



Circular: Housing 32/2021

01 October 2021

To: Local authority Chief Executives
Cc: Directors of Services, Housing and Planning,
CEO Housing Agency

Housing for All Housing Delivery Action Plans

Dear Chief Executive,

1. Delivery Action Plans

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 delivery of new social and affordable homes is a key priority of the plan and will form an important element of the overall new housing delivery.

Housing for All includes a commitment to deliver 90,000 social homes by 2030. This includes over 10,000 social housing homes each year over the next five years, with an average of 9,500 of those being new-build social homes. Housing for All also commits to a very significant increase in the delivery of affordable homes (for purchase and rent), by local authorities, the Land Development Agency and Approved Housing Bodies. In all, an average of 6,000 affordable interventions per year are targeted under the Plan. This will see the delivery of 54,000 new social homes, with approximately 36,000 homes for purchase and 18,000 cost rental homes. Of this total, some 9,000 affordable homes are targeted for delivery by the relevant local authorities.

A key action of Housing for All is that local authorities will develop and submit Housing Delivery Action Plans to include details of social and affordable housing delivery. These Action Plans will be consistent with the relevant adopted Development Plan for that area and



any associated environmental assessments. The Plans will set out details of both social and affordable housing delivery as appropriate over the period 2022-2026, in line with targets set under Housing for All. The Plans should also set out:

- The alignment of the Housing Delivery Action Plan with the National Planning Framework, in particular compact growth objectives;
- An outline of locations where housing will be delivered (e.g. towns, villages, urban areas, rural areas, etc.) and the planned numbers of homes to be delivered in each area and by year;
- Details of existing land holdings and land acquisition required to deliver the targets in the Plan;
- An outline of planned delivery streams used to meet the targets, including the role of the Approved Housing Bodies /LDA or other partners with a focus on delivery through new build;
- An assessment of housing types and sizes, in accordance with local need, including
 - The adequate proportion of 1-, 2-,3- and 4- bedroom homes aligned with those needs
 - The provision of housing for people with a disability and 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.

2. Social Housing Delivery

Housing for All includes a commitment to deliver 47,600 new build social homes in the period 2022-2026. The Minister issued individual targets for social housing to each local authority chief executive on 19 September 2021. These targets were developed based on the most recent social housing waiting list for each local authority and data obtained from the Housing Needs Demand Assessment, which profiles future demand for social housing.

A significant funding package has been agreed by the Government to support the level of social housing to be delivered under Housing for All. This funding is based on a mix of housing delivery by local authorities and Approved Housing Bodies (including LA and AHB Part V). Accordingly, the social housing delivery for each local authority should reflect the



appropriate level of local authority and AHB housing delivery. The attached guidance document sets out further details in this regard. As such, it is important that the necessary level of engagement with AHB sector is initiated at an early stage.

3. Affordable Housing Delivery

Housing for All will see the delivery of 54,000 new social homes by 2030 as part of the commitment to a very significant increase in the delivery of affordable homes (for purchase and rent), by local authorities, the Land Development Agency and Approved Housing Bodies, with approximately 36,000 homes for purchase and 18,000 cost rental homes.. In all, an average of 6,000 affordable interventions per year are targeted under the Plan. Of the overall total, some 9,000 affordable homes are targeted for delivery by the relevant local authorities

Significant preparatory work has been done in finalising the affordable housing schemes through the Affordable Housing Act, 2021 and multi-annual funding has been secured through the National Development Plan Review. This has allowed the Department, working with all key delivery partners on the National Affordable Housing Working Group, to prepare the annual overall national affordable housing targets detailed in Housing for All. At national level, the various schemes will be overseen and co-ordinated centrally by the Working Group

Compared to the now well-established process and procedures in place for target setting and the delivery of social housing, it is recognised that over the coming months and years, the increased focus on the need to deliver affordable housing interventions will require improved structures and resources to be put in place at local authority level. To this end, support is available to local authorities from the Department, the HDCO and Housing Agency to roll out the new schemes provided for under the Act and in preparing targets and delivery plans.

The delivery of affordable homes is already underway in many local authorities and this will now be accelerated. In addition, it is necessary to set multi-annual targets by local authority area and plan matching delivery. This process will see relevant local authorities linking with Approved Housing Bodies and the Land Development Agency to put in place local authority-wide plans for the delivery of affordable homes under the various delivery pathways.



(a) Role of the Housing Need and Demand Assessment in Assessing Affordability Constraint

The initial basis for identifying which authorities will have an affordable housing target and the number of new affordable homes required in each area is the Housing Need and Demand Assessment (HNDA). The HNDA incorporates ESRI research on structural housing demand at a county level and informs the Government's target of 33,000 new homes per year.

The HNDA allows local authorities to identify the demand with affordability constraint at authority wide and local level. Each local authority was circulated with the HNDA Tool and Guidance in April 2021 (Circular 14/21).

Local authorities in carrying out their assessment may consider that the HNDA with default inputs produces a result that is not appropriate because of some factor that arises in their area. In such cases, the relevant default value may be amended and a different result may emerge. Within a HNDA, all deviations from defaults must be documented and justified.

All local authorities with an affordability constrained demand in excess of 5% of total assessed housing demand in the 5-year period of assessment are now requested to set an annual target for delivery of new affordable housing which, at a minimum, corresponds to the level of assessed affordable need and may also allow for currently pent-up demand.

(b) Delivering on Assessed and Targeted Affordable Housing Need

In those local authorities with the requisite level of affordably constrained housing demand confirmed by the HNDA, the immediate priority is to accelerate delivery. A new Affordable Housing Funded "Turnkey or Advance Purchase Option" can supply housing quickly and faster delivery of schemes already approved for Serviced Site Funding must also now be pursued.

Local authorities with high levels of affordability constrained demand will need to set annual targets commensurate with the level of demand forecast and set out how corresponding provision will be met, by tenure and by delivery partner. The combination of these delivery



channels at a local level necessary to address the affordable demand arising will form the basis of the affordable element of your Housing Delivery Action Plan.

4. Guidance and Template for Submission of Plans

The Housing Delivery Co-ordination Office (HDCO), in consultation with the Department has prepared a guidance document to assist local authorities in preparing the Housing Delivery Action Plan. The Guidance Document also contains a template, which should be used by all local authorities to ensure a consistent approach is adopted in the preparation of the Plans. The Guidance Document and Template are attached as an appendix to this circular.

The Department and HDCO is arranging a number of workshops in the coming weeks with local authorities, to discuss issues arising and to advise on the approaches to be taken, where appropriate. Details of these workshops will issue to housing teams in early October.

Submission of Housing Delivery Action Plans

Local authorities are now requested to develop their Housing Delivery Action Plans and submit to the Department **no later than Friday 17 December**. Plans should be submitted to HousingDeliveryCo-ordination@housing.gov.ie.

Please contact HousingDeliveryCo-ordination@housing.gov.ie or etaaffe@lgma.ie if you have any queries on this matter.

Yours sincerely,



David Kelly
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Housing Finance & Delivery Coordination