

APPROVED HOUSING BODIES DELIVER UP TO 6,000 HOMES DURING 2023

Ireland's Approved Housing Bodies provided 5,924 new social and cost rental homes during 2023 – accounting for 47% of total social housing and 30% of total cost rental delivery, according to the Housing Association Activity Report 2023, recently published by the Irish Council for Social Housing (ICSH).

The Approved Housing Body (AHB) sector began to emerge from the shadow of rising price inflation during 2023, according to Donal McManus, ICSH Chief Executive. Despite the uncertainty of changing market conditions, he said that the sector succeeded in delivering almost 6,000 homes and increased AHB public housing stock to 61,500 social rented homes in ownership and management last year.

“AHB social housing delivery for 2023 increased by more than 20% year-on-year, and working in tandem with our local authority partners, almost 12,000 social homes were completed collectively in 2023, more than 35% of all housing completions in 2023. The AHB sector is experiencing significant growth over recent years, and with multi-annual capital funding supports under Housing for All (and its successors), we see the potential to double our stock of permanent and affordable AHB rental homes by 2030.”

AHBs delivered 286 cost rental homes which, alongside 561 homes from the Land Development Agency, local authority delivery and the cost rental tenant-in-situ scheme, brings the cost rental total to 966 homes.

He noted that while the Government's annual target of 2,000 cost rental homes remains challenging, “however, the AHB sector is committed to this important new tenure and working with the Department of Housing, Local Government and Heritage on improvements to cost rental policy and viability issues”.

KEEPING PACE WITH HOUSING NEEDS

Of increasing concern for AHBs is to ensure that the delivery of supported housing keeps pace with general housing needs. As a percentage of AHB delivery, the number of homes provided to older and disabled persons has declined in recent years (634 homes were provided under the CAS funding stream in 2023, 10% fewer than in 2022).

The report shows that 25% of households on the social housing waiting list are aged 50 and older, and almost 7% of households on the social housing waiting list have an accommodation requirement due to



disability. “Providing secure homes for disabled people, people exiting homelessness, Travellers, older people, and other vulnerable groups is a strategic priority for our sector, along with the active engagement of the HSE in the delivery of health and social supports,” Dr McManus remarked.

“Social housing delivery during 2023 marks a 50-year high and increasing convergence of private and public housing delivery. This is a very positive indicator of lessons learned, and a renewed commitment to growing and safeguarding the stock of affordable social rental homes for households in Ireland through the 21st century and beyond.

“Housing policy and practice has evolved and matured in response to recent challenges. Against this backdrop, our sector welcomes the publication of the Housing Commission report, tasked with a holistic appraisal of the state's housing needs and the development of sustainable communities.”



KEY AHB DEVELOPMENTS DURING 2023

- 5,638 social homes delivered through the build, acquisition and leasing programmes.
- AHBs responsible for 47% of total social housing delivery.
- 5,154 social homes delivered under build and acquisition and 484 leased.

- Almost 88% of AHB delivery in 2023 was new build housing.
- AHB provided 286 cost rental homes in 2023, 30% of total cost rental delivery.
- 1,101 AHB upgrades/retrofits have been completed since July 2022.
- Of the 42,545 AHB tenancies registered with the RTB in 2023, 35% had a BER rating between A1 and C3.
- 463 homes for formerly homeless households were provided by AHBs in 2023 under the CAS delivery stream.
- 979 individuals are currently in a Housing First tenancy.