



Resolving Irelands Unfinished Housing Estates

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Agenda



- About the Housing Agency
- National Housing Survey 2011
- Advisory Group and Final Report
- National Coordination Committee
- Categories of Unfinished Developments
- Collaborative Approaches
- Involve Residents

Housing Agency



- A new agency set up in May 2010
- **Purpose** is to work with and **support**:
 - Local Authorities
 - Housing Associations & Co-operatives
 - Department of the Environment
 - Private Sector
 in the delivery of housing and housing services.

Role



Support
implementation
of housing policy

Co-ordinate
Standardised
Approaches

Research

Provide **Technical**
Resources

Procurement &
Project
Management

Manage Housing
Land-bank

New Housing Reality



National Housing Survey 2011



- Survey conducted between June and September 2011 by DECLG Housing Inspectorate Staff
- A total of **2,066 unfinished developments** of 2 or more houses

Active	244
Inactive	1,822
Total	2,066

Source: National Housing Development Survey Oct 2011- DoECLG

National Housing Survey 2011



- A total of **18,638** houses/apartments are complete and vacant

Complete and vacant	18,638
Near Completion	8,794
Early stages of construction	9,078

Source: National Housing Development Survey Oct 2011- DoECLG

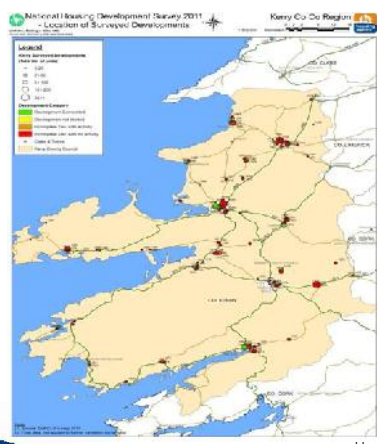
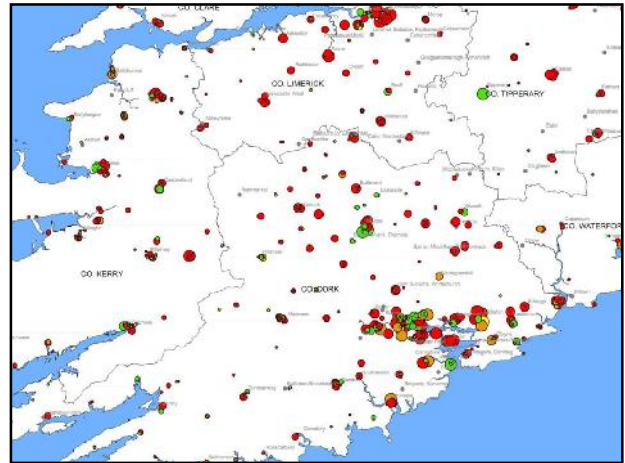
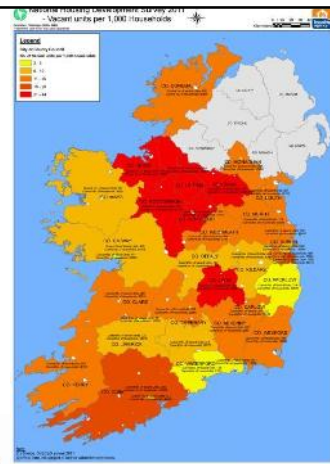
Survey Findings



- There are **2,066 unfinished housing developments** in the Country.
- A 20% reduction in vacant housing**
 - Year 2010 = 23,250 Vacant Dwellings
 - Year 2011 = **18,638** Vacant Dwellings
- A further 8,794 were recorded as **near complete**.
- The **level of construction activity on sites has decreased by almost 43%**.

Source: National Housing Development Survey Oct 2011- DoECLG

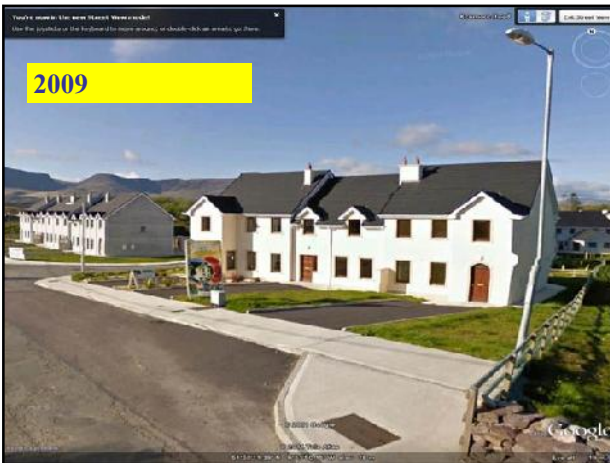
Vacant Units Per 1,000 Households




Vacancy





Local Authority	No. Vacant Units derived from Survey	Total No. Households	No. Vacant Units Per 1,000 Households
Limerick City	59	19,550	3
Limerick	322	44,675	7
North Tipperary	296	22,992	13
South Tipperary	216	29,375	7
Kerry	615	48,110	13
Cork City	429	43,939	10
Cork County	2,363	123,295	19





Real Estate






Unreal State

**We have suspended reality.
Hiatus.**

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Property Valuation Methods

- Forget about the past, start from first principles.
- An asset is worth what someone will pay for it!
- Valuation based on end user value.
- How should we determine house prices?
 - Percentage of income that someone can spend on housing (max 30%)
 - A multiple of income (max. 4 times income)
 - Based on rental income and an appropriate yield
 - Cost of construction plus some land cost (15-20%)

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Advisory Group Formed

- Advisory Group formed to examine options
- Interim report issued with key findings in Feb 2011
- Final report launched by Minister Penrose on 9th June, 2011



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National Coordination Committee

- A National Coordination Committee has been set up.
- This committee is chaired by Minister Willie Penrose T.D., Minister for Housing and Planning.
- Its purpose is to **drive the implementation** process and recommendations of the report.

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Categories of Unfinished Developments



1. Developer is **active** and the estate is being completed and managed
2. A **receiver** has been appointed and the development is being managed
3. The developer is in place but there is **no on-site activity** - planning, building control compliance and public safety issues need to be addressed
4. Developer or site owner is effectively **not contactable, no receiver** has been appointed

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Collaborative Approaches



- All stakeholders must work together

Flexibility

Information Sharing

Open Communication

➤ Land Registry
➤ Planning Files

Transparency

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1. Developers
2. Banks
3. Receivers
4. Local Authorities
5. Bond Providers

Need to adopt a Pragmatic Approach



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Involve Residents



- Residents must be directly and centrally involved.
- Local authorities need to provide a designated contact person for residents to liaise with.
- Engage the residents and local community in any resolution plan.

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Key Issues Facing Residents



- **Public safety**
 - Part completed elements no longer under construction.
 - Poorly fenced construction areas leading to the possibility of public access to hazardous areas.
- **Serious completion and compliance issues**
 - Non completion of public lighting, open space areas or defects with services such as water.

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Public Access to Unfinished Sites





Before and After

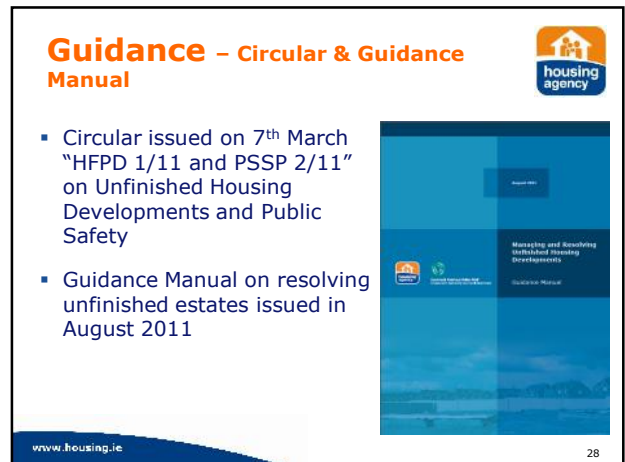
Photo below of an unfinished development **before** any works were carried out

After



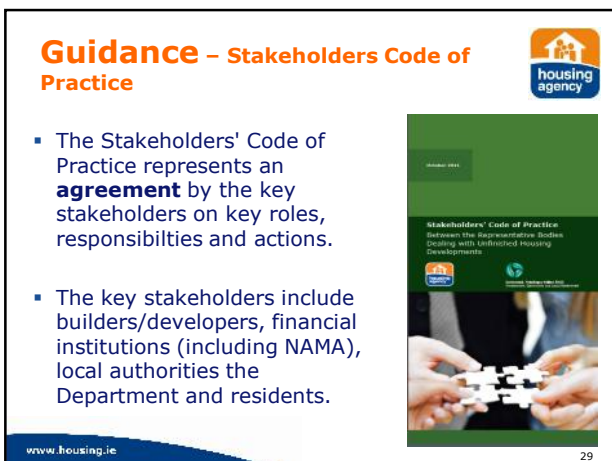
Before

After



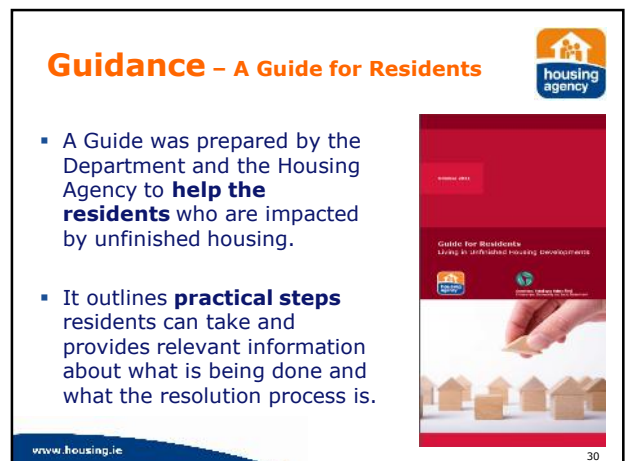
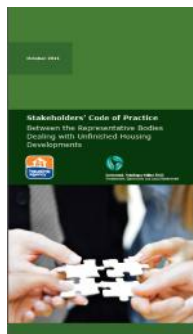
Guidance - Circular & Guidance Manual

- Circular issued on 7th March "HFPD 1/11 and PSSP 2/11" on Unfinished Housing Developments and Public Safety
- Guidance Manual on resolving unfinished estates issued in August 2011



Guidance - Stakeholders Code of Practice

- The Stakeholders' Code of Practice represents an **agreement** by the key stakeholders on key roles, responsibilities and actions.
- The key stakeholders include builders/developers, financial institutions (including NAMA), local authorities the Department and residents.



Guidance - A Guide for Residents

- A Guide was prepared by the Department and the Housing Agency to **help the residents** who are impacted by unfinished housing.
- It outlines **practical steps** residents can take and provides relevant information about what is being done and what the resolution process is.





Thank You

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