


Rebuilding
Ireland

March 2017

Resolving Unfinished Housing Developments

2016 Annual Progress Report on
Actions to Address Unfinished
Housing Developments



An Roinn Tithíochta, Pleanála,
Pobail agus Rialtais Áitiúil
Department of Housing, Planning,
Community and Local Government





Contents

1 Introduction	1
2 National Housing Development Survey	2
3 Actions and Outcomes	17
4 NAMA's Response and Actions	22
5 Tackling Remaining Developments	24
6 Future Priorities	27
Appendix A	29
Actions and Outputs	
Appendix B	34
2016 National Housing Development Survey	

Minister's Foreword

The legacy of Unfinished Housing Developments is one of the last and most visible reminders of our property development and debt fueled economic crash of 2008 and resolving them in the interests of the residents and local communities afflicted by them has been both a majority priority and success area for this Government.

I am pleased to announce that the number of 'unfinished' developments has been reduced by over 85% from 2010 to today. This is a significant achievement in what is a complex process. The 'ghost' estates of the past are largely gone, if not forgotten.

It is also a priority of this Government to support the concept of sustainable communities by ensuring homes are provided, at affordable prices, in the places where they are needed through the Government's Rebuilding Ireland – Action Plan for Housing and Homelessness.

To ensure that residents can be confident that the housing developments they live in will be properly finished out, action on unfinished housing development related issues will continue focusing now on the residual developments and particularly those that have remained completely vacant and unresolved in some towns and villages.

Action 5.13 in Rebuilding Ireland commits to aligning the social housing investment programme and on-going work in resolving unfinished housing developments in order to target opportunities for strategic acquisition of vacant units, drawing on information from this 2016 National Housing Development Survey and the publication of the 2016 survey results offer new insights of the potential to use remaining vacant homes in unfinished housing developments for social housing purposes.

The information provided by this report will also assist other Government Departments by feeding into Action Plan's such as Realising our Rural Potential – Action Plan for Rural Development in supporting rural communities.

The pictures in this report vividly reveal the considerable progress achieved and reactivation of sites and the reduction of vacancy rates.

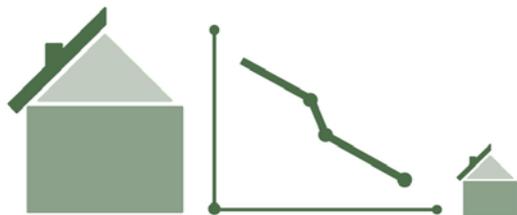
It is my intention to explore all options with the relevant stakeholders in progressing the final resolution of unfinished developments in the coming year such as developer / funder led resolution, investigation into options for strategic acquisition and, as a last option, clearance if necessary.

I wish to thank the various interests involved for their commitment and hard work that make progress possible, I will be monitoring the continuing situation closely through the work of my Department and I am committed to resolving the remaining developments with all the relevant stakeholders.



Damien English T.D.
Minister of State for Housing and Urban Renewal

3,000 Developments
down to 420 nationwide



$$3,000 - 2,580 =$$

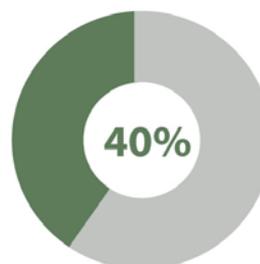
420



2,000 Units currently
being used as some form of
social housing



40% Developments being
removed from the unfinished
list within the last year



60 Developments
taken in charge within last year



1,300
Potential social housing units



NAMA unfinished assets

down to 3.5%
of unfinished stock



€6,000,000
in bond monies obtained

€6 million

1 Introduction

In 2011 the Government published an action plan to address the recommendations of a report by the Advisory Group on Unfinished Housing Developments. This was a legacy issue of surplus construction within boom time Ireland, the resolution of which has proven complex in terms of legal, financial and procedural implications. An annual survey and progress report on Unfinished Housing Developments has been carried out since 2010.

The 2014 report signaled the first signs of a recovering housing market economy and indicated for the first time in a four year period, an increase in the number of active sites. As to be expected, the reactivated sites of this initial recovery were mainly located within the city urban regions.

The 2015 survey and report noted that the reactivation of sites was becoming more evident throughout the country, not just within city areas (as was the case in 2014). In 2015 rural counties were progressively showing stronger signs of recovery and all counties were presenting some level of activity. Economic recovery was evident nationally. This has continued and increased during 2016 with vacancy rates reducing countrywide and overall there has been an 85% reduction of 'unfinished' developments since 2010.

In 2017 we face the new challenge of addressing housing shortages in high demand areas on which the Government's Action Plan Rebuilding Ireland is focused. Generally speaking we have very low levels of unfinished housing developments in high demand areas.

In order to target opportunities for strategic acquisition for the social housing investment programme within council's this 'unfinished' housing development 2016 (UFHD) survey and progress report has also identified and quantified existing and potential social housing units within developments in line with Action 5.3 of Rebuilding Ireland.

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

1. Developments situated within high demand areas that are more likely to resolve in the near term; and
2. Developments in low market demand areas. Resolving such developments is closely related to local market demand and will take longer than high demand locations.

2016 is notable as it is the first time a local authority has resolved all previously listed developments.

2 The 2016 National Housing Survey

2.1 Key findings

Approximately 3,000 developments were surveyed in 2010 as part of the response by this Department to the systemic problem of 'unfinished' housing developments. By comparison, a total of 668 developments were surveyed by the Department's Housing Inspectorate in 2016.

The number of developments still considered 'unfinished' from the 2016 survey has therefore fallen dramatically to **420** developments nationally, which is an 85% reduction from the initial number of unfinished developments surveyed in 2010 (refer to Appendix B: Summary Report of National Housing Development Survey 2016).

Of the 420 developments remaining, 129 (31%) developments are empty, containing no residents. These developments mainly contain partial shells and units at foundation level. It is positive to note that 42 empty developments have reactivated within the last year and are currently being built out for sale.

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

From the 668 developments surveyed:

- 248 of the 668 developments are now being removed because they are substantially complete and / or active sites that are now finishing as opposed to "unfinished". Many of these developments will now progress to being considered for taking in charge by the relevant local authority.
- 420 developments remain unfinished.

Within the 420 'unfinished' developments:

- 8,651 dwellings are complete and occupied
- 1,121 dwellings are complete and vacant
- 4,987 units are in various stages of completion
- 10,075 units have not been started

The following table shows the yearly comparison per Local Authority area since 2013 and is ordered by the greatest percentage reduction within the last year. It is notable that South Dublin is the first local authority area where all developments have either reactivated or been substantially completed to warrant removal from the 'unfinished' list.

Table 1: Yearly comparison per County

Local Authority	Number of estates surveyed by Inspectors 2013	Number of estates surveyed by Inspectors 2014	Number of estates surveyed by Inspectors 2015	Number of estates surveyed by Inspectors 2016	2016 estates substantially complete and / or fully active to be removed from UFHD database	% reduction from 2015 - 2016	2016 estates to remain on UFHD database going forward into 2017
South Dublin	19	15	12	3	3	100.0%	0
Meath	46	38	23	10	8	80.0%	2
Louth	63	44	29	22	12	54.5%	10
Wexford	85	77	52	32	17	53.1%	15
Laois	56	41	34	22	11	50.0%	11
Westmeath	35	21	13	8	4	50.0%	4
Longford	58	36	30	21	10	47.6%	11
Kilkenny	44	36	29	27	12	44.4%	15
Donegal	108	77	64	49	21	42.9%	28
Fingal	48	28	17	12	5	41.7%	7
Dublin City	23	12	10	5	2	40.0%	3
Carlow	53	40	33	28	11	39.3%	17
Mayo	75	42	29	13	5	38.5%	8
Cavan	86	61	51	33	12	36.4%	21
Offaly	29	15	14	11	4	36.4%	7
Kerry	120	80	67	48	17	35.4%	31
Cork Co.	180	154	130	86	30	34.9%	56
Clare	33	22	21	15	5	33.3%	10
Monaghan	40	24	18	9	3	33.3%	6
Waterford	31	21	15	12	4	33.3%	8
Tipperary	74	66	49	43	13	30.2%	30
Roscommon	85	55	53	40	12	30.0%	28
DLR	22	16	14	7	2	28.6%	5
Galway Co.	68	40	32	21	6	28.6%	15
Kildare	68	47	32	14	4	28.6%	10
Sligo	63	30	25	16	4	25.0%	12
Limerick	57	36	27	18	4	22.2%	14
Leitrim	69	42	38	26	5	19.2%	21
Wicklow	52	32	22	11	2	18.2%	9
Cork City	6	4	4	3	0	0.0%	3
Galway City	15	11	5	3	0	0.0%	3
Totals	1811	1263	992	668	248	37.1%	420

2.2 Site Activity

Of the 668 developments inspected in 2016, 104 were active, which accounts for nearly 16% of the 'unfinished' developments. After the removal of substantially completed developments there were a total of 420 remaining, of which, at the time of survey, 5% showed low levels of activity.

Table 2: Yearly Overall Activity 2010 – 2016

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 NHDS	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

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

Doran's Close, Bundoran, Donegal – Site reactivated



Reactivation of sites is now evident throughout the country in both urban and rural contexts as can be seen in Cork County and Donegal.

Table 3: Reactivation of sites per County

Local Authority	2016 developments surveyed	Active developments per County	% of developments that are active per County
South Dublin	3	2	67%
Mayo	13	5	38%
Clare	15	5	33%
Galway City	3	1	33%
Waterford	12	4	33%
Dún Laoghaire-Rathdown	7	2	29%
Limerick	18	5	28%
Westmeath	8	2	25%
Wexford	32	8	25%
Galway County	21	5	24%
Monaghan	9	2	22%
Donegal	49	10	20%
Dublin City	5	1	20%
Cavan	33	6	18%
Offaly	11	2	18%
Fingal	12	2	17%
Longford	21	3	14%
Laois	22	3	14%
Cork County	86	11	13%
Kerry	48	6	13%
Sligo	16	2	13%
Carlow	28	3	11%
Meath	10	1	10%
Tipperary	43	4	9%
Louth	22	2	9%
Leitrim	26	2	8%
Kilkenny	27	2	7%
Kildare	14	1	7%
Roscommon	40	2	5%
Cork City	3	0	0%
Wicklow	11	0	0%
Totals	668	104	16%

Harbour Grove, Dundalk



Well completed, occupied units



Active construction site – units facing main road

2.3 Residents living in UFHDs

The overall priority in tackling unfinished developments is to improve conditions for residents.

Of the 420 developments remaining in the survey, there are 291 occupied developments.

Within the 291 occupied developments there are:

- just over **8,651** units complete and occupied;
- just over **839** units complete and vacant;
- **1,014** units near complete;
- **2,250** incomplete units (**746** of these are at foundation level)

Table 4: Unfinished Developments with Occupants per Local Authority

Local Authority	No. of occupied 'unfinished' estates per Local Authority
Cork County	44
Tipperary	23
Kerry	20
Donegal	19
Roscommon	19
Cavan	17
Carlow	16
Galway County	11
Kilkenny	11
Leitrim	11
Limerick	11
Kildare	9
Clare	8
Louth	8
Waterford	7
Wexford	7
Laois	6
Mayo	6
Fingal	5
Longford	5
Offaly	5
Sligo	4
Westmeath	4
Wicklow	4
Galway City	3
Dún Laoghaire-Rathdown	2
Meath	2
Monaghan	2
Cork City	1
Dublin City	1
South Dublin	0
	291

It will be critical within the next year to maximise the resolution of occupied developments particularly in counties Cork, Tipperary, Kerry, Donegal and Roscommon.

Cluain Doire, Templemore, Tipperary



20 houses are occupied, however pockets of the development remain unfinished



Local authorities are continuing to bring about the resolution of estates in collaboration with developers

Cuirt na hAbhainn, Claregalway, Co. Galway



Occupied portion of the development is well maintained



Unfinished units to the rear require resolution



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	No. Vacant Units derived from Survey
Cork City	0
Dublin City	0
Wicklow	3
Waterford	10
Monaghan	12
Kildare	14
Limerick	16
Mayo	17
Westmeath	19
Galway City	25
Fingal	26
Dún Laoghaire-Rathdown	29
Carlow	32
Offaly	33
South Dublin	43
Meath	43
Wexford	50
Sligo	50
Kerry	57
Leitrim	69
Kilkenny	70
Tipperary	78
Clare	78
Cavan	80
Longford	108
Louth	111
Galway County	117
Donegal	118
Roscommon	158
Laois	227
Cork County	251
Nationally	1944

The figures above reflect today’s housing market where an under supply of housing is particularly evident within urban areas and an oversupply is apparent within more rural areas where demand is weaker. The number of vacant units in unfinished housing developments within urban or metropolitan areas is practically negligible such as Cork City, Dublin City, Galway City, Fingal, and Dún Laoghaire-Rathdown. Vacancies are higher within the more rural counties of Cork County, Laois, Roscommon and Donegal.

2.4.1 Potential Social Housing

In response to Action 5.13 of Rebuilding Ireland, for the first time, this Progress Report includes analysis of existing and potential social housing units (including Affordable Housing Bodies, leasing schemes etc) within the unfinished developments surveyed.

A preliminary desktop study was conducted by each local authority on all of the developments and submitted to the Department. Of the 668 developments surveyed, local authorities have indicated that there are approximately **2,000** units currently being used for social housing purposes either through Part V commitment's, Approved Housing Bodies and long term leasing arrangements.

Taking on board housing need and demand coupled to suitability of unit type and location, local authorities consider that a further **1,310** homes within unfinished developments have the potential for consideration as additional social housing supply.

It is important to stress that local authorities are vigorously engaged with developers, receivers, financial institutions in actively seeking to acquire and or lease additional vacant and/or near complete units through a variety of Department funded programmes.

For example, the Repair and Leasing Scheme is a potential source of funding for strategic acquisitions by local authorities of unfinished developments. This is just one of a number of initiatives in [Rebuilding Ireland](#) to address vacant properties around the country. Other initiatives include the *Buy and Renew Scheme* which provides funding for local authorities to purchase vacant properties and remediate them and a new National Vacant Housing Re-Use Strategy which is currently being finalised.

Action 5.13 in Rebuilding Ireland commits to aligning the social housing investment programme and ongoing work in resolving unfinished housing developments in order to target opportunities for strategic acquisition and redevelopment of brownfield development sites.

Currently there are 5,193 units categorised as vacant or near complete and from an initial desk top survey local authorities have identified that 1,310 of these units are potentially suitable for social housing purposes. A number of criteria need to be taken account of when assessing suitability of unit/development, such as:

- 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 saturation within the market;
- Cost of completion of a unit;
- Engagement of the developer, financial institution etc with the local authority.

Table 6: Existing Social Housing and potential per County

Location	Existing number of occupied units from Part V within developments	Existing number of occupied units under AHB etc.	Number of potential future 'social' units from existing vacant/near complete units	No. of vacant units derived from survey	No. of Near Complete units derived from survey	Vacant and near complete units derived from survey	Number of units demolished, if any, within the last year
Carlow	31	0		32	135	167	2
Cavan	5	0	74	80	77	157	5
Clare	29	0	129	78	48	126	30
Cork City	0	38	12	0	4	4	0
Cork Co	181	256	155	251	408	659	1
DLR	135		18	29	205	234	
Donegal	25	11	260	118	161	279	0
Dublin City	14	10	0	0	0	0	0
Fingal	138	129	5	26	26	52	
Galway City	0	0	1	25	2	27	0
Galway Co	15	4	77	117	118	235	
Kerry	55	0	47	57	180	237	0
Kildare	1	48	32	14	26	40	0
Kilkenny	148	81	71	70	66	136	0
Laois	55	0	25	227	85	312	0
Leitrim	0	0	29	69	119	188	0
Limerick Co	0	0	43	16	51	67	0
Longford	0	0	77	108	71	179	29
Louth				111	280	391	
Mayo	12	5	13	17	66	83	0
Meath	19	25	44	43	16	59	0
Monaghan	0	100	26	12	44	56	0
Offaly	3	30	30	33	55	88	0
Roscommon	0	5	53	158	212	370	0
South Dublin				43	36	79	
Sligo	27	0	9	50	269	319	0
Tipperary	125	57	36	78	315	393	0
Waterford	90	0	25	10	46	56	0
Westmeath	90	0	17	19	34	53	2
Wexford	?	0	0	50	67	117	0
Wicklow	7	0	2	3	27	30	0
TOTALS	1,205	799	1,310	1,944	3,249	5,193	69



Example of a vacant development which would require minimal intervention to bring up to standard



An example of a surveyed development where a mixture of tenure exists

2.4.2 Empty Developments in UFHDs

The highest proportions of 'empty' unoccupied developments are in western and midland counties.

Vacancy can have a detrimental effect on the appearance of towns and villages. In total, 129 (31%) of the remaining unfinished developments (420) are unoccupied. However, numbers overall are relatively low and 42 development's that were surveyed last year as empty have reactivated within the last year and are being completed for market sale.

Meadow Grove, Carlingford



Active construction site

Table 7: Number of empty developments per Local Authority of remaining developments

Cork County	12
Kerry	11
Leitrim	10
Donegal	9
Roscommon	9
Sligo	8
Wexford	8
Tipperary	7
Longford	6
Laois	5
Wicklow	5
Cavan	4
Galway County	4
Kilkenny	4
Monaghan	4
Dún Laoghaire-Rathdown	3
Limerick	3
Clare	2
Cork City	2
Dublin City	2
Fingal	2
Louth	2
Mayo	2
Offaly	2
Carlow	1
Kildare	1
Waterford	1
Galway City	0
Meath	0
South Dublin	0
Westmeath	0

129

Under a previous Public Safety Initiative, local authorities have ensured that unoccupied 'empty' development are secure and do not, in so far as possible, pose a public safety issue.

However, some local authorities are now going one step further and are endeavoring to compulsorily purchase sites if there has been no movement for a number of years and if in a prominent location.

One such site is Ard Dealgan in Dundalk. The local authority issued a notice to CPO however the site has recently been sold to a third party and the local authority is continuing consultation in order to achieve a solution for this development, further progress of similar actions on similar type sites will be encouraged and facilitated by the Department where possible.

Ard Dealgan site, Dundalk, Louth



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 123 enforcement proceedings and site resolution plans (SRPs) have been agreed and are in place for 202 estates. Just over €6 million has been obtained by the authorities from bonds during 2016 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 60 previously ‘unfinished’ developments have been completed to Taking in Charge standard.

Table 8: Summary of progress in 2016

	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*	No. of units demolished, within the last year
Totals	668	248	420	123	202	62	€6.09m	60	69

*Returns remain outstanding for 5 local authorities (Cork City, Dublin City, DLR, Fingal & Wicklow)



Regent's Hall, Asbourne, Co. Meath. Fully Occupied block 'Woodleigh' as seen from entrance roadway

3.1 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 six years, local authorities across the country have obtained approximately €63 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
Total:	€63 million

3.1.1 IBRC Bonds

Twenty-five local authorities have IBRC Development Bonds. IBRC bonds relate to residential and some commercial developments and are not specific to 'unfinished' developments. All twenty-five local authorities submitted claims to the Special Liquidator by the 31st March 2015 as part of the on-going adjudicating process.

At this point there are 190 live claims from Local Authorities within the Republic for consideration by the Special Liquidators. The estimated figure for these claims is currently €28m.

Local authorities are engaged with the process and councils have engaged the relevant parties to progress their claims with a number of councils having either tendered or commenced works.

A collaborative approach has been taken between the DHPCLG, the Department of Finance, Local Authorities and the Special Liquidators of IBRC in order to secure the release of required bonds.

It is anticipated that the Special Liquidators decision on claims made by unsecured creditors will be forthcoming during 2017.

3.2 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.

60 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 development will now proceed in early 2017 to be taken in charge by the relevant local authority.

To accelerate the process, the Department funded local authority action to a total spend of €7.7million but it is important to stress that NTICI was not intended as a rolling annual budgetary allocation but a special initiative to examine systems and procedures within local authorities on the taking in charge process and to present key findings and recommendations for further prioritisation and streamlining measures to drive the process forward.

3.3 Clearance

Despite all best efforts, the only option for a number of schemes (mainly containing partially completed units) can be clearance.

Such developments are often located within weak market areas. For example, 69 units (or partial units) were demolished with 53 of these units being confined to two developments, namely Ard Micheal, Ballinalee Road, Longford and Aishling, Ennis, Clare.

Unless there are compelling reasons, primarily relating to public safety, the decision to clear all or part of an unfinished housing development is a matter for the owner/developer or funder acting in possession, usually acting through a receiver and in the context of implementing a site resolution plan agreed with the Local Authority.

Therefore, clearance is an intrinsic part of asset management and disposal processes by owners / developers / funders and in most cases will not require direct State intervention.

Local Authorities have certain powers under Derelict Sites and Public Safety legislation to order certain works on site but only after the service of statutory notices and where such actions are justifiable under the relevant legislation.

Case Study: Aishling, Ennis, Co. Clare

The Aisling development is located approximately 1.5km from the Town Centre of Ennis and is accessed via the Shanaway Road which feeds onto the N85 Ennis – Lahinch road..

The breakdown of the number of units permitted under P03/1760 was as follows:

58 no. Townhouses.

45 no Apartments /Duplexes

In total 103 residential were permitted

Phase 1.

56 residential units were built and are now occupied with all supporting infrastructure, foul and storm sewers, watermains, roads, footpaths, public lighting, parking areas and open spaces.

Phase 2.

The unfinished phase

3 apartment blocks were unfinished and were in a state of dereliction.

23 housing units were near complete.

What went wrong?

Collapse of the building industry.

Failure in engagement with the local authority.

What did the Local Authority do?

The Local Authority held negotiations with Bond Holders, NAMA and financial institutions to agree a site resolution Plan.

What did this Department do?

The Planning Authority made an application for funding under the Special Resolution Fund for unfinished housing developments in February 2014.

The application for funding was successful and a sum of €150,260 was provided to firstly demolish partially constructed units that had become derelict, and secondly to facilitate the completion of the Aisling Estate up to a satisfactory standard for taking in charge.

What have the Local Authority carried out?

Resolving this development required the active participation of a number of key stakeholders including NAMA, AIB NAMA, NARPS, Housing Agency, and the Receivers, Deloitte & Touche. After a lengthy period of engagement & consultation with all parties a site resolution plan for the overall development was agreed. This included the demolition of three apartment blocks containing 24 units that were in a derelict state and structurally compromised and the provision of 23 housing units for Social Housing. Repair and remedial works are currently in progress to finish out 23 no. habitable units for social housing.

In addition to the agreed scope of works to phases one and two, a toddlers play ground will be provided and a new cycle path will be constructed throughout the entire Aisling development.



Aishling development, Ennis, Clare



4 NAMA's Actions

4.1 NAMA Site Resolution Process

The number of unfinished developments that NAMA has security over has declined to 15 developments, a reduction of 32% in one year. This is principally due to asset disposals. NAMA, at this stage, only holds security over 3.5% of the 'unfinished' housing developments and this is imminently set to reduce through further asset disposal. It is the aim of NAMA to dispose of all remaining 'unfinished' assets within the coming year.

Table 9: NAMA Sites

Counties	No. of NAMA sites December 2015	2016 no. of NAMA developments surveyed	2017 no. of NAMA developments remaining on Unfinished list
Carlow	1	1	1
Clare	2	1	0
Cork	15	7	6
Donegal	2	2	1
Dublin	8	5	1
Galway	3	1	1
Kerry	2	0	0
Kilkenny	1	0	0
Laois	1	1	0
Limerick	1	1	1
Louth	1	1	1
Offaly	1	1	0
Roscommon	1	0	0
Tipperary	1	0	0
Waterford	2	0	0
Wexford	2	1	0
Wicklow	3	3	3
Total	47	25	15
UFHD's Nationally	UFHD's NAMA	Percentage NAMA to National	
420	15	3.5%	

4.2 NAMA Contribution to Social Housing

To date, demand has been confirmed by the local authorities for 2,751 properties that NAMA has indicated are potentially available for social housing purposes (This relates to all developments and not just developments identified as 'unfinished'). Contracts have been signed and transactions completed for 2,378 units.

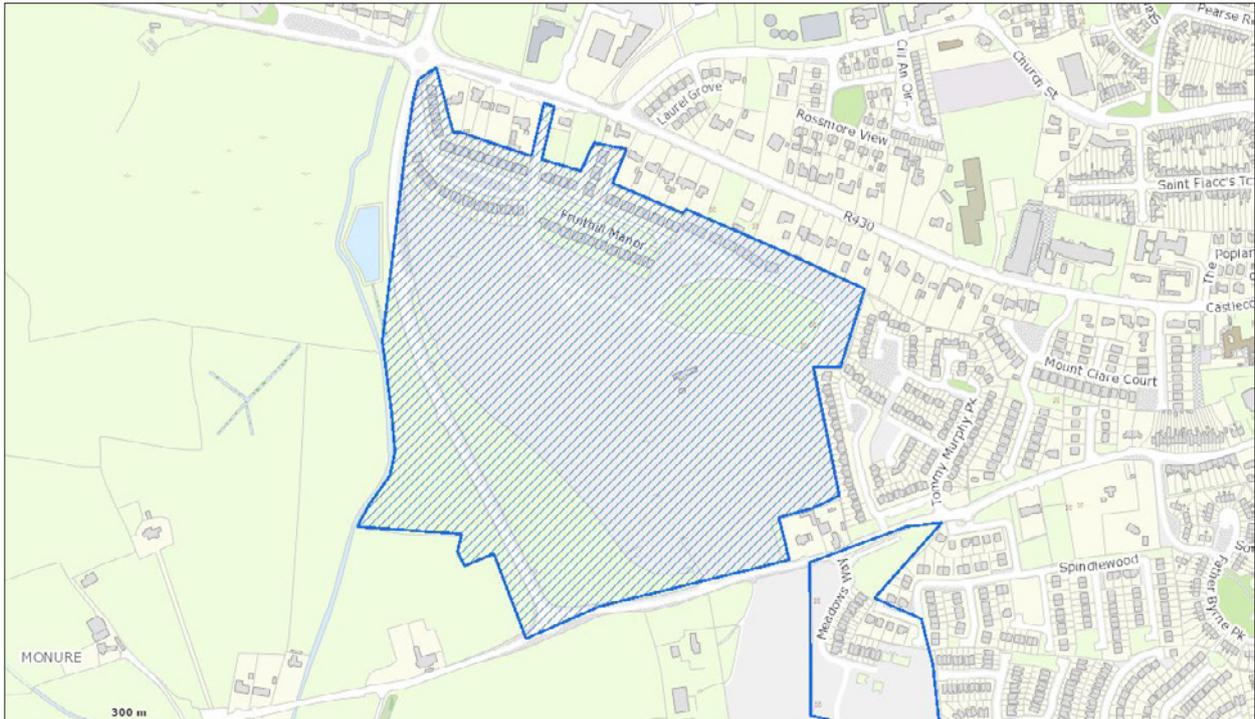
A recent example of delivering social housing in an unfinished housing development is Fruithill Manor, Co Laois.

The Fruithill Manor development comprises of 75 unoccupied houses in what was a large unfinished estate on the outskirts of Carlow Town. The loans secured by these properties were transferred to NAMA in 2009. Through NAMA's social housing programme the properties (and wider estate) were completed during 2016 and leased to Co-Operative Housing Ireland through NAMA's special purpose vehicle, NARPS. The properties and the estate required significant works, with a completion programme of over 12 months and substantial investment,

funded by NAMA. The development, a mix of two, three, four and five bed houses and will provide homes for 75 households.

Some additional examples of Unfinished Housing Estates completed by NAMA and remaining units being leased to Approved Housing Bodies for social housing use include Harbour Heights, Passage West, Cork; Ashmount Mews, Cork; Golden Ridge, Rush, Co Dublin; Ardmore, Bettystown, Co Meath and Clonattin, Gorey, Co. Wexford.

Fruithill Manor, Graigecullen, Laois



Completion works - Fruithill Manor, Graigecullen, Laois

5 Tackling Remaining Developments

5.1 Overall Approach

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

The key objective of the Government's Programme for a Partnership Government was to address the housing crisis. As a result of that, Rebuilding Ireland – The Action Plan for Homelessness and Housing was initiated.

The Rebuilding Ireland Action Plan is multifaceted, comprising of five pillars – addressing homelessness, accelerating social housing, building more homes, improving the rental sector and utilising existing housing.

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.

In particular, action 5.13 of the Action Plan states *"We will align the social housing investment programme and ongoing work in resolving unfinished housing developments in order to target opportunities for strategic acquisition and redevelopment of brownfield development sites, drawing on a further 2016 National Housing Development Survey."*

The 2016 NHDS is now complete and local authorities have identified additional and potential social housing supply that could be realised within unfinished developments and attention will now turn to realising as much of that potential as possible (refer to Section 2.4.1 and 6.1).

Wider department action will progress a National Vacant Housing re-use strategy under Pillar 5 of Rebuilding Ireland.

Very significant progress has been made. However, further progress must continue in order to resolve the remaining developments, which fall within two broad streams of activity, namely:

1. Normal developer/funder/receiver resolution;
2. Integrated local authority led measures to resolve developments not likely to come through the resolution process;

5.1.1 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 420 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 2017.

5.1.2 Integrated local authority led measures

A number of measures and initiatives have been introduced by the Government within the last 6 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.

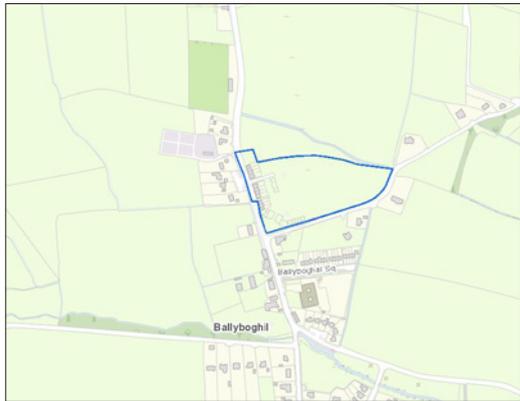
A second Government scheme was introduced by way of budget 2014 to assist in addressing the legacy of unfinished housing developments by way of a targeted €10m *Special Resolution Fund (SRF)* grant. 86 developments have had works carried out from the implementation of this scheme and significant progress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

To further aid in the remediation and resolution of developments, there will be a number of other avenues to be explored during 2017 including:

- The National Taking in Charge Initiative (NTICI); addressing
- Developer Provided Infrastructure (DPI) issues concerning developments with developer provided water services infrastructure. (a broader remit than 'unfinished' developments alone);
- Targeted resolution of 'empty' developments; and
- Bringing back vacant units into reuse for social housing purposes with the potential acquisition / leasing of vacant units as a major objective for 2017.

It is anticipated that a number of unfinished developments will progress in the year ahead. A number of the remaining developments and sites have been recently sold or are currently for sale and are located within urban areas where there is demand, finished developments have been taken in charge and new planning applications lodged with the local authority to finish out projects.

Cnoc Dubh, Ballyboughal, Fingal (rural area)



Site is for sale

The Gallery, Donabate – a new planning application has recently been lodged with the planning authority and it is hoped that this development will be resolved within the next year.



6 Future Priorities

6.1 Outlook for the Year Ahead

Very significant and positive progress is continuing to be made nationally on unfinished developments and within the past six years over 85% of the 'unfinished' developments have been resolved. This has been driven forward first and foremost in the interests of residents and aided through government initiative, local authority implementation and broader stakeholder engagement.

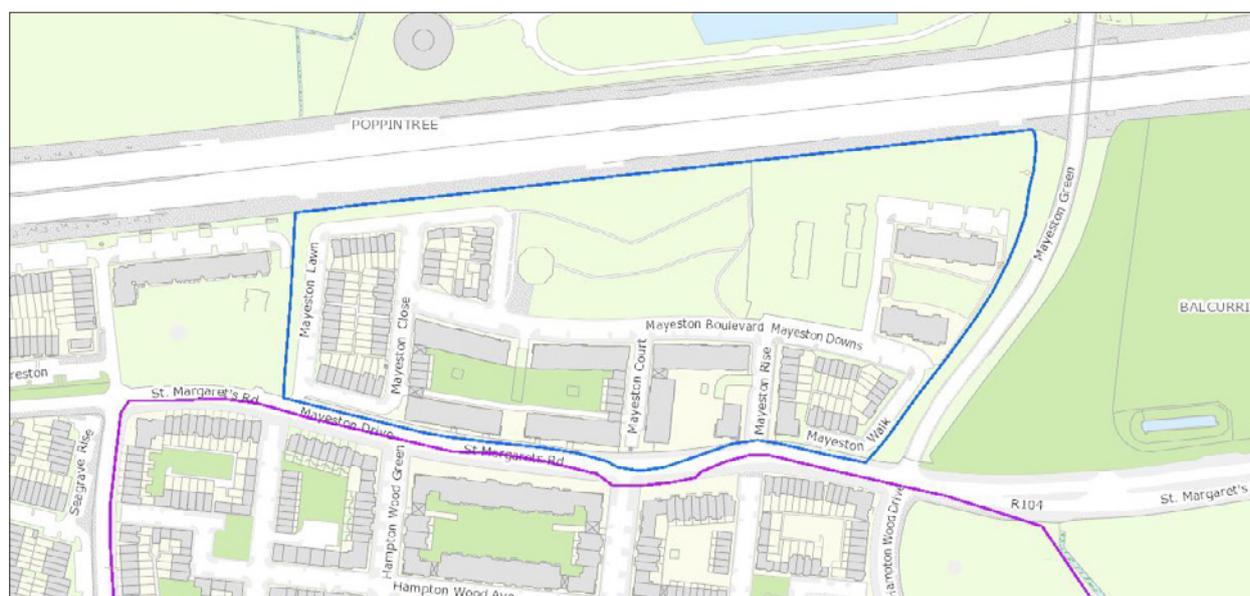
Reactivation of sites is now evident throughout the country and vacancy rates are decreasing. The 2016 survey has highlighted that 248 developments can be removed from the UFHD list leaving 420 developments remaining.

For the year ahead focus will be given to:

- Resolving all remaining unfinished housing developments in high market demand locations such as Fingal, Dublin City, Meath, Kildare, Cork City, Galway City and Waterford City and striving for 100% turnaround within high demand areas. The 'ghost' estates of the past are largely gone. The parts of developments that are occupied are now well established and finished to a good standard. As previously acknowledged, South Dublin County Council is the first local authority area to have zero 'unfinished' developments due to estates being substantially completed or reactivating and it is anticipated that 2017 will see other local authorities following suit;
- Exploring the range of strategic acquisition options available to local authorities to take up remaining and suitable and required vacant units. In order to progress this action each local authority is actively seeking expressions of interest from developers, receivers etc. in order to acquire vacant or near complete units within appropriate developments for social housing purposes.

Mayeston Hall in Fingal, Dublin is an example of a development where the occupied units and surrounding grounds are well established and maintained with the unfinished section being fenced. The development comprises of 440 units (91 houses, 349 apartment units) which are fully occupied, well established and well maintained. The 'unfinished' part of the development is fenced off and contains 28 foundations. The 'unfinished' portion of this development is relatively small with public lighting, footpaths, roads and open spaces largely complete. However, it would be premature to remove this estate from the 'unfinished' list until a more satisfactory solution is implemented for the remaining foundations such as clearance, levelling the brownfield land and removal of the fencing.

Mayeston Hall, Fingal – large part of the development is well established.



Completed, occupied units – well maintained - Public Lighting, footpaths, roads complete.



Completed units fronting onto open space



Segregated 'unfinished' lands behind fencing

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</p> <p>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</p> <p>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><i>Each City and County Council has established an Unfinished housing Development Coordinator who leads the relevant local authority teams and the Coordinator'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.</i></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 coordinated 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>Builders/Developers (as represented by the Construction Industry Federation and the Irish Home Builder's Association);</p> <p>Financial Institutions (as represented by the Irish Banking Federation);</p> <p><i>The National Assets Management Agency (NAMA)</i></p> <p><i>Residents as represented by Irish Rural Link;</i></p> <p><i>Local Authorities as represented by the City and County Managers' Association;</i></p> <p><i>The Department of Housing, Planning, Community & Local Government; and</i></p> <p><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, <u>NAMA</u> 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 <u>other financial institutions</u> (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 Oct 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 coordinators.</p>	Complete and website being continually updated with current information.
<p>Best Practice Manual</p> <p>A best practice <u>Guidance Manual on Managing and Resolving Unfinished Housing Developments</u> on unfinished housing developments 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>	Complete <i>The Manual was published in August 2011 and is available to view/download at www.housing.ie</i>

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 DECLG/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>	LA's completed categorisation. 2016 survey complete.
<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>	Complete.

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>DHPCLG Support The <u>Department will 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 Housing Inspectorate with the Housing Agency provides technical support to LA's. The National Housing Development Survey 2016 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 approaches to the re-use of vacant housing</u> 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 will be referred to the Building Standards Compliance Group</u> for its analysis and response.</p> <p><i>A report was received from the Building Standards Section (DECLG). 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 <u>Department will re-state 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><i>A number of guidance documents have been issued including;</i> 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 <u>to ensure positive uses for vacant complete and near complete housing</u> and in line with the achievement of sustainable communities and balanced tenure of housing developments.</p> <p><i>LA's together with approved housing bodies and NAMA are working with the DHPCLG & 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.</i></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><i>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.</i></p>	Discontinued

Appendix B: Summary Report of National Housing Development Survey 2016

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 - 2015 a survey of unfinished housing developments in Ireland was conducted over the summer and early autumn of 2016.

As in the case of the previous surveys, the 2016 survey covered all housing developments of two or more dwellings commenced since 2007 - 2010.

It is important to note that the survey generally tracks the progress of housing developments included in previous surveys¹ 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;²

¹ A small number of additional developments (5 developments) were included in the 2014 survey having been identified by the local authorities as not having been surveyed in previous years.

² 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 668 developments were inspected.

The 2016 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 2016

Year	2010	2011	2012	2013	2014	2015	2016	Remaining For 2017
Number of Developments Inspected	2,846	2,876	2,973	1,881	1263	992	668	420
Detached units	24,476	25,048	25,864	20,459	25,665	12,399	8,123	4,906
Semi-detached units	55,243	56,007	57,528	46,153	34,481	26,666	17,591	10,160
Terrace units	36,872	38,044	39,644	30,073	23,213	17,158	10,391	4,921
Duplex units	7,873	7,870	7,979	5,953	4,956	3,772	2,513	700
Apartment units	54,766	54,466	54,640	29,587	21,141	16,365	9,356	4,147
Total Dwellings	179,230	181,435	185,655	132,225	99,456	76,360	47,974	24,834
Complete & Occupied units	78,195	85,538	91,692	57,642	41,476	32,381	19,855	8,651
Complete & Vacant units	23,250	18,638	16,881	8,694	5,563	3,871	1,944	1,121
Near Complete – With building activity	2,699	1,934	1,014	973	842	1,481	791	104
Near Complete – No building activity	7,277	6,860	6,978	6,207	5436	3,308	2,450	1,643
Wall Plate – With building activity units	923	417	432	428	328	427	296	48
Wall Plate – No building activity units	2,104	2,040	2,037	1,965	1499	1,499	1,303	1,163
DPC – With building activity units	467	273	201	151	94	359	87	77
DPC – No building activity units	2,507	2,668	2,682	2,705	2541	1,819	1,256	856
Found to DPC level – With activity	602	412	318	326	284	468	1,512	63
Found to DPC level – No activity	3,251	3,268	3,370	3,380	2936	2019	1,584	1,033
No Construction Started units	58,025	59,381	35,191	19,661	12,286	8,397	1,574	1,053
Planning Expired units			24,864	30,132	26,171	20,254	16,733	9,022
Roads Complete and in service	67,535	73,140	79,786	42,930	31,106	25,639	16,141	6,547
Footpaths Complete	100,155	104,611	110,176	66,986	47,687	36,550	22,023	9,930
Lighting Complete	98,022	102,740	106,762	64,353	45,529	34,828	20,932	9,917
Potable water supply fully operational	101,279	105,045	109,372	66,475	47,106	36,196	21,950	9,872
Storm water system fully operational	101,199	104,586	108,974	67,087	47,101	36,149	21,913	9,860
Waste water system fully operational	100,940	104,524	112,780	66,432	47,120	36,169	21,923	9,869
Planned number of open space areas	5,300	5,355	5,565	4,033	2,973	2,385	1,578	924
Open space areas fully complete	3,305	3,418	3,616	2,205	1,512	1,184	772	418
Construction activity on site	429	245	252	193	170	184	104	15

Vacant Housing Trends 2016

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

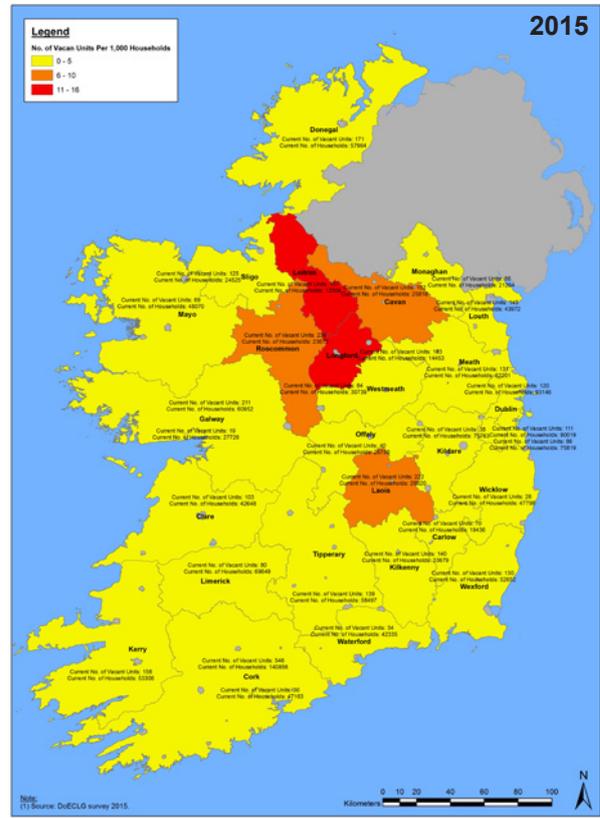
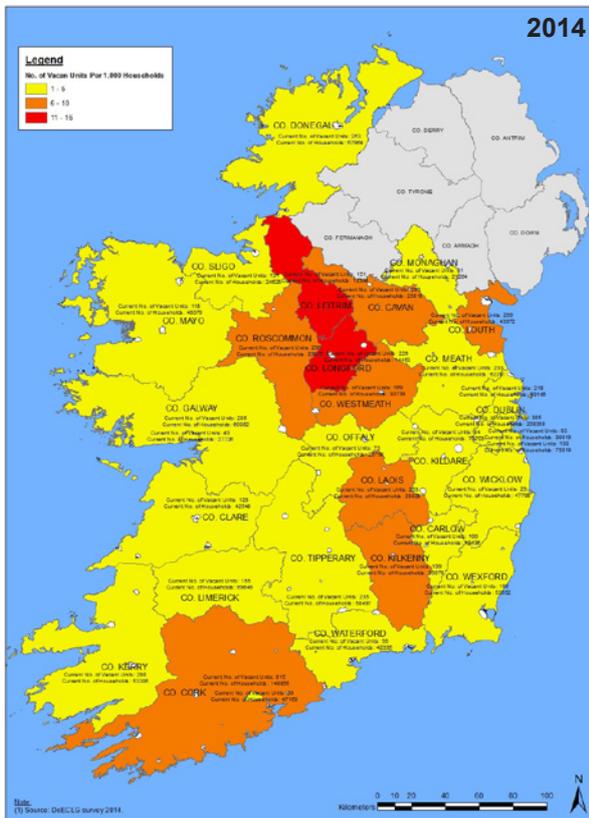
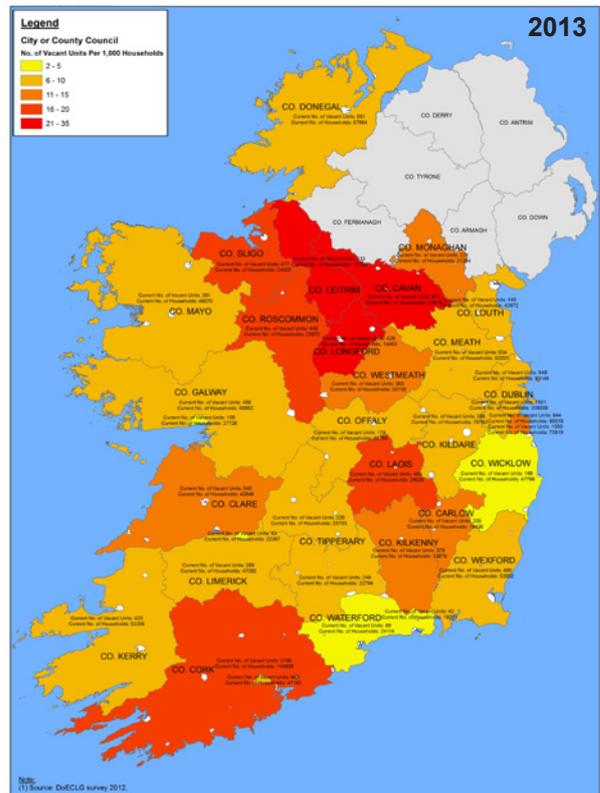
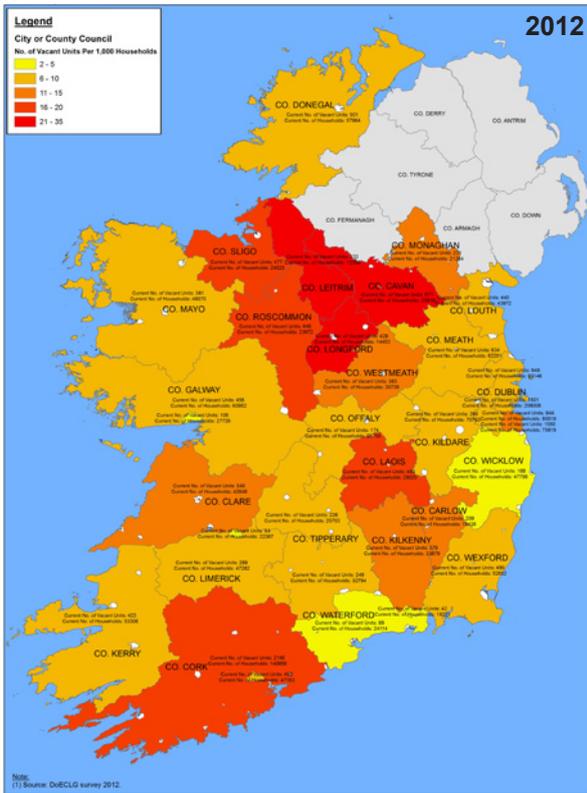
Local Authority	No. Vacant Units derived from Survey (See Note 1)	Total No. Households (See Note 2)	No. Vacant Units Per 1,000 Households
Cork City	0	47,163	0.00
Dublin City	0	208,008	0.00
Wicklow	3	47,798	0.06
Kildare	14	70,763	0.20
Limerick	16	69,649	0.23
Waterford	10	42,335	0.24
Fingal	26	93,146	0.28
Mayo	17	48,070	0.35
Dún Laoghaire-Rathdown	29	75,819	0.38
South Dublin	43	90,019	0.48
Monaghan	12	21,264	0.56
Westmeath	19	30,739	0.62
Meath	43	62,201	0.69
Galway City	25	27,726	0.90
Wexford	50	52,652	0.95
Kerry	57	53,306	1.07
Offaly	33	26,750	1.23
Tipperary	78	58,497	1.33
Carlow	32	19,436	1.65
Cork Co	251	140,856	1.78
Clare	78	42,648	1.83
Galway Co.	117	60,952	1.92
Donegal	118	57,964	2.04
Sligo	50	24,525	2.04
Kilkenny	70	33,679	2.08
Louth	111	43,972	2.52
Cavan	80	25,818	3.10
Leitrim	69	12,308	5.61
Roscommon	158	23,672	6.67
Longford	108	14,453	7.47
Laois	227	28,020	8.10
Nationally	1944	1,654,208	1.18

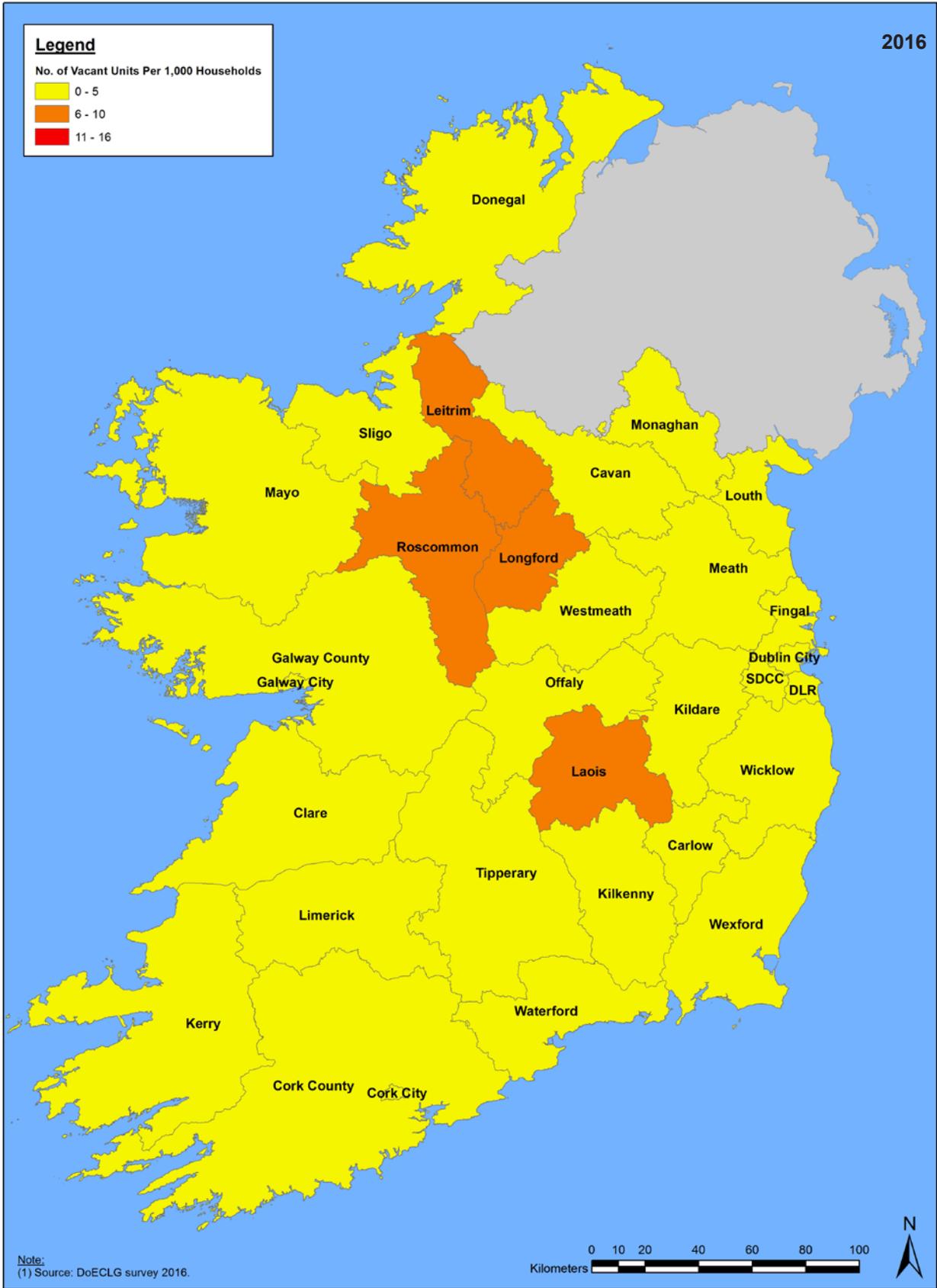
Note 1: As derived from the 2015 Survey

Note 2: 'Number of households' is derived from CSO data 2011.

The following succession of vacancy maps visually highlights the reduction of vacancy levels nationally from 2012 to 2016.

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

