



# HOUSING SUPPLY REQUIREMENTS IN IRELAND'S URBAN SETTLEMENTS

*2016-2020; A Preliminary Update*

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**Context**



**Approach**



**Key Findings**



## HOUSING SUPPLY REQUIREMENTS in Ireland's Urban Settlements 2016-2020; *A Preliminary Update*

# CONTEXT



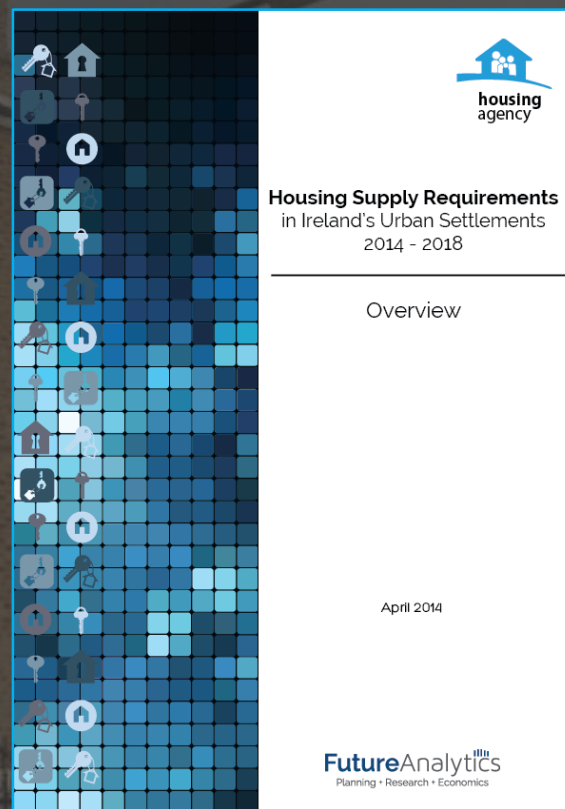
To estimate the quantum of **minimum housing required** over the next 5 years (up to and incl. 2020)

Underpinned by **projected demographic changes** and **trends in household composition** (person hse. sizes)

Identify **where** shortfalls in supply **are likely to arise**

A **Preliminary Update** incorporating presently released Census 2016 data, **extending the analysis to 2020**

From **272** to **445** urban settlements; accounting for **70% of the national population**





**HOUSING SUPPLY REQUIREMENTS** in Ireland's Urban Settlements 2016-2020; *A Preliminary Update*



# APPROACH

**Population  
Projection**

**Household  
Composition**

**Intercensal Trends**

**Housing  
Stock**

**Vacancy  
Rates**

**Obsolescence  
Rate**

**HOUSING SUPPLY  
REQUIREMENT**



# KEY FINDINGS



**445 urban settlements** assessed:

**272** are home >1,000 people

**173** are home to between 500-999 people

Collectively, an urban population of **3,060,191** or **68%** of national

Projected to experience **8.6% growth** to 2020; **+ 262,000** people

**197 settlements** identified as having **sufficient supply** to 2020

**248 settlements** identified as having **insufficient supply** to 2020

**56%** of urban settlements are set to experience a **supply deficit** in the **minimum number of homes required** to 2020

Identified a **minimum housing supply requirement** of **81,118 homes** nationally and **44,902 homes** across the five cities (**55%**), '16-'20.



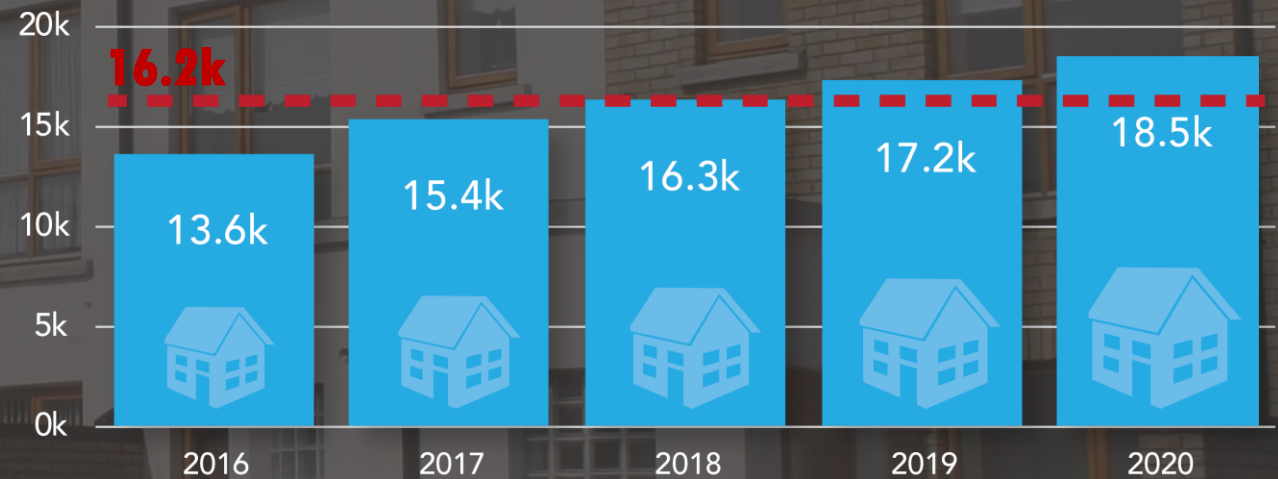
# KEY FINDINGS



## Minimum Requirements

Nationally, over the period 2016-2020, there is a projected undersupply of **81,118 homes**. An average annual unmet minimum requirement of **16,224 homes**. Ranging from **13,650** in 2016 to **18,507** in 2020.

National Minimum Requirement, 2016-2020



Minimum Housing Requirement (MHR)

Annual Average MHR

Source: Housing Agency/Future Analytics Consulting



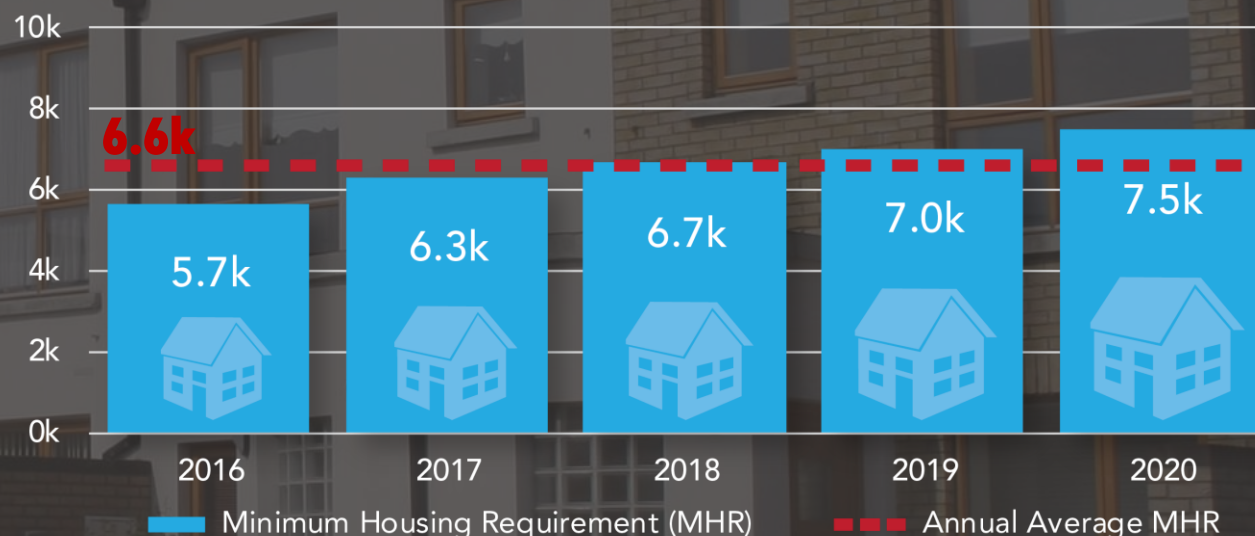
# KEY FINDINGS



## Minimum Requirements

**43% (35,242)** of the national shortfall required is in the Dublin City *Region*. Of this, **Dublin City and Suburbs** accounts for **94%**, or **33,109 homes** over the period to 2020

### Dublin City & Suburbs Minimum Requirement, 2016-2020



Source: Housing Agency/Future Analytics Consulting



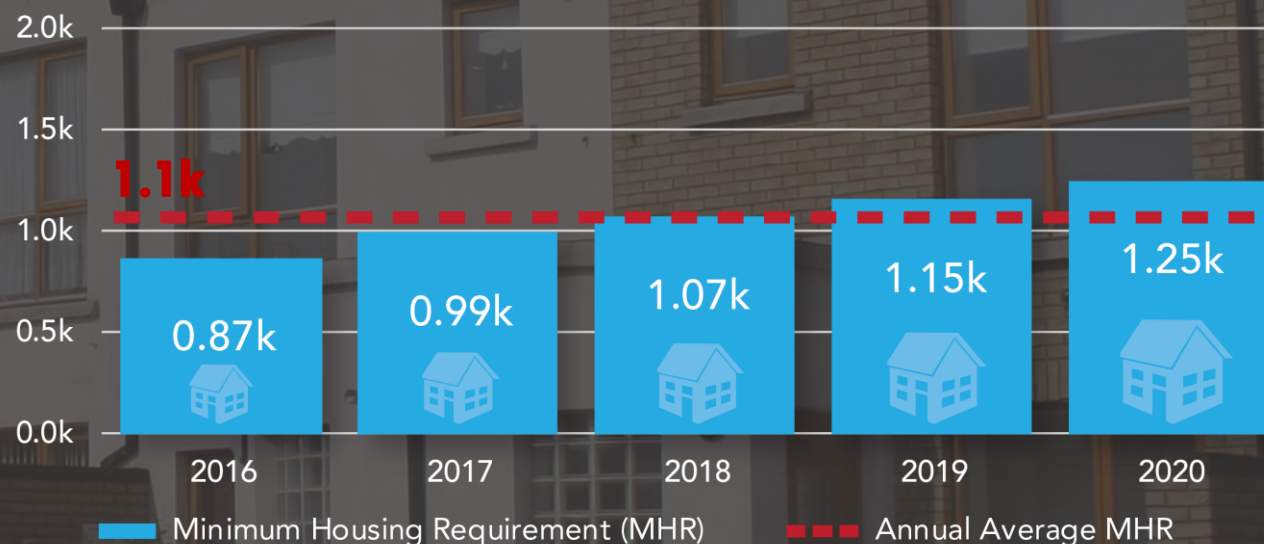
# KEY FINDINGS



## Minimum Requirements

**10% (8,434)** of the national shortfall required is in the Cork City Region. Of this, **Cork City and Suburbs** accounts for **63%**, or **5,328 homes** over the period to 2020

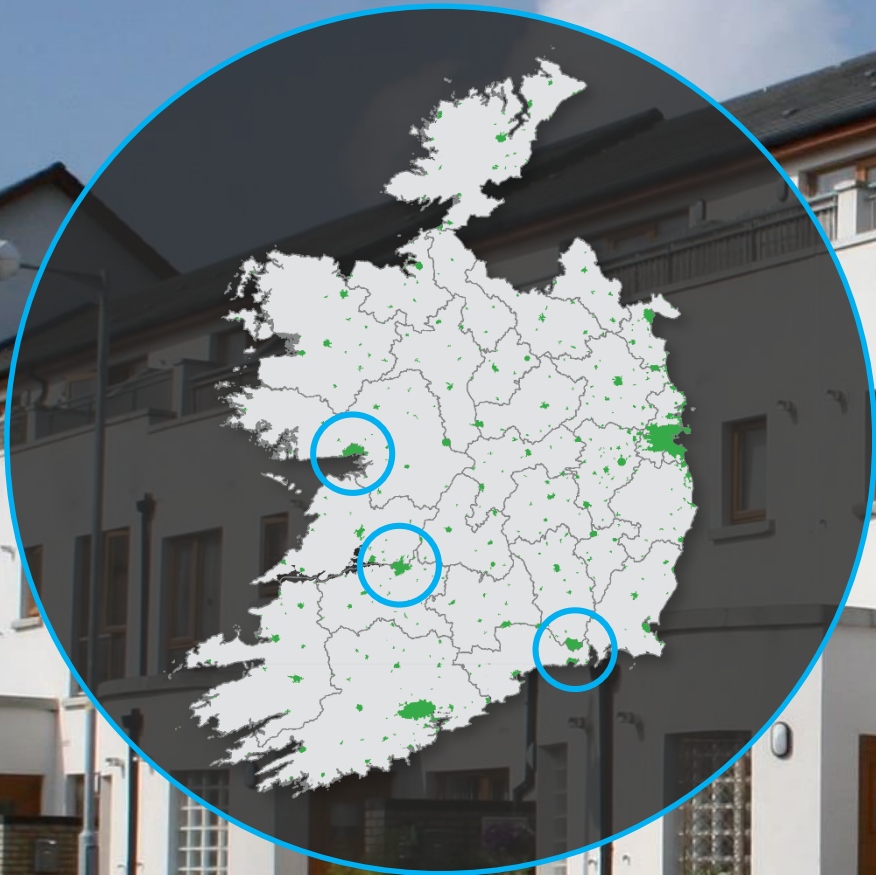
### Cork City & Suburbs Minimum Requirement, 2016-2020



Source: Housing Agency/Future Analytics Consulting



# KEY FINDINGS



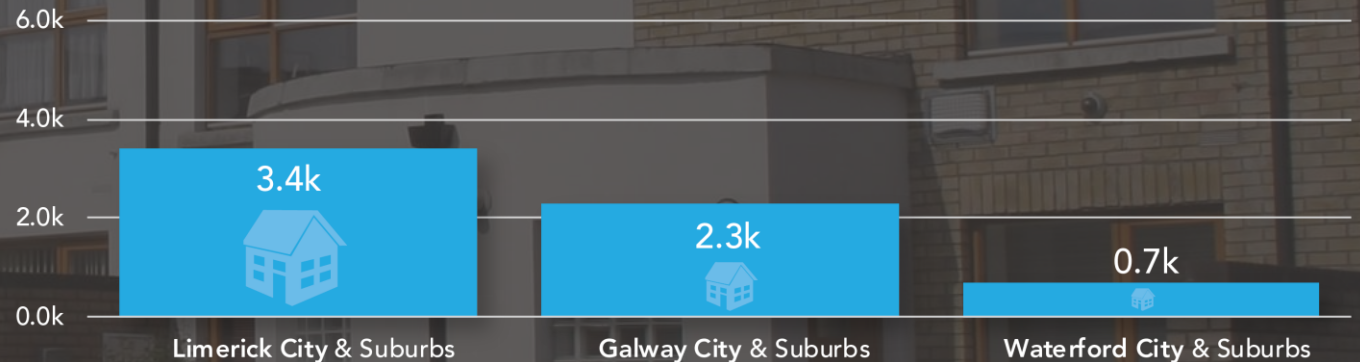
## Minimum Requirements

Limerick, Galway and Waterford are also projected to experience a deficit in minimum housing supply, collectively accounting for **7.9%** or **6,465** of the national shortfall. Of this,

**Limerick City and Suburbs** account for **53%**, or **3,436** homes;

**Galway City and Suburbs** account for **36%**, or **2,316** homes; **Waterford City and Suburbs** account for **11%**, or **713** homes

Limerick, Galway, Waterford Cities  
Total Minimum Requirement 2016 -2020



Minimum Housing Requirement (MHR)

Source: Housing Agency/Future Analytics Consulting



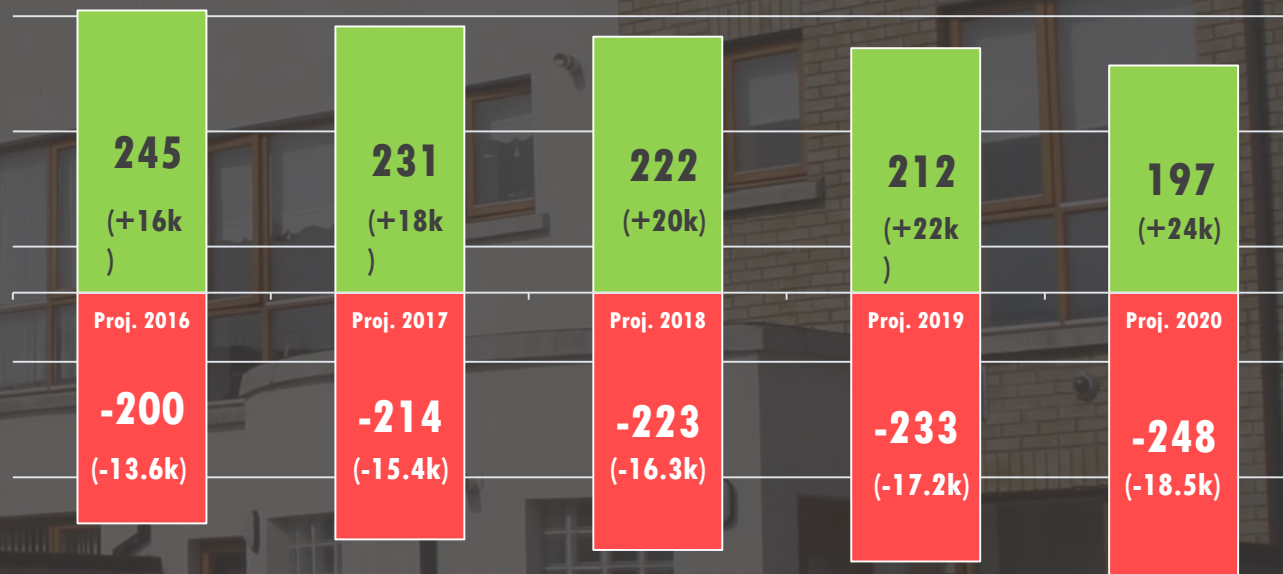
# KEY FINDINGS



## Minimum Requirements

By 2020, the existing number of urban settlements not meeting their minimum housing requirements will **increase** by **24%**, from **200**, to **248**.

*Ample supply; not in areas of greatest req.*



■ # of Urban Settlements with an unmet Minimum Housing Requirement (MHR)

■ # of Urban Settlements with a sufficient supply of housing (for MHRs)





# FutureAnalytics

Planning + Research + Economics

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**Dr. William Hynes**

**Thank you**