

South East Construct Summit

'HOUSING FOR ALL'



Irish Home Builders Association



The Irish Home Builders Association is a constituent Association of the Construction Industry Federation



Where we are.....

1 First Time Buyer

Average first-time buyer age has increased by almost a decade to 35 years of age

2 Impact

Previously people in their 20's opted to buy apartments and get their foot on the property ladder

3 Sales Transactions

Sales for properties remains strong with many FTB's opting to use the HTBI

4 House Price Inflation

Value of secondhand homes are increasing rapidly due to people with mortgage approvals & lack of stock available.

5 Planning Applications

The number of applications submitted during the first quarter of 2021, in terms of units, was down 29%

6 Mortgages

Mortgage market rates in Ireland are still some of the highest in Europe

7 Delivery 2021

Expected delivery for 2021 is somewhere in the region of 20,000+

8 Future Delivery

It is expected that an immediate bounce will be seen for 2022 as a result of the 4billion annual housing package

'Housing For All' – The Delivery

300,000 housing units by 2030

(90,000 social, 36,000 affordable purchase, 18,000 cost rental and 170,000 private homes)

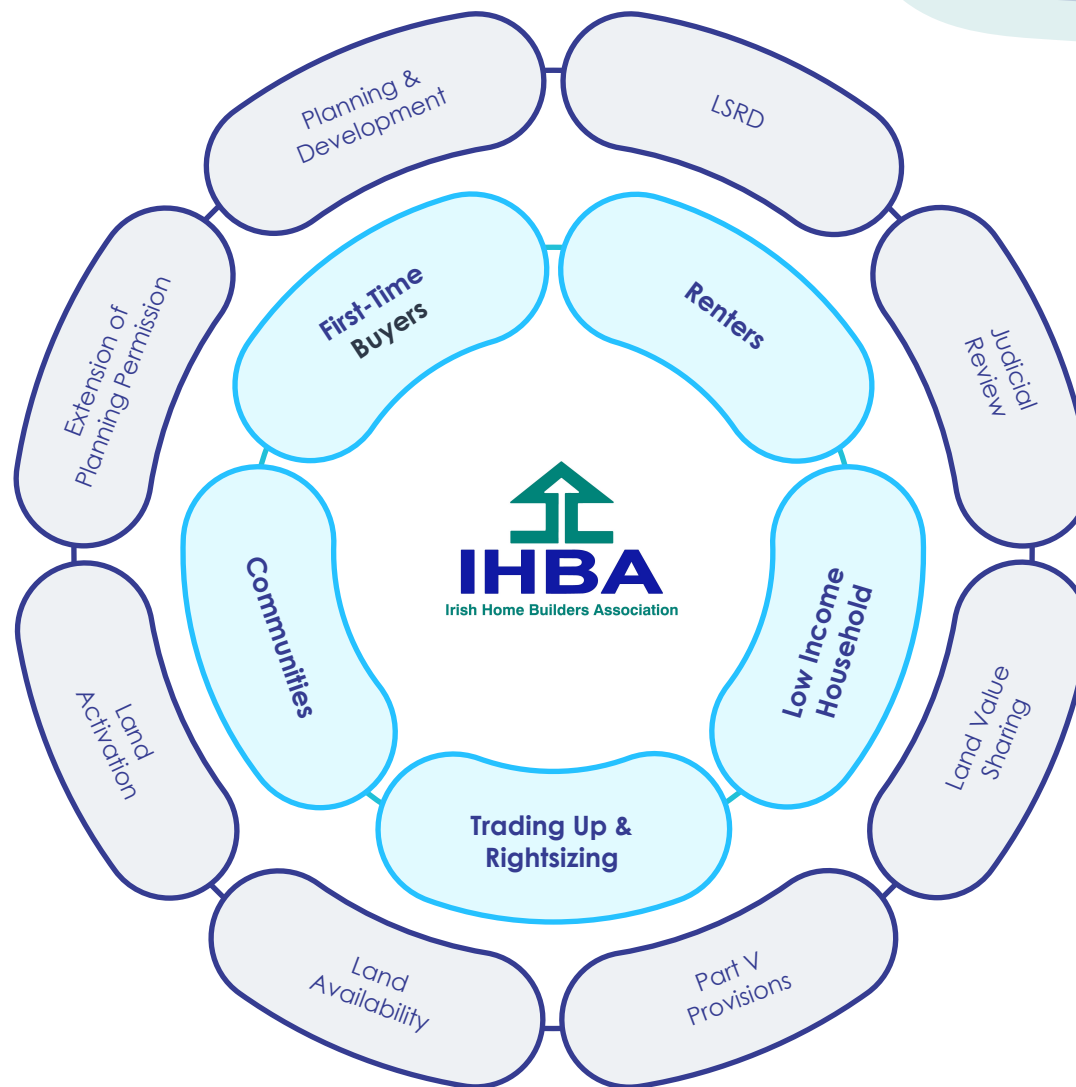


Committed Investment

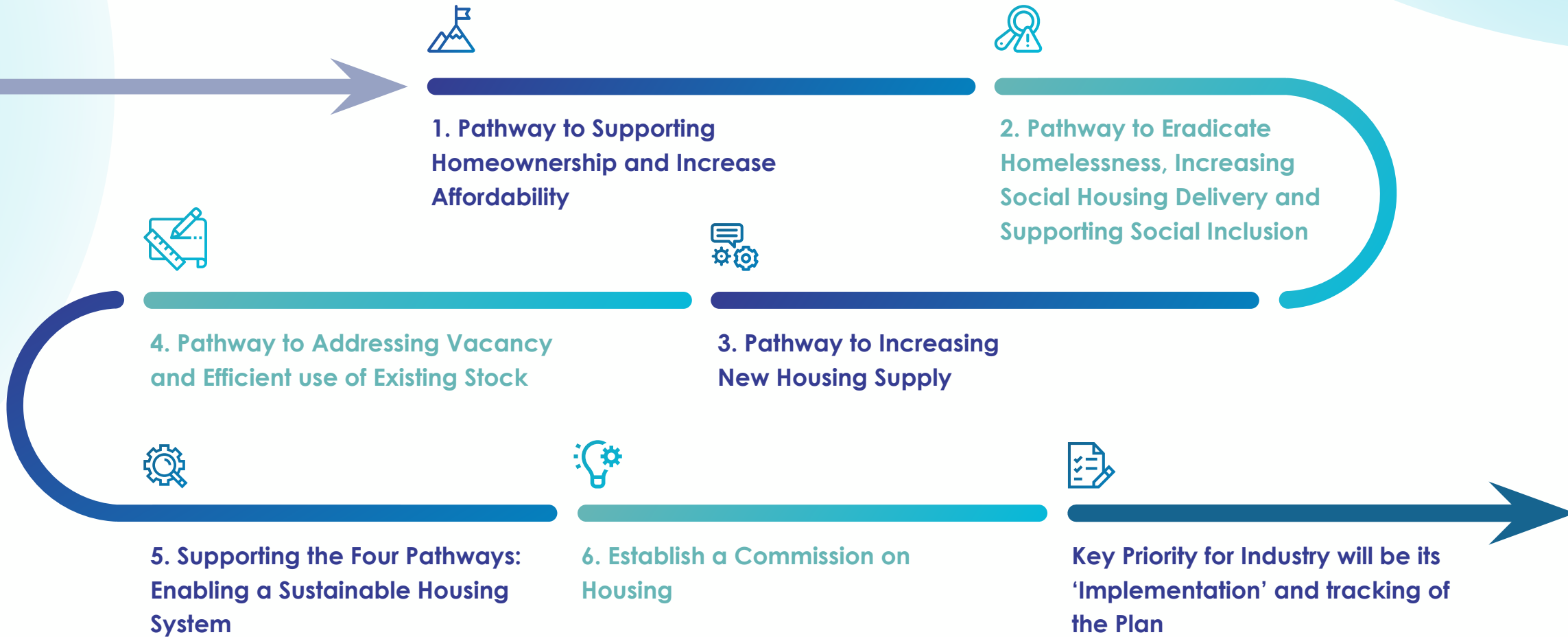
Over €4 Billion per Year

Carrot & Stick

Mixed approach to ensure early delivery. Many actions will take time to introduce. Planning will become more closely aligned with financial mechanisms. Vast legislation changes will be required to realize the potential of the plan.

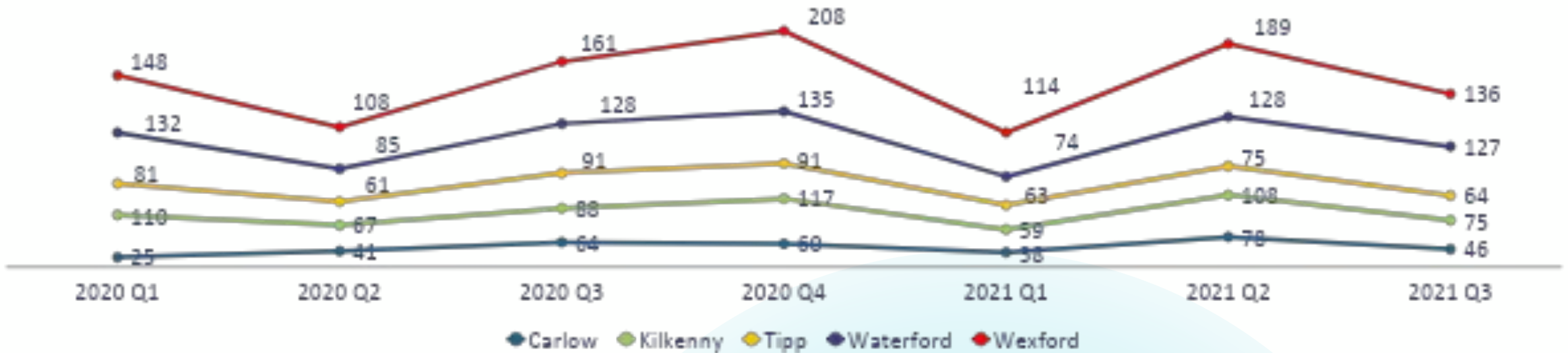


'Housing for All' – The Pathways



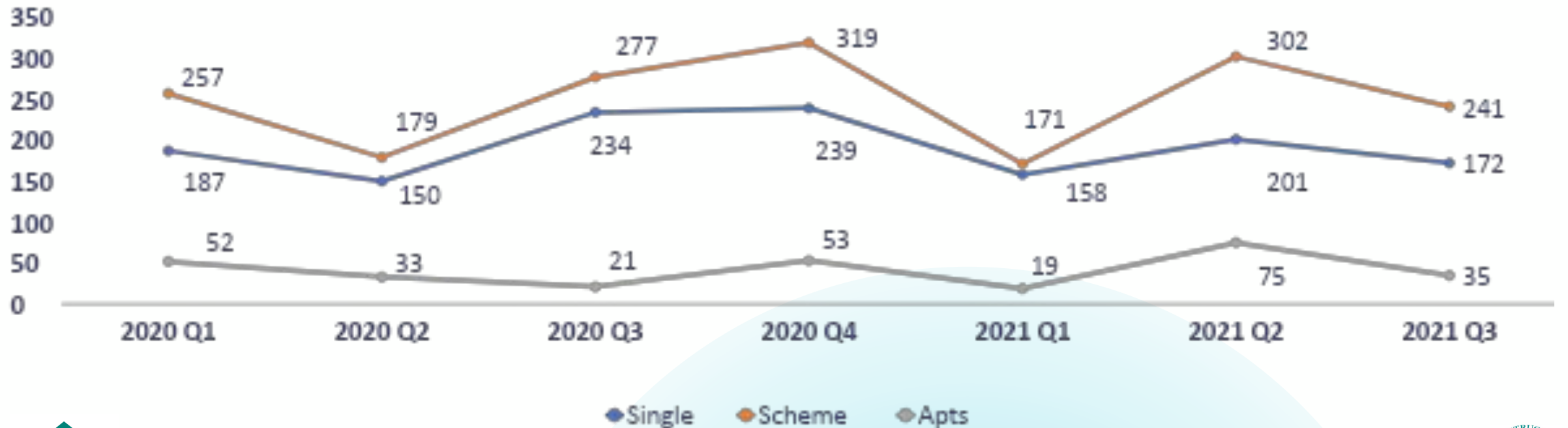
South-East Completions 2020 Q1 – 2021 Q3

	2020 Q1	2020 Q2	2020 Q3	2020 Q4	2021 Q1	2021 Q2	2021 Q3	Sub-total
Carlow	25	41	64	60	38	78	46	352
Kilkenny	110	67	88	117	59	108	75	624
Tipp	81	61	91	91	63	75	64	526
Waterford	132	85	128	135	74	128	127	809
Wexford	148	108	161	208	114	189	136	1,064
	496	362	532	611	348	578	448	3,375



South-East Completions by Dwelling Type 2020 Q1 – 2021 Q3

	2020 Q1	2020 Q2	2020 Q3	2020 Q4	2021 Q1	2021 Q2	2021 Q3	Sub-total
Single	187	150	234	239	158	201	172	1,341
Scheme	257	179	277	319	171	302	241	1,746
Apts	52	33	21	53	19	75	35	288
Sub-total	496	362	532	611	348	578	448	3,375



'Housing for All'

Some of the most frequent questions put to the industry since the publication of 'Housing for All' and the very recent release of the 'National Development Plan Review' has been –

- is the plan achievable; and
- does the industry have the capacity to deliver on these ambitions.



ZONING

The availability of serviced residential zoned land in forthcoming and future county development plans will be critical if national policy, housing demands and housing targets are to be met.



INFRASTRUCTURE

Housing delivery will require spending of capital budget on 'Local Network Reinforcement' and removing the current onus on new home purchasers.



PLANNING

The uncertainty, the risk and the cost of planning has led to many home builders being delayed

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COMMENCEMENT TIMELINES

Compliance responses, fire certs, infrastructure deficits, prescribed bodies, enabling works, funding, economic viability etc. are all contributory factors

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Thank You

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