

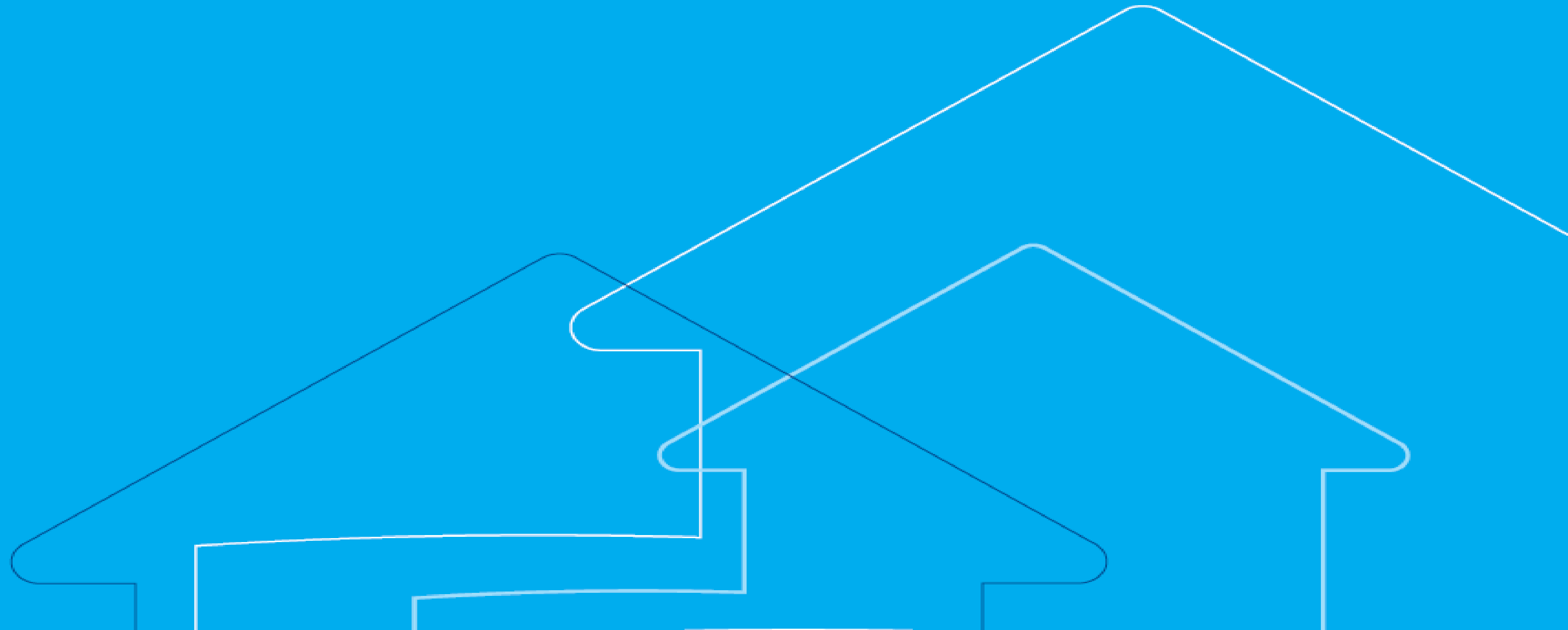
Housing Practitioners' Conference 2018  
May 17/18<sup>th</sup>



## Workshop 4 Using Land and progressing Mixed-use Developments

[www.housingagency.ie](http://www.housingagency.ie)

*promoting sustainable  
communities*



# Content of Presentation



- What do we mean by Mixed Use?
- Rebuilding Ireland Objectives
- Some Stats – local authority lands
- Challenges of Mixed-tenure and Mixed Use
- What's happening now
- What about your sites?



# What do we mean by Mixed Use?

- Housing, commercial and other?



# Mixed Use also covers Mixed-tenure?

- For many local authorities and AHBs mixed tenure development is a key enabler to unlock sites.




# Context - Rebuilding Ireland Objective

- **Pillar 3 Objective** - doubling of output to deliver **over 25,000 units per annum on average** over the period of the Plan [2017-2021], aided by
  - Opening up land supply **and low-cost State lands**
  - **Local Infrastructure Housing Activation Fund**
  - NTMA financing of large-scale “on-site” infrastructure
  - Planning Reforms
  - Putting in place a National Planning Framework and land management actions
  - Efficient design and delivery methods to lower housing delivery costs
  - Measures to support construction innovation and skills

# Context - Rebuilding Ireland Objective cont'd



 <b>Rebuilding Ireland - Social Housing Targets*</b>						
Year/Category	Cumulative Delivery (end 2017)	Target 2018	Target 2019	Target 2020	Target 2021	Overall Target 2016 to 2021
Build	6,967	4,969	6,385	7,716	8,907	33,437
Acquisition	4,223	900	1,025	800	800	6,530
Lease (incl. Enhanced)	1,590	2,000	2,130	2,631	2,450	10,036
<b>Subtotal</b>	<b>12,780</b>	<b>7,869</b>	<b>9,540</b>	<b>11,147</b>	<b>12,157</b>	<b>50,003</b>
*Excludes delivery under the RAS and HAP programmes						



# Some Stats on LA lands

- CCMA's survey in 2015 identified **802 plots** of Local Authority (LA) housing land.
- LA returns and density calculations (25 dwellings/ha) suggest **78 of these lands have a capacity for 100+ dwellings**
- Total housing capacity of over 20,000 dwellings
- Legacy loans on 30 of these amounting to approx. **€218m (in 2015)**

# Challenges of Mixed-tenure and Mixed Use



- Selecting the right mix of tenures and uses
  - Development plans
  - Sustainable communities – 80/20; 70/30; 50/20/30?
- Funding
  - Social housing is a known quantity from a funding perspective – capital funding, P&A and CALF
  - Affordable purchase – upfront funding needed, where will it come from?
  - Affordable rental – cost rental based approach, how is funding accessed?
  - Market housing – is there a market where available land is located?





# What's happening now?



- LIHAF
  - €226million for strategic infrastructure
  - 23,000 homes by 2021
  - 34 projects across 15 Local Authority areas
  - EXPAND ON THIS – WHERE ARE THINGS NOW?



# What's happening now cont'd?



- Affordable purchase
  - DCC planning affordable purchase for 20% of dwellings in O'Devaney Gardens. Successful bidder to finance construction of dwellings.
- Affordable rental
  - Cost rental based pilot in DLRCC funded through AHB accessing loan finance
  - South Docks project in Cork city to be funded by (CLARIFY) Affordable purchase – upfront funding needed, where will it come from?
- Market housing
  - Viable in many urban areas if site cost is low. Conditions to be placed on timescales and price?



# Context of Lands



- Important
  - Area of need or not?
  - Zoned or not?
  - Infrastructure required or not?
    - LIHAF or not?
  - Debt or not?
    - LAGS or not?
  - Quantum categorised
  - Realisation of residential units



# State/Semi State Lands



- Rebuilding Ireland Land Map
  - Available?
  - OPW process and procedures
  - Map vs Realisation
  - State vs Semi-State mandate
  - Core business vs Land Management
  - Should LA have first call?
    - Complicated sites
    - Context wrt Location



# What About Your Sites?



- Have you mixed use/tenure lands in your land Strategic Development Plans?
- Have you researched the local housing market?
- Have you talked to the NDFA?
- Have you talked to local/national builders?
- Have you talked to adjoining land owners?



### Recommendations/Key thoughts arising

- Irish Water and other utilities need to be involved – causing huge delays with land, in some cases up to 1 year delay. Round-table discussion to inform all parties of plans to try prevent delays?
- Beneficial to have easier access to local expertise re. local housing market
- Mixed tenure..... would 20% work better?
- Guidance/Policy to engage councillors of each LA to prevent rejection of local plans in each chamber

# Thank You



**Tel:** 01 656 4100

**E-mail:** [info@housingagency.ie](mailto:info@housingagency.ie)

[www.housingagency.ie](http://www.housingagency.ie)

*promoting sustainable  
communities*

