



Rialtas na hÉireann
Government of Ireland

Housing for All

A new housing plan for Ireland

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Housing for All (HfA) -Objectives



- *Everyone in the State should have access to a home to purchase or rent at an affordable price, built to a high standard and in the right place, offering a high quality of life.*
- Ireland needs an average of 33,000 homes constructed per annum until 2030
- Housing for All has the largest ever housing budget in the history of the State to support these pathways, with in excess of €20bn in funding through the over the next five years.
- To achieve these targets over €4 Billion euro per year will be invested in housing to 2030

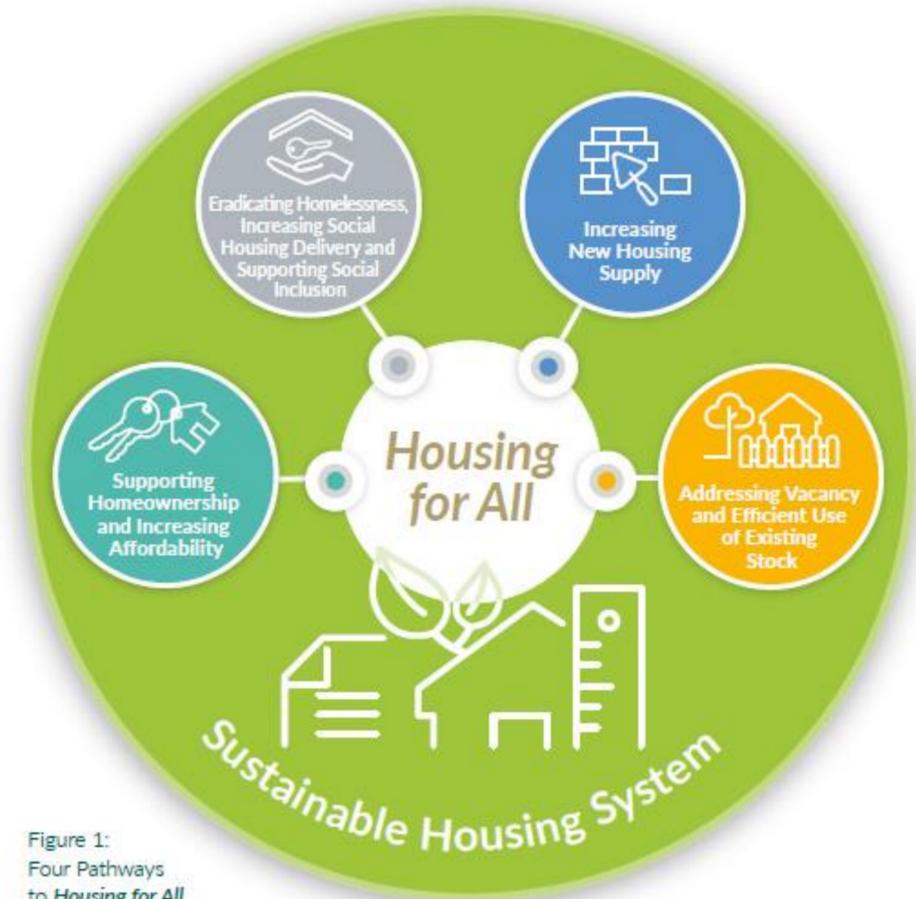


Figure 1:
Four Pathways
to Housing for All

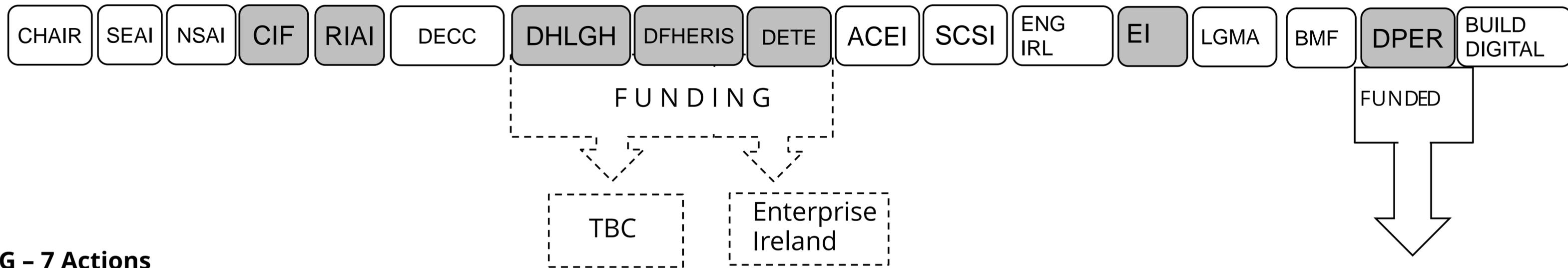
Projected Housing Output (New Build) 2022 - 2030									
Tenure	2022	2023	2024	2025	2026	2027	2028	2029	2030
Social homes	9,000	9,100	9,300	10,000	10,200	10,200	10,200	10,200	10,200
Affordable & Cost Rental homes	4,100	5,500	6,400	6,400	6,100	6,300	6,400	6,300	6,300
Private Rental and Private Ownership homes	11,500	14,400	17,750	18,200	19,800	20,400	21,500	23,000	24,000
Total Homes	24,600	29,000	33,450	34,600	36,100	36,900	38,100	39,500	40,500

Reduce Residential Construction Costs

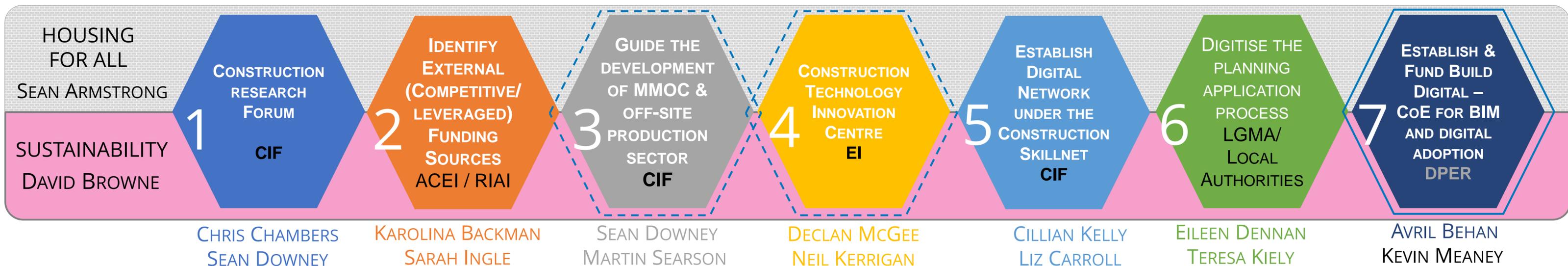


- The Government and relevant State agencies will advance methods to reduce residential construction costs, by **increasing the focus** of existing and planned construction related initiatives on the **residential construction** sector, and by ensuring a coordinated, whole-of-government, approach to residential construction.
- The **leadership of the State** is needed to address the shortfall in construction sector productivity and innovation that has been manifest for several years
- The **State will play a more central role** in leading and funding these structures to ensure that levels of productivity and innovation actually materialise.
- This will be complemented by an increased focus for the Department of Public Expenditure and Reform-led **Construction Sector Group (CSG)** on the residential construction sector.
- The **State will increase funding** for residential construction related innovation and productivity. It will work with industry to strengthen the residential construction supply chain and to introduce modern methods of construction.
- Enterprise development agencies, including inter alia **Enterprise Ireland**, will support these initiatives, which will be **coordinated through the Department of the Taoiseach**.

Construction Sector Innovation and Digital Adoption Sub Group



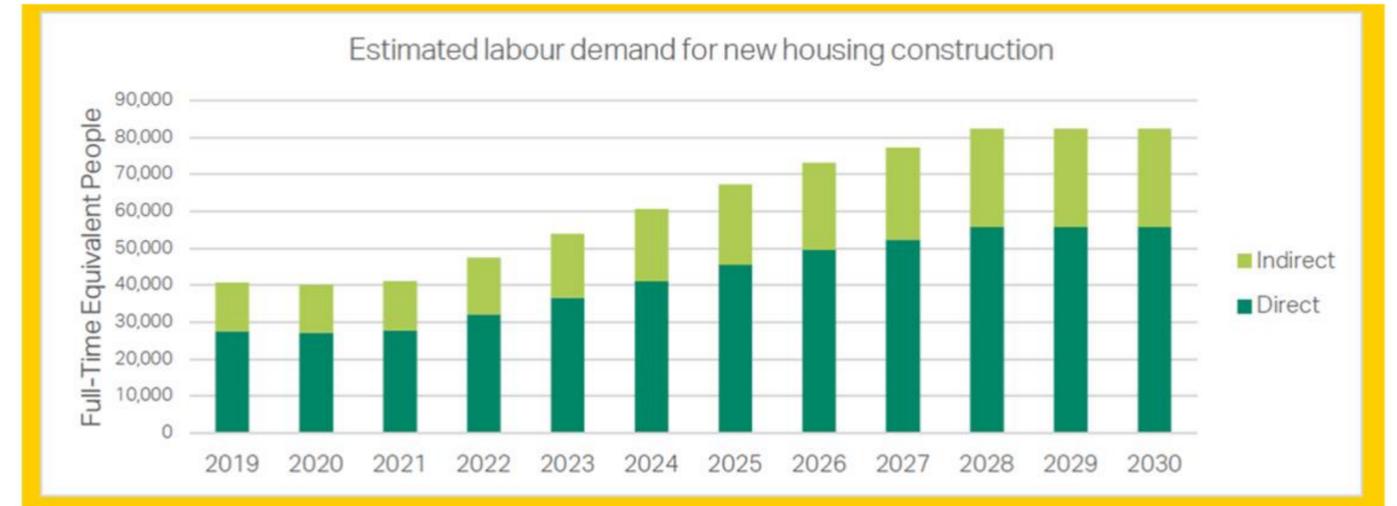
CSG - 7 Actions



Labour and Sectoral Capacity



- Total labour demand from housing construction will need to rise from approximately 40,000 fulltime equivalent workers at present, **to 67,500 by 2025.**
- As the backlog of housing output has built up, a further increase, possibly upto **80,000 workers** may be necessary.
- For example, it is suggested that approximately **2,500 additional carpenters** will need to be recruited or trained in total



Additional labour requirements by occupation

The analysis also quantified the additional labour requirements at an occupational level. Occupations were classified according to whether they were 'Core' or 'Niche' skills. Core skills account for 50% of the total labour demand, and include Carpenters, Electricians, Plumbers and Construction workers. 'Niche' skills represent smaller, more specialised occupations and account for a further 7% of total labour demand, including Floorers / Wall Tilers, Construction supervisors, roofers and window fitters. The top 10 occupations in terms of growth are:

- Carpenters & Joiners (+2,500)
- Electricians (+1,900)
- Elementary Construction Occupations (+1,800)
- Plumbers (+1,300)
- Painters & Decorators (+1,100)

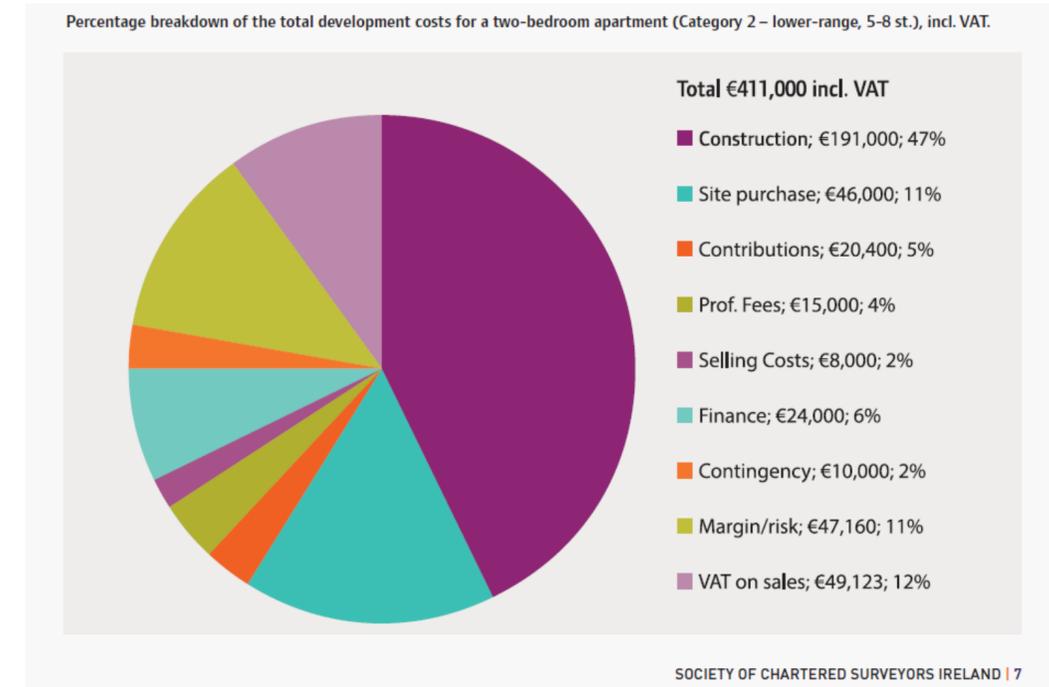
- Bricklayers & masons (+700)
- Production Managers (+690)
- Plasterers (+680)
- Architects & Planners (+670)
- Construction Operatives (+650)

Expert Group on Future Skills Needs; **Building Future Skills: The Demand for Skills in Ireland's Built Environment Sector to 2030**

Labour Demand Estimates for Ireland's National Housing Targets, 2021-2030; Department of Enterprise, Trade & Employment

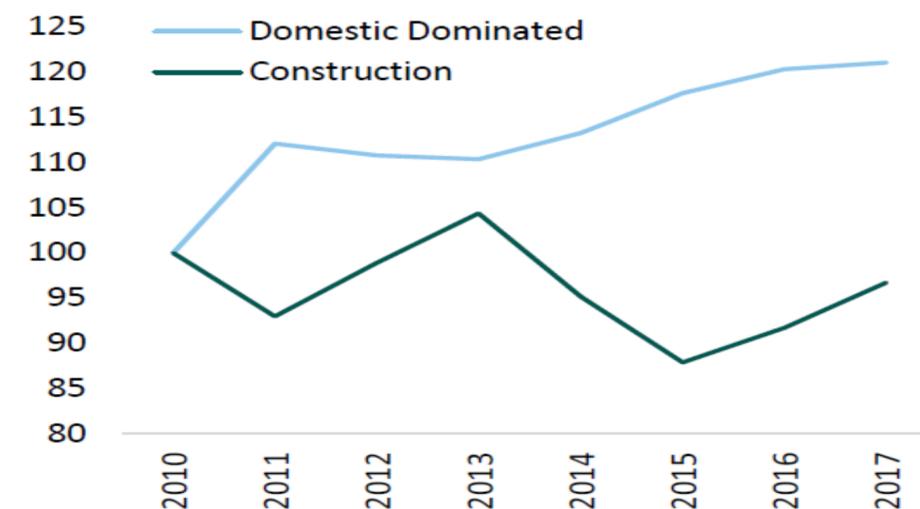
Costs

- Recent analysis indicates that **construction build costs account for approximately 47%** of total apartment development costs.
- Prices for many construction materials have increased significantly over the last 12-18 months due to high demand. The CSO Wholesale Price Index (WPI) shows the annual increase for building and **construction materials to be 16.1%** to the end of Dec. 2021.
- SCSi Tender Price Index (October 2021), indicates construction **tender prices increased by 7%** in the first half of 2021. The report indicates that year-on-year national annual inflation is now at 8.3% (July 2020 to June 2021).
- Productivity growth of the Irish construction sector has not kept pace with trends in other industries. The latest data shows that **productivity** in the construction sector remains **below 2010 levels** and is less productive than EU average



<https://scsi.ie/real-cost-of-new-apartment-delivery/>

Figure 10: Labour Productivity Index



Source: CSO

<https://www.gov.ie/en/publication/827c7-construction-sector-group-building-innovation/>

Housing for All- Reduce Construction Cost



- The new **Construction Technology Centre (CTC)** led by Department of Enterprise Trade and Employment will prioritise residential construction - supporting innovation, **modern methods of construction**, digital and manufacturing technology.
- The **Construction Sector Group (CSG)** led by Department of Public Expenditure and Reform with representatives from Industry bodies, government Departments and agencies. The CSG will have an **increased focus on residential construction**, including implementation of cost reducing innovations and productivity measures,
- The role of **enterprise agencies** will be expanded to include the provision of funding and supports for innovation and productivity-related projects in the domestic residential construction sector,
- The **public sector** will continue to provide exemplar projects to help with the capacity building process through **public tenders for innovations** such as rapid delivery housing and design and development of low-carbon buildings.
- This work will be underpinned by the development of **Key Performance Indicators for MMC** and Cost of Construction, which will be reported on quarterly.



Actions on innovation and digital adoption	Leader
Further expand and develop the work of the Construction Research Forum and carry out an industry needs assessment.	CIF
Develop an action plan to promote funding opportunities arising from external funding sources such as the horizon 2020 programme and the Disruptive Technology and Innovation Fund.	ACEI/ CIC
Establish a joint working group to guide the development of the off-site production sector.	CIF/ CIC ICTU
Advance plans to develop a National Centre of Excellence (NCE) for the construction sector.	Enterprise Ireland
Establish a digital network under the Construction Skillnet	CIF/ CIC
Digitise the planning application process to reduce unsustainable, time and cost inefficient paper-based reporting.	LGMA, Local Authorities
Establish and fund <i>Build Digital</i> – a centre of excellence to promote BIM and digital adoption.	DPER

Actions in Progress



Call for Construction Technology Centre

Call for Full Proposals to establish a Construction Technology Centre

Call for Full Proposals

Establishment of a Technology Centre for the Construction Sector



The Department of Enterprise Trade and Employment through Enterprise Ireland is proposing to establish a Construction Technology Centre to support technology transformation in the construction and built environment sector. This development is a commitment under the Government's Housing for All Strategy and is intended to drive innovation and productivity in the sector with a priority focus on residential construction. The initiative also supports Project Ireland 2040 and the work of the Construction Sector Group Innovation and Digital Adoption Sub-Group.

The call for applications is **now open**. The deadline for submissions is **5pm on Friday 4th March 2022**.



[Click here for Application Form \(docx\)](#)

A webinar to outline details of the call will take place on **Wednesday 9th February 2022 @11am**

To register for the webinar [click here >>>](#)

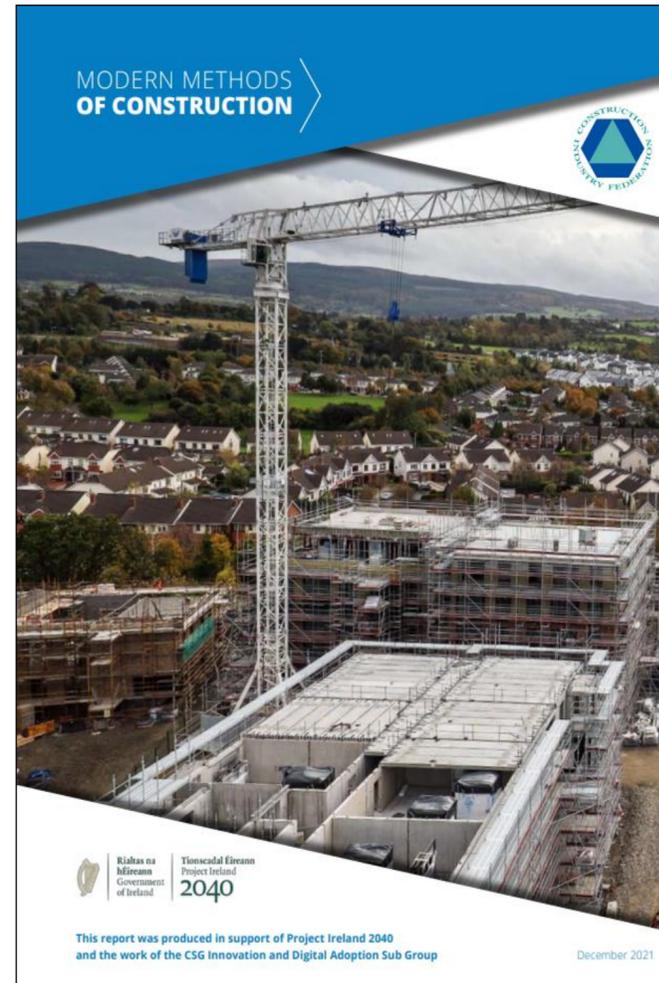
Detailed Description of Industry Needs Report

Contact

Declan McGee
Manager, Technology Centres Programme
Enterprise Ireland

Deadline Friday 4th March 5pm

<https://www.enterprise-ireland.com/en/Research-Innovation/Companies/Collaborate-with-companies-research-institutes/Construction-Sector-Call.html>



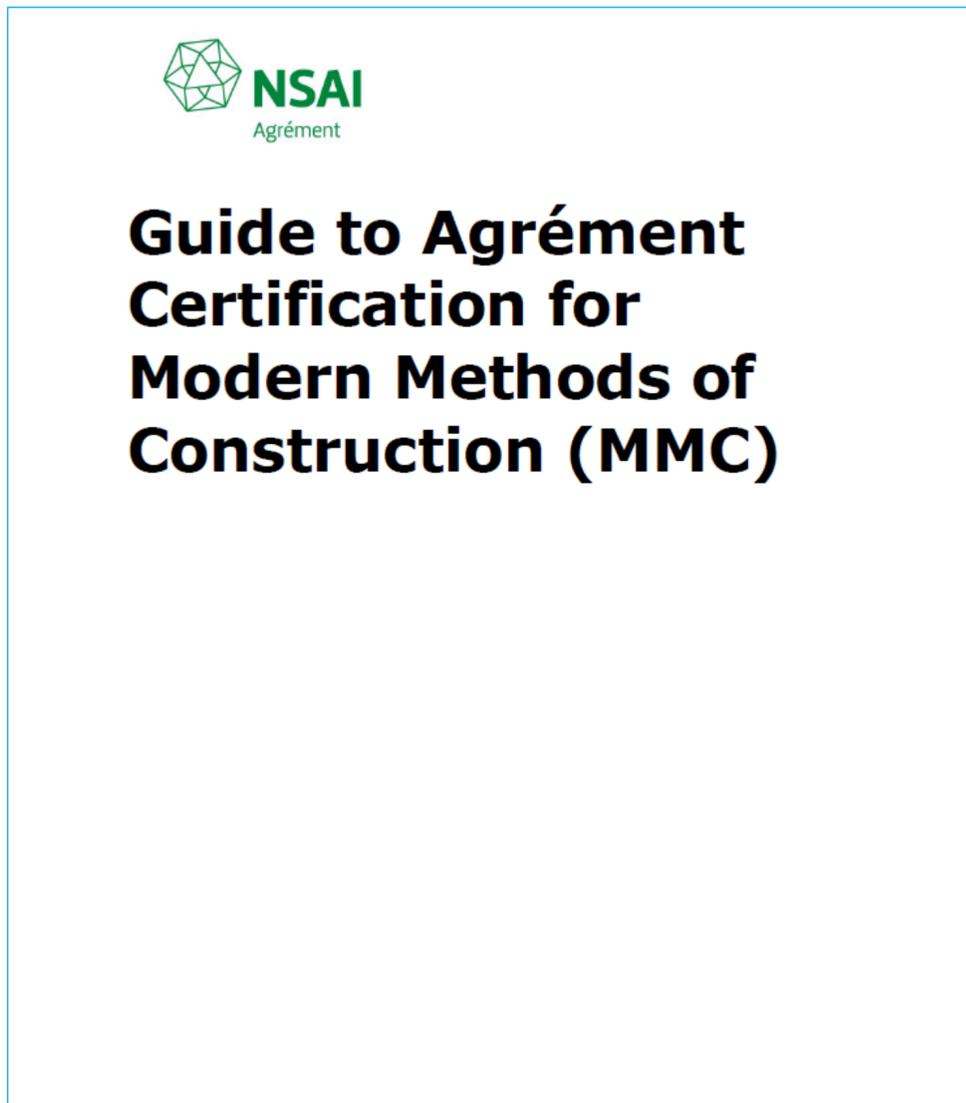
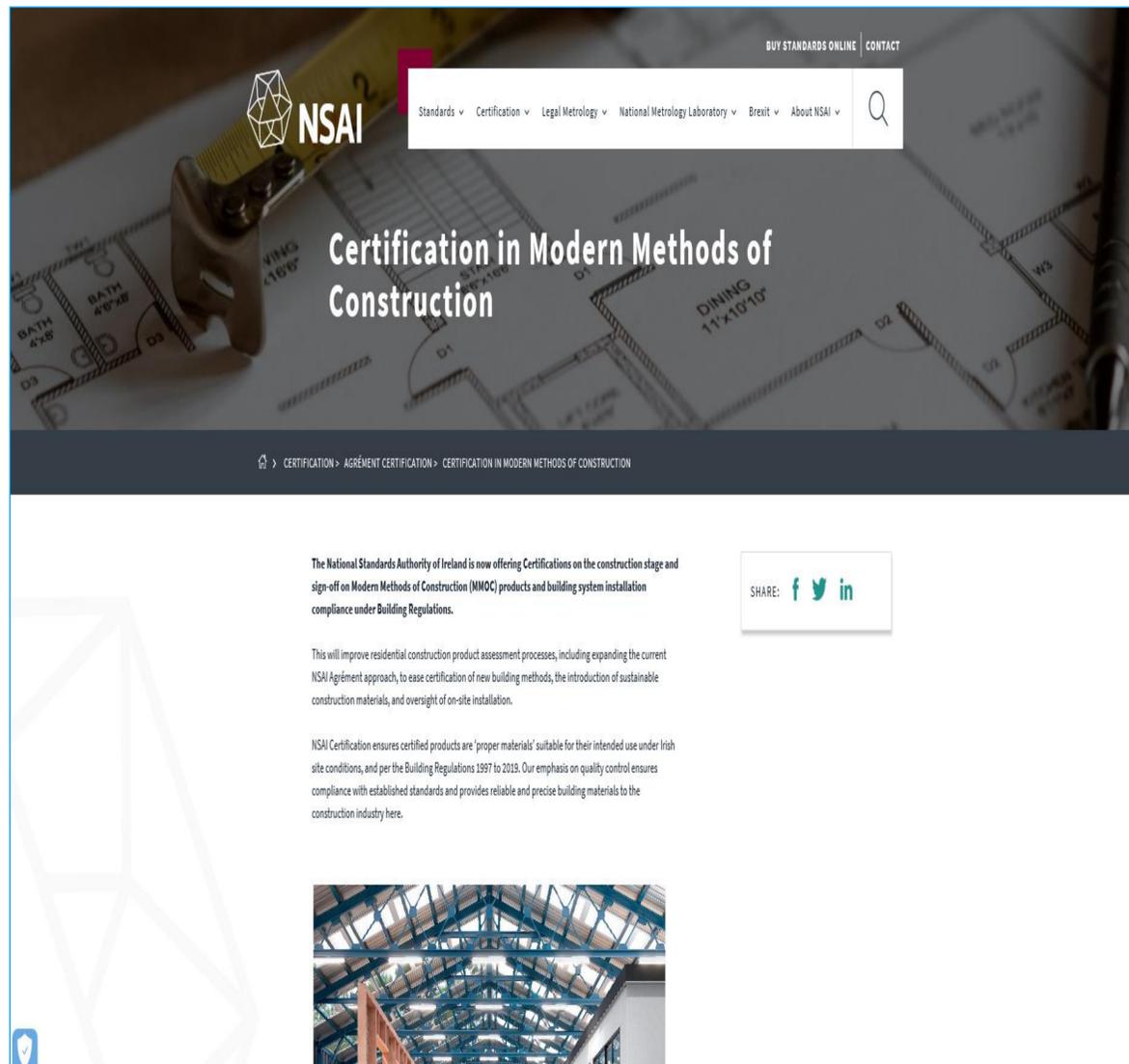


The Build Digital grant agreement between DPER and the Build Digital Alliance amounts to €2.5 million over a five year period. After five years, the project will have delivered increased digital adoption across the entire Irish construction and built environment sector.

Some actions that will be undertaken to achieve this include;

- establishing an Irish Build Digital Leadership Forum to co-ordinate and lead the sector in digital adoption along with a Build Digital Exchange Hub for accessible resource knowledge learning and sharing across the sector,
- undertaking an annual national survey for monitoring progress, impact, and developments in respect of the Build Digital project goals,
- engaging widely by region, sector and partnering globally to provide access for Irish organisations to international best practice for adoption and adaptation,
- identifying, monitoring, and publishing on Living Lab projects of different scales, types, and locations, in collaboration with public and private sector clients,
- developing an Irish building information modelling (BIM) Framework to support the industry in the delivery of ISO standards and associated guidance,
- improving the quality, consistency, and availability of education and training supports for digital adoption,
- developing digital procurement product identification standards and training materials,
- benchmarking progress under Build Digital against international comparators.

Actions in Progress



Action 23.2 The work by the CSG will incorporate an analysis and value engineering exercise for each component of cost of construction (including cost of compliance) of house and apartment development, with a view to reducing cost (including cost of compliance) and increasing standardisation. It will be informed by conducting construction cost comparisons with comparable EU economies **It will also identify opportunities for cost reduction for consideration** by relevant Government departments and industry. The study will be a shared Construction Sector Group and Government initiative with agreed terms of reference, which the DHLGH will then facilitate

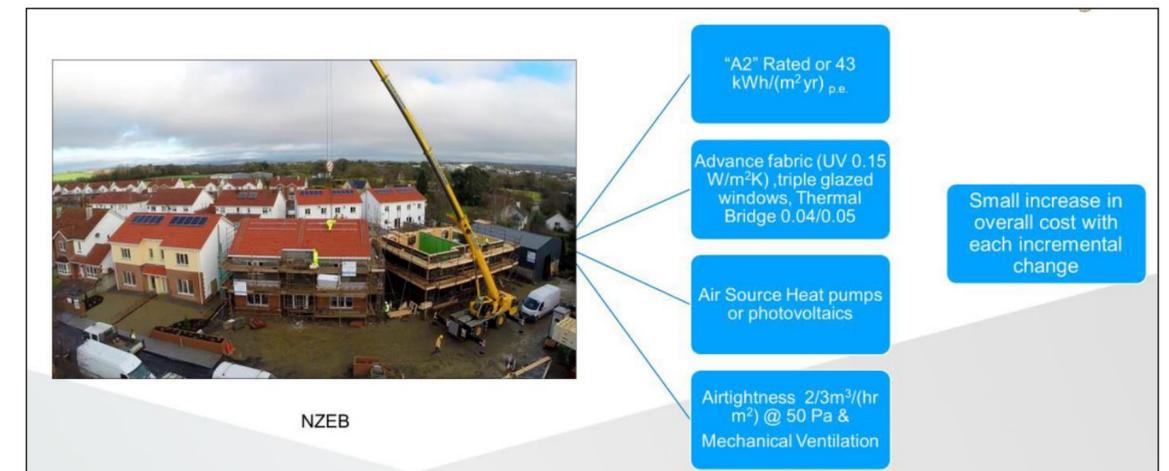
<https://www.nsai.ie/certification/agreement-certification/modern-methods-of-construction-certification/>

https://www.nsai.ie/images/uploads/certification-agreement/Guide_to_Agrément_Certification_for_MMC.pdf

Environmental Sustainability



- **Compact growth** in National Planning Framework contributes to a low carbon climate resilient society. Higher densities and shorter travel distances will minimise transport demand, and therefore lower energy demand.
- All of the new homes built during the lifetime of this Plan will be built to **Nearly Zero Energy Building (NZEB)** standards.
- **Retrofit 500,000 homes** by 2030 to a B2 or Cost Optimal Ongoing DECC BER standard. Local Authorities will retrofit 36,500 Local Authority homes to a B2/cost optimal Building Energy Rating (BER) by 2030.
- A **minimum BER for private rental property** will be introduced, where feasible, from 2025.
- Roadmap for **lifecycle analysis of embodied carbon** of construction materials planned for CAP 2021
- **Climate Action Plan 2021** published promotes **Circular Economy** and low embodied carbon.



Design Build/Rapid Delivery Housing Delivered



- The **design build/rapid** delivery programme for houses is in place since 2017
- 752 units have been completed using up to Q2 2021, with 1,350 in the pipeline either not started or on site.
- It is envisaged **that over 1,000 fast-track homes** for apartments/houses will be built using the Dublin City framework, and while the majority of these will be in Dublin, there will also likely be schemes in other large centres.
- The Housing Delivery and Co-ordination Office and DHLGH are currently working with the local government sector on replacement frameworks which will operate on a regional basis and cater to a variety of development sizes and unit types, including apartments
- Modern Methods of Construction - Complies with Part D certification and 60 year durability



Bonham St. DCC



Wellview - Fingal



Cork Street -DCC



Poppintree -DCC

Governance of Housing for All



- There will be oversight and direction at the highest level through the **Cabinet Committee on Housing** and the Secretary General Delivery Group,
- Three dedicated Workstreams have also been established, led by the relevant Secretaries General, on i) investment, **ii) industry capability**, and iii) public service delivery. These Workstreams are tasked with drilling down into the priority actions, to identify any blockages, take appropriate action, and ensure a rigorous monitoring system is in place to ensure delivery
- The dedicated sub-group on industry capability is focussed **on enhancing capabilities and capacities** within the residential construction sector, with the aim of raising productivity and lowering costs.
- This sub-group will ensure that initiatives associated with innovation and productivity, skills and capacity, enterprise support, standards and compliance and sectoral engagement, are fully aligned with the objective of reducing the cost of construction of apartments and houses,
- This sub-group will be comprised of Secretary Generals from relevant departments and will be **overseen by the Department of the Taoiseach**
- **Delivering this integrated set of policies will require a deep level of collaboration across Government. We need to increase the capacity and efficiency of delivery in both public and private sectors. We will also rely on continued collaborative engagement with the construction sector and other important stakeholders, who are pivotal to its success**



Further Information:

Housing for All

<https://www.gov.ie/en/publication/ef5ec-housing-for-all-a-new-housing-plan-for-ireland/>

Enterprise Ireland – Call for Construction Technology Centre

<https://www.enterprise-ireland.com/en/Research-Innovation/Companies/Collaborate-with-companies-research-institutes/Construction-Sector-Call.html>

Construction Sector Group

<https://www.gov.ie/en/policy-information/cae030-construction-sector-group/>

Expert Group on Future Skills Needs

<https://www.regionalskills.ie/national-skills-updates/egfsn-publish-report-on.html>

