-19 funding (once-off) to maintain public health measures and to consolidate improvements in health services for people who are homeless, that occurred during the COVID-19 pandemic. Budget 2022 also provided new development funding of €1.3m to provide health supports for an expansion of tenancies under the Housing First programme for people who are long-term homeless and to develop an integrated care and case management service for up to 4,000 single homeless people with complex health needs in Dublin.

Action 3.11 Continue to increase access to health supports and protections for homeless individuals, with an individual health care plan to be provided for all homeless individuals that need one and improved access to mental health services

Update: Budget 2022 provided a further €10m in COVID-19 funding (once-off) to maintain public health measures and to consolidate improvements in health services for people who are homeless, that occurred during the COVID-19 pandemic. Budget 2022 also provided new development funding of €1.3m to provide health supports for an expansion of tenancies under the Housing First programme for people who are long-term homeless and to develop an integrated care and case management service for up to 4,000 single homeless people with complex health needs in Dublin.

Action 3.13 **Strengthen integrated care pathways for people who are homeless with chronic health needs based on an inclusion health model, to achieve better health outcomes and to reduce the incidence of premature death**

Update: Budget 2022 provided a further €10m in COVID-19 funding (once-off) to maintain public health measures and to consolidate improvements in health services for people who are homeless, that occurred during the COVID-19 pandemic. Budget 2022 also provided new development funding of €1.3m to provide health supports for an expansion of tenancies under the Housing First programme for people who are long-term homeless and to develop an integrated care and case management service for up to 4,000 single homeless people with complex health needs in Dublin.



Action 3.16 Enhance family support and prevention and early intervention services for children and their families through a multiagency and co-ordinated response, and disseminate innovative practice

Update:

1. The National Childcare Scheme provides for families experiencing homelessness to receive the highest levels of subsidies to access recognised Early Learning and Care or school Aged Childcare without the need for an income assessment. This arrangement is by way of “sponsorship” by the relevant Local Authority on the basis that the family are homeless. In 2021, 400 childcare places were funded under this arrangement.
2. A dedicated sub-group of the DCEDIY/Tusla Senior Leadership Team was established to further examine and explore an optimum operational model of delivery of family support provision within Tusla and through their funded organisations, including identification of mechanisms for the oversight and performance monitoring that is fully integrated with existing performance metrics.
3. Through the Tusla Prevention, Partnership and Family Support service, 121 Child and Family Support (CFSN) networks have been developed to support integrated and co-ordinated supports for children, young people and families at local community level.
4. Children and Young People’s Services Committees (CYPSC) respond to identified and emerging needs in their local areas by working with local partners and agencies and by co-ordinating supports for children young people and their families. This has included:
 - A targeted youth club for children, young people and their families experiencing homelessness, supported by a multidisciplinary team to support children’s social development
 - Cooking programmes for parents and physical, sensory and imaginary play opportunities for babies and toddlers attended by Homeless Service staff.
 - The distribution of a ‘My Place to Play’ play mat for babies to support baby’s development to families in homeless accommodation and International Protection Accommodation Services (IPAS).
 - Working with family accommodation hubs in local areas through the provision of vouchers for the use of local amenities such as swimming pools.
 - The What Works initiative, funded by Dormant Accounts, aims to support a move towards evidence informed prevention and early intervention services for children, young people and their families. Resources are being utilised to enhance services through innovative projects and evidence based learning and development, while encouraging collaboration between organisations.

Action 3.18 Identify and provide enhanced tenancy sustainment supports to families experiencing long-term homelessness to help them exit from homelessness and maintain their homes

Update: *Housing for All* acknowledges the length of time that some families (many with support needs requiring a multi-agency approach) spend in emergency accommodation. In this regard, The Department of Housing, Local Government and Heritage (DHLGH) has committed to working with Local Authorities, NGOs and other State bodies to identify families experiencing long-term homelessness that have complex support needs. Those that do will be provided with enhanced tenancy sustainment supports to help them exit homelessness and maintain their homes.

Local Authorities have been invited to put forward proposals where appropriate to provide such supports. Homeless expenditure programmes are due to be submitted to DHLGH before the end of January 2022. Upon receipt and review of the proposals, the Department will fund this expansion of supports and services and will report on the progress as they are delivered.

Action 4.1 Deliver over 10,000 social housing homes each year to 2030 and increase the stock of available social housing

Update: Exchequer investment from the National Development Plan (NDP), together with Housing Finance Agency lending and Land Development Agency investment will mean that some €4 billion in State funding will be available for housing every year from 2021-2025.

The latest [Construction Status Report for Q3 2021](#) (published 6 December) shows that 9,746 social homes were onsite with an additional 9,559 homes in the pipeline. In quarter 3 2021, 105 new construction schemes, (1,780 homes) were added to the pipeline.

All Local Authorities submitted a Housing Delivery Action Plan in December 2021. The plans set out details of each Local Authority's delivery of social housing over the period 2022-2026. The plans were informed by the targets for social housing delivery contained in *Housing for All*, and individual targets issued to each Local Authority in September 2021 for the same period. The Plans also address other specific policy measures such as affordable housing; the provision of housing for people with a disability; the provision of Age Friendly Housing and; targets for the use of vacant properties as social housing through Buy and Renew, Construction, and Repair and Leasing schemes. They set out details of Local Authority delivery in addition to other delivery partners, including Approved Housing Bodies. This is the first such multi-annual delivery planning undertaken by the sector and will be an iterative process throughout the 5 years. The Department of Housing, Local Government and Heritage is now working closely with the Local Authorities and the Housing Delivery Coordination Office to review the Plans and engage with individual Local Authorities to assess alignment of the Plans with the ambition of *Housing for All* across all tenure types. This process of assessment will also include identification of any challenges to delivery highlighted by the Plans such as land availability. The Plans are a key business tool in supporting the development of the housing pipelines required to meet the *Housing for All* targets and will assist in overall planning for other stakeholders such as water and electricity utility providers. It is intended to publish the Plans in Q2 of 2022 when this process of assessment and engagement has concluded.

Action 4.2 Enhance Local Authorities and AHBs to reach delivery of over 9,500 new-build homes on average each year

Update: Over 200 new staff for Local Authority housing delivery teams were approved by Minister for Housing, Local Government and Heritage in December 2021. These posts will increase the capacity of Local Authorities to initiate, manage and deliver new build housing schemes.

The Housing Agency will be resourced to act as a centre of expertise to support Local Authority and AHB housing delivery. Additional resources are being allocated to the Housing Agency to fulfil this role. The Department of Housing, Local Government and Heritage and the Housing Agency have agreed the technical expertise and number of additional posts required to ensure the expanded unit can provide the necessary supports to Local Authorities and AHBs. The recruitment process for the additional posts is underway and will be further progressed as a priority in early 2022.

The technical expertise the unit will provide includes training programmes, advisory services on contract and project management, mixed-tenure procurement and modern methods of construction, as well as supporting effective interaction and collaboration between Local Authorities, AHBs and other State agencies, including infrastructure utilities

The Housing Delivery Coordination Office (HDCO) has been established within the Local Government Management Agency (LGMA), to provide co-ordination of Local Authority housing activities. During Q4 2021 the HDCO recruited a Project Manager to assist Local Authorities and co-ordinate their activities in all aspects of social and affordable housing procurement. An additional two Programme Co-ordinator posts were also filled to co-ordinate the Local Authority social housing energy retrofit programme and the migration towards planned maintenance regimes.



Action 4.5 Support Local Authorities to acquire suitable land to deliver a housing programme, based on existing land banks, the level of social housing to be delivered under *Housing for All* and Local Authority Housing Delivery Action Plans

Update: Local Authorities acquire land on an ongoing basis for their housing programmes and for a range of other purposes (the same parcel of land may be developed for both housing and for other developments). Full costs for land acquired for housing is provided by the Department of Housing, Local Government and Heritage (DHLGH) when the housing development is commenced.

In 2021, DHLGH piloted a programme to support Local Authorities to acquire new sites with recoupment of costs at an earlier stage. The outcome of this 2021 initiative will be known by the end of January 2022 and consideration of its continuation beyond the pilot period can be considered.

Given the scale of the housing programme set out in *Housing for All* further land acquisitions will be needed. All Local Authorities submitted a Housing Delivery Action Plan in December 2021. The plans set out details of each Local Authority's delivery of social housing over the period 2022-2026. The Plans also address affordable housing. DHLGH is now working closely with the Authorities and the Housing Delivery Coordination Office to review the Plans and engage with individual Local Authorities to assess alignment of the Plans with the ambition of *Housing for All* across all tenure types. This process of assessment will also include identification of any challenges to delivery highlighted by the Plans such as land availability.

Action 4.6 Continue to support households through the HAP and RAS Schemes while levels of social housing stock are increased

Update: The Housing Assistance Payment (HAP) scheme, which commenced in 2014, is a form of social housing support for people who have a long term housing need. At the end of Q3 2021, 97,600 HAP tenancies had been set-up since the scheme commenced, of which there were more than 62,300 households actively in receipt of HAP support and over 33,600 separate landlords and agents providing accommodation to households supported by the scheme. At end of Q3 2021, the total number of HAP exits to other forms of social housing support was 11,225.

The Rental Accommodation Scheme (RAS) was introduced in 2005 to meet the accommodation needs of people in receipt of Rent Supplement for 18 months or longer, and who were assessed as having a long-term housing need. At the end of Q3 2021, over 17,300 households were actively supported by RAS. The latest statistics on exits from RAS show that during 2020, there were 772 exits from RAS to other forms of social housing support and 4,315 exits to other forms of social housing since the recording of this specific statistic began in 2016.

As the supply of new build social housing ramps up, and more than 9,500 new-build social homes are built on average each year to 2030, there will be a reducing reliance on the HAP and RAS schemes.

Action 5.3 Roll out Choice Based Letting (CBL) across all Local Authorities

Update: Choice-Based Letting (CBL) is a method that can be used by Local Authorities to allocate social housing, whereby available social housing stock is let by being openly advertised, allowing qualified applicants to 'bid' for or 'register an interest' in available homes. Applicants have to act on their own initiative to respond to adverts and bid for dwellings that they would like to live in, rather than waiting for an Authority to offer them a dwelling. This approach offers more choice, transparency and involvement for applicant households in selecting a new home, thereby reducing the likelihood of a refusal, improving re-let times and helping to build sustainable tenancies and stable communities.

Given the clear benefits offered by CBL, the Department of Housing, Local Government and Heritage continues to liaise with the Local Authorities to ensure that it is implemented across the country and has held a workshop with representatives from the Local Authority sector and have undertaken a number of surveys to determine its uptake and impact. Data garnered through these engagements has shown that over half of all Local Authorities are operating a CBL system while others are in the process of running pilot schemes with a view to wider roll out in their respective areas. Of those Authorities that are operating CBL the expressed view is that it is having a positive effect on how they allocate houses. The data also shows that where CBL is in operation the rate of refusals has dropped. Work is ongoing with the LGMA and the CCMA to develop a CBL website on a nationwide basis.

Action 6.1 Continue to support the development of the Age Friendly Homes portal and website, which promotes awareness of Age Friendly housing

Update: The Age Friendly Homes portal and website, <https://agefriendlyhomes.ie/>, was launched on 22 June 2021. The website was developed as a collaboration with The Housing Agency and Age Friendly Ireland, the Department of Health and Department of Housing, Local Government and Heritage.

A unique web portal in an Irish context, it provides a central hub for resources, guidance and information on age friendly housing. Current content includes guidance on features to include in a lifetime adaptable and age friendly home including how to make it more accessible and a user-friendly checklist.

It also includes research on older people's perceptions and experiences of going through a rightsizing process to future proof their home and an information booklet for older people to explain their options regarding future proofing their homes, ranging from adapting the home, Homeshare or moving to more suitable accommodation. Content is added to the website as it is developed under the guidance of an Oversight Group, which meets on a quarterly basis.

Action 6.3 **Local Authorities will consider the housing needs of older people through the Housing Need and Demand Assessment Framework and feed that into their Housing Strategies as part of their Development Plan process**

Update: Section 4 of the Housing Needs and Demand Assessment (HNDA) Framework considers the need for specialist provision, including housing for older people. Having collated and considered the available information on the categories of specialised need, Local Authorities should estimate the total specialist need in their area, in terms of numbers and types of housing required to meet that need, which is expected to arise over the period of the HNDA.

As Development Plans and associated Housing Strategies come up for consideration, the HNDA assessed need for housing for older people should be identified and planned for in the Housing Strategies. In addition to the publication of guidance on conducting a Housing Needs and Demand Assessment, the Department of Housing, Local Government and Heritage provides ongoing policy and technical support to Local Authorities undertaking assessments. Training in the conduct of assessments and use of the Housing Needs Demand Assessment tool is being rolled out over the coming months.

Action 6.5 **Continue delivery of the Age Friendly housing and public realm training modules to cross sectoral stakeholders to promote greater awareness and foster knowledge transfer across the sector**

Update: Delivery of Age Friendly Ireland's Housing and Public Realm training for Local Authority and Approved Housing Bodies' personnel re-commenced in October 2021. Seventeen training sessions took place between October and December 2021. There are nine further counties scheduled for the training between January and March 2022. This training is delivered on an ongoing basis and reports are provided to the Department of Housing, Local Government and Heritage.



Action 6.6 Support pilots of innovative forms of housing redesign/ reorganisation to deliver additional rental accommodation supply along with support for older homeowners

Update: Ava Housing (<https://www.avahousing.ie/>) developed an innovative new model to support older homeowners to reconfigure their family-sized homes by creating an independent living area suitable for the older homeowner, eliminating the need to use the stairs; and an affordable one-bedroomed rental accommodation upstairs.

Using a Universal Design approach, this promotes an efficient way to use housing stock by carving much needed new one-bedroomed rental capacity from existing housing stock in mature urban areas. This allows the homeowner to live securely and independently downstairs, whilst promoting interaction with the person living upstairs, thereby reducing isolation.

Funding is being made available to AVA Housing for it to extend its pilot project in 2022 and 2023. This extended pilot will see Ava housing complete twenty houses, two groupings of ten houses.

Action 6.7 Implement the actions under the Housing Options for our Ageing Population Policy Statement, having regard to the Reports of the National Implementation Group

Update: Housing Options for Our Ageing Population is a joint policy document published by the Department of Housing, Local Government and Heritage (DHLGH), and the Department of Health. It contains 40 strategic actions, 22 to be led by DHLGH, 13 by the Department of Health and 5 by both.

An implementation group, led by an independent Chair, which was established to ensure an integrated approach to delivery is concluding its work in 2021 and its third and final report will be published early in 2022.

A new joint governance framework will be developed between DHLGH, the Department of Health and the Age Friendly Shared Service to oversee completion of a small number of outstanding actions and for ongoing collaboration in policy development and implementation.

Action 7.3 **Local Authorities will consider the housing needs of people with a disability through the Housing Need and Demand Assessment Framework and feed that into their Housing Strategies as part of their Development Plan process**

Update: Section 4 of the Housing Needs and Demand Assessment (HNDA) Framework considers the need for specialist provision, including housing for people with a disability. Having collated and considered the available information on the categories of specialised need, Local Authorities should estimate the total specialist need in their area, in terms of numbers and types of housing required to meet that need, which is expected to arise over the period of the HNDA.

As Development Plans and associated Housing Strategies come up for consideration, the HNDA assessed need for housing for people with a disability should be identified and planned for in the Housing Strategies. In addition to the publication of guidance on conducting a Housing Needs and Demand Assessment, the Department provides ongoing policy and technical support to Local Authorities undertaking assessments. Training in the conduct of assessments and use of the HNDA Tool is being rolled out over the coming months.

Action 8.1 **Work with Local Authorities and AHBs to improve the quality and quantity of delivery of Traveller-specific accommodation**

Update: The ongoing effective delivery of Traveller-specific accommodation in line with budgetary provisions and the Local Authority Traveller Accommodation Programmes will address both the quantity and quality of traveller accommodation. In addition, Implementation of the Traveller Accommodation Expert Review Report (July 2019) recommendations will also support delivery of this action. The first progress update on this Report is expected in Q1 2022.

The Department of Housing, Local Government and Heritage maintains regular contact with Local Authorities in the provision of support and funding for Traveller-specific accommodation and this will continue throughout 2022. Funding has increased from €14.5m in 2020 to a planned €18m in 2022.



Action 8.3 **Prioritise the implementation of recommendations contained within the Traveller Accommodation Expert Group Report**

Update: A Programme Board, established in March 2021, was set up to drive the implementation of the Traveller Accommodation Expert Review Report (July 2019) recommendations. The Programme Board met 6 times in 2021 and have agreed to report progress on the implementation of the recommendations, with the first report expected in Q1 2022. This will be published on the Department of Housing, Local Government and Heritage's website. Subsequent reports will be published after the Programme Board's meetings. The Board will meet a minimum of 4 times in 2022 and at other times, as required.

Action 8.4 **Prioritise implementation of the recommendations of the 'Independent Review of the Role of Social Workers and Personnel Employed by Local Authorities Specifically to Assist Travellers with their Accommodation Needs'**

Update: The County and City Management Association (CCMA) is establishing a working group to consider the recommendations contained in the Independent Review of the Role of Social Workers and Personnel Employed by Local Authorities Specifically to Assist Travellers with their Accommodation Needs. There are eight recommendations in the report. The Department of Housing, Local Government and Heritage, as a key stakeholder, will participate in this working group. The CCMA has committed to a first meeting of the working group in Q1 2022 where they will draw up its Terms of Reference.



Action 9.2 **Local Authorities, the DHLGH and its agencies, including The Housing Agency, will support DCEDIY as appropriate in implementation of the provisions of the White Paper and IRPP 2020-2023**

Update: The White Paper sets out a new model for the provision of accommodation and supports to international protection applicants. It is human rights centred and will be operated on a not-for-profit basis. It is intended that the new model will be operational by December 2024 with the transition to the new model taking place on a phased basis, with reforms introduced each year between 2021 and 2024.

A dedicated Transition Team has been established to drive implementation. Governance structures have put in place in the form of a Programme Board and an External Advisory Committee to oversee transition to the new system. Cooperation is underway with key implementation partners such as the Department of Housing, Local Government and Heritage, the Housing Agency and the Local Authorities to develop the new accommodation model and support services. A detailed implementation plan has been developed which will be further refined over the coming months. Properties are now being purchased. Planning is well advanced on developing a system of income support for international protection applicants and the integration support system that will apply.

The Programme Board have met on five occasions in 2021 and are scheduled to meet again in February 2022. A report from the Programme Board on the progress of the project will be made available towards the end of Q1 2022.

Action 10.1 **Provide capital funding for further development of housing for the specific vulnerable cohorts eligible for CAS funding, in alignment with support services provided through State agencies and NGOs**

Update: €96m of Capital funding has been committed in Budget 2022 for the Capital Assistance Scheme (CAS). This funding will be provided to Approved Housing Bodies for the further development of housing for priority categories of families and individuals. A condition of this funding is that the housing development is undertaken in alignment with support services needed which are provided through State agencies and NGOs. To the end of Q3 2021, 250 CAS homes had been delivered. A target of 400 CAS home has been set for 2022.

Pathway to Increasing New Housing Supply

Action 12.4 Incorporate acceleration of residential development as key criteria for the Urban Regeneration and Development Fund (URDF)

Update: The acceleration of residential development will be included as a key criterion in selecting future URDF projects in cities and larger towns particularly in the context of the development of areas of strategic importance within those cities and large towns. URDF projects are added to the programme through periodic calls for proposals. This criterion will be included in the assessment of proposals submitted as part of a future call focused on the development of the new Urban Development Zones (UDZ) at the appropriate juncture once legislation establishing the UDZ mechanism is enacted. See action 12.2.

Action 14.1 New tranche of State lands to be provided to the LDA with potential to deliver up to 15,000 homes

Update: *Housing for All* identifies 20 State land sites that will be transferred to the Land Development Agency (LDA) which have the potential to provide 15,000 homes. The transfer of these sites will involve a number of steps, some of which have commenced (see Appendix 1).

These steps vary from site to site and may include stakeholder engagement, feasibility studies, master planning, the relocation of existing services, considerations on mixed tenure/heritage sites, rezoning and decontamination considerations.

The baseline assessment refers to the work that the LDA is undertaking currently: the collation of initial information on the basis of a desktop review of the current context of constraints and opportunities and the general planning context. More detailed assessments, feasibility and capacity analysis will follow in most cases further to the initial stakeholder engagement which is currently being rolled out. This initial engagement is with the State Agencies/ landowners/ Local Authorities concerned.

Progress on 14 further sites that were identified for transfer to the LDA is also set out in Appendix 1.

Action 14.2 LDA to develop a public lands database and regularly report to Government on the potential reuse of such lands for housing

Update: The Land Development Agency (LDA) is currently developing a register of all relevant public lands, which are lands owned by public bodies in population areas greater than 10,000. An initial prototype mapping tool has already been completed and is available on the LDA website at the following link: <https://lda.ie/state-asset-database/>

On commencement of Section 50 of the Land Development Agency Act 2021 in Q1 2022, this Register will be put on a statutory footing and will be completed as soon as practicable following commencement. The Register will be regularly updated by the LDA as private land is acquired by public bodies and is added to the Register as public land. Under Section 52, a Report to Government on the Register is required within 1 year of the commencement of the LDA Act and every 2 years thereafter.



Action 16.2 Industry to review and promote the attractiveness of careers in the construction sector through a coordinated marketing campaign targeted at school leavers and career changers as recommended in the Building Innovation Report

Update:

1. Promoting Careers:
 - The CIF Schools Challenge 2021/22 is open for registrations until 31 January 2022 and the Schools Outreach Programme has commenced.
 - CIF are partners with Autodesk – world’s largest producer of construction related design software with free access to software for schools;
 - Videos and webinars on going
 - Linked with World Skills Ireland event in March 2022.
2. Further alliances have been formed between the members of the Construction Sector Group and the following organisations to support career campaigns and other initiatives:
 - Engineering and Technical Teachers Association;
 - Techno Teachers Association;
 - Teachers Union of Ireland (TUI);
 - Institute of Guidance Counsellors;
 - World Skills Ireland;
 - SOLAS; and
 - STEPS to Engineering.
3. The industry is working with the Irish Time Higher Options programme.
4. Participated in the Careers in Construction Panel discussion at the relevant teachers conferences.
5. The CIF works with the Careers Portal to ensure that the public is well informed of the diverse career and apprenticeship opportunities in construction for all backgrounds.
6. The industry is involved in delivering the Shared Apprenticeship Scheme.
7. The President of the Civil Engineering Contractors Association has recently been appointed the Chair of the new Civil Engineering Apprenticeship Consortium to lead out on the delivery of the very first professional apprenticeship in Civil Engineering in Ireland.
8. CIF has been a leader in the development of the new Scaffolding Apprenticeship and continues to working with other ETBs and 3rd level institutes on the development of other new apprenticeships and traineeships.
9. The industry has been further involved in the development of the following traineeships:
 - a. Skill utilities operator;
 - b. Construction skills for employment – Formwork;
 - c. NVQ cert in Curtain Wall Glazing;
 - d. Diploma in steel fixing occupations; and
 - e. Diploma in interior systems.
10. Developing Community Networks through the Training Academy.
11. The industry is also working with the CPSkillnet to develop a range of accessible, relevant and practical courses to upskill construction workers.

Action 17.2 **Deliver an integrated education and training sector response to align education and training provision for new and existing workers with the Labour Demand Estimates for Ireland’s National Housing Targets, 2021-2030 and forthcoming Expert Group on Future Skills Needs (EGFSN) forecasts**

Update: The approach to skills provision is continually evolving and advancing across all sectors to meet economic demand and workplace needs. Partnership between Government, education and training providers and industry is fundamental, as can be seen through the National Skills Council and network of nine Regional Skills Fora which work to advance alignment of the skills ecosystem with needs and challenges as they arise and change. A Skills Strategy Project, to be undertaken in partnership with the OECD, will take place through 2022. This project will play an important role in ensuring that Ireland’s skills system is effective in meeting skills and human capital needs. This will be central to our economic and social sustainability against the backdrop of major trends impacting on the workforce and society including digitisation and climate transition.

A diverse set of clearer educational options and opportunities, within a unified system, improves the likelihood that individuals will find options that align well with their own personal motivation and ambition, as well as economic and social needs. DFHERIS is committed to promoting the wide range of options available to students and worked with partners to ensure that information on further education and training and apprenticeships was included on this year’s CAO website to help increase awareness of these options for school leavers.

Action 17.6 **Modify employment permit schemes as necessary to attract the required numbers of construction employees, participate in recruitment fairs internationally to attract workers to Ireland**

Update: On 28 October, DETE announced comprehensive changes to the employment permits system in Ireland. An additional 8 categories of occupation within the construction sector were made eligible for a General Employment Permit. The newly eligible roles are: Electricians; Masons; Roofers, Roof Tilers and Slaters; Plumbers and Heating and Ventilating Engineers; Carpenters and Joiners; Floorers and Wall Tilers; Painters and Decorators; Construction and Building Trade Supervisors. This now means that almost all occupations in the construction sector are eligible for a General Employment Permit.

A sub-group of the Industry Capability Working Group is developing targeted responses to increasing international recruitment, and a campaign will run in Q1 2022. An online launch and briefing will be held with employers/sectors in Ireland in February to provide them with further information on the campaign.

Action 18.6 **Strengthen relationships with international funding partners (such as the European Investment Bank/ Council on Europe Development Bank) to access targeted funding**

Update: This action, along with 18.7 & 18.8, is being delivered on an ongoing basis through the work programme of the *Housing for All* Investment workstream. An initial mapping exercise of public and private funding partners has been completed. To complement this work, the investment group has invited funding partners to attend and present to the group on their role and experience in funding residential housing delivery. This work will continue in 2022, and will inform planning of further communication and engagement with key partners.

Action 18.7 **HBFI will continue to deploy capital in line with demand to fund the delivery of new homes, including through accessing its additional borrowing capacity of €750m as required. HBFI will also continue to review product offerings in line with demand to ensure that the supply of new homes is not disrupted due to a lack of funding**

Update: This action, along with 18.6 & 18.8, is being delivered on an ongoing basis through the work programme of the *Housing for All* Investment workstream. An initial mapping exercise of public and private funding partners has been completed. To complement this work, the investment group has invited funding partners to attend and present to the group on their role and experience in funding residential housing delivery. This work will continue in 2022, and will inform planning of further communication and engagement with key partners.

Action 18.8 **Lead communication and engagement with institutional investors, including tradeshow events, to communicate policies and encourage sustainable investment in residential accommodation**

Update: This action, along with 18.6 & 18.7, is being delivered on an ongoing basis through the work programme of the *Housing for All* Investment workstream. An initial mapping exercise of public and private funding partners has been completed. To complement this work, the investment group has invited funding partners to attend and present to the group on their role and experience in funding residential housing delivery. This work will continue in 2022, and will inform planning of further communication and engagement with key partners.

Action 18.9 **Assess investment proposals, in particular from the AHB sector, as to the likelihood in attaining an off balance sheet statistical classification**

Update: Where a proposal is provided by DHLGH, DFIN will provide feedback/advice on likelihood of attaining off-balance sheet classification.

Pathway to Addressing Vacancy and Efficient Use of Existing Stock

Action 19.2 Use the Better Energy Homes Grant to support retrofit for vacant properties

Update: The Better Energy Homes Scheme provides assistance to homeowners to reduce energy use and greenhouse gas emissions while improving the comfort levels within their homes and making significant savings on energy costs. The incentive is in the form of a Cash Grant. The Better Energy Homes Grant is available to support retrofit for vacant properties. Information on eligibility and grant levels is available at www.seai.ie.

Action 19.3 Incorporate activation of vacant properties as key criteria in the Urban Regeneration and Development Fund (URDF) and the Rural Regeneration and Development Fund (RRDF)

Update: The activation of vacant properties will be included as a key criterion in selecting future URDF projects in towns as part of a call for proposals focused on Town Centre First (TCF) priorities. URDF projects are added to the programme through periodic calls for proposals. This criterion will be included in the assessment of proposals submitted as part of a future call focused on the TCF policy. It is envisaged that this call for proposals would be initiated mid-2022.

The fourth call for category 1 applications under the RRDF was opened on 17 December 2021, with a closing date of 29 April 2022. The objectives of the call align with those of *Our Rural Future*, the Government's 5 year rural development policy. The focus of the call is to support capital projects which will assist in revitalising rural towns and villages, in line with the TCF policy. These regeneration and development projects will drive greater economic activity and footfall and, address vacancy and dereliction. They will also provide appropriately-scaled facilities and infrastructure in rural areas to promote remote working, town centre residency and, economic and enterprise development.



Action 19.10 **Local Authorities will work with the appropriate stakeholders to resolve issues within estates still categorised as ‘unfinished’ with a view to minimising any vacancy levels**

Update: Local Authorities are responsible for the management and administration of unfinished housing developments. The latest data from a 2020 survey shows that 124 developments remain on the ‘unfinished’ list. Within these, 57 developments are unoccupied. These developments mainly contain partial shells and units at foundation level, are securely fenced off and are located in low demand areas. The remaining 67 developments containing residents will be the focus for Local Authorities to work towards a satisfactory resolution. In total, at the time of survey, there were 326 houses and 13 apartments vacant. Local Authorities will work towards minimising that vacancy level. The Department of Housing, Local Government and Heritage will request an update from the Local Authorities in Q1 2022.

Action 20.1 **Work in a partnership approach with Local Authorities, AHBs, Heritage NGOs, the Heritage Council and the Heritage Division within the DHLGH to unlock the potential in our villages, towns and cities to utilise heritage building stock (pre 1940) to help tackle the housing crisis, recognising in particular Sustainable Development Goal 11; Sustainable cities and communities**

Update: The Historic Structures Fund 2022 (HSF) was launched by Minister O’Brien on 5 November 2021. The primary aim of the HSF is to support the restoration and enhancement of historic structures and buildings for the benefit of communities and the public. With a total fund of €4m available, awards range between €15,000 to €50,000 under Stream 1 and between €50,000 and €200,000 under Stream 2. Refurbishment or reuse projects where a clear residential benefit is demonstrated were invited under Stream 2 in line with *Housing for All* commitments. Funding awards will be made in March 2022.

In addition, the Historic Towns Initiative (HTI) was announced on 17 December 2021 and encourages applications in support of residential reuse projects. The HTI is run in collaboration with the Heritage council.

Action 20.8 Support Local Authorities to engage in targeted acquisitions of vacant and under-utilised properties under the Buy and Renew element of the social housing programme to support town and village renewal

Update: The Buy and Renew scheme provides ongoing capital funding to Local Authorities to deliver social housing while also tackling vacancy and dereliction in our cities, towns and villages. The capital funding supports the acquisition and renewal of vacant properties so they can be made available as new social homes. Since the scheme was first introduced in 2016, around 700 properties have been acquired and renewed.

Furthermore, all Local Authorities submitted a Housing Delivery Action Plan in December 2021. The plans set out details of each Local Authority's delivery of social housing over the period 2022-2026. The Plans also address other specific policy measures such as targets for the use of vacant properties as social housing through the Buy and Renew scheme. The Department of Housing, Local Government and Heritage is now working closely with the Authorities and the Housing Delivery Coordination Office to review the Plans and engage with individual Local Authorities to assess alignment of the Plans with the ambition of *Housing for All* across all tenure types. For more detail on the Housing Delivery Action Plans, see action 4.12.

Action 20.9 Support Local Authorities to drive expanded take-up of the enhanced Repair and Leasing Scheme

Update: The aim of the Repair and Lease Scheme (RLS) is to bring vacant properties in need of repair, back into use for social housing. As part of the *Housing for All* commitment to put a renewed focus on RLS, a new circular was issued in October 2021; updated guidance and support documents were published in the Housing Manual on The Housing Agency website and an information event was hosted for Local Authorities on 23 November 2021 with over 100 delegates in attendance. 39 units have been delivered by RLS to end Q3, 2021.

Furthermore, all Local Authorities submitted a Housing Delivery Action Plan in December 2021. The plans set out details of each Local Authority's delivery of social housing over the period 2022-2026. The plans were informed by the targets for social housing delivery contained in *Housing for All*, and individual targets issued to each Local Authority in September 2021 for the same period. The Plans also address other specific policy measures such as targets for the use of vacant properties as social housing through the Repair and Leasing Scheme.

Supporting the Four Pathways: enabling a Sustainable Housing System

Action 21.1 Continue a joint approach in respect of the Design Manual for Urban Roads and Streets, to ensure more widespread and consistent implementation

Update: The Department of Housing, Local Government and Heritage is working with the Department of Transport to develop a Design Manual for Urban Roads and Streets (DMURS) Work Programme for the next 2 years. The programme will provide for ongoing development of the DMURS document (publication of advice notes and case studies), training and promotional activities.

In Q1 2022 it is planned to issue an advice note on materials and specifications (prepared with the support of Mayo County Council, IPB Insurances and the CCMA) and to deliver a 6 to 8 week training programme in conjunction with Engineers Ireland.

Action 21.5 Construct an average of 33,000 nZEB homes each year to 2030

Update: *Housing for All* aims to increase new housing supply to an average of at least 33,000 new homes per year over the next decade. Building Regulations require that all new dwellings which commence construction after 1 November 2019 and those substantially completed after 31 October 2020 to be completed to NZEB Standards. This means that all homes which are commenced after the 1 Nov 2019 and are completed after the 31 Oct 2020 will be NZEB Dwellings.

Latest Commencement Notices data shows that in 2021, 30,724 residential units were commenced, up 42% year-on-year, when compared to the same period last year.

The CSO's Quarter 3 2021 New Dwellings Completion Report shows the number of new homes becoming available for use in the year to end-September 2021 was 20,903 a 7% increase year-on-year.

The numbers of new homes each year will be published as and when the data becomes available, both in the *Housing for All* quarterly progress reports and on the Department of Housing, Local Government and Heritage's website.

Action 21.6 Retrofit 500,000 homes by 2030 to a B2 or Cost Optimal BER standard

Update: The National Retrofit Plan, published as part of the Climate Action Plan 2021 in November, sets out how the Government will deliver on our national retrofit targets. The Plan commits €8 billion in Exchequer funding to support homeowners to upgrade their homes through SEAI retrofit schemes including free energy upgrades for households at risk of energy poverty. The Department of Housing, Local Government and Heritage will also provide additional funding for the Local Authority Retrofit Scheme. Budget 2022 commits €202 million in carbon tax revenue to fund the SEAI residential and community retrofit schemes and a further €10 million from the Exchequer for the Solar PV scheme. This investment will support over 22,000 home energy upgrades in 2022, including over 6,000 homes to a Building Energy Rating (BER) of B2. Data on the number of homes retrofitted through SEAI schemes will be available in Quarter 1 2022 and the total number of homes supported across SEAI schemes, Energy Efficiency Obligation Scheme and Local Authority Retrofit Scheme will be available from end Q2 2022.

Action 23.6 Engage with international construction firms through IDA Ireland or otherwise via trade shows / events and through leveraging diplomatic networks, with the support of the Department of Foreign Affairs, to encourage participation in the Irish market

Update: IDA Ireland has identified large construction companies in the EU, UK, North America and Asia Pac with the breadth of experience and capability to deliver large projects of scale. Before formally engaging these large construction companies, it is necessary to co-ordinate with Ireland stakeholders to identify and quantify suitable projects of scale, and develop appropriate value proposition for each overseas market. IDA has engaged with relevant stakeholders to develop this value proposition, and this work is well advanced.

Action 23.7 Build residential construction pipeline to attract international builders

Update: The allocation of social targets to Local Authorities in September set out details for the delivery of 47,600 new build social homes in period 2022-2026, with details on delivery at Local Authority level. The Housing Delivery Action Plans will include further detail on the delivery of affordable homes during this same period. Development of construction pipeline and engagement with Department of Enterprise Trade and Employment to support the access of international builders to market is ongoing. An examination of key partners such as the Land Development Agency to pilot initial pathfinders is also under consideration.

Action 23.8 **Strengthen the construction products supply chain by securing priority status for apartment construction within the EU-level Strategic Value Chain for nearly zero energy building construction and renovation (identified for the next group of value chains to be prioritised)**

Update: DETE has established an Interdepartmental Steering Group on Strategic Value Chains that held its first meeting on 13 September 2021. The function of this group is to support the work on Important Projects of Common European Interest (IPCEI), the Industrial Alliance and Strategic Value Chains, as well as identifying the priority areas for Ireland. At a European level, the High Level Construction Forum is leading on the Transition Pathway for the Construction Ecosystem, and there will be an opportunity to feed into this process through a public consultation.

Action 24.1 **Ensure resourcing available to meet the scale of ambition, while every opportunity will be explored for the use of centres of excellence and shared services to ensure the efficiency and effectiveness of delivery**

Update: Over 200 new staff for Local Authority housing delivery teams were approved by Minister for Housing, Local Government and Heritage in December 2021. These posts will increase the capacity of Local Authorities to initiate, manage and deliver new build housing schemes.

The Housing Agency will be resourced to act as a centre of expertise to support Local Authority and AHB housing delivery. Additional resources are being allocated to the Housing Agency to fulfil this role. This technical expertise will provide training programmes, advisory services on contract and project management, mixed-tenure procurement and modern methods of construction, as well as supporting effective interaction and collaboration between Local Authorities, AHBs and other State agencies, including infrastructure utilities.

The Housing Delivery Coordination Office (HDCO) has been established within the Local Government Management Agency (LGMA), to provide co-ordination of Local Authority housing activities. This includes all aspects of social and affordable housing procurement and programme co-ordination with regard to the social housing energy retrofit programme and the migration towards planned maintenance regimes.

The Department of Housing, Local Government and Heritage (DHLGH) liaises closely with An Bord Pleanála (ABP) to ensure that it has appropriate resources to maintain and improve its compliance rate, in line with its annual Performance Delivery Agreement targets. In October 2021 the Department approved the 2021-2022 ABP Workforce Plan which provides for an additional 24 posts across a range of technical and administrative grades. Following an assessment by the Board of resourcing issues likely to emerge as a result of newly enacted legislation, a new workforce plan will be submitted to the DHLGH for consideration shortly.

The DHLGH working with the County and City Management Association (CCMA) and the Office of the Planning Regulator (OPR), is seeking to define more closely the resourcing and learning and development needs of the planning sector. Most immediately, legislative changes which return large scale residential developments to Local Authorities, will also involve an appropriate fee structure to ensure that Local Authorities can resource this appropriately.

Action 24.2 **Promote the digitalisation of housing and planning services, to improve the efficiency of delivery and customer services**

Update: Work is progressing on Project Díon as part of the digital transformation agenda. Project Díon will see the implementation of an integrated solution for the management of Housing Programmes within the Department of Housing, Local Government and Heritage, linking Local Authorities and other key stakeholders. The proposed solution will facilitate more streamlined application, approval, funding and reporting mechanisms through process improvement. It will do this by taking full advantage of digital technologies, standardised data, and processes. Working closely with the Office of Government Procurement and with the support of strong governance structures, procurement documents are being finalised to be issued early in Q1 2022.

A pilot phase of the new ePlanning platform, which will provide a single place for online submission of planning applications, will commence in Tipperary County Council and Galway County Council shortly and will run for 12 weeks. Once the pilot is complete, the project will be rolled out nationwide on a phased basis over the following 18-24 months.

Action 24.3 **Review and streamline all approval and other pre-contract processes to accelerate the delivery of Local Authority, AHB and LDA social housing proposals and projects and to agree with the DPER, a revised sectoral guidance where required**

Update: A Review Group, including membership from the Department of Housing, Local Government and Heritage, the County and City Management Association, the Land Development Agency, The Housing Agency, the Housing Delivery Coordination Office and the Irish Council for Social Housing was established to progress this and *Housing for All* action 24.4. The group met five times and published a report of its recommendations on 21 January 2022.

The Group's report has set out a number of practical actions to further streamline the approvals and other pre-contract processes which in time, should reduce the time taken for such projects to commence on site, while ensuring that cost effectiveness is being achieved for the taxpayer. Implementation is expected to expedite the preparatory stages of housing delivery, provide certainty of approach for delivery partners and provide line of sight on 'pipeline challenges' and related solutions at earlier stages of project development. Implementation of the recommendations from the review will commence in Q1 2022. This action has also been progressed in tandem with Q4 action 24.5 concerning the standard layouts, specifications and cost guidelines for social housing.

Action 24.6 **Work with relevant stakeholders to ensure that the AHB sector is positioned to best contribute to the Government’s objectives for public housing supply and management**

Update: The Housing Agency is currently finalising a piece of key research “The Role, Contribution and Future Development of the Approved and Voluntary Housing Sector in Ireland”, which was commissioned by the Department of Housing, Local Government and Heritage (DHLGH) in 2021. The report will assist DHLGH in understanding the role Approved Housing Bodies (AHB) currently play and will contribute to building a knowledge and evidence base for future strategic development of the sector. It will provide a vision of the optimal role of the sector and outline how it can best contribute to the government’s objectives around social housing supply and management.

The draft report is due to be submitted to DHLGH by end January 2022. It is expected the report will inform the work being undertaken by the Housing Commission in relation to the optimum role of AHBs in social housing delivery (see action 29.1). It will also provide DHLGH the opportunity to assess if there are more immediate policy interventions that can be advanced to ensure that the AHB sector is positioned to best contribute to the Government’s objectives for public housing supply and management.

Action 24.8 **DHLGH will research application of EU procurement rules across Members States in relation to procuring the development of public housing, including any relevant case law and will engage with the OGP to consider options for more flexible approaches to procurement to help expedite social housing delivery**

Update: The application of EU procurement rules across member states is governed by EU requirements and is transposed into Irish law under SI 284/2016. The Department of Housing, Local Government and Heritage has held preliminary discussions with OGP and over the course of 2022 will examine EU case law to optimise the procurement process in delivering social housing.



Action 24.9 **The Housing Delivery Coordination Office will be further resourced to support programme and project management by Local Authorities, co-ordinate Procurement Frameworks, support retrofit initiatives and provide support for affordable housing**

Update: The Housing Delivery Coordination Office (HDCO) has been established within the Local Government Management Agency (LGMA), to provide co-ordination of Local Authority housing activities.

During Q4 2021 the HDCO recruited a Project Manager to assist Local Authorities and co-ordinate their activities in all aspects of social and affordable housing procurement. An additional two Programme Co-ordinator posts were also filled to co-ordinate the Local Authority social housing energy retrofit programme and the migration towards planned maintenance regimes.

Action 24.12 **Ensure that the newly established Approved Housing Bodies Regulatory Authority is adequately resourced to carry out its functions**

Update: The Approved Housing Bodies Regulatory Authority's (AHBRA) strategic Workforce Plan (2021 - 2024) has been approved by the Department of Housing, Local Government and Heritage. The overall objective of the plan is to ensure alignment of AHBRA's strategic objectives and business plan with their human resources capacity and capability.

This will enable the organisation to be agile, flexible and accountable and respond to the changing needs of AHBRA and the AHB sector. The legislation governing AHBRA is being commenced on a phased basis to allow AHBRA time to become adequately resourced. The Work Force Plan envisages a phased growth in AHBRA's staff from 22 to 31 over the period to 2024.



Action 25.4 Ensure adequate and appropriate market surveillance of construction products in the context of Brexit and EU Regulations

Update: Building control authorities liaise with the National Market Surveillance Unit of the Dublin City Council - National Building Control Office (DCC-NBCO) to support compliance with the Construction Products Regulation (CPR) and to determine appropriate action on enforcement matters, as they arise. The DCC-NBCO has a team of authorised officers dedicated to carrying out active market surveillance on a nationwide basis.

Ireland's National market surveillance programme 2021 is published on the website of the European Commission at the following link. <https://ec.europa.eu/docsroom/documents/44990>

Action 25.6 Review of Building Regulations

Update: A fundamental review of Part B of the Building Regulations (Fire Safety) is currently underway. The Department of Housing, Local Government and Heritage established a Consultative Committee in December 2020 which has met nine times to date, in addition to a number of sub-group meetings. Draft documentation is currently being prepared to support a public consultation on the matter in Q4 2022.

With regard to Part C of the Building Regulations (Site Preparation and Resistance to Moisture), work is ongoing with Met Éireann, the EPA and NSAI in preparation for a review to commence in 2022. Met Éireann are currently carrying out research into recent and future weather data with a view to informing the review and supporting NSAI Standards. This is being coordinated by a steering committee comprising Met Éireann, DHLGH, SEAI and NSAI.

Cost Optimal Calculations to review the performance requirements of Part L of the Building Regulations (Conservation of Fuel and Energy) are being prepared and are planned for completion in early 2023. A tender to appoint a consultant to carry out these calculations issued in December 2021.



Action 25.7 Address issues in relation to the Defective Concrete Blocks Grant Scheme

Update: On the 30 November 2021, the Government agreed to overhaul the Defective Blocks Scheme with a number of major improvements. The focus of the changes are to prioritise remediating family homes in full. An estimated €2.2bn will be spent on the scheme. To prevent future problems the government will also establish a new Building Standards Regulator, a Building Industry Register and will task the NSAI with reviewing concrete block standards to ensure the highest standards are complied with into the future.

The key points of the enhanced scheme include:

- The current 90% maximum grant will be increased to a 100% grant for all remediation options 1-5
- The maximum grant cap for option 1 (demolition and rebuild) will be increased to €420,000 from €247,500
- The grant calculation methodology will be based on the cost per square foot (psf) of rebuilding the existing home, with costings to be set by the Department of Housing, Local Government and Heritage in consultation with the Society of Chartered Surveyors Ireland (SCSI). An indicative rate of €145 per square foot for the first 1,000 sq foot based on SCSI methodology with a sliding scale thereafter.
- A revised application process will be introduced which will only require the homeowner to submit an initial 'Building Condition Assessment' at minimal cost recoupable on entry to the Scheme
- Alternative accommodation and storage costs to be included, subject to a maximum of €20,000
- In relation to works carried out under remediation options 2-5, a second grant option, will be available for such a home in the future if blockwork which was not removed as part of the initial remediation work subsequently proves defective in accordance with the I.S. 465 standard
- A new independent appeals process will be introduced and
- The Scheme will be extended beyond the current scope of Principle Private Residences only, to also cover RTB registered rental properties, subject to the introduction of a clawback mechanism upon re-sale within a set time period depending on the remediation option used. Opportunities for the State to acquire such rental properties for social housing purposes will also be examined.

Action 25.8 Ensure that the remediation fund for pyrite is fully drawn down

Update: €15m of the €20m allocated in 2021 was drawn down by year end. Remediation output was lower than estimated due to COVID-19 restrictions affecting the scheduling and implementation of remediation works. The COVID-19 shutdown (January to April 2021) impacted on contractors/engineers returning to full activity. A further €20m has been allocated for 2022.

Action 26.2 Accelerate the delivery of the National Broadband Plan

Update: As of the end of December, almost 54,000 premises across 14 counties can order or pre-order a connection to the new high-speed broadband network being delivered under the NBP. The focus for 2022 is to continue to build momentum in the build, catch up on the delays experienced due to COVID-19 and other network build related delays and plan for acceleration.

Action 26.3 Ensure electricity connections to housing schemes are delivered in a timely and cost-effective manner

Update: ESB Networks play a crucial role in connecting new homes nationally. A commitment is given to work with all Property Developers to keep pace with their build work to ensure the delivery of a safe and prompt electrical supply to every new housing unit. In 2021 ESB Networks energised 29,322 new housing units. A breakdown is shown in Table 1 below:

Table 1. New Housing Units

Connection Type	2021
G1. Large Developments. Houses and Apartments	19,581
G2. Single House Builds	9,741
Totals	29,322

Through its Customer Charter, ESB Networks make the following commitments when delivering an electrical supply to new homes:

1. Time to quote on receipt of a completed application for supply
2. Time to connect on completion of all construction work on site

ESB Networks performance against Customer Charter commitments are shown in Table 2 and Table 3 below:

Table 2. Time to Quote (shown in days)

Connection Type	2021	ESB Networks Charter Commitment
G1. Large Developments. Houses and Apartments	42	90
G2. Single House Builds	12	15

Table 3. Final Connection (shown in days)

Connection Type	2021	ESB Networks Charter Commitment
G1. Large Developments. Houses and Apartments	15	At pace with construction
G2. Single House Builds	10	10

Action 27.1 The Government will continue to deliver high-level investment in water infrastructure to support housing delivery nationwide

Update: The National Development Plan 2021-2030, published on 4 October 2021, commits to almost €6bn investment to be undertaken by Irish Water in the period from 2021-2025 of which over €4.5 billion will be Voted Exchequer funded in respect of domestic water services. As part of Budget 2022, funding of over €1.57 billion was secured to support water services. This includes €1.459 billion (Current €629m and Capital €830m) in respect of domestic water services provision by Irish Water. This funding is provided to Irish Water for its operational and capital costs relating to the provision of domestic water services having regard to the Third Revenue Control (RC3) period 2020-2024 set by Irish Water's economic regulator the Commission for Regulation of Utilities (CRU).

Action 27.2 Irish Water will ensure that its network delivery stream supports timely delivery of housing connections

Update: Irish Water is actively engaging with developers and developer representative bodies including the Construction Industry Federation on an ongoing basis. They have a dedicated team who are tasked with progressing developer queries. Through their Connection Developer Services, they actively follow up with developers where additional information is required to complete their applications. This supports Irish Water responding in a timely manner.

At the end of Q4 2021, Irish Water responded to 83% of connection enquiries and 76% of connection applications within 16 weeks. In 2021, they issued positive responses to 2,962 enquiries associated with 125,914 housing units and issued 4,515 connection offers associated with 32,404 housing units. Customers have accepted 3,365 offers associated with 26,446 housing units. Irish Water completed 3,046 connections to water infrastructure associated with 18,417 housing units.

Supported by the LGMA Housing Delivery Coordination Office, Irish Water regularly engages with Local Authorities, having hosted six knowledge sharing sessions for their Housing Departments, focusing on housing development requirements. This engagement will continue as Local Authorities ramp up their social and affordable housing programmes in line with the targets set under *Housing for All*.

Action 28.3 **Continue to work to better understand the supply capacity of the residential development and construction sector, the factors which may constrain supply and the role of the sector in the wider economy**

Update: Better understanding the construction industry's capacity and the factors that could constrain supply is key to the successful delivery of *Housing for All*. There is a dedicated Workstream, led by the relevant Secretaries General who meet monthly to keep focus on, and progress the work on the relevant actions in *Housing for All*. This is done in conjunction with the Construction Sector Group (CSG).

Since the publication of *Housing for All*, the Construction Sector Group sub group on innovation has developed the Detailed Description of Needs for the Construction Technology Centre and the Report on Modern methods of construction and Demonstration park; the International recruitment sub-group has met twice three times and is progressing actions to support international recruitment into the sector; they also reported on the establishment of the construction activation group and recent engagement with the construction sector; the Build Digital project has been awarded; a call for Expressions of Interest (Eoi) for the Construction Technology Centre was published on 20 December (and closed on 21 January 2022) and; the Expert Group on Future Skills Needs Report on labour demand estimates for HfA targets was published in Q4 2021 and is available here: <http://www.egfsn.ie/all-publications/2021/labour-demand-estimates-for-ireland-s-national-housing-targets-2021-2030.pdf>.

Action 30.5 **Ensure ongoing consultation and engagement with stakeholders as the Plan is implemented**

Update: The Department of the Taoiseach and the Department of Housing, Local Government and Heritage, along with other Departments as appropriate, continue to engage regularly with stakeholders on the implementation of *Housing for All*. In addition, regular stakeholder briefings are scheduled following the publication of progress reports.

Action 30.6 **Produce quarterly progress reports setting out performance against the targets and actions set out in the Plan in a clear and comprehensible way**

Update: This is the second publication of a quarterly progress report since the launch of *Housing for All*, which includes detailed text on the performance of relevant actions.

Appendices



Appendix 1

Housing for All Action 14.1

Update of transfer of State Lands to the LDA

Department of Transport

State Agency	Sites Identified	Progress Update
CIE	Inchicore Works Dublin	Baseline assessment and discussions underway.
	Broadstone Garage Dublin	Initial discussions underway
	Conyngham Road Garage Dublin	Initial discussions underway
	Colbert Station Environs Limerick	Draft Spatial Framework for Colbert Station Quarter including CIE lands being prepared. Public consultation now closed and report on engagement being drafted. Final Framework published in Q1 2022. More information at www.colbertquarter.ie
Dublin Port	Lands in Dublin Port	Baseline assessment and initial discussions underway.
Port of Cork	Lands in Cork Port	Initial discussions underway
Shannon Foynes Port Company	Lands in Limerick Docklands	Initial discussions underway

Department of Environment, Climate & Communications

State Agency	Sites Identified	Progress Update
ESB	Inchicore Works Dublin	Baseline assessment and initial discussions underway.
	Cork Docklands	Stakeholder discussions and feasibility assessment underway. Programme management office established.
	Wilton Cork	Stakeholder discussions and feasibility assessment underway.
	Sean Mulvoy Road Galway	Design Review undertaken for lands at Sandy Road and Design Team appointed to progress a framework masterplan for the area. Design team currently undertaking baseline assessment.
Digital Hub	All DHDA land and property assets Dublin 8	Design Team appointed and work underway to inform development of a Draft Masterplan. Baseline assessments complete and stakeholder engagement has commenced.
Bord Na Mona	Cork Docklands	Stakeholder discussions and feasibility assessment underway.

Department of Agriculture, Food and the Marine

State Agency	Sites Identified	Progress Update
Teagasc	Lands at Kinsealy, Dublin	Baseline assessment and initial discussions underway
Horse Racing Ireland	Lands at Carrickmines, Dublin	Baseline assessment and initial discussions underway

Department of Health

State Agency	Sites Identified	Progress Update
HSE	Colbert Station area Limerick	Design Review undertaken for lands at Sandy Road and Design Team appointed to progress a framework masterplan for the area. Design team currently undertaking baseline assessment.

Department of Defence

State Agency	Sites Identified	Progress Update
Defence Forces	St Bricins Hospital Dublin	Baseline assessment and discussions on transfer underway.

Department of Enterprise

State Agency	Sites Identified	Progress Update
IDA Ireland	Kilbarry Cork	Engagement and due diligence underway on lands identified for transfer.

Department of Public Expenditure & Reform

State Agency	Sites Identified	Progress Update
OPW	Inchicore Dublin	Baseline assessment and initial discussions underway.

Department of Housing, Local Government & Heritage

State Agency	Sites Identified	Progress Update
Ervia (Gas Networks Ireland)	Limerick Docks	Baseline assessment and initial discussions underway

Active LDA Sites Prior to *Housing for All*

State Agency	Sites Identified	Progress Update
OPW	CMH, Dundrum	Pre-planning public consultation complete. LDA expects to lodge a planning application in Q1 2022 for 963 homes. S34 application for remainder of site, 74 homes and adaptive re-use of main hospital, to follow planning decision.
Housing Agency	Devoy Barracks, Naas	An Bórd Pleanála refused permission for a scheme of 221 units in August 2021. Revised application anticipated to be submitted for c. 219 units in Quarter 1 2022. Tripartite meeting held 15th December 21.
HSE	St. Kevin's Hospital, Cork	Granted planning permission April 2021. First homes to be available in 2023. Enabling works tender issued November 2021
HSE	Meath Hospital	Under Review
Department of Defence	Columb Barracks	Public consultation complete and report on consultation published at https://columbbarracksproject.ie/ Pre-planning and feasibility stage, advancing regeneration roadmap.
Housing Agency	Hackettstown, Skerries	S34 roads application Notification to grant received 15th Dec 2021. Planning application for est.817 homes to ABP to be submitted in Q1 2022.
Housing Agency	Castlelands, Balbriggan	S34 roads application Notification to grant received 15th Dec 2021. Planning application for est.817 homes to ABP to be submitted in Q1 2022.
Dublin City Council	St. Teresa's Gardens	Pre development phase
Dublin City Council	Cherry Orchard	Pre-development stage - LDA procuring design team
Galway City Council	Dyke Road	Preliminary Design complete. Engagement with Galway City Council is on-going.
Dun Laoghaire Rathdown County Council	Shanganagh, Shankhill	Planning permission was granted for the development of 597 homes (approximately 34% of the units will be for social housing, 51% will be cost rental and 15% will be for affordable purchase) in July 2020. Work has commenced on the construction tender process.
Galway City Council	Sandy Road, Galway	Design team has been commissioned to prepare a Framework for the Sandy Road Regeneration which has the potential for up to 1,000 homes. Stakeholder engagement is underway, and public consultation will be undertaken during Q1 2022.
Limerick City and County Council	Colbert Station, Limerick	Draft Spatial Framework of the site to be finalised for publication in Q1 2022 following a public consultation. Significant engagement undertaken with local stakeholders.
Cork City Council	Cork City Docklands	Cork Docklands Delivery Office was established by Cork City Council in partnership with the LDA.

Appendix 2

Housing for All: Action 16.1

The CSG Building Innovation Report, published in June 2020, identifies a number of high impact actions to be undertaken in order to increase innovation and output in the sector in order to deliver the economic and social infrastructure which this country needs.

Some of the recommendations within the Building Innovation Report are being implemented through the *Housing for All* plan. The below table reports on the implementation status of each action, with reference to the corresponding *Housing for All* actions points, where relevant.

Progress on Building Innovation Report Recommendations

Action	Leader	Timeframe	Details on Progress
Innovation and Digital Adoption			
Further expand and develop the work of the Construction Research Forum and carry out an industry needs assessment.	CIF	2021	The CIF working group was expanded and produced a report on industry needs.
Develop an action plan to promote funding opportunities arising from external funding sources such as the Horizon 2020 Programme and the Disruptive Technology and Innovation Fund.	ACEI/CIC	2021	The final funding report with recommendations was completed and published in May 2021.
Establish a joint working group to guide the development of the off-site production sector.	CIF/CIC	2021	The CIF published this report in January 2022. Aligns with HfA action 23.9.
Establish and fund a National Centre of Excellence for the construction sector / Construction technology Center (CTC)	Enterprise Ireland	2023	The Detailed Description of Needs report, by EY, has been drafted and final review is taking place. The Expression of Interest has been published in Dec 2021 by Enterprise Ireland. Aligns with HfA action 16.4.
Establish a digital network under the Construction Skillnet - Develop digital and innovation capacity, as well as firm-level productivity agility, under the Construction Professionals Skillnet	CIF/CIC and Skillnet Ireland	2021	Funding has been approved to research the specific skills required for MMC to grow, carry out a gap analysis and identify actions.
Digitise the planning application process to reduce unsustainable, time and cost inefficient paper-based reporting.	LGMA, Local Authorities	2021	Testing has commenced in Tipperary and Galway county. Additional funding to complete the project has been granted. National rollout will take place in Q1 and Q2 2022.
Establish and fund Build Digital – a centre of excellence to promote BIM and digital adoption.	DPER	2021	The Build Digital Grant agreement between DPER and TU Dublin has been launched in November 2021. The project has commenced.

Action	Leader	Timeframe	Details on Progress
Regulatory Reform			
Review and reform procurement mechanisms and processes as part of the next generation of the Capital Works Management Framework.	OGP	2022	Review has been delayed due to the ongoing impact of the pandemic and resources have been focussed on addressing the issues that are arising. Progress is being made, albeit at a slower pace. The programme will be re-baselined in December.
Establish a more balanced approach to inflation risk through a review of the price variation mechanisms in both the conditions of engagement for consultants and the public works contracts.	OGP	2021	Appointed consultants have commenced the review and update of the October 2020 report to re-consider its recommendations in view of the volatility in construction price materials experienced since January 2021.
Establish minimum standards for the specification of project briefs and scope of service for consultancy services which focus on information requirements (to prepare for the introduction of mandatory Building Information Modelling).	OGP	2021	Draft guidance on preparing project briefs and associated template, have been updated and is being circulated internally for review before the end of October 2021, prior to issuing to GCCC for review. Drafting of the scope of service is underway.
Publish the graduated timetable for mandating BIM in the procurement of projects of different scales and types.	OGP	2021	Draft consultation paper on BIM implementation issued to GCCC in February. Progress delayed due to Covid. Consultation has commenced with the Innovation Sub-Group.
Go to out to tender in 2020 for delivery of Commercial Skills Academy following the successful pilot in 2019.	OGP	2021	Complete
Industry to mandate its members to use the ICMS for all cost reporting.	SCSI	2021	OGP/TII/OPW mapping of ICMS to replace National Standard of Building Elements – Ongoing Review of ARM 4 to produce ARM 5 – Ongoing ICMS explainer e-learning course developed and draft under review by ICMS WG. Launch date TBC.
Examine and make recommendations in relation to the following areas of construction waste: <ul style="list-style-type: none"> • Article 27, End of Waste and Waste Permit Thresholds • Waste prevention on site and best practice for the circular economy • Waste capacity and projections • Waste flows and enforcement 	CWRG/ DECC	2021	Work on implementation of the Waste Action Plan for a Circular continues. Legislation is being drafted to streamline decision making in these areas as part of the forthcoming Circular Economy Bill. Separately DECC has convened a National End of Waste Working Group with a view to identifying suitable materials for national End of Waste decisions .
Place the Construction Industry Register of Ireland on a statutory footing.	DHLGH	2021	The Regulation of Providers of Building Works Bill 2021 has begun its passage through the Oireachtas. The legislation will put the Construction Industry Register Ireland (CIRI) on a statutory footing. Aligns with HfA Action 25.1.
Enhance monitoring, investigations and compliance nationwide, including inspections by DSP Inspectors and the recently established Employment Status Investigations Unit.	DSP	2021	Active monitoring of compliance in the Construction sector by DSP Inspectors is ongoing.

Action	Leader	Timeframe	Details on Progress
Actions on the Investment Pipeline			
Expand and improve the Government's Investment Projects and Programmes Tracker to provide greater certainty to industry on the pipeline of major public investment opportunities.	DPER	2021	The expanded and improved tracker and map was published with the NDP 2021 - 2030 in October 2021, with over 350 projects and 100 programmes in the tracker and 950 projects on the map.
Communicate the scale of the opportunity under Project Ireland 2040 to international construction firms to encourage interest in commercial opportunities and attract innovation from abroad.	DPER	2021	The head of communications for Project Ireland 2040 is working with the EU international Section in DPER and the Minister plans to travel to the Dubai expo in early 2022.
Maintain the important economic and developmental role of public investment as set out in Project Ireland 2040.	Government	2021	Project Ireland 2040 continues to be a central Government policy and an updated National Development Plan was published in October 2021.
Develop an inclusive promotional careers campaigns that highlights the broad range of opportunities available from the Project Ireland 2040 pipeline within the built environment.	CIF	2021	The CIF Challenge 2021 was launched in October 2020 with the assistance of the Teachers Union of Ireland, Technoteachers Group, Institute of Careers Counsellors and the Engineering and Technology Teachers Association and TU Dublin.

Appendix 3

Housing for All: Action 17.3

Building Future Skills Report

The Building Future Skills report, published in September 2020, identifies the skills required by the Built Environment sector over the next decade to deliver on ambitions around housing, infrastructural development and climate change mitigation, as set out in strategies such as Project Ireland 2040 and the Climate Action Plan.

Due to the strong overlap in objectives, many of the recommendations within the Building Future Skills report are being implemented through the *Housing for All* plan. The below table reports on the implementation status of each recommendation, with reference to the corresponding *Housing for All* actions points, where relevant.

Implementation Status of Building Future Skills Recommendations

Recommendation	Delivery Date	Lead Department(s)	Status
1: A coordinated Campaign from Industry, with support from education and training providers and Government, to promote careers in the Built Environment Sector	Q2 2023	DETE	Refer to <i>Housing for All</i> action point 25.1
2: Examine the scope for reforms to built environment education, training and qualifications (including apprenticeship).	Q2 2025	DFHERIS	Refer to <i>Housing for All</i> action points 16.3, 17.2 & 17.5
3: Aligning skills within the Built Environment sector with technological change.	Q4 2030	DETE, DHLGH	Refer to <i>Housing for All</i> action points 23.5 & 23.9
4: Developing the skills to enhance the sector's contribution towards climate change mitigation.	Q4 2030	DETE, DHLGH	Refer to <i>Housing for All</i> action points 17.1, 17.2, 21.4 & 23.5 Furthermore, Ireland's Climate Action Plan 2021 commits to: Publish a forecast of the skills required to deliver on our retrofit target as part of the Expert Group on Future Skills Needs report on "Skills for Zero Carbon: The Demand for Renewable Energy, Residential Retrofit and Electric Vehicle Deployment Skills to 2030" (Action 215); and Deliver the necessary increase in upskilling, reskilling and apprenticeship supports for residential retrofitting (Action 216). Delivery dates for these actions TBD.

5: Development and increased engagement with entrepreneurial and management skills training.	Q2 2025	DFHERIS, DE TE	Ongoing, to be delivered by Q2 2025
6: Place the Construction Industry Register Ireland on a statutory footing	Q1 2022	DE TE, DHLGH	Refer to <i>Housing for All</i> action point 25.1
7: Assess the merits of developing a "Skills Passport" for built environment activities, to facilitate the recognition of skills or competencies	Q1 2024	DFHERIS	DFHERIS to lead research project in 2023, with proposals delivered in Q1 2024
8: Explore the use of the procurement process to stimulate skills development.	Q1 2023	DFHERIS	Refer to <i>Housing for All</i> action point 24.7 DFHERIS will lead research project, building on the work done under Action 24.7, with proposals delivered in Q1 2023
9: Engage in ongoing monitoring and evaluation of the demand for built environment sector skills.	Q4 2030	DE TE, DHLGH	Refer to <i>Housing for All</i> action points 17.1 & 28.3

Skills for Zero Carbon Report

The Skills for Zero Carbon report, published in November 2021, was developed in the context of the need to urgently accelerate the transition to a Zero Carbon Economy, as reflected in the binding targets for emissions reduction over the next decade, and ultimately, carbon neutrality by 2050.

The Expert Group on Future Skills Needs report outlines recommendations for consideration with regard to the overall delivery of the Climate Action Plan in that 10-year timeframe, in areas it identifies as representing "Zero Carbon" activities. The report advises on the nature and quantity of the skills required by these Zero Carbon sectors over the next decade, and will help inform the broader response put in place in order to deliver on the targets set for renewable energy generation, built environment energy efficiency and sustainable transport.

Due to some overlap in objectives, a number of the recommendations within the Skills for Zero Carbon report are being implemented through the *Housing for All* plan. The below table reports on the implementation status of each recommendation, with reference to the corresponding *Housing for All* actions points, where relevant.

Implementation Status of Skills for Zero Carbon

Recommendation	Delivery Date	Lead Department(s)	Status
10: Support job stability and longevity of careers in the retrofitting sector, by providing clarity on budgetary allocations for retrofit and by developing retrofit grant schemes that facilitate year-round activity.	Q4 2030	DECC, SEAI	Ongoing
11: Ensure that the required number of retrofit training places in nZEB Centres of Excellence, as well as other providers of retrofit training, are properly resourced and available to meet the level of retrofit demand in the coming years.	Q4 2030	DFHERIS w/ SOLAS, ETBI	Ongoing
12: Improve the availability and flexibility of retrofit programmes in order to incentivise and facilitate employers in releasing staff for training.	Q4 2030	DFHERIS w/ SOLAS, ETBI	Ongoing
13: Increase training for Retrofit Engineers/Designers, including through an increase in the availability and capacity of Energy Engineering or Building Services Engineering degree programmes, postgraduate programmes and CPD training.	Q4 2030	DFHERIS w/ HEIs	Ongoing
14: Engage with and encourage the urgent upskilling of existing plumbers in the installation and servicing of heat pumps.	Q4 2030	SOLAS and ETBI	Ongoing
15: Explore the full integration of retrofit occupations within relevant apprenticeship programmes.	Q4 2030	National Apprenticeship Office	Refer to <i>Housing for All</i> action point 17.5
16: Continue to promote and improve the accessibility of apprenticeships to young people, including their role in addressing climate action.	Q4 2030	National Apprenticeship Office	Refer to <i>Housing for All</i> action point 17.5
17: Facilitate adult participation in apprenticeships and traineeships, in particular for general operatives within the Construction sector.	Q4 2030	National Apprenticeship Office, SOLAS	Refer to <i>Housing for All</i> action point 17.5
18: Enhance stakeholder engagement skills across the Retrofit sector in order to build awareness and trust in the benefits of retrofitting and to drive homeowner adoption.	Q4 2030	SEAI	Ongoing
19: Assess the benefits of developing a register of workers who have upskilled in retrofitting, in order to underpin consumer confidence and demand for residential retrofit.	Q4 2030	SEAI, DECC, DHLGL	Ongoing

<p>20: Explore the utilisation of public procurement processes to incentivise participation in retrofit training.</p>	<p>Q4 2030</p>	<p>All relevant public contracting authorities, Irish Green Building Council</p>	<p>Refer to <i>Housing for All</i> action point 24.7</p>
<p>21: Upskill the existing Built Environment workforce in life cycle environmental assessment and sustainable renovation. Also increase the emphasis on life-cycle environmental assessment/'sustainable renovation' in undergraduate and post-graduate construction professional programmes.</p>	<p>Q4 2030</p>	<p>Industry</p>	<p>Ongoing</p>

Appendix 4

Glossary of Terms

ACEI - Association of Consulting Engineers of Ireland

AHB - Approved Housing Body

CAS - Capital Assistance Scheme

CCMA - County and City Management Association

CIC - Construction Industry Council

CIE - Coras Iompair Éireann

CIF - Construction Industry Federation

CIRI - Construction Industry Register Ireland

CMH - Central Mental Hospital

CPO - Compulsory Purchase Order

CSG - Construction Sector Group

CSO - Central Statistics Office

CTC - Construction Technology Centre

CWRG - Construction Waste Resource Group

DCEDIY - Department of Children, Equality, Disability, Integration and Youth

DECC - Department of the Environment, Climate and Communications

DETE - Department of Enterprise, Trade and Employment

DFHERIS - Department of Further and Higher Education, Research, Innovation and Science

DFIN - Department of Finance

DHDA - Digital Hub Development Agency

DHLGH - Department of Housing, Local Government and Heritage

DoH - Department of Health

DoT - Department of the Taoiseach

DPER - Department of Public Expenditure and Reform

DRCD - Department of Rural and Community Development

DSP - Department of Social Protection

EGFSN - Expert Group on Future Skills Needs

ESB - Electricity Supply Board

ETBI - Education and Training Boards Ireland

HDCO - Housing Delivery Coordination Office

HEI - Higher Education Institutions

HNDA - Housing Need and Demand Assessment

HSE - Health Service Executive

HTB - Help to Buy

IDA Ireland - Industrial Development Authority Ireland

ICMS - International Cost Management Standard

LAs - Local Authorities

LDA - Land Development Agency

LRD - Large-scale Residential Developments

LVS - Land Value Sharing

MTR - Mortgage to Rent

NARPS - National Asset Residential Property Services

OGP - Office of Government Procurement

OPW - Office of Public Works

RLS - Repair and Leasing Scheme

RPZ - Rent Pressure Zone - RRDF

Rural Regeneration and Development Fund

RTB - Residential Tenancies Board

SCSI - Society of Chartered Surveyors of Ireland

SEAI - Sustainable Energy Authority of Ireland

SPPR - Specific Planning Policy Requirements

TII - Transport Infrastructure Ireland

TU Dublin - Technological University Dublin

UDZ - Urban Development Zone

URDF - Urban Regeneration and Development Fund

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