
Housing Association Activity Report 2018– Background Note

15th May 2019

Housing associations (also known as approved housing bodies, AHBs) provide social housing in communities throughout Ireland. In recent years, housing associations have been actively working to increase the number of homes they provide in response to the housing crisis. In 2018, housing associations provided 3,219 homes for social housing from a number of delivery streams.

Overall Social Housing Output in 2018

Total Build, Acquisitions, Lease 2018	8,422
▶ Of which Approved Housing Body	▶ 3,219 38%

2018 long-term social housing



Approved housing bodies delivered 1/3 (3,219 homes) of all long-term social housing in 2018. This is a significant contribution from approved housing bodies to meet the worsening need for social housing for families, single people and people with special needs.

Approved housing bodies have been ramping up their activities in terms of development capacity, housing management and financing arrangements over the last number of years to play their part in meeting social housing need.

- ⇒ 1 in 3 new long-term social housing units were delivered by approved housing bodies in 2018.
- ⇒ AHBs have increased their output from 1,312 homes in 2015 to 3,219 homes in 2018.
- ⇒ AHBs have delivered 6,697 homes under Rebuilding Ireland since 2016.

Approved Housing Body Output 2018

	CAS	CALF	Leasing	Part V	Total AHB output	Total Output AHB+LA	% AHB delivery
Build	183	1205		340	1728	4811	36%
Acquisition	302	775			1077	2610	41%
Leasing			414		414	1001	41%
	485	1980	414	340	3219	8422	38%

AHB Delivery by Local Authority Area (selected) 2018

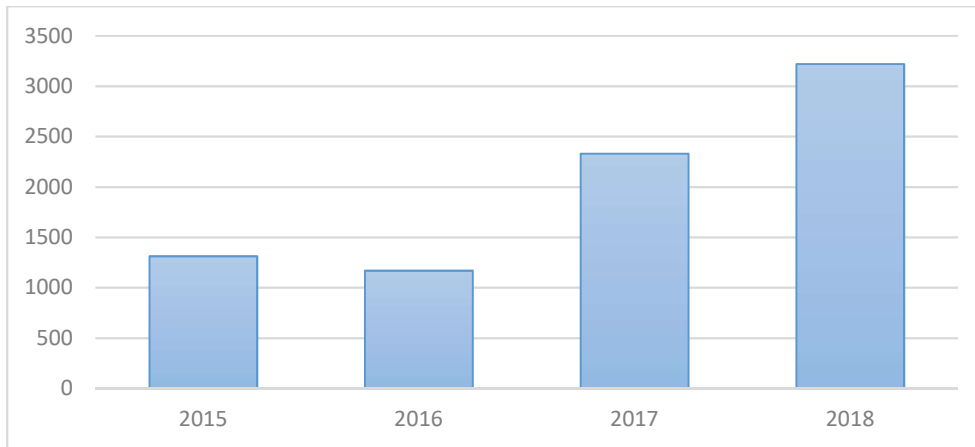
	All Schemes
Dublin City Council	625
Dun Laoghaire Rathdown CC	65
Fingal CC	289
South Dublin CC	195
Kildare CC	205
Louth CC	180
Meath CC	233
Cork City Council	225
Cork County Council	114
Limerick City & County	117

AHB Part V Delivery 2018

	AHB Part V
Dublin City Council	27
Dun Laoghaire Rathdown CC	34
Fingal CC	49
South Dublin CC	72
Kildare CC	55
Louth CC	14
Meath CC	46
Galway City	3
Kerry CC	5
Wicklow	35
Total	340

Approved housing bodies now use both the Capital Assistance Scheme and the Social Housing Current Expenditure Programme (SHCEP) to deliver social housing. The SHCEP represents delivery using a funding stream known as CALF (build and acquisitions) and long-term leasing. This funding stream was introduced a number of years ago to underpin a funding arrangement based on approved housing bodies using private finance to deliver social housing. The new model entailed the sector engaging with private finance institutions and the HFA to arrange finance for build, acquisition and regeneration development.

Approved Housing Body Output 2015- 2017



Approved Housing Body Pipeline To 2020

Delivery Mechanism	Number of homes
Acquisitions*	1,218
CALF Build**	3,686
CAS Build**	1,098
Leasing*	274
Total	6,276

*ICSH Development Survey Q4, 2018. **DHPLG Construction Status Report Q4, 2018.

According to the latest Construction Status Report there are almost 5,000 homes in the development pipeline which will continue to ramp up over the coming years.

- ⇒ In order to maximise development capacity there is an urgent need for state land to be assigned to AHBs to develop on for social housing.
- ⇒ We are calling for a viable affordable rental/ cost rental scheme so that homes for people who need fairer rents can be delivered.
- ⇒ ICSH is also calling for support in reversing the CSO/Eurostat decision which placed housing associations on the Government's balance sheet. The sector can deliver more homes in the coming years if it is not constrained by the State's capital spending limits.