



UCD Geary Institute for Public  
Policy  
*Research, Analysis, Evidence*



An Ghníomhaireacht  
Tithíochta  
The Housing Agency



THE HOUSING AGENCY IN ASSOCIATION WITH THE LAND  
DEVELOPMENT AGENCY AND THE GEARY INSTITUTE FOR  
PUBLIC POLICY UCD PRESENT:

# LAND FOR AFFORDABLE HOUSING

Friday, 1st December, 8am - 2pm  
Tangent, Trinity College Dublin

#HOUSINGCONFERENCE2023



# CONFERENCE PROGRAMME

TIME	TOPIC	SPEAKER / PANELLIST
8.00 - 8.30am	EVENT REGISTRATION AND REFRESHMENTS	
8.30 - 8.45	WELCOME AND INTRODUCTIONS	MICHAEL CAREY - CHAIRMAN, THE HOUSING AGENCY
8.45 - 8.55	MINISTERIAL ADDRESS	DARRAGH O'BRIEN TD, MINISTER FOR HOUSING, LOCAL GOVERNMENT AND HERITAGE
SESSION 1		
9.00 - 9.10	THE IMPORTANCE OF LAND	BOB JORDAN - CEO, THE HOUSING AGENCY
9.10 - 9.30	KEYNOTE SPEAKER	DR JULIE LAWSON - ROYAL MELBOURNE INSTITUTE OF TECHNOLOGY
9.30 - 10.00	TALKING ABOUT LAND - WHAT HAVE WE LEARNED?  CHAIR - BOB JORDAN  PANEL DISCUSSION	DAVID DUFFY - DIRECTOR, PROPERTY INDUSTRY IRELAND, IBEC
		DEARBHLA LAWSON - HEAD OF STRATEGIC PLANNING & CHIEF PLANNER, LAND DEVELOPMENT AGENCY
		SEAN O'CONNOR - CHIEF EXECUTIVE, TUATH HOUSING
		JIM BANEHAM - DIRECTOR OF DELIVERY AND INNOVATION, THE HOUSING AGENCY
10.00 - 10.45	Q&A AND FURTHER DISCUSSION	
10.45 - 11.15	BREAK - REFRESHMENTS PROVIDED	





SESSION 2		
11.15 - 11.35	INTRODUCING SESSION 2	PROFESSOR MICHELLE NORRIS, UCD
11.35 - 12.10	SESSION 2: SOLUTIONS, IMPLEMENTATION AND THE WAY FORWARD  CHAIR - BOB JORDAN  PANEL DISCUSSION	CLARAGH MULHERN - ACTING PRINCIPAL ADVISOR, DEPARTMENT OF HOUSING, LOCAL GOVERNMENT AND HERITAGE
		MARGARET GERAGHTY - HOUSING DELIVERY COORDINATION OFFICE, LOCAL GOVERNMENT MANAGEMENT AGENCY
		DR LARRY O'CONNELL - DIRECTOR, NATIONAL ECONOMIC AND SOCIAL COUNCIL
		NIAL CUSSEN - CHIEF EXECUTIVE AND PLANNING REGULATOR, OFFICE OF THE PLANNING REGULATOR
12.10 - 12.45	Q&A AND FURTHER DISCUSSION	
12.45 - 13.00	CONFERENCE CLOSE	CORMAC O'ROURKE - CHAIRMAN, LAND DEVELOPMENT AGENCY
13.00 - 14.00	NETWORKING LUNCH (LUNCH PROVIDED)	



# SPEAKER BIOGRAPHIES

## MICHAEL CAREY



Michael Carey has been Chairman of the Board of The Housing Agency since 2018. Michael has extensive experience in overseeing State bodies, has recently been appointed as Chairman of Enterprise Ireland, having served as Chairman of Bord Bia (2011-2018), and as Chairman of the Grow Dublin Tourism Alliance in 2016.

He is the Executive Chairman of The Company of Food (a specialist food investment business, providing equity to start-up and established high-growth food businesses) and is also Chairman of East Coast Bakehouse, Ireland's only commercial scale biscuit manufacturer. He has been involved in several not-for-profit initiatives: Chair of Soul of Haiti Foundation (2009-2015) and Traidlinks Uganda (2013-2016) Member of the Clinton Global Initiative (2009-2015); and a judge on the EY Entrepreneur of the Year Awards (2013 to date).

## DARRAGH O'BRIEN TD



Darragh O'Brien TD was appointed Minister for Housing, Local Government and Heritage in June 2020. He is an elected TD for the constituency of Dublin-Fingal. Prior to his election to the 30th Dáil in 2007, the Minister worked mainly in Financial Services and was elected to Fingal County Council in 2004. He was elected to Seanad Éireann in 2011.

He has held various positions within the Oireachtas including Vice-Chairperson of the Public Accounts Committee, Member of the Oireachtas Committee on Justice, Equality, Defence and Law Reform, Leader of Fianna Fáil in the Seanad and Opposition Frontbench Spokesperson on Dublin, Foreign Affairs and Housing.

## BOB JORDAN



Bob Jordan was appointed Chief Executive of The Housing Agency Ireland in September 2021. The Housing Agency is a government body that promotes the supply of housing and helps deliver sustainable communities throughout Ireland.

From 2018 to 2021 he was the National Director of the Irish Government's Housing First programme, which provides permanent homes and wraparound supports to people who have experienced rough sleeping and long-term homelessness. Prior to his role in Housing First, he was Chief Executive of the national housing charity Threshold for nearly a decade. He was Special Adviser to the Minister for Housing during 2016-2017.





## DR JULIE LAWSON



Dr Julie Lawson Adjunct Professor at CUR, RMIT Australia and an experienced international housing researcher, urban planner and public policy analyst who has conducted and managed research for international organisations, national and regional governments as well as industry and advocacy bodies in the field of housing and urban development for over 20 years.

Julie led the drafting of the landmark #Housing2030 initiative with Michelle Norris and Holger Wallbaum for the UNECE, UN Habitat and Housing Europe, highlighting policy tools and good practices in affordable, inclusive and energy efficient housing. She is also the long-time co-editor of the internationally renowned journal *Housing Theory and Society* and active communicator of informative research via podcasts, academic publications and industry journals.

Her recent international comparative work concerns post crises urban recovery and housing system governance, finance and land policies for affordable and inclusive housing. Julie completed the international review *Land policies for Affordable and Inclusive housing* with Hannu Ruonvaara and led the influential research on *Social Housing as Infrastructure Inquiry* and the *Investment Pathway Report* as well as projects on *Financial Intermediaries and Guarantees*, providing key evidence for role and establishment of the National Housing Investment Corporation (NHFIC). Julie is currently working towards Australia's future national housing strategy, a review of home ownership assistance and a circular economy strategy for housing, and also contributing to housing related discussions as part of Ukraine's Recovery Plan.

## DAVID DUFFY



David Duffy is Director of Property Industry Ireland, the Ibec trade association which represents businesses with an interest in the property and construction sector. Before joining PII, he was senior research officer at the Economic and Social Research Institute working in the economic analysis division. His main area of research was in the housing market.



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## DEARBHLA LAWSON



Dearbhla Lawson leads the LDA's planning, public lands and sustainability function, working with partners to optimise state land usage, build the pipeline and progress plans to regenerate and deliver sustainable development. A key focus is on reimagining underutilised brownfield lands to unlock the potential and deliver compact and sustainable urban development. Dearbhla leads a team progressing transformative projects working with partners in areas including Limerick Colbert, Sandy Road in Galway, Inchicore in Dublin.

Prior to her current role, Dearbhla worked in public and private sector roles most recently as Director of Services in Dun Laoghaire Rathdown County Council and before this as Head of Transport & Infrastructure and Strategic Planning in Cambridgeshire.

## SEAN O'CONNOR



Sean O'Connor is Chief Executive of Tuath Housing Association.

With over 11,000 social and cost rental homes across Ireland, managed from offices in Cork, Dublin, Dundalk and Galway, Tuath is a fast growing housing association. Tuath works in collaboration with every Local Authority in Ireland and has recently expanded its activities to provide new cost rental homes to cater for hard pressed households in the squeezed middle market.

Tuath's aim is to provide long-term, safe, quality housing at best value whilst locally building sustainable communities. Tuath is primarily a service organisation, housing people in need and managing homes whilst responding to, engaging with and involving people to make social housing work.

Sean has a Master's Degree in Housing from South Bank University London and is a Chartered Surveyor with membership of the Society of Chartered Surveyors Ireland and the Royal Institution of Chartered Surveyors, along with the Chartered Institute of Housing. Sean has worked in housing at a senior level for over thirty five years in the private, public and not-for-profit housing association sectors and has helped deliver a number of award winning schemes. Sean has a proven track record of working collaboratively with communities to deliver positive change.





## JIM BANEHAM



Jim Baneham graduated from Technological University Dublin (Bolton Street) in 1989 with a qualification in Quantity Surveying. After initially working in a commercial Quantity Surveying practice, he joined the National Building Agency Ltd. (NBA) in 1992 where he started to work on the delivery of social housing projects. Jim worked as a Quantity Surveyor in the NBA until 2007 when he took on a management role in the company. Jim joined the Housing Agency in 2011 and initially worked on current and capital expenditure funding programmes for AHBs before working on a range of other housing and housing support delivery programmes including the initial roll out of the Housing Assistance Payment (HAP) scheme. Jim became the Director of Delivery and Innovation in the Housing Agency in 2020 and worked closely with the Department of Housing, Local Government and Heritage on the drafting of the Affordable Housing Act 2021.

As a Director in the Agency, he has played a central role in the development and delivery of cost rental housing in Ireland and in the implementation of the Croí Cónaithe (Cities) scheme. Jim was also closely involved in the establishment of the Housing Agency's Land Acquisition Fund which is enabling local authorities and AHBs acquire additional land for social housing delivery in high demand areas.

## MICHELLE NORRIS



Michelle Norris is Professor of Social Policy and Director of the Geary Institute for Public Policy at University College Dublin. Her teaching and research interests focus on housing policy and urban regeneration, particularly on:

- the provision management, financing of social housing in Europe
- the regeneration of social housing estates and inner urban areas

She has led over 30 research projects on these issues and produced 200 publications on the results.

She has very strong links with policy makers in Ireland and internationally. In 2011 and again in 2016 she was appointed by an Taoiseach as an independent member of the National Economic and Social Council which advises the government on social and economic policy. Between 2012 and 2021 she chaired the board of the Housing Finance Agency, a government agency which finances social and affordable housing in Ireland. In 2018 she was appointed to the board of the Land Development Agency. In 2021 she was appointed by the Minister for Housing to the commission set up to examine the long term future of housing in Ireland.

In 2021, together with Julie Lawson she was one of the lead authors of the Housing2030 report commissioned by the United Nations Economic Commission for Europe, UN Habitat and Housing Europe which aims to show policy makers how they can improve affordable housing outcomes.

In recognition of the outstanding policy impact of her research she was awarded the Irish Research Council's research impact award in 2021.



## CLARAGH MULHERN



Claragh Mulhern is the Acting Principal Adviser in the Planning Division at the Department of Housing, Local Government and Heritage, where she has worked since 2019. Previously Claragh worked in the local government sector in the U.K. for 15 years, including 11 years working for Westminster City Council in Central London on a range of planning projects. In her current role, Claragh has responsibility for the preparation of national planning policy including the National Planning Framework and the development of related planning policy measures, oversight of the implementation of national policy through the regional strategies and local authority development plans through liaison with the Office of the Planning Regulator, the development of land activation and active land management measures and the provision of professional planning advice in support of Government policy including in relation to housing delivery. Claragh graduated with a Masters Degree in Regional and Urban Planning from University College Dublin in 2003 and is a Member of the Irish Planning Institute.

## MARGARET GERAGHTY



Margaret Geraghty works in the Housing Delivery Coordination Office (HDCO) in the Local Government Management Agency. The HDCO was established to assist the Local Government Sector and be a liaison with the DHLGH and other stakeholders supporting delivery of Local Authority Housing Programmes.

Margaret was previously Director of Housing and Community in Fingal County Council with responsibility for Housing, Community, Libraries, Arts, Sports and Age Friendly Services. Prior to that, she was Director of Human Resources in Dublin City Council and led a significant organisational restructuring programme. Previously in DCC, she had responsibility for Area Based Service Delivery, Housing Regeneration Projects in Finglas and Ballmun, Capital Projects Delivery, Tourism & Events.

She is a Chartered Member of the Chartered Institute of Housing, is on the Ireland Board of CIH and believes passionately in a career as a Housing Professional. Pending the establishment of the Approved Housing Bodies Regulatory Authority, Margaret was nominated to the Interim Regulatory Committee for AHBs. She currently chairs the LGMA Strategic Housing ICT Programme Board for Local Authorities.





## DR LARRY O'CONNELL



Dr Larry O'Connell became the Director of the National Economic and Social Council (NESC) in 2019. As senior economist in NESC, since 2007, he worked on a range of policy areas including Ireland's transition to low-carbon and digital future; housing and land; climate change and sustainable development; higher education funding; and Ireland's five part crisis.

## NIALL CUSSEN



Niall Cussen is the Chief Executive and Planning Regulator at the Office of the Planning Regulator (OPR) established by Government in April 2019. The OPR's functions are to oversee the effective delivery of planning services of Ireland's 31 local authorities and An Bord Pleanála, including implementation of national and regional policies and to conduct research and public awareness programmes in relation to planning.

Prior to his appointment Niall was Chief Planner at the Department of Housing, Planning and Local Government from July 2014 and he worked in the Department from January 2000 prior to that. Prior to joining the Department in 2000, Niall had an extensive planning career working for local authorities in Clare, Meath and Dublin City Council and An Bord Pleanála. He holds qualifications in economics and geography, regional and urban planning and environmental engineering from Maynooth University, University College Dublin and Trinity College Dublin respectively and is both a member and a past President of the Irish Planning Institute.

## CORMAC O'ROURKE



Cormac O'Rourke is a corporate finance specialist covering energy, infrastructure and the Semi-State sector. He has nearly 35 years of experience in investment banking, during which he was a Director of Goodbody Corporate Finance, EMEA Head of Project Finance of KBC Bank NV and Investment Director of ESBI. He started his career in the ESB as a Steam and Gas Turbine specialist. He has degrees in Mechanical Engineering and Industrial Engineering. He was appointed Chair of the National Roads Authority and the Railway Procurement Agency in January 2013 and became the first Chair of Transport Infrastructure Ireland (TII) following their merger in August 2015. He retired as Chair of TII in November 2021. He was appointed Chair Designate of the LDA in December 2021.