

Taking a long-term strategic view of housing

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What is a Black Swan event?

- This is an extremely rare event which causes severe damage
- Forces us to re-evaluate what we are doing, and forces change





Gray Rhino Event



A grey rhino event is a **highly probable event** with a great deal of impact which is dismissed or overlooked, perhaps because we are not taking it seriously enough. **A danger which is obvious, visible, and charging straight at you!**

Black Swan / Grey Rhino Events

- **Covid**
- **Ukraine War**
- **Significant Inward Migration**
- **Serious under supply of housing**
- **Planning System in Crisis**
- **Severe increases in cost of housing delivery**

What we need to do

- Create sustainable places to live
- Supply sufficient housing
- Tackle the Climate Change Crisis
- Tackle the Biodiversity Crisis



Geneva UN Charter on Sustainable Housing 2015

Ensure access to decent, adequate, affordable and healthy housing for all



What is good housing?



- A house is a home, a place for people to live and to feel secure, be it individuals or as a family.
- Good housing fosters communities and promotes active participation in society. It is, therefore, absolutely critical to have a good housing system.

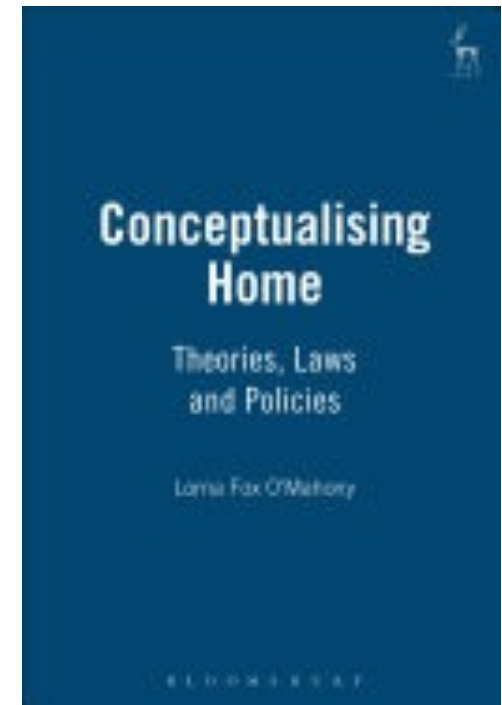


Importance of a Home



- Territory – security, control and continuity
- Identity
- Social and cultural space
- Social, psychological, cultural and emotional wellbeing

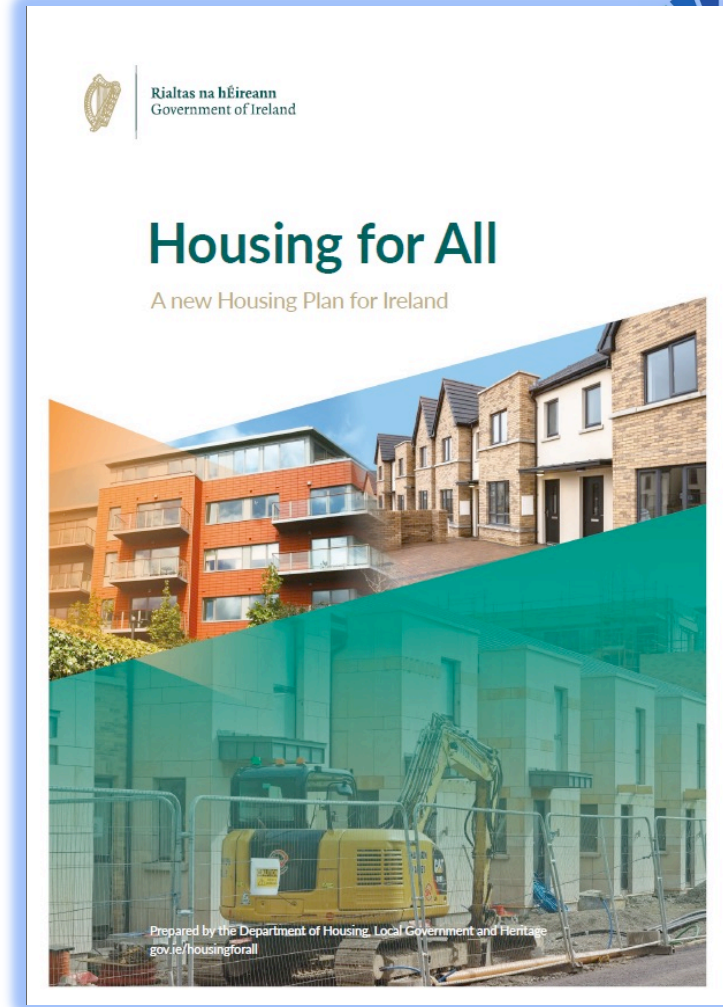
Source: Lorna Fox O'Mahony. "Conceptualising Home: Theories, Laws and Policies"



Housing for All

Objective

“Everybody should have access to sustainable, good quality housing to purchase or rent at an affordable price, built to a high standard, and located close to essential services, offering a high quality of life.”



Canada



National Housing Strategy

– A place to call home

Principles

1) People

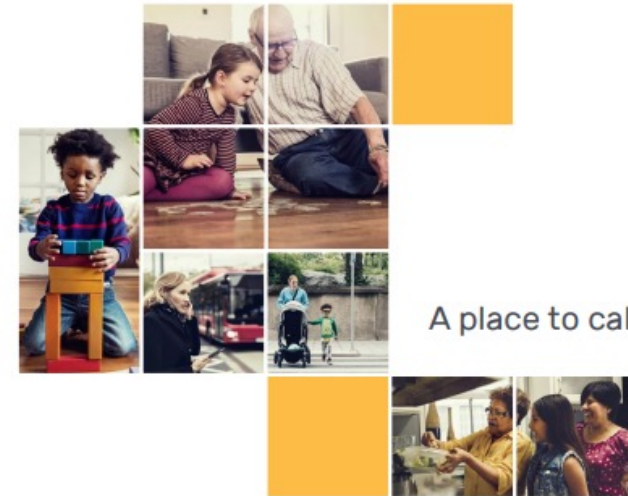
- Every Canadian deserves a safe and affordable home

2) Communities

3) Partnerships



Canada's National Housing Strategy



A place to call home

The Housing Commission



The Housing Commission was established by government to independently examine and review the housing system in Ireland.

- What the features of a good housing system that works for everyone are; and
- What steps are required to ensure a good housing system in Ireland.

1. Sustainable housing supply

2. Tenure - balance and choice

Having regard to social, environmental and economic objectives.

Tenure – What Balance is Needed



Owner Occupied

Affordable Purchase

Private Rental

Social Rental

Cost Rental

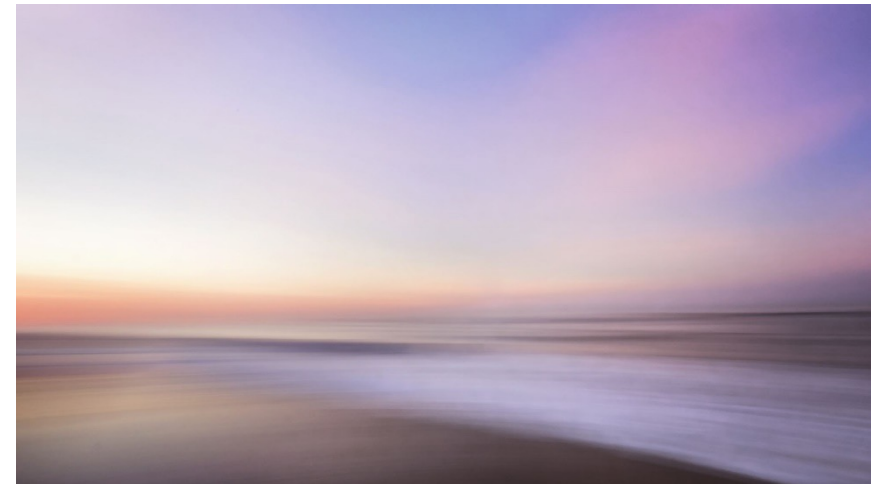
Other

Long-term focus

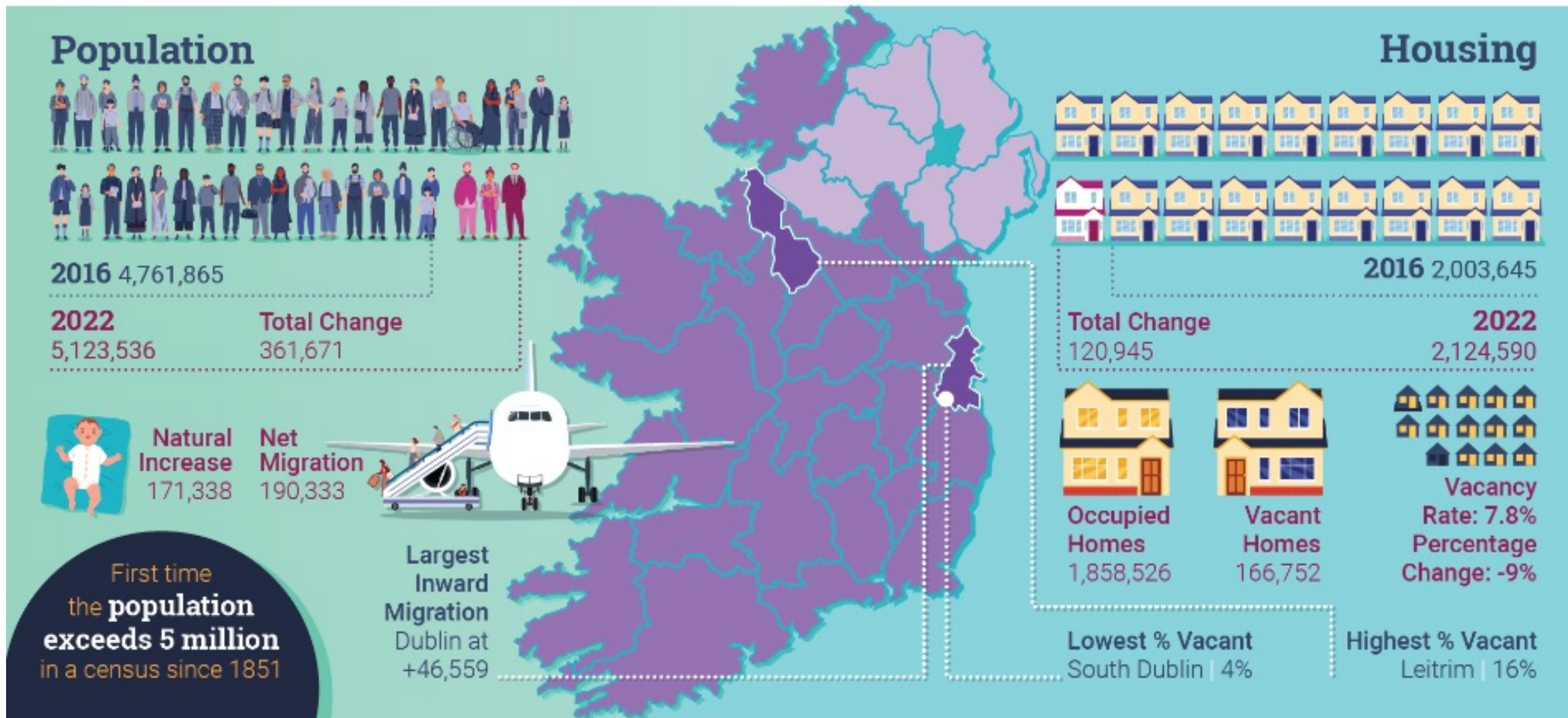


The Housing Commission has been tasked with making **long-term** and **sustainable** policy recommendations to government that will improve Ireland's housing system.

- **Long term** thinking
- Holistic analysis
- Sustainable policies and outcomes



Census of Population 2022 - Preliminary



Population & Household Size And Additional Homes needed by 2020



	2022	2050 ?
Population	5.1m	6.6m
Homes Occupied	1.86m	3.0m
Household Size	2.75	2.2

Note: Current household size is higher than it naturally would be due to the under supply of housing.

**1.2m
homes
needed by
2050**

This is an estimate and takes
account of vacant homes

Two Things to Note

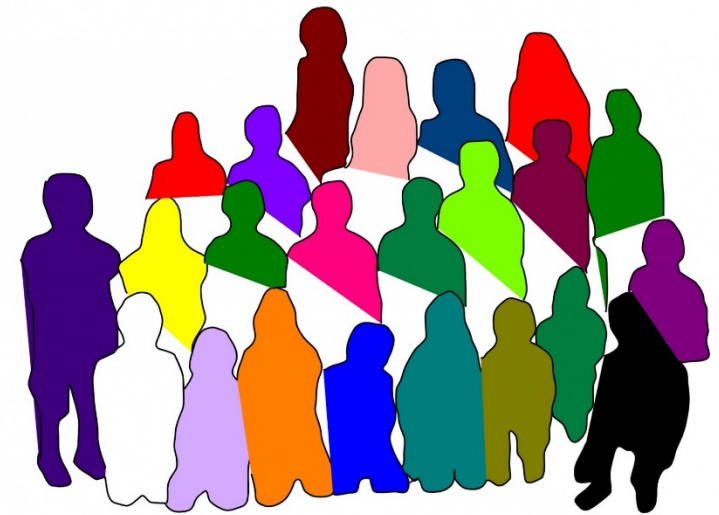
1. The CSO population figures and projections need to be viewed in the context of household size. You need to examine if there is a pent-up demand.

2. Currently people in their 20s and 30s are particularly affected by under supply of housing – and Ireland is an outlier in this regard in Europe.

Household Size Currently

75% of all households are of 3 people or less

- 25% are 1 person
- 31% are 2 person
- 19% are 3 person



Planning for Sustainable Development

- We need to think of our legacy to our children and the needs of future generations
- Decision-makers need to make hard choices



Thank You

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