

Social Housing Strategy – Pillar 1: Provision of New Social Housing Supply

Methodology used to estimate the number of Additional Properties Required to Meet Social Housing Demand based on Summary Housing Needs Assessment data

1. Introduction

During the preparation of the Social Housing Strategy 2020, the Housing Agency was requested by the Department of Environment, Community and Local Government to provide some analysis and an estimate of the requirements for additional residential properties to meet the needs of those households qualified for social housing support.

2. Background

The Summary of Social Housing Assessments 2013 contains the most recent figures on the demand for social housing across the State, with the results showing that a total of 89,872 households were included on the records of qualified households maintained by local housing authorities.

Further analysis of these figures and the associated data were used as the basis for estimating the minimum number of additional residential properties required as of May 2013 to meet the overall social housing demand. This is the first type of analysis to determine overall requirements for new supply and is based on a number of assumptions that will need to be monitored to assist further analysis. It should also be noted that further Summary of Social Housing Assessments will be undertaken on an annual basis from 2016 onwards.

3. Methodology

As part of the Summary of Social Housing Assessments 2013 reporting exercise, information on households on local authority waiting lists was collected including, household composition, category of need and current tenure type. The current tenure type was selected as the most appropriate attribute on which to base the estimation of requirements for additional accommodation as it relates to the accommodation currently occupied by the household.

Table 1 below is an extract from the Social Housing Assessments 2013 showing the breakdown of tenure type nationally.

Table 1 - Current Tenure Type

Current Tenure	Number of Households	%
Private Rented Accommodation with RS	42,109	47
Private Rented Accommodation without RS	24,774	28
Living with Parents	12,237	14
Living with Relatives / Friends	4,022	5
Emergency Accommodation / none	1,727	2
Owner Occupier	595	1
Other	4,408	5
Total	89,872	100

The following assumptions were made to estimate the level of additional social housing units required:

a. **Private Rented Accommodation:**

It was assumed that a significant and equivalent number of households currently in the private rented sector would be accommodated in the private rented sector with the support of the new Housing Assistance Payment. This includes households currently in receipt of rent supplement, but also a significant number of households assessed as having a housing need living in the private rented sector and not currently in receipt of rent supplement. It was assumed for the purposes of this exercise that 50% of this category of households (not in receipt of rent supplement) would require new social housing units. This equates to **12,387** units.

It should be noted that a proportion of households within these categories may require accommodation other than where they are currently living. The assumption is that these properties will continue to be available for other households qualified for social housing support.

b. **Living with Parents, Living with Relatives / Friends and Other:**

The original data for these categories was examined and it was determined that 5,376 single person households under the age of 35 were included. The assumption applied is that many of these households could potentially be supported in some form of shared accommodation, or will go on to form other households. As a result, the overall requirements for new individual units for this group of single person households for these categories was reduced by two-thirds, thereby reducing the total requirement for these categories from 20,667 to **17,083**.

c. **Persons moving from Congregated Settings** – A significant number of this cohort is not included in the Summary of Social Housing Assessments 2013 as they currently reside in care institutions around the country. In consultation with the Department, a further **3,781** housing units were included in the total estimated requirement for new social housing units to cater specifically for this category of housing need.

Table 2 below lists the adjusted number for each category with the total number representing the estimate of the additional properties required to meet social housing demand.

Table 2 – Additional Requirements after Adjustments

Current Tenure	Property Requirement
Private Rented Accommodation	12,387
Living with Parents	9,981
Living with Relatives / Friends	3,328
Emergency Accommodation / none *	1,727
Owner Occupier *	595
Other	3,774
Sub-Total	31,792
Persons moving from Congregated settings	3,781
Total Estimated Requirement	35,573

**The categories were not adjusted*

The requirement figure is estimated based on the returns by local housing authorities for the Summary of Social Housing Assessments 2013 and the assumptions set out above. Household circumstances may have changed during the intervening period. Further analysis of housing needs requirements will be carried out in 2015.

IMPORTANT NOTE

The total estimated requirement is for additional properties. The social housing strategy envisages that a substantial number of private rented properties will be used to provide housing support through the Housing Assistance Payment (HAP).

In relation to the Social Housing Strategy, there are two pillars that address the provision of social housing support.

Pillar 1: New Supply 35,573
Pillar 2: Private Rented 75,440

The 35,573 figure relates to Pillar 1 and is the estimated additional delivery requirement.