

National Survey of Ongoing Housing Developments: October 2010

Background

The Department of the Environment, Heritage and Local Government initiated a field based survey of all housing developments ([see here for maps](#)) of two or more dwellings that had commenced by the time of the survey, (summer 2010) to establish a proper evidence basis for further action by Government and local authorities in relation to planning, housing, building control and other matters relating to such developments.

Survey Methodology

The survey was conducted centrally by the Department's field staff with the co-operation of local authorities and site owners and in accordance with a methodology that was developed by the Housing and Planning Divisions of the Department and tested in a pilot phase of the survey in County Laois.

The survey was conducted over the months May-September 2010 inclusive and after a period of checking was finalised on the 29th September last.

Key Results

- **2846 developments have been inspected**, of which only 429 (15%) are active;
- While it is difficult to be precise about the exact numbers of housing units approved in total on all of the above developments¹ estimates so far are for 179,273 dwellings;
- There are **78,195 dwellings** in the developments surveyed that are **complete and occupied**;
- **23,250 dwellings are complete and vacant**;
- **9976 dwellings are near complete**²;
- **9,854 dwellings are at various early stages of construction activity** from site clearance, foundations up to wall plate level;
- There is planning permission for a further estimated **58,025 dwellings** that have not commenced and are therefore not posing any immediate construction or site specific difficulties.

Summary results across the 34 City and County Council areas and State totals follow this note.

Next Steps

The survey is the first independent, field based analysis of multi-unit or scheme type housing across the state and will be of invaluable use to Government, Regional and Local authorities and interested bodies in **monitor the construction status and spatial distribution of housing development** across the state.

The Department has also developed a **range of complementary actions** to fully harness the benefits of the survey including:

- Publication of Terms of Reference for a **high level Housing Expert Group** under the chairmanship of Mr John O'Connor CEO Designate of the Housing and Sustainable Communities Agency to report back to the Ministers on actions, including the publication of a **best practice manual** on unfinished housing developments as a consultation draft initially followed by the finalisation of this document in early 2011.
- **Further applied analysis** of the database in conjunction with expert researchers in the property sector and in academia;
- The **further development and updating on an annual basis of the survey**, including its integration into a wider departmental Geographical Information System and other relevant datasets.

¹ Because of difficulties in comparing multiple permissions with the construction status on the ground.

² Meaning units that are watertight but require fitting out or connection to services to ready them for sale.

Regional Authority Constituent Counties	Border					
	Cavan	Donegal	Leitrim	Louth	Monaghan	Sligo

No of Developments Inspected	147	133	96	104	45	91
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Housing Form / Type

Detached	1289	811	852	818	311	793
Semi-detached	3054	1732	656	1704	894	1525
Terrace	922	374	553	1908	478	582
Duplex	4	82	42	524	73	114
Apartment	738	561	254	962	263	687
TOTAL	6007	3560	2357	5916	2019	3701

Dwellings Completion Status

Complete & occupied	2687	1217	980	2666	877	1641
Complete & vacant	802	664	506	581	297	690
Near Complete - no building activity	308	258	287	215	112	427
Near Complete - with activity	19	70	20	68	3	5
Wall Plate - no building activity	68	82	40	7	35	22
Wall Plate - with building activity	12	17	2	160	0	0
DPC complete - no building activity	141	115	98	177	14	61
DPC Complete - with activity	0	0	0	19	0	0
Found to DPC level - no activity	111	119	61	87	35	16
Found to DPC level - with activity	27	17	0	2	0	10
No construction started	1832	1001	363	1934	646	829
TOTAL	6007	3560	2357	5916	2019	3701

Roads, Footpaths & Lighting Status (Number of dwellings served)

Roads - complete and in service	963	1201	646	1038	367	1406
Roads - base/binder course	2446	643	794	2186	805	886
Roads - no roads or pre-base course	79	37	46	23	2	39
TOTAL	3488	1881	1486	3247	1174	2331

Footpaths - complete	3384	1814	1472	3223	1171	2309
Footpaths - not complete	104	67	14	24	3	22
TOTAL	3488	1881	1486	3247	1174	2331

Lighting - complete	3058	1672	1226	3124	1110	2242
Lighting - not complete	430	209	260	123	64	89
TOTAL	3488	1881	1486	3247	1174	2331

8. Services Status (Number of dwellings served)

Potable water supply fully operational	3489	1881	1486	3247	1174	2313
Waste water system fully operational	3489	1881	1486	3247	1174	2312
Storm water system fully operational	3489	1881	1486	3247	1174	2312

9. Open Space

Identified on layout plans	250	226	138	204	62	164
Areas - fully complete	149	109	97	128	44	116
Areas - levelled, not seeded	8	9	13	9	1	1
Areas - substantially untouched	93	108	28	67	17	47
TOTAL	250	226	138	204	62	164

Construction activity on site - YES	15	24	5	12	1	11
- NO	132	109	91	92	44	80

Regional Authority Constituent Counties	Dublin				Mid-East		
	Dublin City	DLRD	Fingal	SDCC	Kildare	Meath	Wicklow

No of Developments Inspected	97	59	152	49	88	85	86
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Housing Form / Type

Detached	7	100	735	145	1343	1105	748
Semi-detached	86	154	1820	888	2698	2486	938
Terrace	731	542	3802	1786	2465	1892	585
Duplex	426	189	1075	1907	237	578	132
Apartment	11828	8703	10737	4699	1647	2241	759
TOTAL	13078	9688	18169	9425	8390	8302	3162

Dwellings Completion Status

Complete & occupied	5995	4810	5979	4456	4190	3427	1728
Complete & vacant	2536	1477	1517	1286	563	809	296
Near Complete - no building activity	469	589	257	225	241	112	141
Near Complete - with activity	179	88	285	223	278	174	131
Wall Plate - no building activity	24	400	55	139	24	8	44
Wall Plate - with building activity	53	111	51	22	27	147	32
DPC complete - no building activity	152	20	226	68	129	8	6
DPC Complete - with activity	35	171	29	4	34	8	7
Foundations to DPC level - no activity	358	516	204	70	77	81	60
Foundations to DPC level - with activity	14	72	64	9	13	72	41
No construction started	3263	1434	9502	2953	2814	3456	676
TOTAL	13078	9688	18169	9425	8390	8302	3162

Roads, Footpaths & Lighting Status (Number of dwellings served)

Roads - complete and in service	7635	6185	5298	5241	2248	2317	1184
Roads - base/binder course	896	102	2198	501	2496	1909	839
Roads - no roads or pre-base course	0	0	0	0	9	10	1
TOTAL	8531	6287	7496	5742	4753	4236	2024

Footpaths - complete	8504	6285	7491	5714	4753	4225	1901
Footpaths - not complete	27	2	5	28	0	11	123
TOTAL	8531	6287	7496	5742	4753	4236	2024

Lighting - complete	8509	6278	7491	5710	4677	4186	1870
Lighting - not complete	22	9	5	32	76	50	154
TOTAL	8531	6287	7496	5742	4753	4236	2024

8. Services Status (Number of dwellings served)

Potable water supply fully operational	8531	6287	7487	5732	4753	4236	2024
Waste water system fully operational	8531	6287	7473	5732	4737	4236	2024
Storm water system fully operational	8531	6287	7473	5732	4737	4236	2024

9. Open Space

Identified on layout plans	155	77	168	119	247	201	128
Areas - fully complete	80	53	92	74	140	114	78
Areas - levelled, not seeded	8	2	3	4	10	3	17
Areas - substantially untouched	67	22	73	41	97	84	33
TOTAL	155	77	168	119	247	201	128

Construction activity on site - YES - NO

YES	15	11	16	13	28	26	25
NO	82	48	136	36	60	59	61

Regional Authority Constituent Counties	Midlands				Mid-West			
	Laois	Offaly	Longford	Westmeath	Clare	Limerick City	Limerick Co	Tipp North

No of Developments Inspected	70	30	77	43	72	12	62	42
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Housing Form / Type

Detached	1179	124	1177	202	532	7	563	347
Semi-detached	3179	1609	1850	1659	1246	212	2604	1332
Terrace	1356	143	675	623	695	171	976	489
Duplex	108	148	113	335	14	39	99	12
Apartment	642	199	274	923	468	164	202	125
TOTAL	6464	2223	4089	3742	2955	593	4444	2305

Dwellings Completion Status

Complete & occupied	2403	734	1833	1342	1493	338	1754	726
Complete & vacant	636	220	627	532	662	109	312	376
Near Complete - no building activity	244	91	114	71	20	10	75	43
Near Complete - with activity	65	0	4	37	6	0	22	3
Wall Plate - no building activity	76	2	85	43	59	4	24	23
Wall Plate - with building activity	27	0	8	6	24	11	10	22
DPC complete - no building activity	206	6	56	0	45	0	13	23
DPC Complete - with activity	82	0	0	0	5	0	2	9
Founds to DPC level - no activity	102	82	76	82	156	13	74	26
Founds to DPC level - with activity	13	1	0	17	0	25	22	21
No construction started	2607	1087	1286	1612	485	83	2136	1033
TOTAL	6464	2223	4089	3742	2955	593	4444	2305

Roads, Footpaths & Lighting Status (Number of dwellings served)

Roads - complete and in service	2013	106	1093	524	1367	447	1295	656
Roads - base/binder course	1025	822	1268	1331	718	0	753	387
Roads - no roads or pre-base course	1	26	99	19	70	0	18	59
TOTAL	3039	954	2460	1874	2155	447	2066	1102

Footpaths - complete	3005	939	2223	1855	2125	447	2063	1050
Footpaths - not complete	34	15	237	19	30	0	3	52
TOTAL	3039	954	2460	1874	2155	447	2066	1102

Lighting - complete	2974	936	1891	1808	2117	447	2063	1036
Lighting - not complete	65	18	569	66	38	0	3	66
TOTAL	3039	954	2460	1874	2155	447	2066	1102

8. Services Status (Number of dwellings served)

Potable water supply fully operational	3039	954	2372	1874	2155	447	2066	1102
Waste water system fully operational	3039	954	2372	1874	2155	447	2066	1102
Storm water system fully operational	3039	954	2372	1874	2155	447	2066	1102

9. Open Space

Identified on layout plans	223	42	166	70	109	17	169	87
Areas - fully complete	124	14	118	39	77	8	86	41
Areas - levelled, not seeded	15	1	3	0	10	1	5	14
Areas - substantially untouched	84	27	45	31	22	8	78	32
TOTAL	223	42	166	70	109	17	169	87

Construction activity on site - YES	15	0	5	2	8	1	6	9
- NO	55	30	72	41	64	11	56	33

Regional Authority Constituent Counties	South-East						South-West		
	Carlow	Kilkenny	Tipp South	Waterford City	Waterford Co	Wexford	Cork City	Cork Co	Kerry

No of Developments Inspected	66	76	31	12	25	180	21	284	152
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Housing Form / Type

Detached	917	793	322	162	318	2040	18	2779	1210
Semi-detached	1727	1988	1026	465	492	2030	58	7112	2003
Terrace	599	1593	493	435	70	1769	658	5984	889
Duplex	74	114	0	87	0	140	162	509	68
Apartment	375	354	14	199	30	736	1068	2297	451
TOTAL	3693	4884	1855	1348	910	6715	1964	18681	4621

Dwellings Completion Status

Complete & occupied	1652	2398	949	524	292	3982	825	7493	2186
Complete & vacant	327	483	267	53	144	692	419	2681	675
Near Complete - no building activity	333	141	24	128	42	369	57	746	228
Near Complete - with activity	0	30	41	114	11	72	44	312	99
Wall Plate - no building activity	20	35	24	3	1	81	79	248	71
Wall Plate - with building activity	0	3	0	1	11	17	18	91	11
DPC complete - no building activity	144	93	0	6	24	141	2	219	92
DPC Complete - with activity	6	5	0	0	4	21	0	20	3
Founds to DPC level - no activity	178	63	34	14	17	32	11	261	58
Founds to DPC level - with activity	2	3	26	0	4	24	0	94	3
No construction started	1031	1630	490	505	360	1284	509	6516	1195
TOTAL	3693	4884	1855	1348	910	6715	1964	18681	4621

Roads, Footpaths & Lighting Status (Number of dwellings served)

Roads - complete and in service	1220	2106	683	323	184	2904	1013	8225	2542
Roads - base/binder course	748	773	498	254	227	1727	207	1716	220
Roads - no roads or pre-base course	11	2	35	0	25	43	24	233	100
TOTAL	1979	2881	1216	577	436	4674	1244	10174	2862

Footpaths - complete	1968	2878	1216	577	436	4609	1220	10069	2778
Footpaths - not complete	11	3	0	0	0	65	24	105	84
TOTAL	1979	2881	1216	577	436	4674	1244	10174	2862

Lighting - complete	1901	2857	1216	577	391	4504	1220	9925	2776
Lighting - not complete	78	24	0	0	45	170	24	249	86
TOTAL	1979	2881	1216	577	436	4674	1244	10174	2862

8. Services Status (Number of dwellings served)

Potable water supply fully operational	1979	2881	1216	577	436	4674	1244	10134	2860
Waste water system fully operational	1979	2881	1216	577	436	4674	1244	10085	2860
Storm water system fully operational	1979	2881	1216	577	436	4674	1244	10085	2860

9. Open Space

Identified on layout plans	129	228	105	41	59	382	27	544	109
Areas - fully complete	106	146	70	23	27	297	22	352	75
Areas - levelled, not seeded	2	9	7	6	8	11	1	28	5
Areas - substantially untouched	21	73	28	12	24	74	4	164	29
TOTAL	129	228	105	41	59	382	27	544	109

Construction activity on site - YES - NO

YES	5	7	5	4	4	24	5	49	25
NO	61	69	26	8	21	156	16	235	127

Regional Authority	West				NATIONAL TOTALS
	Galway City	Galway Co	Mayo	Roscommon	
Constituent Counties					
No of Developments Inspected	24	88	129	118	2846
Housing Form / Type					
Detached	90	601	796	1242	24476
Semi-detached	333	1870	1943	1870	55243
Terrace	485	639	855	655	36872
Duplex	174	116	165	13	7873
Apartment	847	373	644	302	54766
TOTAL	1929	3599	4403	4082	179273
Dwellings Completion Status					
Complete & occupied	1039	1634	2109	1836	78195
Complete & vacant	260	629	498	624	23250
Near Complete - no building activity	133	297	256	214	7277
Near Complete - with activity	29	8	160	99	2699
Wall Plate - no building activity	84	48	74	72	2104
Wall Plate - with building activity	20	0	5	4	923
DPC complete - no building activity	134	69	0	19	2507
DPC Complete - with activity	2	1	0	0	467
Founds to DPC level - no activity	27	16	36	98	3251
Founds to DPC level - with activity	0	2	0	4	602
No construction started	201	895	1265	1112	58025
TOTAL	1929	3599	4403	4082	179273
Roads, Footpaths & Lighting Status (Number of dwellings served)					
Roads - complete and in service	761	1206	1917	1221	67535
Roads - base/binder course	538	1033	592	1173	32711
Roads - no roads or pre-base course	0	24	98	66	1199
TOTAL	1299	2263	2607	2460	101445
Footpaths - complete	1299	2250	2519	2383	100155
Footpaths - not complete	0	13	88	77	1290
TOTAL	1299	2263	2607	2460	101445
Lighting - complete	1296	2237	2520	2177	98022
Lighting - not complete	3	26	87	283	3423
TOTAL	1299	2263	2607	2460	101445
8. Services Status (Number of dwellings served)					
Potable water supply fully operational	1299	2263	2607	2460	101279
Waste water system fully operational	1299	2263	2607	2460	101199
Storm water system fully operational	1299	2263	2607	2460	101199
9. Open Space					
Identified on layout plans	66	221	169	198	5300
Areas - fully complete	49	138	101	118	3305
Areas - levelled, not seeded	4	11	27	32	288
Areas - substantially untouched	13	72	41	48	1707
TOTAL	66	221	169	198	5300
Construction activity on site - YES	7	4	28	14	429
- NO	17	84	101	104	2417

