

# Cork Social Housing Forum



## Housing – Supporting an Inclusive Society

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# Agenda



- **Housing – Inclusive & Integrated**
- **Housing & Sustainable Communities Agency**
- **Housing – Leasing and Renting**



**Inclusion &  
Integration**

# Inclusive & Integrated



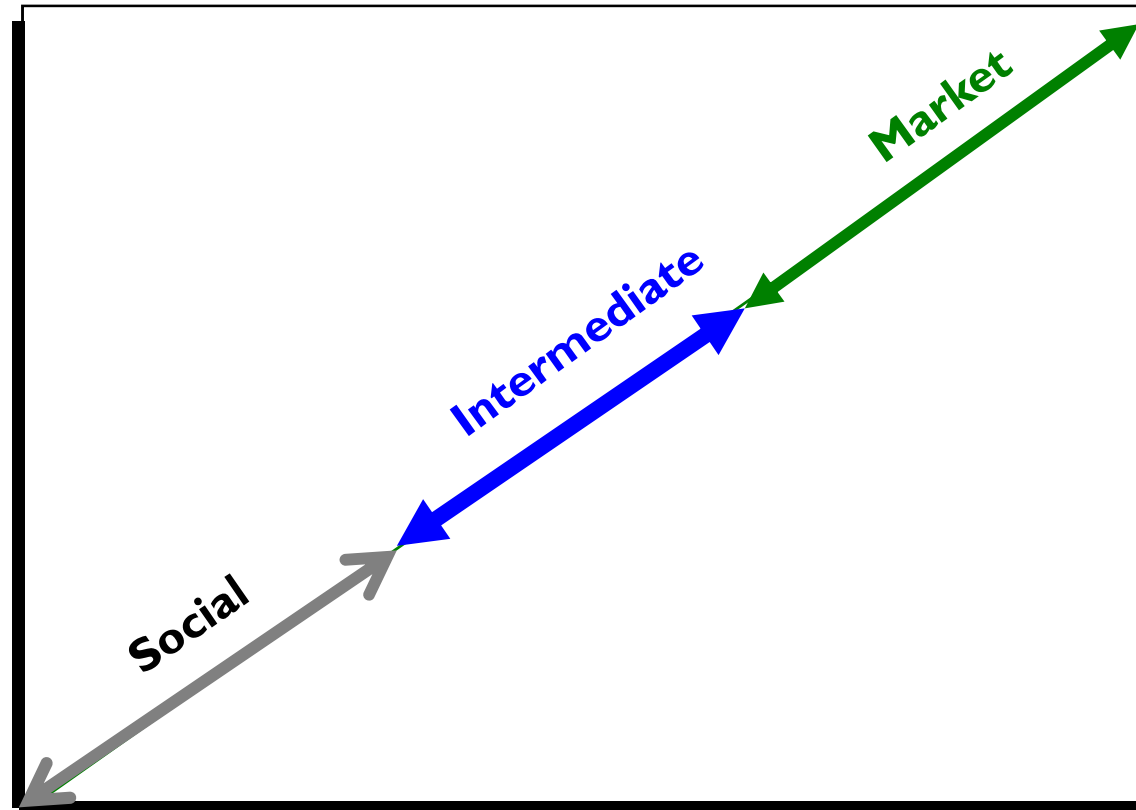
- Inclusive society
- Integrated
- Freedom and independence
- Choice



# Housing



Housing cost  
(purchase or  
rent)



Income

# Need for Housing Support



- Ongoing need for housing support in society
- Move away from the term 'Social Housing' to 'Housing'
- Current position
  - Local Authority Housing 125,000
  - Voluntary Housing Organisation 25,000
  - Rental Accommodation Scheme 10,000
  - Rent Supplement 100,000

# Housing Support



- How can we be flexible in delivering housing supports when needed?
- Are we achieving inclusion and integration?
- Are we giving freedom and choice?

# Housing & Sustainable Communities Agency



- A new agency created in May 2010 to work with and assist local authorities, voluntary housing organisations and the Department in the delivery of housing, planning and related services.

# Role of the Agency



- Supporting local authorities and voluntary housing organisations
- Advise on and assist with policy implementation.
- Drive the current policy agenda on sustainable communities.
- Research & Policy Advice.
- Management of housing land bank.
- Regulation of voluntary housing organisations.

# Irish Housing – Structure



**Department of the  
Environment, Heritage  
and Local Government**

**Local  
Authorities**  
(Housing Authorities)

**Voluntary Housing  
Organisations**

**Housing & Sustainable  
Communities Agency**

**Housing Finance Agency**



Change

# Changed Funding Environment



## **Traditional Funding arrangement**

- 100% Capital funding to Local Authorities and Housing Associations

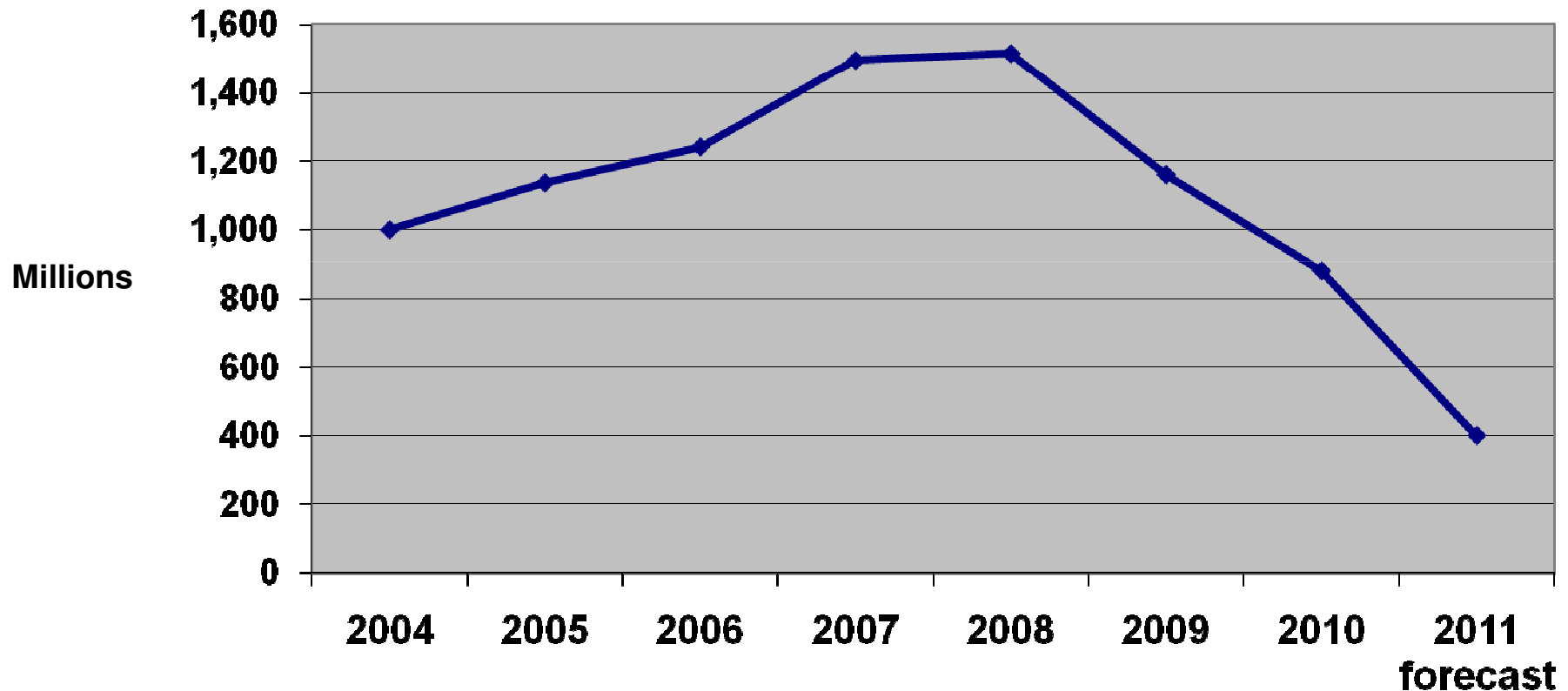
## **New Situation**

- Move from capital to revenue funding

# Capital Funding – Social



Capital Funding for Social Housing  
Republic of Ireland 2004 to 2011 (forecast)

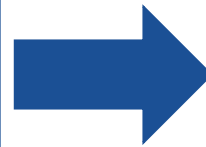


# A Time for Change



- Move away from the boom outlook:

RENT = Dead Money  
BUY = Investment



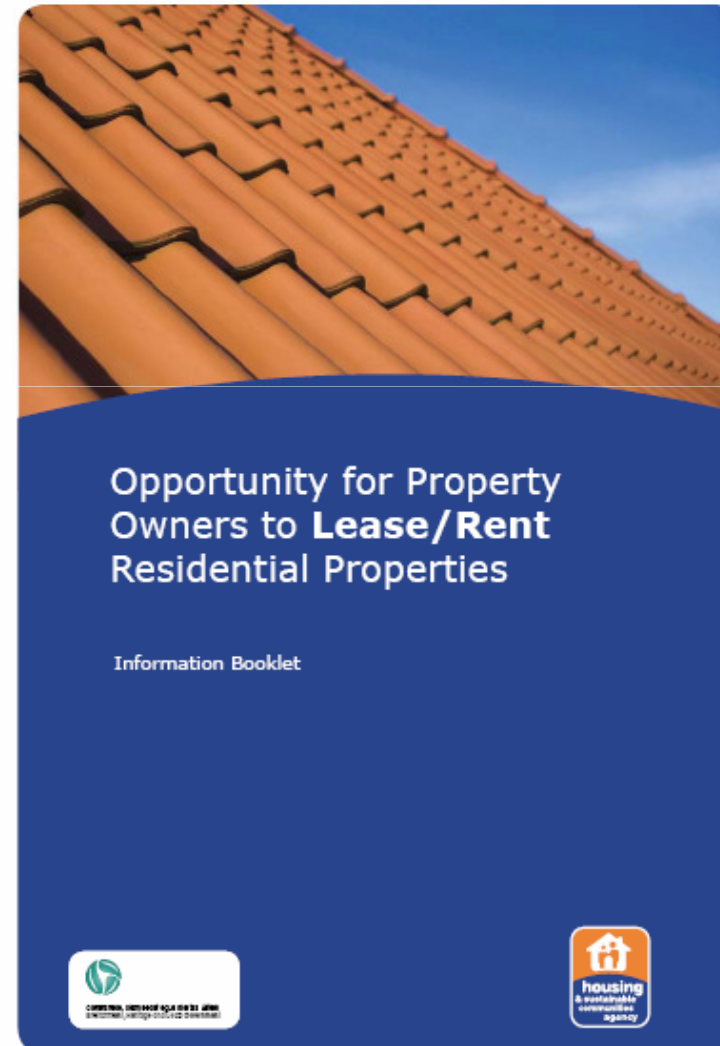
RENT = Solid  
BUY = Speculation

- Capital funding is limited!
- Why pay more than needed to provide housing?
- Theories about now being the time to buy bring us back to where we started!

# Leasing & Renting Initiative



- Owners can get a guaranteed rent and avoid property management issues and costs.
- Leasing and renting helps achieve integration and choice.



# Options for Voluntary Housing Bodies



## **Leasing / Renting**

- Lease / rent properties from private sector

## **Purchase / Build**

- Using availability payments to fund purchase or construction projects

# Conclusion



- Housing support is needed.
- Inclusion and integration is vital.
- We must change and be realistic about the funding available.



# Thank you!

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