



Pathways to a sustainable housing system for all

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Housing Ireland Conference 2024



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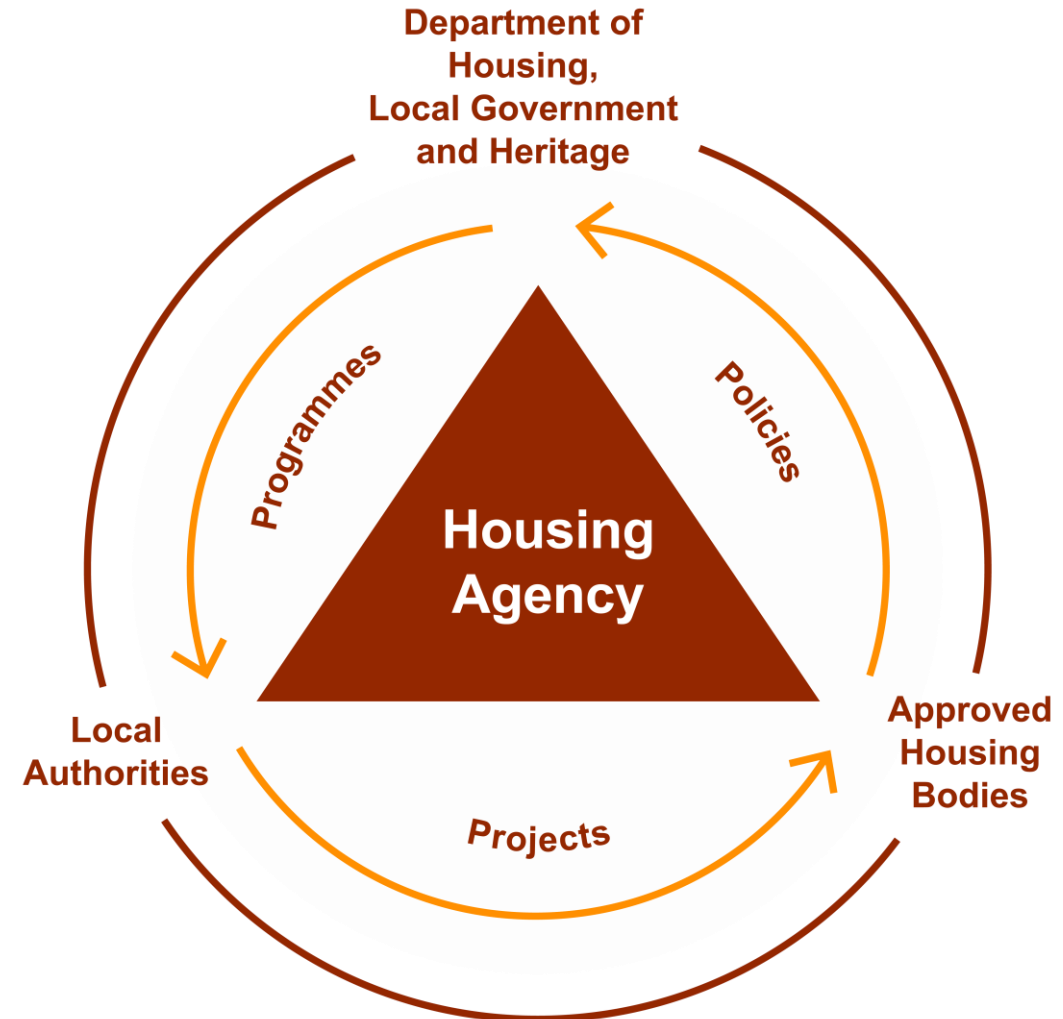


**What is a
sustainable
housing system?**

The Housing Agency

- Founded in 2012
- State-funded body of housing specialists, with a strong focus on problem-solving.
- We work with the Department of Housing, Local Government and Heritage, local authorities, approved housing bodies, and sister State agencies.

The Housing Agency supports the development of sustainable communities across Ireland





Role of the Housing Agency in Promoting a Sustainable Housing System



Programme Support for Stakeholders



Fostering Collaborative Working

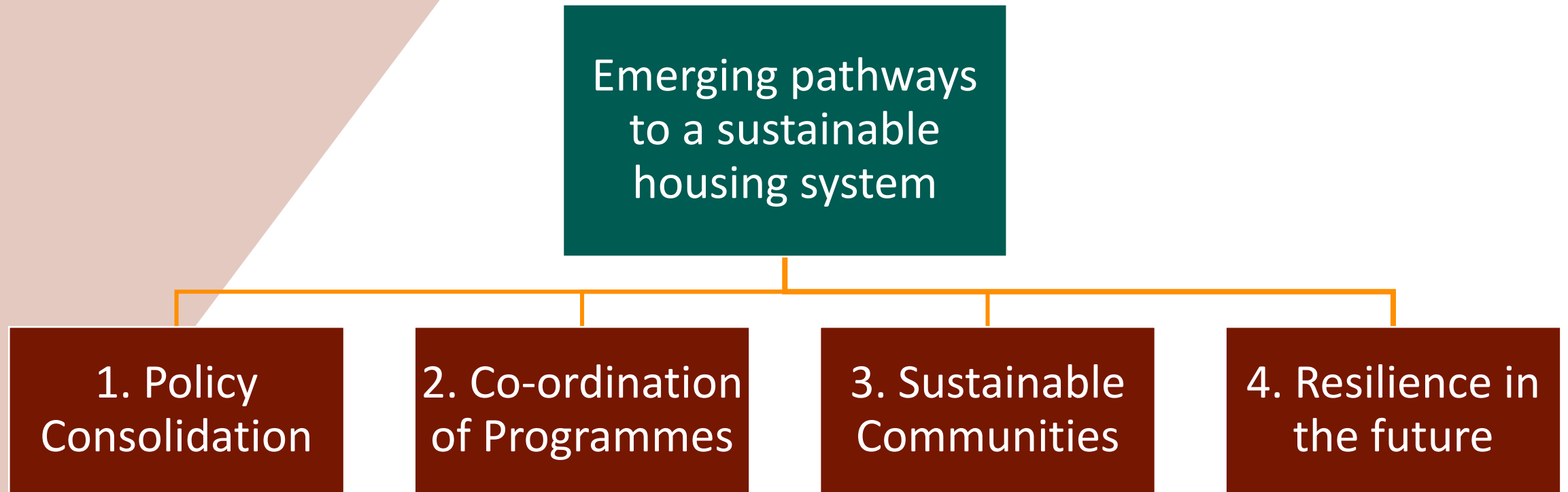


Disseminating Insights and Knowledge



Keeping Sustainability on Agenda

Housing for All is evolving



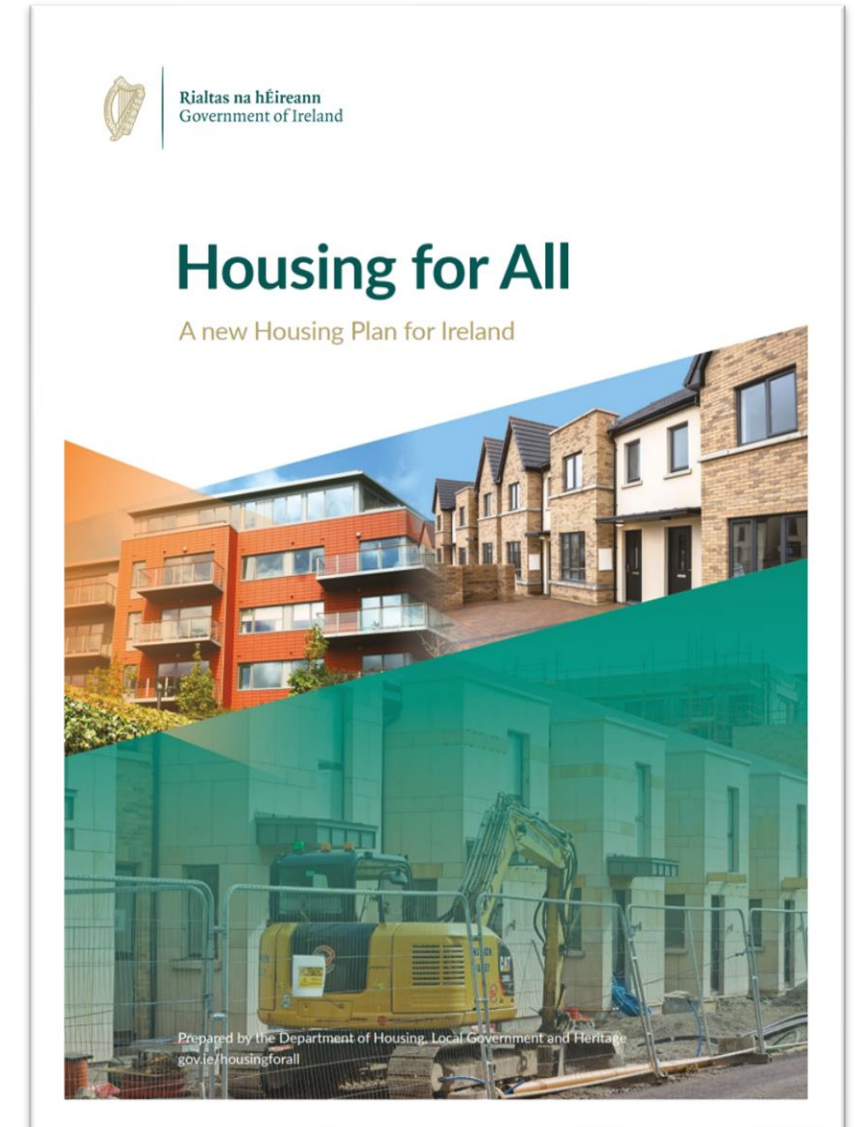
1. Policy Consolidation



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Affordability & Sustainability

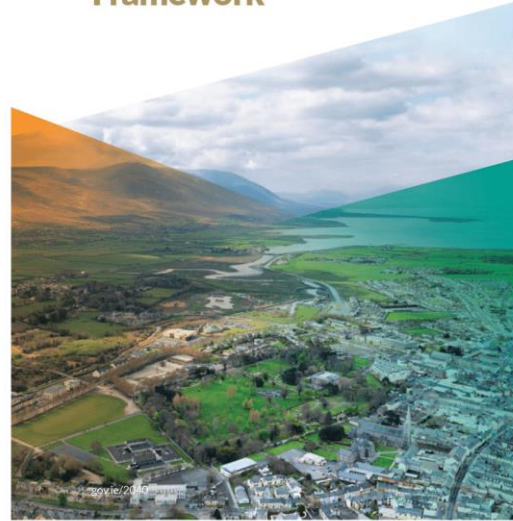
- Revised **Affordable Housing Strategy** being developed, following the review of the National Planning Framework and updating of the Housing Need and Demand Assessment.
- It will encompass the **Cost Rental Strategy** which will aim to ensure the sustainable, coordinated delivery of cost rental across a range of providers, in alignment with other affordable housing provisions.





Project Ireland 2040

National Planning Framework

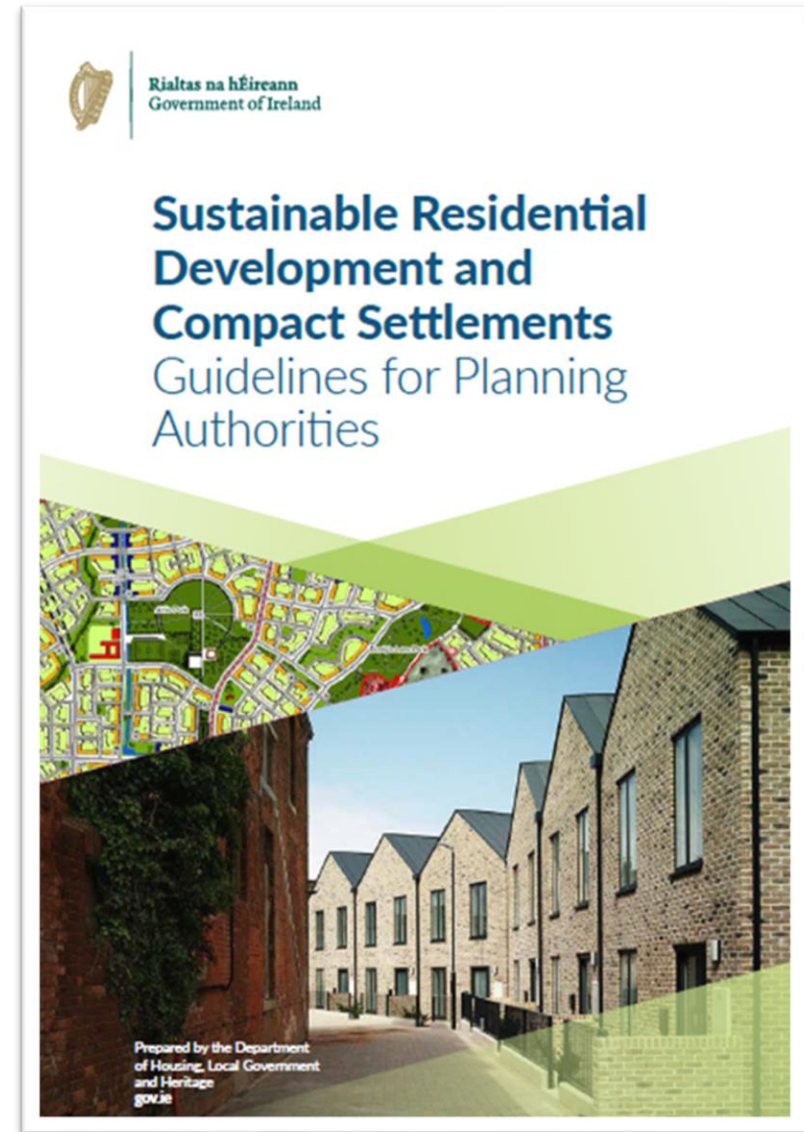


Multi-level cooperation

- Urban Agenda: Better Regulation, Better Funding, Better Knowledge
- National Planning Framework: strategic plan for shaping future growth and development of Ireland
- 10 National Strategic Outcomes:
 - Compact Growth
 - Sustainable Mobility
 - Transition to a Low Carbon and Climate Resilient Society

Settlement Guidelines

- Set planning policy and guidance for urban and rural settlements
- Focus on residential development
- Key policy areas:
 - Residential density
 - Quality design and placemaking
 - Housing standards
- Department of Housing, Local Government and Heritage Review:
 - Research
 - Stakeholder engagement
 - Public consultation



The Housing Agency: Supporting Policy

Design and Delivery of affordable housing

- Best practice in innovation and design of affordable housing.

Sustainable Compact Residential Development

- Enablers of compact development internationally and costs associated with urban sprawl.

Opportunities and Challenges of Vacant Above-the-Shop Units for Residential Use in Ireland (Dublin Simon with Dr Kathleen Stokes)

- Best practice in converting vacant units over shops.

Understanding the Climate Impacts of Our Housing Choices (Philip Comerford, Architect)

- Climate change impacts of different types of housing.



2. Coordination of Programmes



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Housing measures
must work together
to have maximum
impact



Multiple funding tools to build sustainable communities

€4 billion avg. annual investment in housing under *Housing for All*

Social Housing Funding	Affordable Housing Funding	Market Housing Funding
<ul style="list-style-type: none">• Social Housing Investment Programme (SHIP)• Capital Assistance Scheme (CAS)• Payment & Availability (P&A)• Capital Advance Leasing Facility (CALF)	<ul style="list-style-type: none">• Affordable Housing Fund (Affordable Purchase)• Affordable Housing Fund (Cost Rental)• Cost Rental Equity Loan (Cost Rental)• Secure Tenancy Affordable Rental (STAR) (Cost Rental)• First Home Scheme (Affordable Purchase)	<ul style="list-style-type: none">• Croí Conaithe (Cities) (Apartment Purchase)• Help to Buy

Co-ordination Protocol for State Funded Schemes

- Improve strategic coordination & visibility of State funded schemes.
- Reduce competition risk across multiple schemes
- Support blended State investment for large scale, multi-tenure developments.
- Led by Housing Director, through quarterly review with LDA, Housing Agency, AHBs.
- Discussions at area level, e.g., rent levels, demand, challenges, community sustainability requirements



3. Sustainable Communities



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Characteristics of Sustainable Communities

Safe, Inclusive
and Diverse

Adequate and
Accessible
Services and
Infrastructure

Environmentally
Sensitive

Well-Designed,
Built and
Maintained

Mixed
Communities
(tenure/income)

Job and
Education
Opportunities

User-friendly
Public and
Green Spaces

Effective and
Inclusive
Participation

Resilient

Sustainable
Development

Quality and
Affordability

Benefits of Mixed Tenure Communities

Economic and Service Impacts

- Better quality public services
- Improved quality and quantity of private services
- Increased local economic activity

Community Effects

- Increased social interaction
- Enhanced sense of community and place attachment
- Reduction in mobility and greater residential stability

Social & Behavioural Effects

- Reduction in anti-social behaviour
- Better upkeep of properties and gardens
- Raised employment aspirations
- Enhanced educational outcomes

Overcoming Social Exclusion

- Reduction in area stigma
- Increased connectivity with other places
- Diverse social networks

(Kearns and Mason, 2007)

Affordable homes and mixed tenure

Critical factors for success:

- Cost and access
- Public understanding and confidence
- Quality and standards
- Located in vibrant communities
- Support from existing households





Planned approach to mixed tenure

Structure of Scheme

- Widest possible mix of tenures
- Mix of household sizes
- Mobility between tenures (e.g. rightsizing)

Positioning the Scheme

- Early communication and marketing
- Pepper potting
- Tenure blind

Managing the Scheme

- Residents get to meet
- Active estate management
- Open spaces, playgrounds and community facilities

4. Resilience in the Future



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Sustainability
is about
now and in
the future





Long-term affordability

Affordable housing is central to our **economic sustainability**



Long-term costs:

- Commuting costs
- Quality of life
- Energy upgrades
- Maintenance



Construction costs:

- Role of design
- Waste reduction
- Circular economy

Housing Unlocked

Working Home



Eco-Cube

Photos by Ste Murray, courtesy of the Irish Architecture Foundation

Thirty-Three Churches



Building Societies





Adaptability

- Building design:
 - Mixed Use in Residential and Commercial Buildings
 - Life Cycle Adaptability
 - Universal Design
- Construction skills and knowledge of Modern Methods of Construction will be needed for the future
- Respond to demographic changes – increase in Ireland's population
- There will be unknowns, but a resilient and adaptable housing system will have the ability to adapt to change

Conclusions

- Ireland is on the sustainability journey, creating and supporting sustainable communities
- Cooperation at State and local level is needed for change to happen
- A sustainable housing system will provide positive outcomes in:
 - Quality of life
 - Physical health
 - Connection & wellbeing

