



Comhshaol, Pobal agus Rialtas Áitiúil
Environment, Community and Local Government



LAYING THE FOUNDATIONS

HOUSING ACTIONS REPORT

April 2016



Comhshaol, Pobal agus Rialtas Áitiúil
Environment, Community and Local Government

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Contact Details
Department of Environment,
Community and Local Government,
Custom House, Dublin, D01 W6X0.

1890 20 20 21
info@environ.ie

For further information
please visit
www.environ.ie

Contents

Ministerial Foreword by Alan Kelly, TD, Minister for the Environment, Community & Local Government	2
01 SOCIAL HOUSING	
Social Housing Strategy	4
Return of Local Authority Direct Build	4
Recruitment and funding of local authority staff	5
Reformed Part V - compelling developers to deliver social housing	5
Funding Programme for Refurbishment of Vacant Units	5
Supply and Demand Studies & Reforming Housing Needs Assessment	5
Programme to Attract Private Investment in Social Housing	5
Approval of First Units Under New PPP Scheme	6
Traveller-specific accommodation	6
Streamlining social housing project approval process	6
New Tenant Purchase Scheme	6
Giving Social Tenants Better Service through Choice Based Letting	6
Housing people moving from Congregated Settings in the Community	6
02 HOMELESSNESS	
Rapid Build Housing	7
'Housing First' Capacity in Dublin for Rough Sleepers & Reduction in the need to sleep rough	7
Direction for Housing Allocations for Homeless and other vulnerable households	8
Homeless HAP Pilot	8
Funding for Homelessness services	8
03 RENTAL	
Housing Assistance Payment	9
Rent Package including Rent Freeze	9
Deposit Protection Scheme/Free Mediation Service	10
04 APPROVED HOUSING BODIES	
Supporting the Role of AHBs in the delivery of Social Housing	11
Regulation of Approved Housing Bodies	12
Start of Affordable Rental	12
05 PLANNING & HOUSING	
Dublin Housing Supply and Co-ordination Taskforce	13
Vacant Site Levy	13
Development Contributions	13
Strategic Development Zones (SDZs)	14
National Apartment Planning Guidelines	14
Reduction of Unfinished Estates	14
Funding to Assist 'Taking in Charge' of Estates by Local Authorities	14
Appendix 1 – National breakdown of targets 2015-2017 announced 1 April 2015	15
Appendix 2 – Approved construction, turnkey and large scale acquisition projects (Capital funded) 2015 & 2016	16

Ministerial Foreword

by Alan Kelly, TD
Minister for the
Environment,
Community &
Local Government

Housing is a basic need for everyone. The foundations of our society rest on people living in comfortable, affordable homes, in good communities where they can live their lives in peace. Everyone needs a home, a place where they can grow, a place where they can cherish and provide for the future of their children and grandchildren.

While housing is such a basic necessity, the provision of housing is far from simple. Ireland has had a troubled experience with housing over the past twenty years in particular. Over 93,000 new homes were built in 2006, at the very height of the property bubble. Since then, we have been through an economic collapse rooted in our property market, and have moved to a situation where Ireland needs 25,000 new homes to be built every year, but is only providing half of that

requirement. Quite simply, at this moment, Ireland is not building enough homes to meet the needs of its citizens and this is causing undue and unfair hardship for too many families.

Housing is a spectrum, with changes in each part of the sector having effects on other parts. One thing we don't do when housing is discussed and debated is properly digest each individual component of the housing sector. The private sector is struggling to

come to terms with the effects of the new central bank rules in terms of affordability and effects on supply. Meanwhile, the local authorities, who were the traditional engine of social housing delivery, are only kick-starting social housing construction again after years of neglect. It wasn't just the supply of housing that stopped; their capacity and skill base to build new houses was also severely eroded. There are only three ways to provide social housing, buying, building and leasing. The state is doing all three, but building is the component that takes the longest and it requires local authorities to have people of the right skillset – architects, surveyors and planners, and needs them to work together effectively to deliver social housing units.

As housing is a spectrum, there isn't one ultimate answer or even five or ten. The State has to make progress on as much as 30/40 items and work on each one incrementally and interdepartmentally over the coming years.

When I became Minister for the Environment twenty-one months ago, I placed housing at the top of my agenda. From the outset, I took the approach of tackling the problems in housing from multiple angles.

- **Action to stimulate the private sector to deliver more housing,**
- **Action to kick start the production of new social housing by the State through the €4 billion Social Housing Strategy,**
- **Action to provide increased funding for emergency accommodation for those who find themselves homeless,**
- **Action to reform the laws in the private rented sector to give tenants more security,**
- **and action to change planning laws to spur housing construction and improve affordability.**

This document sets out thirty-one of the major actions taken across the housing spectrum that were delivered in the past twenty-one months.

Clearly, these policy changes and programmes will take time to have the desired effect on the housing sector; given the significant lag time that is associated with housing delivery. However, the foundations for dealing with the problems in housing have clearly been laid, and, if built on correctly by the incoming Government, will bear fruit in the time ahead. Not all the levers to

address the issues in the housing area lay within the Department of the Environment, and it will take all institutions of the state and the property sector as a whole to work together to find solutions.

The incoming Government has a responsibility to continue to implement the Social Housing Strategy 2015-2020, and to continue to ramp up the delivery of social housing that has already begun. As I write this, there are 5,000 new social housing units at various stages of development, with many thousands more to be delivered by 2020.

However, the complex issues bedevilling Ireland's private housing market are clearly at the root of the housing and homelessness problems, piling further pressure on the public housing market. The measures that have been taken to stimulate construction, and which are laid out in this document, will take time to come to fruition and need to be built upon by the incoming Government.

The work of providing homes for all our people is a top priority. That work must be intensified and built upon in the years to come.



Alan Kelly TD
Minister for the Environment,
Community & Local Government



01

Social Housing

1 The €4 Billion Social Housing Strategy

For the first time since 1997, and as the fiscal situation stabilised, a multi-annual and overarching Social Housing Strategy was published in November 2014.

Backed up by a commitment to €4 billion in funding, the Strategy sets out how an additional 35,000 homes would be added to the social housing system in Ireland by 2020, while a further 75,000 households could be accommodated with supports in the private rented sector. It sets out a roadmap for various policy reforms covering local authorities, private rental and the voluntary housing sector.

The Strategy was welcomed by virtually all housing associations and in its first year of implementation saw more than 13,000 social housing solutions provided - an 86% increase on social housing output on the previous year. Over 2,000 of these solutions were provided to households that found

themselves in homelessness. This year's target output is for a further increase to 17,000 social housing solutions.

The 2015 Social Housing Output Report is available at www.environ.ie.

2 Return of Local Authority Direct Build

The Department of the Environment, Community and Local Government has approved a significant programme of local authority proposals for social housing construction projects. After only a year of the Social Housing Strategy, over 5,300 construction projects are at various stages of development, with the funding approved.

The majority of these homes will come on stream in 2017, but the foundations are now in place for local authorities to increase output to 10,000 newly built homes on an annual basis from 2020.

While construction activity is ramping up, local authorities are using other approaches to deliver new units in the more immediate term including acquiring properties, with over 1,000 new properties acquired in 2015 alone, and working with developers to build and acquire new “turn-key” developments.

3 Recruitment and Funding of Local Authority Staff

Sanction has been granted for 420 extra housing staff to be recruited by local authorities to work on the delivery of the Social Housing Strategy. Funding towards the costs of these staff has also been provided through a revised cost recoupment regime. Local authorities had lacked the personnel to engage in the major house building programmes that are now required and these personnel were sanctioned specifically to speed up the delivery of such projects.

4 Reformed Part V - Compelling Developers to Deliver Social Housing

A new Part V (of the Planning and Development Act) regime has been introduced which means that actual social housing dwellings will be delivered creating mixed tenure developments thus ensuring local authorities will have a steady stream of social housing units from the private sector for years to come.

5 Funding Programme For Refurbishment Of Vacant Units

Funding has been provided for the refurbishment of 2,700 vacant units in 2015, on top of 2,300 in 2014. We will continue this programme to support local authorities in refurbishing and re-letting social housing units as quickly as possible. Vacancy rates have fallen significantly and are now down as low as 1% in Dublin City.

6 Supply and Demand Studies & Reforming Housing Needs Assessment

Supply and Demand Study

An independent market study of supply and demand is being undertaken by the Housing

Agency. Mismatches in supply and demand are contributing to many of our current housing problems and detailed data and analysis is required.

Housing Needs Assessment

The Housing Needs Assessment process is also being reformed, so that now an assessment of the numbers on the housing list will take place every year, instead of every 3 years. This will enable a far more accurate and up to date picture of the numbers qualified and in need of social housing.

7 Programme to Attract Private Investment in Social Housing

New ways of delivering additional social housing are being developed, by rolling out a scheme to attract a greater level of institutional investment to be used in the provision of social housing. On 2 February 2016, Government approved the overarching principles which will underpin a series of new measures which are being developed for roll-out by mid-2016. These measures will include modifications to existing schemes under the Social Housing Current Expenditure Programme.

The main principle for modifying existing social housing schemes is that additional funding from the private sector can be used to develop social housing. The housing units concerned would be leased back to the State by the private sector providers and allocated to tenants by local authorities. The leasing arrangements would provide value for money to the Exchequer, whilst allowing for additional private investment in social housing.

The underlying objective for facilitating the movement of institutional investors into housing is to try to increase the supply of social housing generally, while ensuring that any institutional investment remains off the State's balance sheet. Being able to access funds in a manner that is off-balance sheet or neutral from a General Government Balance perspective is necessary in order to provide additional funding. This investment would be above and beyond the significant Exchequer funding already committed. Funding from this source would therefore be additional to other existing spending to develop social housing by other means, including direct local authority construction.

8 Approval of First Units Under New PPP Scheme

A Public Private Partnership (PPP) social housing programme is delivering 1,500 social housing units with a capital value of €300million. The first bundle of PPP sites - which is to provide over 500 units across six sites in the greater Dublin area - was announced in October 2015. To enable delivery to commence as quickly as possible, the PPP programme is being rolled-out in three bundles. Of the sites in the first bundle, two are located in Dublin City with one each in South Dublin, Kildare, Wicklow and Louth.

Site selection for the second bundle is being finalised in April 2016. A third bundle will be finalised by end of 2016. Sites for the second and third bundles will be located in local authority areas right around the country.

The PPP model now being used for social housing is distinct from previous housing PPP projects in a number of ways. Principally the new model is purely to facilitate the delivery of social housing units for the State. It does not include private housing. The relevant local authorities will be responsible for allocating the properties to tenants in the same way as social housing delivered through other means.

9 Traveller-Specific Accommodation

In 2015, over €4 million capital funding was provided to local authorities for Traveller specific accommodation, which will rise to €5.5 million in 2016. This is in addition to the €4.3 million which will be spent on maintaining existing sites and employing social workers at local level to assist travellers in their accommodation needs.

10 Streamlining Social Housing Project Approval Process

A new streamlined process for funding approval for social housing units of under €2 million or 15 units in size has been implemented, where local authorities make a single funding submission only, minimising the time in project preparation. Additionally, over 300 local authority and approved housing body staff have participated in information seminars on streamlining the construction preparation process.

11 New Tenant Purchase Scheme

A new tenant purchase scheme was introduced, becoming operational on 1st January 2016, which will give social housing tenants an opportunity to purchase their homes, which will also help to lower maintenance costs for local authorities and to provide a source of funding.

12 Giving Social Tenants Better Service Through Choice-Based Letting

In order to improve the service offered and to reduce the number of refusals every local authority has been requested to consider the introduction of a Choice Based Letting (CBL) allocation system to allow social housing applicants to choose properties themselves from those available from the Council's stock.

13 Housing People Moving from Congregated Settings in the Community

In 2016, €10 million has been provided to assist people with intellectual disabilities currently living in Congregated Settings move to community-based living.

02

Homelessness

14 Rapid Build Housing

Government approved a programme of Rapid Delivery Housing in October 2015. The first 22 units are completed with occupancy expected by the end of this month (April 2016). Another 131 will be delivered in Dublin City by the end of the year and a further 350 will commence across the entire Dublin Region later this year. These initial homes will be for homeless families currently in hotels. However, a Procurement Framework is being prepared which will allow any local authority procure rapid delivery units for any housing needs. These houses are of the highest quality, have an 'A' energy rating and will be delivered faster than any house building programme ever in the history of state.

15 'Housing First' Capacity in Dublin for Rough Sleepers & Reduction in the Need to Sleep Rough

The numbers of people sleeping rough in Dublin fell by 46% between November 2014 and November 2015. The number of places for rough sleepers has increased significantly and Dublin remains one of the few European capital cities with adequate places for rough sleepers. Rough sleeping is the most acute form of homelessness and is often linked to addiction and mental health difficulties. Successful intervention is extremely complex but the on-going commitment is vital. A 'Housing First' approach will try to ensure such individuals have early access to secure accommodation and give a necessary stable foundation for them while their other complex issues are addressed.

16 Direction for Housing Allocations for Homeless and Other Vulnerable Households

Minister Kelly put in place a direction that 50% of social housing allocations from the 4 Dublin local authorities must go to people who find themselves homeless. A similar direction is in place in Cork and other large urban areas, where 30% of allocations must go to the homeless. This contributed considerably to about 2,000 households exiting homelessness in 2015.

17 Homeless HAP Pilot

As an additional measure to help homeless households, a 50% uplift over HAP limits for those who are homeless in Dublin has been provided on a case-by-case basis. This means that a family that is homeless in Dublin and in need of a 3 bedroom dwelling will be able to access accommodation up to the value of €1,500 per month.

18 Funding for Homelessness Services

The funding for homeless services has increased by over 32% since 2014 and every local authority that has sought additional funds for homeless services from the Department has received same, with €70 million to be provided by the Exchequer in 2016.

03

Rental

TO LET

19 Housing Assistance Payment

The Housing Assistance Payment (HAP) was introduced as a significant reform and improvement on rent supplement. Firstly, it allows people to work and still retain their housing benefit. Furthermore, the payment is guaranteed by the State to the landlords, meaning that it gives people much greater security of tenure. Since HAP commenced in September 2014, some 8,000 households have been supported by the scheme and HAP is now available to households in 19 local authority areas. As HAP has evolved, additional flexibility of up to 20% above the maximum HAP rent cap has been provided to some local authorities, in order to facilitate HAP tenants obtaining suitable accommodation in a challenging rental market.

20 Rent Package Including Rent Freeze

The recent rapid rise in rents has been caused by the lack of construction of residential units in areas which need them, significant job creation and a growing population in areas such as Dublin. The laws in relation to private renting were amended in November 2015, which substantially increased the protections for tenants and which limited rent reviews to once every 2 years. This has saved renters in Dublin around €1,400 in 2016. The reforms also included greater protections for tenants from illegal evictions, longer notice periods for tenancy terminations and several other measures to protect tenants. Additional resources were also provided to the Residential Tenancies Board (RTB).

21 Deposit Protection Scheme/ Free Mediation Service

Deposit Protection

The deposit protection scheme provisions of the Residential Tenancies Act, 2015 will be commenced as soon as the necessary conditions are in place to support roll-out. The establishment of the scheme will be a major project and for 2016 the priority will be the necessary planning and procurement activities associated with set-up. It is expected that the scheme will be operational early in 2017.

Under the scheme, landlords will lodge tenancy deposits with the RTB at the same time as they are registering the tenancy. At the end of the tenancy, where there is agreement, the deposit will be repaid to the tenant. Where there is disagreement, the parties may apply to the RTB for dispute resolution.

Free Mediation

The RTB commenced "Free Mediation" on the 1st of March 2016 providing for a faster and more efficient resolution of disputes.

" Since HAP commenced in September 2014, some 8,000 households have been supported by the scheme and HAP is now available to households in 19 local authority areas."

04

Approved Housing Bodies

22 Supporting the Role of AHBs in the Delivery of Social Housing

The Social Housing Current Expenditure Programme (SHCEP) supports both local authorities and Approved Housing Bodies (AHBs) to expand their social housing stock. Funding is provided under the SHCEP to enable local authorities and AHBs to lease units directly from private owners and developers for social housing use. In addition, the programme allows for the long-term leasing of units secured by AHBs through acquisition and construction.

Amendments were made to the operation of the Capital Advance Leasing Facility (CALF) which assists AHBs in accessing private or Housing Finance Agency (HFA) finance for the purchase, construction or refurbishment of units that will then be made available for social housing

purposes under the Social Housing Current Expenditure Programme (SHCEP). The changes recognise the shift in investment required by AHBs towards construction and acquisition of new builds. Effective from 1 January 2016, AHBs can drawdown approved CALF funds at an earlier stage in a project's completion. This accelerated drawdown provides working capital to the AHB and delays the drawdown of more expensive bridging finance, in the early stages of construction projects.

In addition, a mechanism is also being introduced that will allow for the agreement of two-year multi-annual CALF funding programmes with AHBs. The objective is to provide more certainty to AHBs with regard to their funding requirements. This initiative will operate on a pilot basis with five AHBs in 2016 with the objective of broadening the initiative in 2017.

23 Regulation of Approved Housing Bodies

Since 2013 a system of voluntary regulation has been in place for the AHB sector. Actions taken include the following:

- Publication of Voluntary Regulation Code (July 2013),
- Establishment of interim Regulator and interim Regulatory Committee (IRC) (February 2014) as an independent committee with support from a dedicated Regulation Office within the Housing Agency, to oversee the rollout of the voluntary code.
- 212 AHBs now signed up to code representing 82% of all housing stock.
- First Annual Report of Regulation Office published (July 2015)
- The Financial Standard and Assessment Framework launched July 2015.
- 142 AHBs assessed by end 2015.
- Over 23,000 AHB homes now covered by regulation.

In addition, as of 7th April, 2015 AHB tenancies come within the remit of the Residential Tenancies Board so that the same rights and obligations that are afforded to landlords and tenants in the private rented sector will also apply to those in the AHB Sector, including, inter alia, free mediation services.

24 Start of Affordable Rental:

€10 million has been committed in 2016 for a pilot Affordable Rental scheme. This is to be an on-going annual commitment, funded from the proceeds of the sale of Bord Gáis Energy, for up to 20 years to secure a long term increase in the supply of housing for affordable rental. At its meeting on 2 February 2016, the principles of the scheme were agreed by Government.

The pilot scheme in 2016 will see houses/apartments offered on an affordable renting basis in the case of low to moderate income households. A subsidy would be made to the provider which would cover a portion of the rental cost of the accommodation while a tenant is in occupation. Providers would be required to submit a proposal as part of a selection process to become part of the scheme. Similar schemes operate successfully in other countries.

Affordable Rental works on the basis of tenants paying the majority of the rental cost from their own resources with the State providing a subsidy to meet the shortfall. Affordable rental is aimed at the 'affordable' rather than exclusively 'social' sector, with rents to people below the market rates but significantly above local authority differential rents. Such a scheme would be generally aimed at those in lower-paid employment.

The scheme is to be rolled out in 2016.

"212 AHBs now signed up to code representing 82% of all housing stock."

05

Planning and Housing

25 Dublin Housing Supply and Co-ordination Task Force

The housing situation, particularly in Dublin, requires careful co-ordination by all the stakeholders. The Dublin Housing Taskforce was established to monitor all the key residentially zoned lands, to find out what may be inhibiting their development and co-ordinate solutions. It has found that there is zoned, serviced and permitted development lands around Dublin for nearly 50,000 new homes, of which about 3,000-4,000 are being developed annually across 90 active development sites, 40 of which are sites owned by developers being funded by NAMA, which is in parallel developing a programme to bring on stream 20,000 new starter homes over the next 3-5 years. The work of the Task Force is generally available on www.environ.ie

26 Vacant Site Levy

The hoarding of land which is suitable for housing is being tackled through a Vacant Site Levy. Local authorities are currently working on drawing up Vacant Site Registers and both this work and the taking effect of the levy from 2019 is signalling to landowners that it is in the wider housing market interests to develop appropriate lands and increase the supply of housing in areas where it is needed.

27 Development Contributions

To boost supply, ensuring economic viability of new developments is crucial and all costs need to be examined. For their part, local authorities have been reviewing and in many cases lowering their infrastructure charges and the Urban Regeneration Act, 2015 introduced a mechanism to retrospectively implement those reductions for older but un-commenced permissions.

On top of this, the “Stabilising Rents – Boosting Supply” package has put in place a complete rebate of development contributions in Dublin and Cork (city and environs) since January 2016 where new housing is brought on stream at affordable prices.

28 Strategic Development Zones (SDZs)

A lot of the key development lands in Dublin are located in SDZ's which are subject to drawing up a detailed Planning Scheme that may be ultimately approved by An Bord Pleanála. Amendments have been made to the legislation governing SDZ's to allow quicker processing of minor changes to SDZ Planning Schemes in order to enhance flexibility and boost supply. Also, an expanded SDZ area was designated in between Lucan and Clondalkin called Clonburris-Balgaddy and a new SDZ designated for the North Quays in Waterford and planning schemes are being drawn up by the local authorities to cater for major residential and other developments in these two locations.

29 National Apartment Planning Guidelines

Few apartment developments are underway in Dublin or other key city areas with cost of finance, construction and inconsistencies between local authorities as regards policies towards such developments cited as barriers. Again as part of the “Stabilising Rents – Boosting Supply” package, previous 2007 guidelines on apartments were comprehensively reviewed and updated with many improvements over previous standards that will both reduce purchase/rental and maintenance

costs for residents while at the same time providing good accommodation and amenity standards. These guidelines must be implemented by all local authorities under legislation introduced under the Planning and Development (Amendment) Act 2015.

30 Reduction of Unfinished Estates

To deal with the legacy of unfinished or so-called “ghost” estates a further 595 estates were completed to a satisfactory standard over the period 2014-2015. The €10m Special Resolution Fund for Unfinished Housing Developments introduced in Budget 2014 assisted in this regard. Overall since 2010, the number of unfinished housing developments has decreased by approximately three-quarters, from nearly 3,000 in 2010 to 668 in 2015.

By resolving the problems in over 2,300 unfinished estates and getting them to a satisfactory standard, another legacy of the property collapse is being dealt with.

31 Funding to Assist ‘Taking in Charge’ of Estates by Local Authorities

There is currently a waiting list of around 1,500 residential estates whose owners/developers/residents have applied to have the estate taken in charge by the relevant local authorities. To assist in speeding up this process and improve co-ordination between all the bodies involved, €10 million has been approved for an initiative which will develop demonstration projects and new approaches to securing the necessary funding to tackle long-standing maintenance issues.

“ Overall since 2010, the number of unfinished housing developments has decreased by approximately three-quarters, from nearly 3,000 in 2010 to 668 in 2015.”

APPENDIX 1

National breakdown of targets 2015-2017 announced 1 April 2015

Local Authority	Provisional Funding Allocation (Current and Capital in Euro)	Targets 2015-2017 (Number of Housing Units per Local Authority)	Impact on Local Housing List Numbers %
Carlow County Council	€20,159,918	435	42%
Cavan County Council	€12,522,802	240	32%
Clare County Council	€26,065,405	529	26%
Cork City Council	€124,390,671	1349	21%
Cork County Council	€80,555,618	1217	25%
DLR County Council	€61,030,770	681	20%
Donegal County Council	€34,113,918	507	30%
Dublin City Council	€292,194,455	3347	21%
Fingal County Council	€81,041,413	1376	23%
Galway City Council	€28,273,219	518	21%
Galway County Council	€30,173,232	608	29%
Kerry County Council	€62,028,669	1058	26%
Kildare County Council	€86,858,105	1283	24%
Kilkenny County Council	€43,601,703	686	41%
Laois County Council	€31,077,456	366	41%
Leitrim County Council	€4,384,968	119	47%
Limerick City and County Council	€57,819,207	753	27%
Longford County Council	€7,608,289	210	35%
Louth County Council	€57,224,354	778	20%
Mayo County Council	€30,265,764	566	38%
Meath County Council	€27,823,238	519	21%
Monaghan County Council	€11,546,622	205	29%
Offaly County Council	€16,384,074	385	33%
Roscommon County Council	€5,579,135	152	60%
Sligo County Council	€20,174,141	301	39%
South Dublin County Council	€73,255,580	1445	23%
Tipperary County Council	€57,103,226	832	42%
Waterford City and County Council	€35,048,348	760	40%
Westmeath County Council	€30,654,575	542	29%
Wexford County Council	€25,356,554	677	27%
Wicklow County Council	€31,035,770	438	22%
TOTAL	1,505,351,200	22,882	Nat Avg 25%

APPENDIX 2

Approved construction, turnkey and large scale acquisition projects (Capital funded) 2015 & 2016

Local Authority	AHB/Local Authority	Address of Proposed Project	Nature of project	No. of Units	Estimated Cost	Approved Date
Carlow County Council	Local Authority	Bagenalstown	Construction	24	€3,400,000	May-15
Carlow County Council	Local Authority	Tullow	Construction	14	€1,750,000	May-15
Carlow County Council	Local Authority	Rathvilly, Co. Carlow	Construction	10	€1,500,000	May-15
Carlow County Council	Local Authority	Myhall and Mount Leinster	Construction	8	€1,300,000	May-15
Carlow County Council	Respond!	Bagenalstown	Construction	6	€895,000	Jul-15
Carlow County Council	Local Authority	Borris	Construction	4	€400,000	May-15
Carlow County Council	Local Authority	Rathvilly & Tullow	Construction	2	€280,000	May-15
Carlow County Council	Local Authority	Hackettstown	Construction	4	€725,000	Jan-16
Cavan County Council	Local Authority	Ballyhaise	Construction	8	€1,000,000	May-15
Cavan County Council	Local Authority	Butlersbridge	Construction	6	€780,000	May-15
Clare County Council	Local Authority	Shannon	Construction	15	€2,750,000	May-15
Clare County Council	Local Authority	Quilty	Construction	10	€2,000,000	May-15
Clare County Council	Clare Haven Services Ltd	Ennis	Construction	7	€966,000	Jul-15
Clare County Council	Kilkee Housing Association	Doonbeg	Construction	12	€900,000	Jul-15
Cork City Council	Respond!	Thomas Davis Street	Construction	35	€6,502,000	Jul-15
Cork City Council	Respond!	Vincent Ave./St. Mary's Road	Construction	25	€4,451,500	Jul-15
Cork City Council	Local Authority	Boyces Street	Construction	12	€1,910,000	May-15
Cork City Council	Society of St Vincent de Paul	Friar's Walk, Cork	Construction	4	€431,300	Jul-15
Cork City Council	Local Authority	St. Johns Well, Cork City	Construction	2	€330,000	May-15
Cork City Council	Local Authority	Lough Road, Cork City	Construction	2	€210,000	May-15
Cork City Council	Cork Mental Health Housing Association Ltd	Ceanncora Lawn, Ballinlough, Cork	Construction	1	€140,000	Jul-15
Cork City Council	Local Authority	Gerald Griffin Street	Construction	17	€4,700,000	Jan-16
Cork City Council	Local Authority	Dean Rock, Togher	Construction	60	€13,100,000	Jan-16
Cork County Council	Local Authority	Kilnagleary, Carrigaline	Construction	48	€9,830,000	May-15
Cork County Council	Local Authority	Beechgrove, Clonakilty	Construction	45	€8,700,000	May-15
Cork County Council	Rosscarbery Social Housing Association Ltd	Rosscarbery, Co. Cork	Construction	9	€1,370,000	Jul-15

Cork County Council	Local Authority	Fairfield, Masseytown, Macroom	Construction	7	€1,100,000	May-15
Cork County Council	Charleville Care Project	Charleville, Co. Cork.	Construction	4	€450,000	Jul-15
Cork County Council	Coiste Tithe Uibh Laoire Teo	Ballingeary, Macroom, Co. Cork.	Construction	3	€433,000	Jul-15
Cork County Council	Anvers Housing Association	Mount St. Joseph Chapel Hill Macroom, Co. Cork	Construction	5	€400,000	Jul-15
Cork County Council	Local Authority	Castletreasure, Donnybrook, Douglas	Turnkey	28	€6,500,000	Jan-16
Cork County Council	Local Authority	Midelton	Turnkey	61	€13,200,000	Jan-16
Cork County Council	Local Authority	Passage West	Turnkey	26	€4,700,000	Jan-16
Cork County Council	Local Authority	Ballincollig	Turnkey	34	€7,400,000	Jan-16
DLR County Council	Local Authority	Fitzgerald Park	Construction	50	€12,000,000	May-15
DLR County Council	Local Authority	Rosemount Court	Construction	44	€10,500,000	Jul-15
DLR County Council	Local Authority	Broadford Rise	Construction	21	€5,100,000	May-15
DLR County Council	Local Authority	Rochestown House Phase 3	Construction	14	€3,300,000	May-15
DLR County Council	Local Authority	St Michaels Terrace	Construction	4	€1,000,000	May-15
DLR County Council	Local Authority	Moreen Avenue	Construction	1	€400,000	Jul-15
DLR County Council	Local Authority	Sallynoggin Close, Sallynoggin	Construction	4	€820,000	Jan-16
DLR County Council	Local Authority	Park Close, Sallynoggin	Construction	10	€1,800,000	Jan-16
DLR County Council	Camphill Communities of Ireland	Dale Rd, Kilmacud	Construction	4	€830,000	Jan-16
Donegal County Council	Local Authority	Railway Park, Drumrooske, Donegal Town	Construction	24	€3,650,000	May-15
Donegal County Council	Local Authority	Ardara	Construction	8	€1,300,000	May-15
Donegal County Council	Local Authority	Dunfanaghy Housing Scheme	Construction	6	€905,000	Jul-15
Donegal County Council	Local Authority	Newtowncunningham	Construction	6	€850,000	May-15
Donegal County Council	Local Authority	Carndonagh Housing Scheme	Construction	4	€680,000	Jul-15
Donegal County Council	Oaklee Housing Trust	Drumrooske, Donegal Town	Construction	10	€651,000	Jul-15
Donegal County Council	Local Authority	Manorcunningham Housing Scheme	Construction	8	€1,250,000	Jan-16
Donegal County Council	Local Authority	Rockytown, Buncrana	Construction	20	€3,200,000	Jan-16
Dublin City Council	Local Authority	Bunratty Phase 1C, Infill @ Coolock	Construction	62	€13,540,000	May-15
Dublin City Council	Local Authority	Cornamona, Ballyfermot (Off KymoreRd)	Construction	45	€9,250,000	May-15
Dublin City Council	Local Authority	Infirmiry Road/Montpelier Hill, Dublin 7	Construction	30	€6,570,000	May-15
Dublin City Council	Local Authority	North King Street, Dublin 7	Construction	30	€6,400,000	May-15
Dublin City Council	NABCO	Moss Street, Dublin 2	Construction	19	€5,500,000	Jul-15
Dublin City Council	Tuath Housing Association	Ellis Court, Dublin 7	Construction	23	€4,800,000	Jul-15
Dublin City Council	Royal Hospital Donnybrook Voluntary Housing	Beech Hill Terrace, Donnybrook, Dublin 4	Construction	20	€2,465,000	Jul-15

APPENDIX 2 / CONTINUED

Dublin City Council	Respond!	High Park, Dublin 7	Construction	8	€1,992,000	Jul-15
Dublin City Council	Walkinstown Housing Association	Rafters Lane, Crumlin	Construction	15	€1,650,000	Jul-15
Dublin City Council	Local Authority	Belcamp B	Construction	12	€2,000,000	Jan-16
Dublin City Council	Local Authority	Belcamp C	Construction	16	€2,640,000	Jan-16
Fingal County Council	Local Authority	Racecourse Commons, Lusk, Phase 2	Construction	50	€9,000,000	May-15
Fingal County Council	Local Authority	Rathbeale Road, Swords	Construction	25	€4,400,000	May-15
Fingal County Council	Local Authority	Castlelands, Balbriggan, Co Dublin	Construction	24	€4,100,000	May-15
Fingal County Council	Cluid Housing Association	Church St / Ladyswell Road, Mulhuddart	Construction	22	€3,885,000	Jul-15
Fingal County Council	Fold Housing Association Ireland Ltd	Balglass Road, Howth, Co. Dublin	Construction	15	€3,080,000	Jul-15
Fingal County Council	Local Authority	The Grange, Ballyboughill, Co. Dublin	Construction	8	€1,470,000	May-15
Fingal County Council	Cluid Housing Association	College St. Baldoyle	Construction	4	€1,100,000	Jul-15
Fingal County Council	Local Authority	Cappagh - Phase 2	Construction	32	€5,420,000	Jan-16
Fingal County Council	Local Authority	Racecourse Commons, Lusk - Phase 2	Construction	27	€3,300,000	Jan-16
Fingal County Council	Local Authority	Rossan Court, Waterville Row, Blanchardstown	Acquisition	44	€13,000,000	Jan-16
Galway City Council	Respond!	Sraith Fada, Doughiska	Construction	14	€2,575,000	Jul-15
Galway City Council	Local Authority	Ballymoneen Road (Phase 1)	Construction	14	€2,500,000	May-15
Galway City Council	Peter Triest Housing Association	Cul Garrai, Ragoon	Construction	6	€850,000	Jul-15
Galway City Council	Carraig Dubh Housing Association	Rockfield	Construction	4	€797,000	Jul-15
Galway City Council	Local Authority	Ballymoneen Road (Phase 2)	Construction	55	€11,650,000	Jan-16
Galway County Council	Local Authority	Weir Rd, Tuam	Construction	25	€4,200,000	May-15
Galway County Council	Claregalway Housing Association	Claregalway	Construction	12	€1,980,000	Jul-15
Galway County Council	Local Authority	Gort Mhailor Athenry (Phase 2)	Construction	10	€1,700,000	May-15
Galway County Council	Local Authority	Garbally Drive, Ballinasloe	Construction	10	€1,400,000	May-15
Galway County Council	Local Authority	6 x Single Rural Dwellings @ Gleann Mór; An Cheathru; Muigh Inis; Carna; Corandulla; Carraroe; Claregalway; Kinvarra.	Construction	6	€980,000	May-15
Galway County Council	Mountbellew Housing Association	Mountbellew	Construction	5	€824,250	Jul-15
Galway County Council	Local Authority	Esker Fields, Ballinasloe	Construction	3	€540,000	May-15
Galway County Council	Local Authority	Gilmartin Road, Tuam	Construction	66	€7,800,000	Jan-16
Kerry County Council	Cluid Housing Association	Mitchels Road, Tralee	Construction	19	€3,200,000	Jul-15
Kerry County Council	Local Authority	The Park, Killarney (Phase 2)	Construction	12	€1,900,000	May-15
Kerry County Council	Local Authority	Killeen, Tralee	Construction	12	€1,900,000	May-15

Kerry County Council	Local Authority	Single Rural Dwellings	Construction	12	€1,900,000	May-15
Kerry County Council	Local Authority	Lixnaw	Construction	4	€620,000	May-15
Kerry County Council	Local Authority	The Park, Killarney (Phase 2)	Construction	8	€1,450,000	Jan-16
Kerry County Council	Local Authority	Killeen, Tralee	Construction	9	€1,100,000	Jan-16
Kerry County Council	Local Authority	Listowel	Construction	10	€1,500,000	Jan-16
Kerry County Council	Local Authority	Milltown, Bridewell	Construction	10	€1,950,000	Jan-16
Kerry County Council	Local Authority	Bill Kinnerk Road, Tralee	Construction	4	€730,000	Jan-16
Kerry County Council	Local Authority	Kenmare	Construction	22	€3,900,000	Jan-16
Kildare County Council	Local Authority	Bishopslane	Construction	29	€5,000,000	May-15
Kildare County Council	Local Authority	Rathangan	Construction	18	€3,000,000	May-15
Kildare County Council	Local Authority	Prosperous	Construction	10	€1,600,000	May-15
Kildare County Council	Camphill Communities of Ireland	Main Street, Kilcullen	Construction	4	€611,600	Jul-15
Kildare County Council	Local Authority	Rathsker, Naas	Construction	50	€8,750,000	Jan-16
Kildare County Council	Local Authority	Athgarvan	Construction	30	€5,250,000	Jan-16
Kildare County Council	Homeless Care Ltd.	Jigginstown House, Newbridge Road, Naas	Construction	14	€1,600,000	Jan-16
Kildare County Council	KARE	Green Road, Newbridge	Construction	2	€300,000	Jan-16
Kildare County Council	KARE	Mansfield Grove, Athy, Co. Kildare	Construction	4	€340,000	Jan-16
Kilkenny County Council	Local Authority	Vicar Street, Kilkenny	Construction	30	€4,500,000	May-15
Kilkenny County Council	Local Authority	Bolton, Callan	Construction	30	€4,200,000	May-15
Kilkenny County Council	Local Authority	The Butts, Kilkenny	Construction	21	€3,300,000	May-15
Kilkenny County Council	Local Authority	Donaguile, Castlecomer	Construction	18	€2,600,000	May-15
Kilkenny County Council	Local Authority	Robertshill, Kilkenny	Construction	17	€2,450,000	May-15
Kilkenny County Council	Camphill Communities of Ireland	Prologue/Westcourt/Moate, Callan	Construction	16	€2,200,000	Jul-15
Kilkenny County Council	The Good Shepherd Centre	Greenshill, Kilkenny	Construction	6	€666,000	Jul-15
Kilkenny County Council	Camphill Communities of Ireland	Ballytobin, Callan	Construction	4	€514,361	Jul-15
Laois County Council	Local Authority	Conniberry Way, Old Knockmay Road, Portlaoise	Construction	33	€4,800,000	May-15
Laois County Council	Respond!	Abeyleix Rd, Portlaoise	Construction	16	€2,500,000	Jul-15
Laois County Council	Local Authority	Pattison Estate, Mountmellick	Construction	8	€1,130,000	May-15
Laois County Council	Local Authority	Shannon Street, Mountrath	Construction	8	€1,000,000	May-15
Laois County Council	Oaklee Housing Trust	St Fintans Dublin Rd, Portlaoise	Construction	8	€760,000	Jul-15
Leitrim County Council	Local Authority	Manorhamilton	Construction	7	€970,000	May-15
Leitrim County Council	Society of St Vincent de Paul (St. Brigids Conference)	Ballinamore	Construction	2	€320,000	Jan-16
Limerick City & County Council	Local Authority	Clonmacken	Construction	40	€7,120,000	May-15
Limerick City & County Council	Local Authority	Deerpark, Adare	Construction	30	€5,250,000	May-15

Limerick City & County Council	Cluid Housing Association	Deauville, Dublin Road, Castletroy	Construction	21	€4,500,000	Jul-15
Limerick City & County Council	NABCO	Drominbeg, Rhebogue	Construction	21	€3,800,000	Jul-15
Limerick City & County Council	Local Authority	Lisheen Park, Patrickswell	Construction	20	€3,700,000	May-15
Limerick City & County Council	Local Authority	Glenview Drive, Hospital	Construction	20	€3,700,000	May-15
Limerick City & County Council	Respond!	Shelbourne Sq., North Circular Road	Construction	11	€1,984,600	Jul-15
Limerick City & County Council	Simon	Speakers Corner Hyde Road	Construction	4	€406,000	Jul-15
Limerick City & County Council	Cappamore Housing Association	Cappamore	Construction	12	€1,400,000	Jan-16
Longford County Council	Local Authority	Lanesborough	Construction	13	€2,000,000	Jul-15
Longford County Council	Local Authority	Lanesborough	Construction	3	€500,000	May-15
Louth County Council	Local Authority	Coxes Demesne	Construction	35	€7,000,000	May-15
Louth County Council	Local Authority	Father Finn Park, Louth Village	Construction	20	€3,600,000	May-15
Louth County Council	Local Authority	Boice Court Phase 3	Construction	20	€3,100,000	May-15
Louth County Council	North & East Housing Association	Moneymore, Drogheda	Construction	1	€250,000	Jan-16
Louth County Council	Simon Community	Barrack Street, Dundalk	Construction	10	€840,000	Jan-16
Louth County Council	North & East Housing Association	Saltown, Dundalk	Construction	7	€940,000	Jan-16
Louth County Council	Local Authority	Dundalk (Vacant units at various locations)	Construction	24	€3,100,000	Jan-16
Louth County Council	Local Authority	Drogheda (Vacant units at various locations)	Construction	12	€1,700,000	Jan-16
Mayo County Council	Local Authority	Tubberhill, Westport	Construction	20	€4,600,000	May-15
Mayo County Council	Local Authority	Single Rural Dwellings	Construction	8	€1,280,000	Jul-15
Mayo County Council	Society of St Vincent de Paul	Knockferreen, Kilmaine Road, Ballinrobe	Construction	6	€588,000	Jul-15
Mayo County Council	Local Authority	Marian Crescent, Ballina	Construction	2	€370,000	May-15
Mayo County Council	Local Authority	Knockmore, Ballina	Construction	8	€1,520,000	Jan-16
Meath County Council	Local Authority	Kells	Construction	39	€7,800,000	May-15
Meath County Council	Local Authority	Athboy	Construction	30	€6,600,000	May-15
Meath County Council	Local Authority	Summerhill	Construction	14	€2,700,000	May-15
Monaghan County Council	Local Authority	Latlorcan	Construction	20	€2,600,000	May-15
Monaghan County Council	Local Authority	Bree, Castleblayney	Construction	8	€1,000,000	May-15
Offaly County Council	Local Authority	Blundell Wood, Edenderry	Construction	33	€5,800,000	May-15
Offaly County Council	Cluid Housing Association	Scurragh, Birr	Construction	6	€935,000	Jul-15
Offaly County Council	Tuath Housing Association	Killane, Edenderry	Construction	2	€216,665	Jul-15
Offaly County Council	Local Authority	Chancery Lane, Tullamore	Construction	18	€3,000,000	Jan-16
Roscommon County Council	Local Authority	Monksland, Athlone	Construction	10	€1,600,000	May-15
Sligo County Council	Local Authority	Strandhill, Sligo	Construction	20	€3,100,000	May-15
Sligo County Council	Local Authority	Rural House @ Culleens	Construction	1	€150,000	May-15

Sligo County Council	Local Authority	Knappagh Road, Sligo	Construction	28	€6,550,000	Jan-16
South Dublin County Council	Local Authority	Balgaddy F, Lucan	Construction	50	€10,000,000	May-15
South Dublin County Council	Local Authority	St. Marks Avenue, Clondalkin	Construction	39	€7,800,000	May-15
South Dublin County Council	Local Authority	Owendoher, Ballyboden, Rathfarnham	Construction	35	€7,000,000	May-15
South Dublin County Council	Local Authority	Fortunestown (MacUilliam), Tallaght	Construction	28	€5,600,000	May-15
South Dublin County Council	Local Authority	Dromcarra , Tallaght	Construction	22	€4,400,000	May-15
South Dublin County Council	Local Authority	Mayfield Estate, Clondalkin	Construction	18	€3,600,000	May-15
South Dublin County Council	Local Authority	St. Marks Green, Clondalkin	Construction	11	€2,400,000	May-15
South Dublin County Council	Dublin Simon Community	Old Nangor Road, Clondalkin, Dublin 22	Construction	10	€1,620,000	Jul-15
South Dublin County Council	Cluid Housing Association	Hollyville Terrace, Palmerstown, Dublin 20	Construction	2	€340,000	Jul-15
South Dublin County Council	Local Authority	Letts Field, Neilstown, Clondalkin	Construction	37	€8,400,000	Jan-16
Tipperary County Council	Local Authority	Glenconnor, Clonmel	Construction	20	€3,300,000	May-15
Tipperary County Council	Local Authority	Waller's Lot, Cashel	Construction	10	€1,600,000	May-15
Tipperary County Council	Cluid Housing Association	Glenconnor Road, Clonmel	Construction	9	€1,472,000	Jul-15
Tipperary County Council	Camphill Communities of Ireland	The Strand/Castle St./ Ballinagranna, Carrick on Suir	Construction	7	€1,091,000	Jul-15
Tipperary County Council	Local Authority	Kilcooley Way, Gortnahoe	Construction	5	€910,000	May-15
Tipperary County Council	Belmont Park Housing Association Ltd (Brothers of Charity)	Fethard	Construction	4	€465,000	Jul-15
Tipperary County Council	Local Authority	Cloughjordan	Construction	3	€430,000	May-15
Tipperary County Council	Local Authority	Gortataggart, Thurles	Construction	2	€300,000	May-15
Tipperary County Council	Local Authority	Lacey Avenue, Templemore	Construction	4	€200,000	May-15
Tipperary County Council	Local Authority	Mitchel Street, Thurles	Construction	1	€160,000	May-15
Tipperary County Council	Local Authority	Borrisoleigh	Construction	12	€2,100,000	Jan-16
Tipperary County Council	Local Authority	Templetouhy	Construction	6	€1,100,000	Jan-16
Waterford City & County Council	Cluid Housing Association	Leamy St., Waterford	Construction	10	€1,513,460	Jul-15
Waterford City & County Council	Gleann Housing Association	Gleann Ealach, Dunhill	Construction	8	€1,200,000	Jul-15
Waterford City & County Council	Focus Ireland Housing Association	Powers Field, Hennessys Rd, Waterford	Construction	4	€680,000	Jan-16
Waterford City & County Council	Respond!	Wadding Manor, Ferrybank	Construction	10	€1,700,000	Jan-16
Waterford City & County Council	Local Authority	An Garran, Tramore	Construction	32	€4,900,000	Jan-16
Waterford City & County Council	Local Authority	Ardmore Park - Priory Lawn	Construction	8	€1,000,000	May-15
Waterford City & County Council	Local Authority	Ballinroad , Dungarvan	Construction	20	€2,500,000	May-15
Waterford City & County Council	Local Authority	Coolfin Woods, Portlawn	Construction	8	€1,000,000	May-15
Waterford City & County Council	Local Authority	Larchville	Construction	6	€700,000	May-15
Waterford City & County Council	Local Authority	Tallow Alms House	Construction	4	€700,000	May-15

APPENDIX 2 / CONTINUED

Waterford City & County Council	Local Authority	Barrack St, Cappoquin	Construction	4	€700,000	May-15
Waterford City & County Council	Local Authority	Patrick St . Tramore	Construction	2	€280,000	May-15
Waterford City & County Council	Local Authority	Cathal Brugha, Dungarvan	Construction	2	€250,000	May-15
Westmeath County Council	Local Authority	Clonbrusk (Site No. 2), Athlone	Construction	28	€5,100,000	May-15
Westmeath County Council	Tuath Housing Association	Canal Avenue, Mullingar	Construction	9	€800,000	Jul-15
Westmeath County Council	Local Authority	Rural Cottage, Kilbeggan	Construction	1	€200,000	May-15
Westmeath County Council	Local Authority	St. Lawrence Terrace, Mullingar	Construction	8	€1,600,000	Jan-16
Westmeath County Council	Local Authority	Bun Daire, Kinnegad (Phase 3)	Construction	28	€5,250,000	Jan-16
Wexford County Council	Cluid Housing Association	St. Aidans Road, Wexford Town	Construction	14	€2,200,000	Jul-15
Wexford County Council	Grantstown Sheltered Housing Association	Barrystown, Wellingtonbridge	Construction	16	€1,830,000	Jul-15
Wexford County Council	Local Authority	Baile Eoghain, Gorey	Construction	9	€1,300,000	May-15
Wexford County Council	Local Authority	Killeens	Construction	10	€1,300,000	May-15
Wexford County Council	Local Authority	Cherry Orchard, Enniscorthy	Construction	8	€1,130,000	Jan-16
Wexford County Council	Local Authority	Oilgate	Construction	2	€340,000	Jan-16
Wexford County Council	Local Authority	Ross Road, Enniscorthy	Construction	1	€175,000	Jan-16
Wexford County Council	Local Authority	Clonard	Construction	26	€3,400,000	Jan-16
Wicklow County Council	Local Authority	Kilbride Lane, Bray	Construction	42	€14,700,000	Jul-15
Wicklow County Council	Local Authority	Dunlavin Phase 1	Construction	30	€5,000,000	May-15
Wicklow County Council	Local Authority	Brewery Bends Phase 2, Rathdrum	Construction	20	€3,200,000	May-15
TOTAL				3,366	€608,846,736	

Note: This does not include construction projects under the PPP programme or AHB projects with current funding.



Comhshaol, Pobal agus Rialtas Áitiúil
Environment, Community and Local Government

Department of Environment,
Community and Local Government,
Custom House, Dublin, D01 W6X0.

1890 20 20 21
info@environ.ie

For further information
please visit
www.environ.ie