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An Roinn Títhíochta, Pleanála
agus Rialtais Áitiúil
Department of Housing, Planning
and Local Government

Resolving Unfinished Housing Developments

2017 Annual Progress Report on
Actions to Address Unfinished
Housing Developments





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Minister's Foreword

In 2010, in the midst of an unprecedented economic and banking crisis, Government faced enormous challenges in the associated fall-out in the development sector and the issue of unfinished or so called 'ghost' estates.

This had huge impacts for ordinary people living in such developments and with great uncertainty, even fear for what, if anything, was going to happen next.

Recognising the financial commitment that many residents had made in buying their homes in some of these developments and the importance of ensuring that they could live within a good environment, Government decided that action was needed.

In 2010 an Advisory Group was established by my Department, which went on to establish a multi-annual action programme on unfinished developments and focused on finding solutions through collaboration between government, local authorities, NAMA, developers, receivers, Irish water, residents, funders and many other stakeholders.

An annual survey of housing developments to establish baseline conditions was carried out. Action Plans for many sites were prepared, guidelines and memorandum's of understanding between stakeholders were drawn up and, critically, every local authority in the country established specialised teams to work with my Department and all the relevant stakeholders in turning around what had become a very difficult and unacceptable situation for residents to find themselves in.

In 2010, approximately 3,000 developments were inspected by my Department's Housing Inspectorate and of these 3,000 only 15% showed, at that time, any signs of activity.

Thankfully, I am pleased to announce that over the intervening years and through dedicated work by local authorities and enhanced collaboration between all the relevant stakeholders, this difficult situation has all but been transformed.

The number of 'unfinished' developments nationwide has been reduced by 91% from 2010 to today. The 'ghost' estates of the past are largely gone, but should not be forgotten as regards the lessons to be learned in running ahead of ourselves in the pattern of development approved and the management and enforcement of the development process and conditions attaching to planning permissions.

Satisfactory resolution of what limited number of unfinished developments that remain will be a priority for my Department and the relevant local authorities, although I am pleased to report a growing list of local authorities that have effectively cleared their list.

Unfinished Housing Development teams established in local authorities to address the 'unfinished' issue have gained enormous experience and knowledge in matters of successful resolution from enforcement through to bonds and effective collaboration with receivers and financial institutions. This knowledge and expanded capabilities can also now be applied towards matters of Taking in Charge and Vacant Homes Action Plans with the need for Empty Homes Officers.

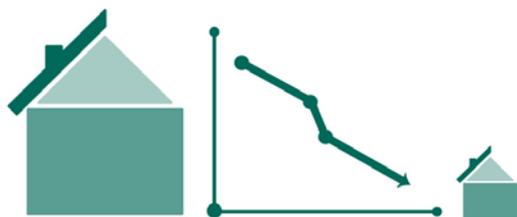
I wish to thank the various interests involved for their commitment and hard work that make progress possible and above all, to praise the patience and resolve of residents in seeing their developments resolved.

I will be monitoring the continuing situation closely through the work of my Department and I am committed to supporting the resolution of the remaining developments with all the relevant stakeholders in any way I can.



Mr. Damien English T.D.
Minister for Housing and Urban Development

3,000 Developments
down to 256 nationwide



$$3,000 - 2,744 =$$

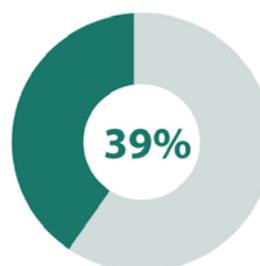


256

91% Reduction
over 7 years



39% Developments being
removed from the unfinished
list within the last year



70 Developments progressed
to taken in charge status within last year



74% of Local Authority
areas now contain **less than**
10 unfinished estates

NAMA unfinished assets

down to 3%
of unfinished stock



€3.25 million
in bond monies obtained
within the last year



1 Introduction

This survey and preceding surveys and progress reports on the matter of unfinished housing developments span seven years.

In 2011 the Government published an action plan to address the recommendations of a report by the Advisory Group on Unfinished Housing Developments. Appendix A of this report contains the actions and corresponding outcomes that have been achieved over the years in response to this issue.

All guidelines, progress reports and survey data can be found at <http://www.housing.gov.ie/> and at <https://www.housingagency.ie/our-services/unfinished-housing-developments.aspx>

2016 was the first year which all 'unfinished' developments were satisfactorily resolved within a specific local authority area. A further local authority has achieved this for 2017 with more in prospect. As of the 2017 survey 23 out of the 31 local authorities have less than 10 developments remaining on the 'unfinished' list.

Overall there has been a 91% reduction of 'unfinished' developments since 2010.

256 unfinished developments remain, only 9% of the number in the baseline survey in 2010 and of these 256, 159 are occupied in some part by residents.

This year the Department's Housing Inspectorate identified the number of occupied dwellings directly impacted by the unfinished element, i.e. those households directly overlooking the unfinished element (building shells). Only 15% of these dwellings have been assessed as being impacted directly by the 'unfinished' element. Although this figure is relatively low it needs to be reduced and therefore priority will be given to this cohort.

Ongoing engagement between the Department and local authorities gained further insights into the reasons for continued incompleteness especially relating to developments that, from a visual inspection, remained unchanged in condition from the 2016 survey.

Local Authorities and on-the-ground teams have excellent local knowledge and have signaled that a number of sites with 'unfinished' elements are now coming back in for new planning permission. In a number of cases this was at pre-planning stage and throughout 2018 should move on to the determination of planning applications clearing the way for development subject to developer capacity, funding and demand.

In broad terms the remaining unfinished developments fall into the following categories:

1. Developments that are occupied and largely complete but with unfinished elements potentially impacting on the setting of adjoining residences;
2. Developments that are largely complete with the majority of residents being unaffected by unfinished elements (shells of buildings) which are fenced off to the rear or side;
3. Developments for which pre-planning is taking place and should, if granted, move on to become active sites but which at this stage, would be premature to remove from the 'unfinished' list;
4. Empty developments in visually prominent locations such as town centres which can detract from the economic viability of the town/village; and
5. Empty developments that are fenced, well screened and located in low market demand areas. Resolving such developments is closely related to local market demand and is taking longer than high demand locations.

2 The 2017 National Housing Survey

2.1 Key findings

Approximately 3,000 developments were surveyed in 2010. By comparison, a total of 421 developments were surveyed by the Department's Housing Inspectorate in 2017 and within this cohort of 421 developments, there has been a 39% reduction in 'unfinished' developments within the last year.

Of the 421 developments surveyed, the number of developments classified as 'unfinished' from the 2017 survey fell dramatically to **256** developments nationally, which is a 91% reduction from the initial number of unfinished developments surveyed in 2010 (refer to Appendix B: Summary Report of National Housing Development Survey 2017).

Of the 256 (9%) developments remaining, 97 (38%) developments are empty, containing no residents. These developments mainly contain partial shells and units at foundation level. It is positive to note that 55 developments have reactivated within the last year and are currently being built out.

159 developments that are to remain on the 'unfinished' developments survey for 2017 contain residents. At the time of survey, 5% of these developments exhibited some levels of construction activity and it is expected that these will be resolved within the next year.

From the 421 developments surveyed:

- 165 of the 421 developments are now being removed from the list of unfinished developments because they are substantially complete and / or active sites that are now finishing. Many of these developments will now progress to being considered for taking in charge by the relevant local authority.
- 256 developments remain unfinished.

Within the 256 'unfinished' developments:

- 4,619 dwellings are complete and occupied
- 678 dwellings are complete and vacant
- 3,608 units are in various stages of completion
- 5,739 units have not been started

The following table shows the yearly comparison per Local Authority area since 2013 and is ordered by the lowest amount of developments remaining on the 'unfinished' list for 2018. It is notable that last year South Dublin was the first local authority area where all developments had either reactivated or been substantially completed to warrant removal from the 'unfinished' list. This year Westmeath have resolved all 'unfinished' issues on estates. The majority of local authority's, 23 out of a possible 31 (74%) now contain less than 10 'unfinished' developments.

Table 1: Yearly comparison per County

Local Authority	2013 Developments surveyed by Inspectors	2014 Developments surveyed by Inspectors	2015 Developments surveyed by Inspectors	2016 Developments surveyed by Inspectors	2017 Developments surveyed by Inspectors	2017 Developments substantially complete and / or fully active to be removed from UFHD database	2016 - 2017 Reduction	2017 Developments to remain on UFHD database
Westmeath	35	21	13	8	4	4	100.0%	0
South Dublin	19	15	12	3	0	0	0.0%	0
Dún Laoghaire-Rathdown	22	16	14	7	5	4	80.0%	1
Dublin City	23	12	10	5	3	2	66.7%	1
Cork City	6	4	4	3	3	1	33.3%	2
Meath	46	38	23	10	2	0	0.0%	2
Waterford	31	21	15	12	8	5	62.5%	3
Galway City	15	11	5	3	3	0	0.0%	3
Offaly	29	15	14	11	7	3	42.9%	4
Clare	33	22	21	15	10	5	50.0%	5
Kildare	68	47	32	14	10	5	50.0%	5
Monaghan	40	24	18	9	6	1	16.7%	5
Limerick	57	36	27	18	14	8	57.1%	6
Louth	63	44	29	22	11	5	45.5%	6
Wicklow	52	32	22	11	9	3	33.3%	6
Mayo	75	42	29	13	8	2	25.0%	6
Fingal	48	28	17	12	7	1	14.3%	6
Longford	58	36	30	21	11	4	36.4%	7
Carlow	53	40	33	28	17	9	52.9%	8
Sligo	63	30	25	16	12	4	33.3%	8
Laois	56	41	34	22	11	3	27.3%	8
Wexford	85	77	52	32	15	6	40.0%	9
Galway County	68	40	32	21	15	6	40.0%	9
Kilkenny	44	36	29	27	15	4	26.7%	11
Cavan	86	61	51	33	21	8	38.1%	13
Leitrim	69	42	38	26	21	6	28.6%	15
Tipperary	74	66	49	43	30	12	40.0%	18
Kerry	120	80	67	48	31	11	35.5%	20
Donegal	108	77	64	49	28	7	25.0%	21
Roscommon	85	55	53	40	28	5	17.9%	23
Cork County	180	154	130	86	56	31	55.4%	25
Totals	1811	1263	992	668	421	165	39.2%	256

2.2 Site Activity

Of the 421 developments inspected in 2017, 55 were active, which accounts for 13% of the ‘unfinished’ developments. After the removal of substantially completed developments there were a total of 256 remaining, of which, at the time of survey, 5% showed low levels of activity.

Table 2: Yearly Overall Activity 2010 – 2017

Year of National Housing Development Survey	Developments inspected	Developments substantially complete	Total no. of UFHD's remaining	Inactive developments of the remaining UFHDs	Active (low levels) developments of the remaining UFHDs
2010 baseline	2,846	1,041	1,805	2,417	429
2011	2,876	810	2,066*	1,822	245
2012	2,973	1,203	1,770	1,518	252
2013	1,811*	553	1,258	1,123	135
2014	1,263	271	992	681	170
2015	992	324	668	621	47
2016	668	248	420	405	15
2017	421	165	256	244	12

**The total remaining increased from the previous year due to additional developments being identified through advice from local authorities.*

Clarina, Limerick – Site reactivated



Reactivation of sites is evident throughout the country and within the last year especially there is growing evidence of new planning applications being submitted

Table 3: Reactivation of sites per Local Authority

Local Authority	2017 developments surveyed	Active developments per Local Authority	Percentage of developments that are active per Local Authority
Meath	2	2	100.0%
Galway County	15	7	46.7%
Galway City	3	1	33.3%
Clare	10	3	30.0%
Fingal	7	2	28.6%
Kilkenny	15	4	26.7%
Waterford	8	2	25.0%
Limerick	14	3	21.4%
Louth	11	2	18.2%
Roscommon	28	5	17.9%
Leitrim	21	3	14.3%
Wexford	15	2	13.3%
Mayo	8	1	12.5%
Cork County	56	6	10.7%
Donegal	28	3	10.7%
Tipperary	30	3	10.0%
Cavan	21	2	9.5%
Laois	11	1	9.1%
Longford	11	1	9.1%
Kerry	31	2	6.5%
Carlow	17	0	0.0%
Cork City	3	0	0.0%
Dún Laoghaire-Rathdown	5	0	0.0%
Dublin City	3	0	0.0%
Kildare	10	0	0.0%
Monaghan	6	0	0.0%
Offaly	7	0	0.0%
Sligo	12	0	0.0%
Westmeath	4	0	0.0%
Wicklow	9	0	0.0%
South Dublin	0	0	0.0%
Totals	421	55	13.1%

Ros Na Graine, Ardfinnan, Tipperary – new units being sold



2.3 Residents living in UFHDs

The overall priority in tackling unfinished developments is to improve conditions for residents. The table below highlights the significant progress made to date. In 2013 there were 992 occupied unfinished developments but today only 5 local authority areas have greater than 10 'unfinished' developments with occupants, 22 have less than 10 occupied 'unfinished' developments and 4 local authority areas have no occupied 'unfinished' developments.

In total there are 159 occupied unfinished developments which will be the priority of Government and the local authorities.

Within the 159 occupied developments there are:

- just over **4,619** units complete and occupied;
- just over **513** units complete and vacant;
- **690** units near complete;
- **1,486** incomplete units (**412** of these are at foundation level)

Table 4: Unfinished Developments with Occupants per Local Authority

Local Authority	Number of occupied 'unfinished' estates per Local Authority
Cork County	16
Roscommon	14
Donegal	13
Kerry	12
Tipperary	12
Cavan	9
Carlow	8
Kilkenny	8
Leitrim	7
Fingal	6
Galway County	6
Louth	5
Clare	4
Kildare	4
Mayo	4
Wexford	4
Galway City	3
Laois	3
Limerick	3
Longford	3
Offaly	3
Waterford	3
Wicklow	3
Meath	2
Sligo	2
Dún Laoghaire-Rathdown	1
Monaghan	1
Cork City	0
Dublin City	0
South Dublin	0
Westmeath	0
Total	159

For the year ahead, a number of larger local authorities with a more significant remaining cohort of unfinished developments like Cork, Roscommon, Donegal, Kerry and Tipperary will be working with the Department to increase the numbers of resolved developments and reduce their numbers.

It has been noted over the last number of years by the Department's staff that the large majority of an estate may be satisfactorily complete and well established. However, an 'unfinished' element including building shells may be located to the rear and/or side of the development. In all circumstances these 'unfinished' elements are fenced off and are screened from the rest of the 'completed' estate.

This year the inspectorate identified the number of occupied dwellings directly impacted by the unfinished element, i.e. those households directly overlooking the unfinished element (building shells).

159 developments remain 'unfinished' and occupied going forward into 2018 of the 4,619 occupied dwellings contained in these developments only 15% of these dwellings have been assessed as being impacted directly by the 'unfinished' element. Although this figure is relatively low, more focus will be given to this cohort and resolving these issues through targeted clearances or build-out as appropriate.

Fionnuisce, Galway City



Fionnuisce 2013



Fionnuisce 2017



Although the development remains unfinished there has been considerable progress and this progress will continue until full resolution.

Parc Cummin, Killcummin, Kerry



Unfinished units to the rear require resolution



Occupied portion of the development is well maintained

2.4 Vacancy

Levels of vacancy have reduced significantly (see Appendix B) within developments identified as ‘unfinished’. Overall complete and vacant units within the ‘unfinished developments’ surveyed now only account for **7.6% of the ‘unfinished’ built housing stock.**

Table 5: Number of Vacant Units within surveyed ‘unfinished’ developments

Local Authority	Number of Vacant Units derived from Survey
Carlow	14
Cavan	40
Clare	12
Cork City	0
Cork County	129
Dún Laoghaire-Rathdown	8
Donegal	61
Dublin City	0
Fingal	3
Galway City	25
Galway County	60
Kerry	49
Kildare	14
Kilkenny	45
Laois	135
Leitrim	50
Limerick	19
Longford	82
Louth	80
Mayo	15
Meath	14
Monaghan	1
Offaly	26
Roscommon	82
South Dublin	0
Sligo	33
Tipperary	67
Waterford	7
Westmeath	0
Wexford	227
Wicklow	251
Total	1,084

The number of vacant units in unfinished housing developments within urban metropolitan and therefore higher demand areas is practically negligible such as Cork City, Dublin City, Galway City, Fingal, and Dún Laoghaire-Rathdown.

Vacancies are slightly higher within the more rural counties of Cork County, Laois, Roscommon and Longford. However in overall terms, vacancy levels within ‘unfinished’ developments are not significantly high or out of kilter with ‘normal’ vacancy levels.

Another body of work is currently being explored to identify national vacancy levels not just confined to unfinished developments but for all housing. This encapsulates a more holistic approach and local authorities are currently preparing Vacant Homes Action Plans and identifying Empty Homes Officers.

Local Authorities are being asked to ascertain where empty homes are located, who owns these vacant properties, and then to prioritise and target those areas where housing demand is most acute. In this connection, it is important that all local authorities adopt a coherent and consistent approach in the development of their Vacant Homes Action Plans, and also in undertaking assessments of the level of vacancy in their respective areas for the purpose of obtaining an accurate picture of the real scale of vacancy, identifying vacancy hotspots and informing the setting of actions, objectives and targets in the Action Plans and how these might best be achieved.

The Department, with local authorities, will be publishing separate updates on vacancy.

2.4.1 Potential Social Housing

Local authorities are continuing to identify and acquire dwellings throughout their areas to build up their stock of public housing as well as working with voluntary housing bodies in order to achieve this end. In 2016 2,000 housing units were identified as being used as some form of social housing within 'unfinished' developments.

The recently published Housing Delivery Report 2017 highlighted that 25,892 dwellings were provided for social housing purposes in 2017 with acquisitions and leasing providing a significant component of this.

The 2016 Unfinished Housing Progress Report identified the possible number of dwellings in unfinished developments that would be potential candidates for consideration as additional social housing. However through consultation with local authorities planning and housing divisions it was considered that this approach did not present a true holistic representation of the provision of social housing.

Therefore for a more holistic approach, the Rebuilding Ireland programme identifies the acquisition of social housing nationally and all information on this can be found at <http://rebuildingireland.ie/>. The Department, working with local authorities and their planning and housing divisions will be continually focused on building up our country's stock of public housing and encouraging as integrated an approach to the location of that housing as possible.

Local authorities and the Departments Building Standards section assess suitability of a dwelling and development by reference to criteria including:

- Housing need and demand in the area and correlating unit size;
- Availability of services within the local area such as schools, community facilities, public transport;
- Availability of infrastructural services such as water and waste water;
- Existing social housing within locality and whether further social housing would be appropriate or lead to an over concentration and poor tenure mix;
- Cost of completion; and
- Engagement of the housing provider/funder with the local authority.

2.4.2 NAMA contribution to social housing

NAMA continues to engage with the Housing Agency and Department of Housing, Planning and Local Government in relation to the provision of suitable property for social housing.

To date, demand has been confirmed by local authorities for 2,793 properties that NAMA had previously indicated as being potentially suitable for social housing purposes.

As at end Q3 2017, 2,428 residential properties have been either contracted or delivered to local authorities or Approved Housing Bodies through this programme, with 2,216 (of the 2,428) fully completed and handed over for use.

A significant number of the homes delivered for social housing use were vacant units in previously unfinished housing estates. In order to complete these properties and bring them up to the highest possible living standards, NAMA invested considerable funding on remediation works to ensure full compliance with building and planning regulations for both the individual properties and also carried out works on the wider residential development.

A recent example of where social housing was delivered in a previously unfinished housing development is **Aisling, Ennis, Co Clare**.

The Aisling development comprised 23 derelict and unfinished houses in the second phase of an otherwise completed housing development. Through NAMA's social housing programme the homes (and wider estate) were completed by a NAMA appointed Receiver during 2017, and subsequently purchased by its special purpose vehicle, NARPS, which was established to expedite social housing delivery.

In November 2017, NARPS leased the 23 houses, on a long-term basis, to Co-Operative Housing Ireland. The properties (a mix of 3 and 4 bed houses) required significant works with a completion programme of approximately 9 months and substantial investment, funded by NAMA. These works included the agreement of a Site Resolution Plan with Clare County Council and significant internal and external completion works to ensure compliance with planning and building regulations. The development will provide homes for 23 households.

Aisling, Ennis, Co Clare.



Some additional examples of Unfinished Housing Estates completed by NAMA and remaining units being leased to Approved Housing Bodies for social housing use (during 2017) include The Boroughs, Douglas, Co Cork; Golden Ridge, Rush, Co Dublin; Station Court, Gorey, Co Wexford; Lough na Glack, Carrickmacross, Co Monaghan and Maryborough Ridge, Douglas, Co Cork.



The Boroughs, Douglas, Co. Cork: Before



The Boroughs, Douglas, Co. Cork: After

2.4.3 Empty Developments in UFHDs

The highest proportions of 'empty' unoccupied developments are mainly located within some of the more rural areas.

Overall numbers are now relatively low and the majority of such developments consist of shells that are well secured, screened and are located within low market demand areas. Resolution of some of these sites will take time.

Some empty developments are in visually prominent locations such as town centres which can detract from the economic viability of the town/village and are therefore an ongoing focus for action and resolution, including and up to compulsory acquisition if necessary for local authority driven resolution.

Carickmacross town centre, Monaghan



Empty unfinished development in a prominent location



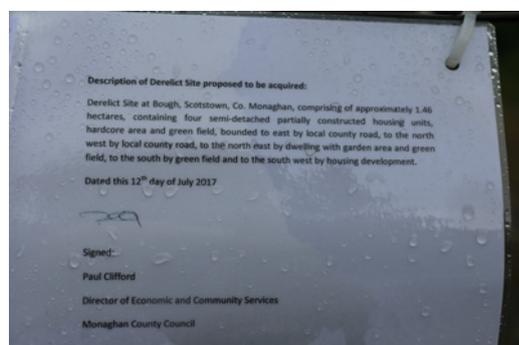
Contractual issues are currently being worked through to ensure an appropriate resolution

In total, 97 (38%) of the remaining unfinished developments (256) are unoccupied.

Table 6: Number of remaining empty developments per Local Authority

Local Authority	Number of remaining empty developments per Local Authority
Cork County	9
Roscommon	9
Donegal	8
Kerry	8
Leitrim	8
Sligo	6
Tipperary	6
Laois	5
Wexford	5
Cavan	4
Longford	4
Monaghan	4
Galway County	3
Kilkenny	3
Limerick	3
Wicklow	3
Cork City	2
Mayo	2
Clare	1
Dublin City	1
Kildare	1
Louth	1
Offaly	1
Carlow	0
Dún Laoghaire-Rathdown	0
Fingal	0
Galway City	0
Meath	0
South Dublin	0
Waterford	0
Westmeath	0
Totals	97

Local authorities are utilising all powers, such as the Derelict Sites Act, in order to bring about effective resolution.



Bothar na Mullan, Monaghan – Development has been acquired by Monaghan County Council under Compulsory Purchase Order (CPO).

3 Actions and Outcomes

Local Authorities have been continuously and proactively seeking to ensure the effective resolution of unfinished developments.

Within the last year local authorities have initiated 80 enforcement proceedings and site resolution plans (SRPs) have been agreed and are in place for 84 estates. Just over €3.25 million has been obtained by the authorities from bonds during 2017 to carry out essential works to the public areas of a development, such as the roads, footpaths, lighting, open spaces, water services and in the last year 70 previously ‘unfinished’ developments have been completed to a taking in charge standard.

Table 7: Summary of progress in 2017

	Total UFHD's surveyed	Total UFHD's resolved within the last year	Total remaining UFHD's	No. of development with Enforcement proceedings*	Number of developments going through Site Resolution Plan Process*	No. of Bonds claimed*	Total amount of Bond monies obtained to carry out works*	Taken in Charge*
2012	2,876	810	2,066	636	136	N/A	N/A	75
2013	1,811	553	1,258	377	607	425*	€30.7 mill*	42
2014	1,263	271	992	212	587	164	€12.6 mill	99
2015	992	324	668	159	491	154	€13.7 mill	75
2016	668	248	420	123	202	62	€6.09 mill	60
2017**	421	165	256	80	84	40	€3.25 mill	70

*Since 2011

**Returns remain outstanding for 2 local authorities (Dublin City, Roscommon)

3.1 Awards

Considering the magnitude and complexities of the unfinished development legacy from the initial survey in 2010 it seemed unlikely that awards might be given for action on such developments.

However Longford County Council has been awarded the Good Practice title under the URBACT European which aims to foster sustainable integrated urban development in cities across Europe.

Longford's Recognition at European Level for Good Practice in Addressing Unfinished Estates

As with many other Local Authorities across Ireland, Longford faced a severe problem with the scale of unfinished housing developments across the county. Longford had 30 vacant units per 1000 population, the second highest level in Ireland and many of those unfinished developments were in locations that did not have the necessary supporting infrastructure.

As a result of this and due to the recognition that this problem was impacting across all sectors of society in Longford, Longford County Council established a dedicated multi-disciplinary team tasked with addressing the issue of unfinished housing developments within the county.

This team comprised both technical expertise and administrative support. The team was delegated powers so that it was authorised to agree with developers on finishes within the development, ensuring a one-stop shop and consistency in approach across all such developments.

Good legal advice was sought at an early stage to ensure that the team did not step outside its remit and to allow it to enter onto sites and deal with public safety issues quickly and efficiently. The team adopted a collaborative approach at all times and while at some stages legal action was required, the team worked on the basis of working together to find an agreed solution to resolve the issues.

This collaboration included both working with developers/receivers/banks and residents of estates, who were directly affected by the conditions in which they lived. The end result was to create an improved quality of life for those residents and to establish pleasant places where people wish to live, work and visit.

Prioritising of issues was important for the team to ensure that the most critical estates were dealt with first. It was also found in certain circumstances that physical improvements to the area were not enough to deal with the social damage that had occurred in areas as a result of the excesses of the building boom.

Therefore, a Strategic Planning Group was established to address issues within one town through a collaborative approach, with the result that the town subsequently won a Pride of Place Award for the strategic and collaborative approach adopted by the town to address the issues faced.

From a total of 77 estates identified by the Department as being 'unfinished' in 2010 only 7 (9%) remain on the unfinished developments list for Longford.

Following a call by URBACT <http://urbact.eu/> for applications demonstrating Good Practices across Europe, Longford County Council submitted an application detailing the approach taken to address Unfinished Estates. Of 270 applications submitted from all over Europe, 97 were awarded the URBACT Good Practice title, including Longford County Council and their Unfinished Estates team for their approach in addressing Unfinished Estates. Members of the team travelled to Tallinn, Estonia to receive their award but also to share their Good Practice with representatives from other European Municipalities, who were interested in learning from the work carried out by Longford County Council.



Left: Members of the Unfinished Estates Team, Brian Ross, Lorraine O'Connor and Patricia Shaughnessy receiving their award from Adele Bucella and Emmanuel Moulin of URBACT



Right: Unfinished Estates team on one of estates improved through their actions, Gerry Shaughnessy, Terry Rooney, Aileen O'Brien, Patricia Shaughnessy, Brian Ross

3.2 Bonds and Securities

Planning permissions for housing developments may contain conditions requiring the lodgement with the planning authority of a security for the purposes of providing funding for the satisfactory provision of public infrastructure (not the development) in case of default by the developer. In many instances this security is in the form of a cash deposit, an insurance policy or a construction bond.

Accessing funding by calling in bonds is a serious matter requiring adherence to clear procedures within local authorities around compliance and enforcement as well as effective communication systems with the providers of securities. Securities may only be accessed in respect of clear breaches of planning conditions and after a process of appropriate engagement with developers, owners and funders.

In the case of successfully completed developments, the release and/or return of such securities once planning conditions are complied with and developments are satisfactorily completed are a key element of ensuring effective interaction between local authorities and financial institutions within the development process and the availability and cost of such securities.

Over the past seven years, local authorities across the country have obtained approximately €66 million from such securities to complete essential public infrastructure within housing developments including roads, water services, public lighting and amenity areas and where breaches of planning conditions have occurred.

The yearly breakdown is as follows:

2010 - 2011:	€23.9 million
2012:	€3.9 million
2013:	€2.9 million
2014:	€12.6 million
2015:	€13.7 million
2016:	€6 million
2017:	€3.25 million
Total:	€66.25 million

3.3 Taking in Charge

Section 180 of the Planning and Development Act 2000 (as amended) places certain legal obligations on planning authorities in relation to the taking in charge of residential developments. There are a large number of developments progressing through the taking in charge process. Local authority procedures are therefore being improved and streamlined as a result.

70 developments which had been on the unfinished housing developments list have progressed within the last year to being taken in charge by the relevant local authority.

Separate to this 'unfinished' programme, a National Taking in Charge Initiative (NTICI) was launched at the start of 2016. Some of the developments identified are formerly unfinished estates that have now been remediated. 330 developments containing 13,400 units have either been taken in charge or works have taken place and the developments are proceeding to be taken in charge by the relevant local authority.

The Department funded local authority actions in a pilot scheme to a total spend of €7.5million.

While the NTICI was not intended as a rolling funding programme for taking estates in charge and was instead a focused examination of the issues involved, it is anticipated that the lessons learned will have positive effects in streamlining the process, through for example updated protocols and funding of capital works by Irish Water, in playing its full role in supporting the taking in charge process.

3.4 NAMA Site Resolution Process

The number of unfinished developments that NAMA has security over declined to 7 developments in 2017.

NAMA holds security over 3% of the remaining 'unfinished' housing developments nationally. Of the remaining 7 estates that NAMA holds security over, a number of these are targeted for completion works, or will be disposed of in the early stages of 2018.

Table 8: NAMA Sites

County	2016 no. of NAMA developments surveyed	2017 no. of NAMA developments remaining on Unfinished list	2018 no. of NAMA developments remaining on Unfinished list
Carlow	1	1	0
Clare	1	0	0
Cork	7	6	3
Donegal	2	1	1
Dublin	5	1	0
Galway	1	1	1
Kerry	0	0	0
Kilkenny	0	0	0
Laois	1	0	0
Limerick	1	1	0
Louth	1	1	0
Offaly	1	0	0
Roscommon	0	0	0
Tipperary	0	0	0
Waterford	0	0	0
Wexford	1	0	0
Wicklow	3	3	2
Total	25	15	7

4 Tackling Remaining Developments

4.1 Overall Approach

Government actions on unfinished housing developments have been on-going for seven years to address a multitude and complexity of issues.

The successful resolution of unfinished housing developments plays an essential part in ensuring existing housing is used to the maximum degree possible to tackle our country's housing issues and to ensure residents are allowed the opportunity to live in a safe, well designed and functioning environment.

Very significant progress has been made with national programmes on related matters like vacancy with the Vacant Homes Strategy and Vacant Homes Action Plans, social housing with the Rebuilding Ireland programme and Taking in Charge with the National Taking in Charge Initiative and corresponding report due to be published in 2018.

However, further progress must continue in order to resolve the remaining developments, especially those that are occupied and directly impacted upon.

In broad terms the remaining unfinished developments fall into the following categories:

1. Developments that are occupied and largely complete but with unfinished elements potentially impacting on the setting of adjoining residences;
2. Developments that are largely complete with the majority of residents being unaffected by unfinished elements (shells of buildings) which are fenced off to the rear or side;
3. Developments for which pre-planning is taking place and should, if granted, move on to become active sites but which at this stage, would be premature to remove from the 'unfinished' list;
4. Empty developments in visually prominent locations such as town centres which can detract from the economic viability of the town/village; and
5. Empty developments that are fenced, well screened and located in low market demand areas. Resolving such developments is closely related to local market demand and is taking longer than high demand locations.

4.1.1 Normal Developer/Receiver/Funder Led Resolution

Normal predominantly developer/funder/receiver funded site resolution processes will remain the main vehicle to tackle unfinished estates. It is expected that such processes will continue to make significant inroads into the remaining 256 unfinished developments.

Within the last year there has been evidence of a significant number of 'unfinished' developments for sale and being sold with new planning applications being lodged to local authorities. It is expected that further movement will be forthcoming in 2018.

4.1.2 Integrated local authority led measures

A number of measures and initiatives have been introduced by the Government within the last 7 years in order to tackle unfinished housing developments. The Public Safety Initiative (PSI) was introduced in 2011 to secure unfinished developments from posing a risk to public safety. A fund of €5m was made available to local authorities to deal primarily with immediate safety issues. A total of 171 developments were approved funding. The implementation of this Government initiative resulted in significant improvements making many developments safe from a public access point of view.

A second Government scheme was introduced by way of Budget 2014 to assist in addressing the legacy of unfinished housing developments by way of a targeted €10m Special Resolution Fund (SRF) grant. 86 developments have had works carried out from the implementation of this scheme and significant progress has been achieved.

Local authorities will continue to assess the best options for resolution for the remaining unfinished developments and provide consultation and support for residents, developers and financial institutes. They will continue to use their powers under the various Acts and legal instruments available to them and the Department will continue to provide oversight and assistance to the local authorities in carrying out these duties.

It is anticipated that a good number of unfinished developments will progress in the year ahead as some remaining developments and sites have either been recently sold, are currently for sale and/or have new planning applications lodged on them.

Shandon Street, Cork City – Site has recently been sold.



5 Future Priorities

5.1 Outlook for the Year Ahead

Very significant and positive progress is continuing to be made nationally on unfinished developments and within the past seven years over 91% of the 'unfinished' developments have been resolved.

This has been driven forward first and foremost by local authorities in the interests of residents and aided through government initiative and broader stakeholder engagement.

The 2017 survey has highlighted that a further 165 developments can be removed from the UFHD list leaving 256 developments.

A dramatic turnaround on the 2010 baseline survey is evident and the resolution of the final cohort of unfinished developments is in prospect.

Appendix A: Actions and Outputs

The following tables outline further details of the actions taken to deliver on the aims of the Government's report, 'Resolving Unfinished Housing Developments – Response to the Advisory Group Report on Unfinished Housing Developments', 2011.

Co-ordination and Partnership

Action / Output	Status
<p>National Co-ordination A <u>National Co-ordination Committee (NCC) on Unfinished Housing Developments</u>, will drive the implementation process and the recommendations of the report of the Advisory Group, with a particular focus on resolving sites.</p>	<p>The committee has met on sixteen occasions.</p> <p>Documents & guidance manuals published and complete and available at https://www.housingagency.ie/Our-Services/Unfinished-Housing-Developments.aspx</p>
Action / Output	Status
<p>Local Co-ordination City and County Councils will each establish <u>Unfinished Housing Development Teams</u> to co-ordinate actions at a local level and to provide regular reports to the National Co-ordination Team.</p> <p>Each City and County Council has established an Unfinished housing Development Co-ordinator who leads the relevant local authority teams and the Co-ordinator's name, email and phone numbers are available to the public on http://www.housing.ie/our-services/unfinished-housing-developments/local-authority-contacts.aspx.</p> <p><i>Regular Progress Reports are gathered from local authorities to enable the production of this and other progress reports.</i></p> <p><i>A number of sub-groups have been established with local authority representation in order to assess various aspects of resolving the issue of unfinished housing developments; such as the National Housing Development Survey Project Board and the Technical Group.</i></p>	<p>Complete & Reports on-going.</p> <p>Progress Report 2016</p> <p>Complete</p>

Action / Output	Status
<p>Code of Practice</p> <p>A <u>Code of Practice</u> on issues such as public safety, the site resolution plan process, information exchange and identification of development solutions will be finalised by the National Co-ordination Team to ensure buy-in by developers, site owners, funders, local authorities and residents.</p> <p><i>The Stakeholders Code of Practice was published in October 2011, a copy of which can be found at www.housing.ie. This code of practice acts as a framework for specific co-ordinated and integrated actions between key stakeholders addressing the issues that have arisen in relation to the unfinished housing developments. The code represents agreement on specific protocols of engagement and action between representative bodies of the key stakeholders in the process of resolving unfinished housing developments including:</i></p> <p><i>Builders/Developers (as represented by the Construction Industry Federation and the Irish Home Builder's Association);</i> <i>Financial Institutions (as represented by the Irish Banking Federation);</i> <i>The National Assets Management Agency (NAMA)</i> <i>Residents as represented by Irish Rural Link;</i> <i>Local Authorities as represented by the City and County Managers' Association;</i> <i>The Department of Housing, Planning & Local Government; and</i> <i>The Housing Agency.</i></p>	<p>Complete</p> <p>Implementation: On-going</p>
Action / Output	Status
<p>NAMA involvement</p> <p>In cases where unfinished housing developments are held as loan security, NAMA will work with local authorities, developers and/or receivers and the Department in facilitating early resolution of public safety issues and in co-operating with the other stakeholders in agreeing and implementing Site Resolution Plans, where feasible and appropriate.</p>	<p>Significant progress made.</p>
<p>Engagement with the Banking Sector</p> <p>The Minister will engage with other financial institutions (both domestic and non-domestic banks) to ensure a full understanding of their statutory responsibilities and to secure their co-operation and engagement with local authorities and developers in addressing public safety issues and in agreeing and implementing Site Resolution Plans.</p> <p><i>Regular meetings have been established with the Irish Banking Federation (IBF) now the Banking & Payments Federation Ireland (BPFI). The full contact list of LA representatives has been provided to the BPFI. The BPFI have been providing updates of their progress and involvement at NCC meeting. The BPFI and representatives from the specific banks are engaged with the UFHD process and the site resolution strategy.</i></p>	<p>On-going</p>

Action / Output	Status
<p>Resident's Information</p> <p>An <u>Information Pack for local residents</u> in unfinished housing developments will be prepared and published by the Housing and Sustainable Communities Agency.</p> <p>A Guide for Residents in Unfinished Housing Developments was published in October 2011. This guide was made available in hard copy within the various LA's nationwide in English and Irish and on www.housing.ie. The guide was developed to give information to residents in unfinished developments on how they can become involved in helping to resolve the difficulties that can arise in these developments. The guide was updated in 2012 to take account of the change of UFHD categorisation system and issued to local authority co-ordinators.</p>	<p>Complete and website being continually updated with current information.</p>
<p>Best Practice Manual</p> <p>A best practice <u>Guidance Manual on Managing and Resolving Unfinished Housing Developments</u> will provide practical guidance for local authorities and other stakeholders on how to manage the unfinished housing development issue generally and focusing on steps to bring about the resolution of sites.</p>	<p>Complete</p> <p><i>The Manual was published in August 2011 and is available to view/download at www.housing.ie</i></p>

Public Safety

Action / Output	Status
<p>Categorisation</p> <p>Building on the baseline survey work carried out by the Department in Autumn 2010, local authorities will complete their own initial <u>categorisation of unfinished housing sites</u> in line with the four categories identified in the Advisory Group's Report and will monitor the developments in their areas, updating regularly and reporting annually to the National Co-ordination Team on the categorisation and status of housing developments in their areas.</p> <p><i>LA's completed their initial categorisation. In the context of the 2012 National Housing Development Survey, a DHPLG/LA sub-group assessed the existing system and the approach at this stage of the process was amended to focus on the physical quality of developments. The system of categorisation was discontinued in 2013 and was replaced with a breakdown of developments that were to remain on the unfinished list including those containing residents, no residents, active and inactive.</i></p>	<p>LA's completed categorisation.</p> <p>2017 survey complete.</p>
<p>Public Safety Initiative</p> <p>The Department will <u>expedite the approval of applications for funding support from the €5 million public safety initiative funding</u> with the first allocations to be made in June 2011.</p> <p><i>The PSI scheme was discontinued at the end of 2014.</i></p>	<p>Complete.</p>

Action / Output	Status
<p>HSA Liaison Local authorities and the Health and Safety Authority will continue to liaise and engage in <u>monitoring incomplete sites</u> and any resolution activities being undertaken either by the developer or local authority.</p> <p><i>The Health and Safety Authority (HSA) has completed its proactive inspection programme of abandoned sites based on the 2012 Housing Development Survey. During the abandoned site inspection programme the HSA notified relevant Local Authorities where it was identified that sites were no longer places of work.</i></p>	Complete
<p>DHPLG Support The Department will <u>provide ongoing technical assistance to local authorities</u> on the categorisation of developments, on the formulation of an initial site response, on the preparation of Site Resolution Plans, as well as planning and building control queries.</p> <p><i>The Department provides technical support to LA's.</i> <i>The National Housing Development Survey 2017 was completed with full results compiled, published and available for viewing on www.housing.ie.</i></p>	Significant support mechanisms established and on-going.

Site Resolution Plans

Action / Output	Status
<p>City and County Unfinished Housing Development Teams will identify priority sites that should be the subject of Site Resolution Plans (SRP's) and will work with site owners, developers, funders and residents in their efforts to develop such plans, reporting to the National Co-ordination Team, <u>with a view to ensuring that 300 Site Resolution Plans are in place by end 2011.</u></p>	Complete SRP's being implemented
<p>City and County Unfinished Housing Development Teams will develop <u>best practice</u> approaches to the re-use of vacant housing in each of their areas.</p>	On-going.

Legislative and Policy Framework

Action / Output	Status
<p>Legislative Review <i>A Legislative Review sub-group was established.</i></p>	Complete
Action / Output	Status
<p>Taking in Charge Standards The Department will <u>review taking-in-charge standards</u> for public infrastructure within housing developments such as roads, public lighting and piped services with a view to making recommendations on how best to develop national standards.</p> <p><i>A Circular on matters related to the Taking in Charge of Residential Developments was issued by the Department. Also A National Taking in Charge Initiative was launched in 2016.</i></p>	Complete
<p>Building Standards Compliance The <u>Report of the Advisory Group</u> will be referred to the Building Standards Compliance Group for its analysis and response.</p> <p><i>A report was received from the Building Standards Section (DHPLG). Building Control provisions enable LAs to waive certain aspects of the building regulations and this provision would appear to be the most practical course of action. Therefore, no specific action may be required.</i></p>	Complete

Housing Market and Planning Supports

Action / Output	Status
<p>Planning Guidance The Department will re-state <u>previous planning guidance</u> to planning authorities on specific policy aspects regarding better phasing of development, the provision of bonds / securities and other policies as regards sequential and phased development to inform the resolution.</p> <p>A number of guidance documents have been issued including; Managing and resolving Unfinished Housing Developments, Guidance document, August 2011, Derelict Sites Circular, Planning Securities Circular Receivers Guidance and Information Note</p>	Complete
<p>Re-Use of Vacant Housing The Department, working alongside local authorities and voluntary housing bodies, <u>will engage actively</u> with developers and site owners, including NAMA, in seeking to <u>ensure positive uses</u> for vacant complete and near complete housing and in line with the achievement of sustainable communities and balanced tenure of housing developments.</p> <p>LA's together with approved housing bodies and NAMA are working with the DHPLG & the Housing Agency with a view to leasing and sale of some of the properties over which NAMA holds security into beneficial use for social housing and other purposes.</p>	In progress and on-going
<p>The Housing Agency will undertake an <u>examination of the potential role for self-build and equity partnership type models</u> to enable residents and new investors to assist in resolving unfinished components of housing developments.</p> <p>The Equity Partnership did not work out as a viable approach to the completion of the two pilot schemes. The Tannery in Cork was subsequently purchased by NAMA's SPV, National Asset Residential Property Services (NARPS) and leased to NABCO. NABCO had been in discussion with the equity partnership group throughout.</p>	Discontinued

Appendix B: Summary Report of National Housing Development Survey 2017

Introduction

To continue to provide an effective evidence base to support the Government's actions on unfinished housing developments and in line with previous surveys in 2010 - 2016 a survey of unfinished housing developments in Ireland was conducted over the summer and early autumn of 2017.

As in the case of the previous surveys, the 2017 survey covered all housing developments of two or more dwellings commenced but 'unfinished' since 2007 - 2010.

It is important to note that the survey tracks the progress of housing developments included in previous surveys where there are or were uncompleted construction works involving either housing or infrastructure or both, but it does not include every completed housing development in the country with outstanding taking-in-charge or maintenance issues.

The survey was conducted by the Department's Architecture and Building Standards Inspectorate, in conjunction with relevant staff across all local authorities, capturing data and information on:

- The numbers of **housing developments that can now be regarded as substantially complete** (either whole developments or phases of developments where the remaining phases are no longer likely to proceed);
- The **numbers of incomplete developments** with outstanding housing construction or infrastructure works or both;
- The **number of complete and occupied houses** in the surveyed developments;
- The **number of complete and vacant houses**;
- The **number of houses partly constructed** and the stage of construction;
- The **activity status of the development**, whether active or not;¹

¹ Whether or not a site is active or not is a relative phrase, because a site could be recorded as active even though the level of activity could be very low and the numbers of workers engaged on the site could be very small.

Background

A total of 421 developments were inspected.

The 2017 survey distinguishes between developments not started and (i) covered by a live planning permission and (ii) where planning permission is expired.

While the survey captures data on rates of vacancy, it should be noted that this information is not always readily apparent from an external survey or site visit and can be difficult to obtain particularly in the case of apartments. Supplementary information on occupancy was obtained from residents and other sources, where possible.

In general, the figures would appear to indicate that there is continuing progress on unfinished housing with developments moving through the various stages of construction and on to completion, leading to increased occupancy levels and corresponding reductions in vacancy levels.

Nationally, there have also been improvements recorded in relation to the provision of public infrastructure, such as roads, footpaths, lighting and open spaces.

Table A: Summary Report of National Housing Development Survey 2017

Year	2010	2011	2012	2013	2014	2015	2016	2017	Remaining
Number of Developments inspected	2,846	2,876	2,973	1,881	1,263	992	668	421	256
Detached units	24,476	25,048	25,864	20,459	25,665	12,399	8,123	4,922	3137
Semi-detached units	55,243	56,007	57,528	46,153	34,481	26,666	17,591	10,160	5820
Terrace units	36,872	38,044	39,644	30,073	23,213	17,158	10,391	4,921	2687
Duplex units	7,873	7,870	7,979	5,953	4,956	3,772	2,513	700	308
Apartment units	54,766	54,466	54,640	29,587	21,141	16,365	9,356	4,147	2692
Total Dwellings	179,230	181,435	185,655	132,225	99,456	76,360	47,974	24,850	14644
Complete & Occupied units	78,195	85,538	91,692	57,642	41,476	32,381	19,855	8,761	4619
Complete & Vacant units	23,250	18,638	16,881	8,694	5,563	3,871	1,944	1,084	678
Near Complete – With building activity	2,699	1,934	1,014	973	842	1,481	791	150	61
Near Complete – No building activity	7,277	6,860	6,978	6,207	5436	3,308	2,450	1,609	1267
Wall Plate – With building activity units	923	417	432	428	328	427	296	59	22
Wall Plate – No building activity units	2,104	2,040	2,037	1,965	1499	1,499	1,303	1,162	1008
DPC – With building activity units	467	273	201	151	94	359	87	99	34
DPC – No building activity units	2,507	2,668	2,682	2,705	2541	1,819	1,256	855	561
Founds to DPC level – With activity	602	412	318	326	284	468	1,512	59	49
Founds to DPC level – No activity	3,251	3,268	3,370	3,380	2936	2019	1,584	1,012	606
No Construction Started units	58,025	59,381	35,191	19,661	12,286	8,397	1,574	70	60
Planning Expired units			24,864	30,132	26,171	20,254	16,733	9,930	5679
Roads Complete and in service	67,535	73,140	79,786	42,930	31,106	25,639	16,141	6,924	3564
Footpaths Complete	100,155	104,611	110,176	66,986	47,687	36,550	22,023	10,054	5455
Lighting Complete	98,022	102,740	106,762	64,353	45,529	34,828	20,932	9,214	4926
Potable water supply fully operational	101,279	105,045	109,372	66,475	47,106	36,196	21,950	9,912	5357
Storm water system fully operational	101,199	104,586	108,974	67,087	47,101	36,149	21,913	9,900	5344
Waste water system fully operational	100,940	104,524	112,780	66,432	47,120	36,169	21,923	9,909	5357
Planned number of open space areas	5,300	5,355	5,565	4,033	2,973	2,385	1,578	924	526
Open space areas fully complete	3,305	3,418	3,616	2,205	1,512	1,184	772	418	234
Construction activity on site	429	245	252	193	170	184	104	55	12

Vacant 'Unfinished' Housing Trends 2017

To provide a nationally consistent context within which to analyse the level of new vacant houses across the different sizes of city and county council areas, the total number of new vacant homes in each area was converted into a ratio per 1000 households.

The analysis below reveals that, as in previous surveys, the highest ratio of vacant new homes arise in some midland, border and western counties with comparatively much lower levels in the main urban areas.

Table B: Number of Vacant Units Per 1,000 households

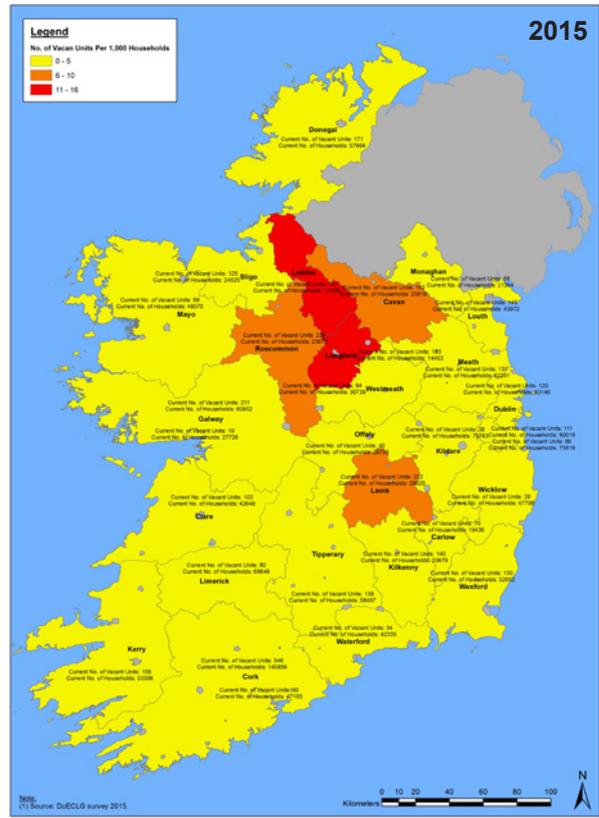
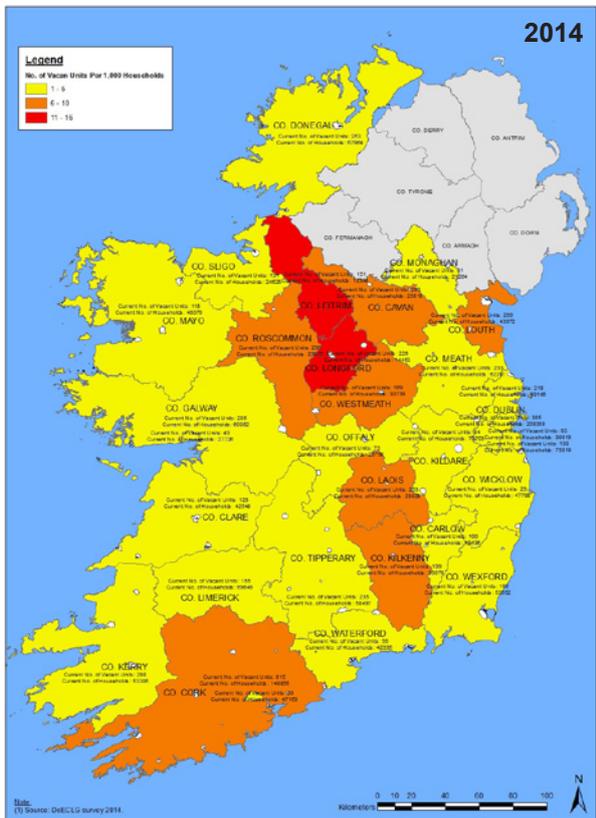
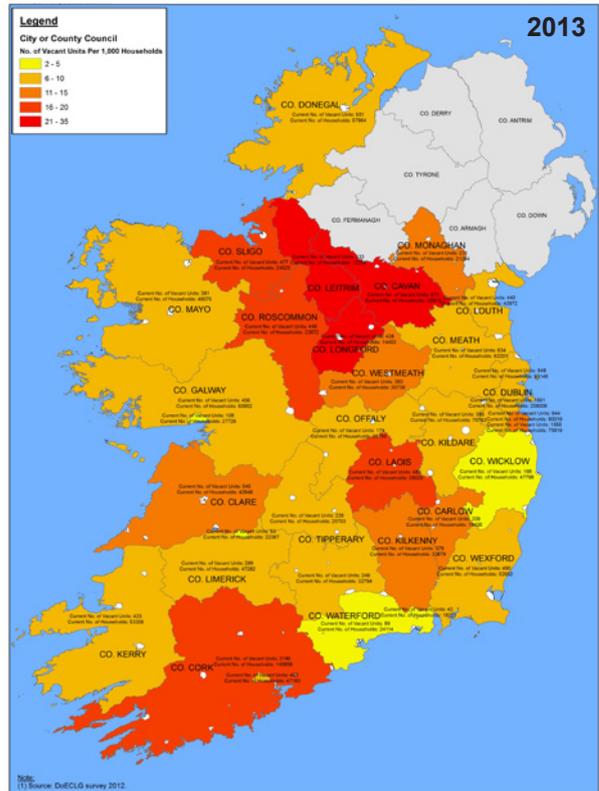
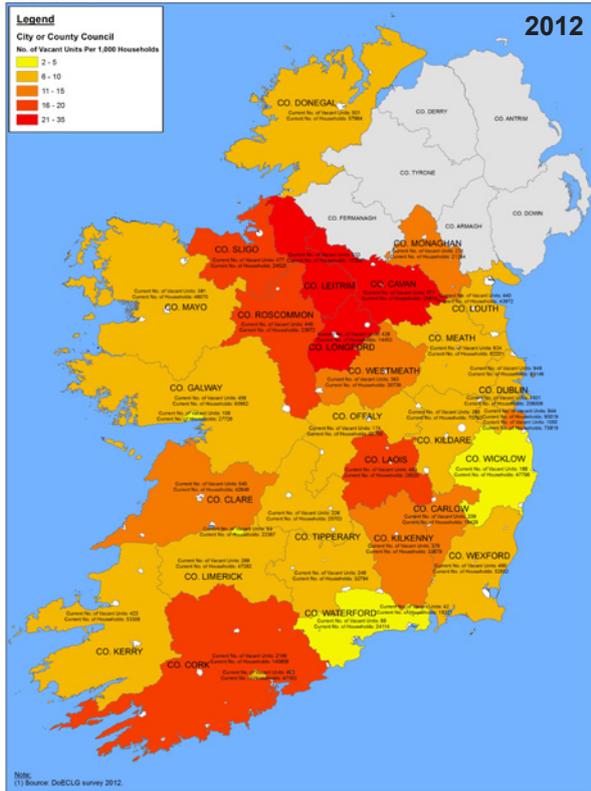
Local Authority	No. Vacant Units derived from Survey (See Note 1)	Total No. Households (See Note 2)	No. Vacant Units Per 1,000 Households
Cork City	0	49,411	0.00
Dublin City	0	211,747	0.00
South Dublin	0	92,523	0.00
Westmeath	0	31,813	0.00
Fingal	3	96,812	0.03
Monaghan	1	21,689	0.05
Dún Laoghaire-Rathdown	8	78,601	0.10
Wicklow	6	49,211	0.12
Wexford	7	54,289	0.13
Waterford	7	43,549	0.16
Kildare	14	73,596	0.19
Meath	14	64,234	0.22
Limerick	19	71,224	0.27
Clare	12	43,469	0.28
Mayo	15	48,899	0.31
Carlow	14	20,537	0.68
Galway City	25	28,859	0.87
Cork County	129	146,442	0.88
Kerry	49	54,493	0.90
Offaly	26	27,343	0.95
Galway County	60	63,040	0.95
Donegal	61	58,505	1.04
Tipperary	67	59,276	1.13
Kilkenny	45	34,855	1.29
Sligo	33	24,831	1.33
Cavan	40	26,899	1.49
Louth	80	45,448	1.76
Roscommon	82	24,013	3.41
Leitrim	50	12,452	4.02
Laois	135	29,107	4.64
Longford	82	15,122	5.42
Nationally	1,084	1,702,289	

Note 1: As derived from the 2017 Survey

Note 2: 'Number of households' is derived from CSO data 2016.

The following succession of vacancy maps visually highlights the reduction of vacancy levels nationally from 2012 to 2017.

Maps of City and County Councils Showing Numbers of Vacant Houses per 1,000 Households





Next Steps

The survey is an invaluable tool in supporting the work of the department, the Housing Agency, local authorities and other key stakeholders to bring about an effective resolution of the problems with unfinished housing developments.

A detailed excel spread sheet of the overall survey will be shortly available on www.housing.gov.ie and www.housing.ie and mapping of the developments will be then added to www.myplan.ie. This website visually identifies all unfinished developments over the last five years on individual layers. Layers are also divided into separate sub categories, which include:

- Substantially complete developments
- Substantially complete – no residents
- Unfinished developments
- Unfinished – no residents

