Coveney Announces Plans to Fast Track Delivery of 30,000 Homes

as part of Rebuilding Ireland Initiative

- Details of Major Urban Housing Development Sites announced
- Sites can deliver up to 30,000 homes over next 3-4 years
- Housing Delivery Office to trouble shoot where required
- Planning bill to be completed by the end of the year

Mr. Simon Coveney T.D., Minister for Housing, Planning, Community and Local Government, today (10th November) announced fast-track delivery arrangements for 30,000 new homes in major urban centres in Dublin, Cork and other urban locations around the country.

The Minister was speaking at the launch of Pillar 3 - Building More Homes – under the Government’s “Rebuilding Ireland – an Action Plan for Housing and Homelessness”.

Since launching the overall Action Plan on 19 July last, the Minister has revealed more detailed actions under Pillar 1 (Addressing Homelessness) and Pillar 2 (Increasing Social Housing provision) with today’s event focusing on the broader issue of housing supply. Minister Coveney is joined by Minister of State, Damien English.
Rebuilding Ireland sets ambitious targets to double the annual level of residential construction to 25,000 homes and deliver 47,000 units of social housing in the period to 2021, while at the same time making the best use of the existing housing stock and laying the foundations for a more vibrant and responsive private rented sector.

Speaking at the event in Dublin, the Minister stated that:

“Today we are setting out how, with housing providers, we intend to kick-start badly needed additional supply. A key element is the identification of Major Urban Housing Development Sites with the potential to deliver up to 30,000 additional homes, in great locations on existing zoned lands and close to the key areas of demand over the next 3-4 years with even more potential for another 30,000 homes on those lands or a total of 60,000 homes in the long term. The initiatives being announced today are part of a drive to upscale the pace of delivery in the places that people need homes most. These sites are in some cases already serviced by major infrastructure but often need additional investment and co-ordination to get them started. Therefore I have placed the Housing Delivery Office within my Department at the disposal of the relevant local authorities and development interests to trouble-shoot as needed on these and other sites, a process that is already underway as today’s event will hear”.

### Major Urban Housing Delivery Sites

<table>
<thead>
<tr>
<th>Local Authority</th>
<th>Location</th>
<th>Envisaged medium term housing yield</th>
<th>Envisaged Total Housing Yield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dublin City Council</td>
<td>North Lotts &amp; Grand Canal Dock SDZ</td>
<td>1000</td>
<td>1000 +</td>
</tr>
<tr>
<td></td>
<td>Poolbeg West SDZ</td>
<td>1500</td>
<td>3000</td>
</tr>
<tr>
<td></td>
<td>Residential Lands Initiative (RLI) Sites at (1) Oscar Traynor Road, (2) O’Devaney Gardens and (3) St. Teresa’s Gardens and environs</td>
<td>2000</td>
<td>2100</td>
</tr>
<tr>
<td></td>
<td>North City Fringe*</td>
<td>1200</td>
<td>7000</td>
</tr>
<tr>
<td>Dun Laoghaire/Rathdown County Council</td>
<td>Kiltiernan-Glenamuck LAP</td>
<td>1000</td>
<td>2000</td>
</tr>
<tr>
<td></td>
<td>Cherrywood SDZ</td>
<td>2000</td>
<td>8000</td>
</tr>
<tr>
<td></td>
<td>Shanganagh- Woodbrook LAP</td>
<td>1500</td>
<td>2300</td>
</tr>
<tr>
<td>Fingal County Council</td>
<td>Hansfield SDZ</td>
<td>1000</td>
<td>2500</td>
</tr>
<tr>
<td></td>
<td>Donabate LAP</td>
<td>1500</td>
<td>2200</td>
</tr>
<tr>
<td></td>
<td>Oldtown-Mooretown LAP</td>
<td>1500</td>
<td>3200</td>
</tr>
<tr>
<td></td>
<td>North City Fringe*</td>
<td>800</td>
<td>1500</td>
</tr>
<tr>
<td>South Dublin County</td>
<td>Adamstown SDZ</td>
<td>2500</td>
<td>7400</td>
</tr>
<tr>
<td></td>
<td>Clonburris SDZ</td>
<td>2000</td>
<td>8000</td>
</tr>
<tr>
<td></td>
<td>Corkagh</td>
<td>1000</td>
<td>1000</td>
</tr>
</tbody>
</table>
The Minister added:

“If we are to achieve two of the core objectives of the Action Plan – increasing supply to a minimum of 25,000 homes per annum and providing the 47,000 social homes committed to, we must speed up the processes that lead to housing delivery and we must make it more efficient to deliver the homes that people need and where they need them. For my part, I have made a number of changes to the planning system to speed up the processes and reduce building costs, with more coming under fast track planning legislation published this week and I have made funding available under Local Infrastructure Housing Activation Fund (€200m) and in Rebuilding Ireland I have set out a series of actions to ensure the restoration of a functioning housing supply system. Today is a very good start by identifying the sites with the greatest potential for development and both I and the Government now want to see developers getting on with building the homes that people need”.

To recap, today’s event will hear about arrangements in relation to:

- Housing Delivery Office – programme management of strategic sites
- Further Planning Reform – new fast track planning approvals Bill 100+ units being dealt with in an integrated one-stop-shop way by Bord Pleanála in conjunction with relevant local authorities and community participation;
- Streamlining of local authority “Part 8” approvals process
- “Help to Buy Rebate” to convert theoretical to realisable demand

The Minister also stated that:
“The lack of supply of homes is central to wider problems in the housing sector. To put it in its simplest terms current supply is half of what’s needed, even before you factor in pent up demand. Lack of supply is driving up prices, increasing rents, which in turn influences homelessness. Lack of supply puts severe pressure on young families, job seekers and workers, not to mention the impacts on the wider economy and the implications for foreign direct investment that we need to continue and broaden our economic recovery. For all those reasons and more the conditions must be created for supply to increase as quickly as we possibly can. Under Pillar 3, the Government has brought about huge policy, legislative and investment initiatives to create those conditions and enable supply of affordable, high quality and well located homes that will create sustainable places and communities. I now believe the time is ripe for the development sector and housing providers to respond with the housing supply that people need and today’s event will hear about those plans from some of the biggest housing providers in the State.

ENDS

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Note for Editors

Some of the main commitments under Pillar 3:

- Doubling of output to deliver over 25,000 units per annum on average over the period of the Plan [2017-2021], aided by

  - Opening up land supply and low-cost State lands
  - Local Infrastructure Housing Activation Fund (LIHAF) - €200m
  - NTMA financing of large-scale “on-site” infrastructure for developers, complementing LIHAF
  - Prioritising large pathfinder sites in key urban locations to release housing more quickly
  - Planning reforms – large housing development applications to go directly to the Board, new streamlined Part 8 process, on-line planning facilities
  - Putting in place a National Planning Framework and land management actions – multi-tenure developments on State lands.
  - Efficient design and delivery methods to lower housing delivery costs
Measures to support construction innovation and skills

The Minister also highlighted some of the actions that have already been achieved in advance of today’s launch.

- New streamlined Part V
- Reductions in Development Contributions/Development Contribution Rebate Scheme
- Streamlining of statutory guidance on planning for and delivering apartment developments
- Vacant Site Levy
- Local Infrastructure Housing Activation Fund (€200m)
Information Note on the Housing Delivery Office (HDO)

Background
As provided for under Action 2.9 of the Rebuilding Ireland, a new dedicated Housing Delivery Office (the HDO) has been established within the Department of Housing, Planning, Community and Local Government, to support the accelerated delivery of some of key ambitious private and social housing elements of the plan.

Working with the broader Department and with other key agencies, the HDO will support the roll-out of complex projects, including identifying and resolving barriers to delivery and will monitor progress of sites as they progress.

The HDO will provide leadership and a focused capacity to drive development on identified key pathfinder sites and other priority initiatives that have a proven capability to quickly deliver a significant scaling-up of new homes, in conjunction with local authorities and other stakeholders.

The HDO team
The HDO is headed by Mr David O’Connor, former Fingal County Manager and an architect by profession. His team comprises a range of internal and external experts with extensive project management, change management, planning and local government experience, with the aim of providing a fresh perspective and adding value to the on-going prioritised work to accelerate housing delivery across the two Housing Divisions and the Planning, Land Management and Housing Market Policy Division.

HDO is driving activity and output from strategic sites
Co-ordination of actions to assist the earliest delivery of significant housing output from the Major Urban Housing Delivery Sites (see Pillar 3 launch press release of 10 November) and further sites will be assisted by the work of the HDO working closely with the relevant local authorities and all relevant stakeholders.

This will include regular reporting, co-ordination with state agencies and regular engagement with landowners/developers. In eliminating particular constraints to housing development at these locations, the HDO will also draw on the technical resources of the Department, local authorities, the Housing Agency and NAMA so as to maximize the effectiveness of State resources involved.

The HDO can be contacted at: HDO@housing.gov.ie
Information Note on the Local Infrastructure Housing Activation Fund (LIHAF)

Background

- The Call for Proposals for the €200m Local Infrastructure Housing Activation Fund was announced on 26 August 2016. Closing date for applications was 14 October.

- Its objective is to relieve critical infrastructural blockages to enable the accelerated delivery of housing on key development sites and to improve the economic viability of new housing projects in Dublin and in urban areas of high demand for housing.

- The Fund is composed of an Exchequer allocation of €150 million, matched by a €50 million contribution from participating local authorities.

- It was open to all local authorities to apply, with funding to be allocated on the basis of a competitive bid process in relation to proposals with the capacity to secure the early delivery of additional housing at scale, including at affordable prices.

LIHAF Bid Proposals Received from Local Authorities

- The 21 local authorities (out of 31 local authorities) which have submitted LIHAF funding bids are as follows (in alphabetical order):
  1. Clare County Council;
  2. Cork City Council;
  3. Cork County Council
  4. Donegal County Council
  5. Dublin City Council
  6. Dun Laoghaire Rathdown
  7. Fingal County Council
  8. Galway City Council
  9. Galway County Council
 10. Kildare County Council
 11. Kilkenny County Council
 12. Limerick City and County Council
13. Louth County Council
14. Mayo County Council
15. Meath County Council
16. Offaly County Council
17. South Dublin County Council
18. Tipperary County Council
19. Waterford City and County Council
20. Westmeath County Council
21. Wexford County Council

- It is likely that those authorities who did not choose to submit proposals may not have had proposed housing developments at the scale needed to score highly against the criteria.

- These 21 local authorities have submitted a total of 74 project applications relating to specific sites or development land areas.

- The types of off-site infrastructure for which LIHAF funding has been sought include access and distributor roads, bridges over rivers and railway lines, environmental improvements and community and amenity facilities.

- The greatest demands for funding have been submitted by the four Dublin and two Cork local authorities – this is to be expected as the major strategically located housing sites with potential for a large number of homes being delivered early will be in the two major metropolitan areas.

- Given the scale and value of applications received, it will not be possible to approve all LIHAF funding applications. The viability of the applications is currently being examined in detail against the assessment criteria set out in the Call for Proposals, with a focus on the level of funding required and what it might leverage, the number of housing units that could be delivered, their strategic location and speed of delivery, and affordability levels of a proportion of the homes.

- We expect to make announcements on funding in mid-December, although where further financial appraisals or cost-benefit analysis is required in the case of larger projects, approval of funding will be subject to these proposals meeting the requirements of the Public Spending Code etc.
Note on main points of the Planning and Development (Housing) and Residential Tenancies Bill 2016

Further to the Rebuilding Ireland Action Plan, the Minister for Housing, Planning, Community and Local Government obtained Government approval on 27 September 2016 (S.180/20/10/2093) to the publication of a General Scheme of a Housing (Miscellaneous Provisions) Bill 2016, aimed at giving early legislative effect to a number of specific commitments in the Action Plan, specifically –

- the introduction of new fast-track planning procedures for large-scale residential developments of 100 units or more, thereby providing greater certainty around the timelines for considering and deciding upon planning applications for such developments,
- streamlining the timelines for presenting and considering local authority own development proposals through the Part 8 processes, including proposals for social housing projects and infrastructure servicing both public and private development,
- providing for further limited extensions of planning permissions for specified housing proposals, and
- introducing certain legislative amendments to enhance the functioning of the private rented sector, including tenant protection issues and strengthening the powers and functions of the Residential Tenancies Board in respect of both landlord and tenant matters.

The Government also approved the priority drafting of the Bill by the Department’s contracted Parliamentary Counsel. The Bill revises and restructures the General Scheme without changing its general substance and has now been re-named the Planning and Development (Housing) and Residential Tenancies Bill 2016, having regard to its primary focus and objectives.
In addition to its increased housing supply focus, the Bill also proposes to address a number of other urgent measures –

- to introduce new EIA screening arrangements to streamline the process of determining planning consent for, and the subsequent undertaking of works, including emergency flood relief works,
- to enable the Minister to make payments from the Local Government Fund to the Exchequer, as envisaged in the Revised Estimates Volume, in 2016 (a legislative provision is required to allow this on an annual basis),
- to facilitate Higher Education Institutes to borrow monies from the Housing Finance Agency for the purposes of financing student accommodation provision, and
- to facilitate the Housing Agency to borrow monies from the Housing Finance Agency as an alternative funding mechanism, should Exchequer monies not be available, to acquire properties from banks and investment companies for social housing purposes.

The intention is that the Bill will have concluded all stages by the Christmas recess.