

Stakeholder Consultation on “Housing for All” Policy Statement and Action Plan

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Introduction

The State recognises that an output of approximately 33,000 new homes per annum will be needed each year from 2021 to 2030. In order to achieve that, we need delivery across all tenures, including social, affordable, rental and private housing. The Government will seek to address challenges in the sector, including viability, access to finance, land availability, the delivery of infrastructure, building quality, building standards and regulation, and an adequate supply of skilled labour.

A key mission outlined in the [Programme for Government](#) is the delivery of a new plan for housing which will be called ‘Housing for All’. It is Government policy that everybody should have access to good-quality housing to purchase or rent at an affordable price, built to a high standard, and located close to essential services, offering a high quality of life. The provision of more housing across all tenure types has a profound benefit socially and economically and the State has a fundamental role in enabling the delivery of new homes and ensuring that best use is made of existing stock.

There have been large increases in the building of new homes over the past four years. However, far more homes are needed. While the COVID-19 crisis has presented challenges in maintaining the level of growth, the Government will work with the construction sector to ensure that the number of new build homes continues to grow in the years ahead.

Over the next four years the Programme for Government commits to:

- Put affordability at the heart of the housing system.
- Prioritise the increased supply of public, social, and affordable homes.
- Progress a state-backed affordable home purchase scheme to promote home ownership.
- Increase the social housing stock by more than 50,000, with an emphasis on new builds.
- Tackle homelessness.
- Ensure that local authorities are central to delivering housing.
- Work with the private sector to ensure that an appropriate mix and type of housing is provided nationally.
- Improve the supply and affordability of rental accommodation and the security of tenure for renters.

The new policy statement and action plan, “Housing for All”, is now being developed on a Whole of Government basis. As part of this work to develop Housing for All, we would like to hear from a wide range of expert stakeholders to gather thoughts and ideas on improving the delivery of housing in Ireland.

Guide to Completing the Survey

The consultation period will run **until 4 May 2021**. Any submissions received after this date may not be considered.

In responding to this consultation you are invited to:

- Give your organisations views on the specific questions set out below. You do not have to answer every question – you may choose to answer all of the questions or only those which are relevant to you. You can provide additional information by way of electronic link or attachment.
- Provide details of any issues or concerns you feel should be considered in dealing with the particular topic being addressed in your response.

Survey Questions

1. Name of Organisation:

Eastern & Midland Regional Assembly

2. Briefly describe your organisation?

300 character(s) maximum

Regional Government in Ireland

3. Having regard to the housing objectives set out in the [Programme for Government](#), what other key objectives should be considered? How should these objectives be prioritised?

3000 character(s) maximum

Having regard to the housing objectives in the PfG the Eastern and Midland Regional Assembly (EMRA) would like to highlight the role of the Regional Assemblies and the Regional Spatial and Economic Strategies (RSES), which have been adopted for all three Irish Regions. The RSES is underpinned by the three key principles of healthy placemaking, climate action and economic opportunity for all. The RSES will also support PfG and the implementation of Project Ireland 2040 in helping to achieve balanced regional development and sustainable compact growth in the Regions.

A key priority is to promote the integration of Guiding Principles for Healthy Placemaking (Section 9.4 of the RSES) in the design and layout of all new developments, to promote good urban design, enhanced public realm, and opportunities for walking, cycling and active lifestyles, in order to create healthy and attractive places. The RSES provides a long-term framework for planning and development by local authorities and the review of city and county development plans in line with the RSES Settlement Strategy which includes;

- Championing the Capital City of Dublin as a smart, climate resilient and global city region; securing Athlone, Drogheda and Dundalk as Regional Growth Centres, acting as regional economic drivers and

providing support for their wider catchment areas; and promoting a network of large economically active Key Towns that provide employment and services to their surrounding areas; supported by Self-Sustaining Growth Towns, Self-Sustaining Towns and a network of multifaceted Rural Places.

- Delivery of compact growth and urban regeneration including measures to achieve compact the provision of housing and supporting infrastructure to enable the population growth identified as part of the RSES and PI 2040 (NPF) urban development targets of at least 50% of all new homes within or contiguous to the built-up area of Dublin city and suburbs and a target of at least 30% for other urban areas.
- The Dublin Metropolitan Area Strategic Plan (MASP), which was prepared as part of the RSES, provides further detail on the delivery of housing and enabling infrastructure on strategic development sites to ensure the delivery of sufficient zoned and serviced lands to accelerate housing delivery in the right locations in the Dublin Metropolitan Area.

4. What are the main obstacles to delivery of housing across tenures (e.g. social, affordable, private rental and private homeownership) and household types (e.g. single person households & families)? What short or long-term actions should be taken to increase the scale and speed of delivery and improve approaches to delivery of housing?

3000 character(s) maximum

The delivery of housing in the region has been largely market driven with people's choice of where to live and work often driven by affordability. Addressing housing supply and affordability will require a suite of cross sectoral measures that reflect the interplay between land values, building costs and fiscal and planning policies. Local authorities, approved housing bodies, and other sectoral agencies should be resourced with adequate skills, support and resources to drive the delivery of high quality social and affordable homes and sustainable communities.

The RSES sets out a number of Regional Policy Objectives (RPOs) which relate to housing and regeneration, which include;

- Support for local authorities, approved housing bodies, and other sectoral agencies in the provision of a greater diversity of housing type and tenure (RPO 9.3)
- Design standards for new apartments and developments that meet the needs of a wider demographic, including provision for an ageing population (RPO 9.4)
- Support for local authorities in the preparation evidence based Housing Needs and Demand Assessments (HNDA) to inform housing policies that provides for diverse demand (RPO 9.5)
- Support local authorities and other relevant agencies such as the Dublin Region Homeless Executive in addressing homelessness (RPO 9.6)
- Support the Land Development Agency in coordinating and developing large strategic landbanks particularly on public lands in urban centres to enable regeneration (RPO 9.7)
- To work with local authorities, government departments and relevant agencies to promote compact growth, and where appropriate the use of Compulsory Purchase Orders, and other incentives to promote active land management and infrastructure delivery particularly on public lands (RPO 9.8)

- To support at a national level effective management of waste and contamination related to brownfield sites (RPO 9.9)

5. What actions should be taken, in order of priority, to ensure that housing is available for all sectors of society, including our ageing population and people with disabilities?

3000 character(s) maximum

Changing household formation trends will require a range of housing typologies including student housing, smaller units and flexible designs that are adaptive for people's full life cycle to meet their housing needs today and in the future. Two key priorities are set out below;

1. To ensure provision of housing to meet a range of diverse needs, the RSES supports the integration of Housing Needs and Demand Assessments (HNDA) to inform housing policies in the preparation of city and county developments plans, in line with Ministerial Guidelines. The integration of evidence based HNDA will inform the provision of specialist housing including for older people, people with disabilities, homeless, travellers, international protection applicants, students.
2. To ensure provision of inclusive housing, the RSES supports the integration of principles of Universal Design in the design and layout of new developments, and sets out a number of Regional Policy Objectives (RPOs) which relate to housing for all;
 - Promote integration of family friendly and age friendly strategies in local authority policy and decision-making including provision for flexible housing policies, buildings and public spaces that are accessible for all and to avoid segregation (RPO 9.1)
 - Support local authorities and sectoral initiatives to increase active participation and social integration of minority groups (RPO 9.2)

6. Do you have any further comments on the development of the Housing for All policy and action plan that you would like to add?

1500 character(s) maximum

The Eastern and Midland Regional Assembly Regional Spatial and Economic Strategy was made by the members of the Assembly on 28th June 2019.

The RSES is a strategic plan which identifies regional assets, opportunities and pressures and provides appropriate policy responses in the form of Regional Policy Objectives. At this strategic level it provides a framework for investment to better manage spatial planning and economic development to sustainably grow the Region to 2031 and beyond.

The RSES and associated documents can be found on <https://emra.ie/final-rses/>

7. Do you have any supporting data or other material that you would like to upload?

Please upload your file

What we will do with your responses

Thank you for taking the time to consider and respond to this consultation.

Please note any submission made may be published.

Download

[Final Privacy Statement on Stakeholder Consultation on Housing for All Policy Statement and Action I
pdf](#)

Contact

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