



**LGMA**

Local Government  
Management Agency

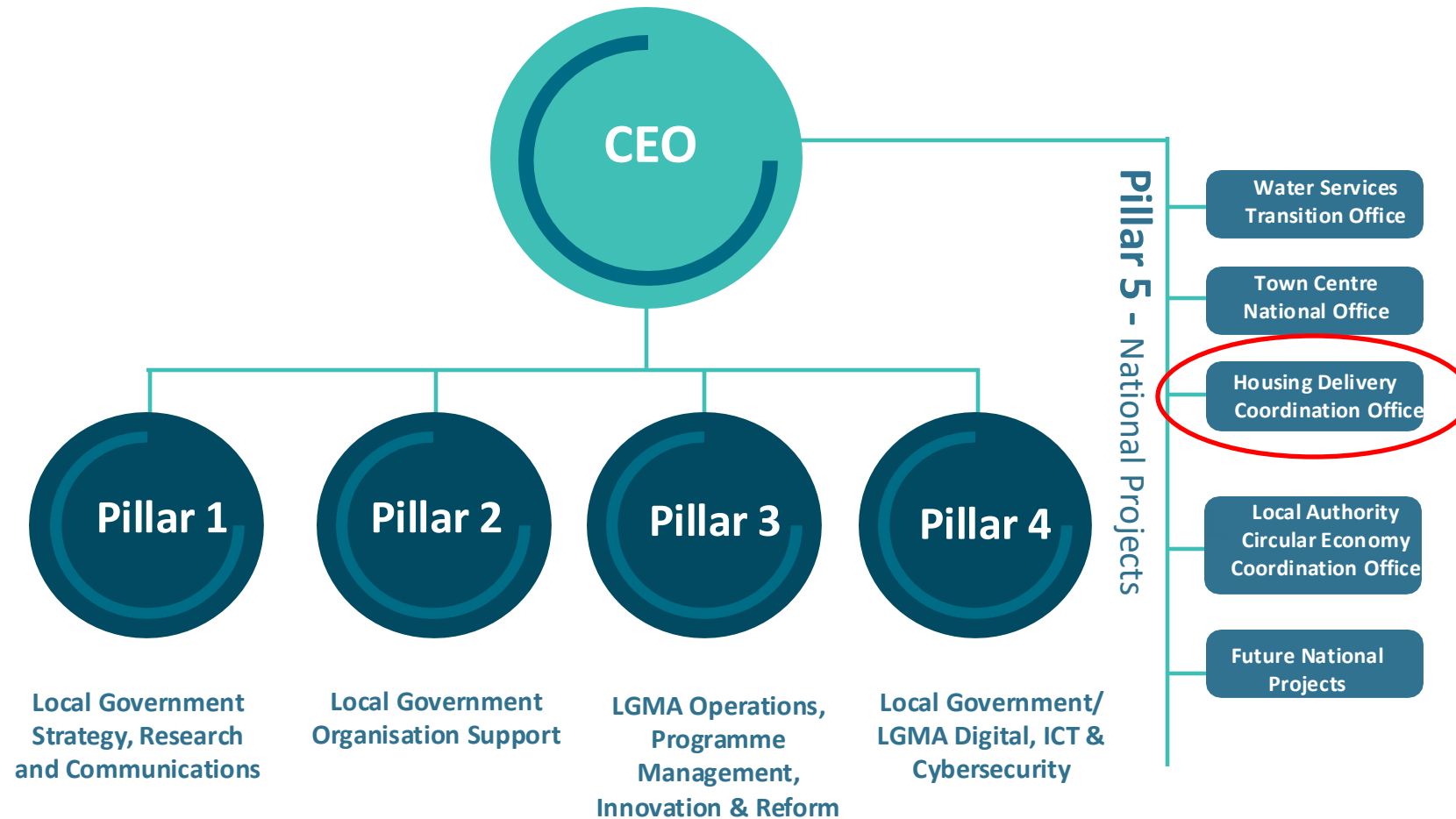
## Housing Delivery Co-ordination Office

**Local Authority Role in Delivering Social and Affordable  
at Scale.**

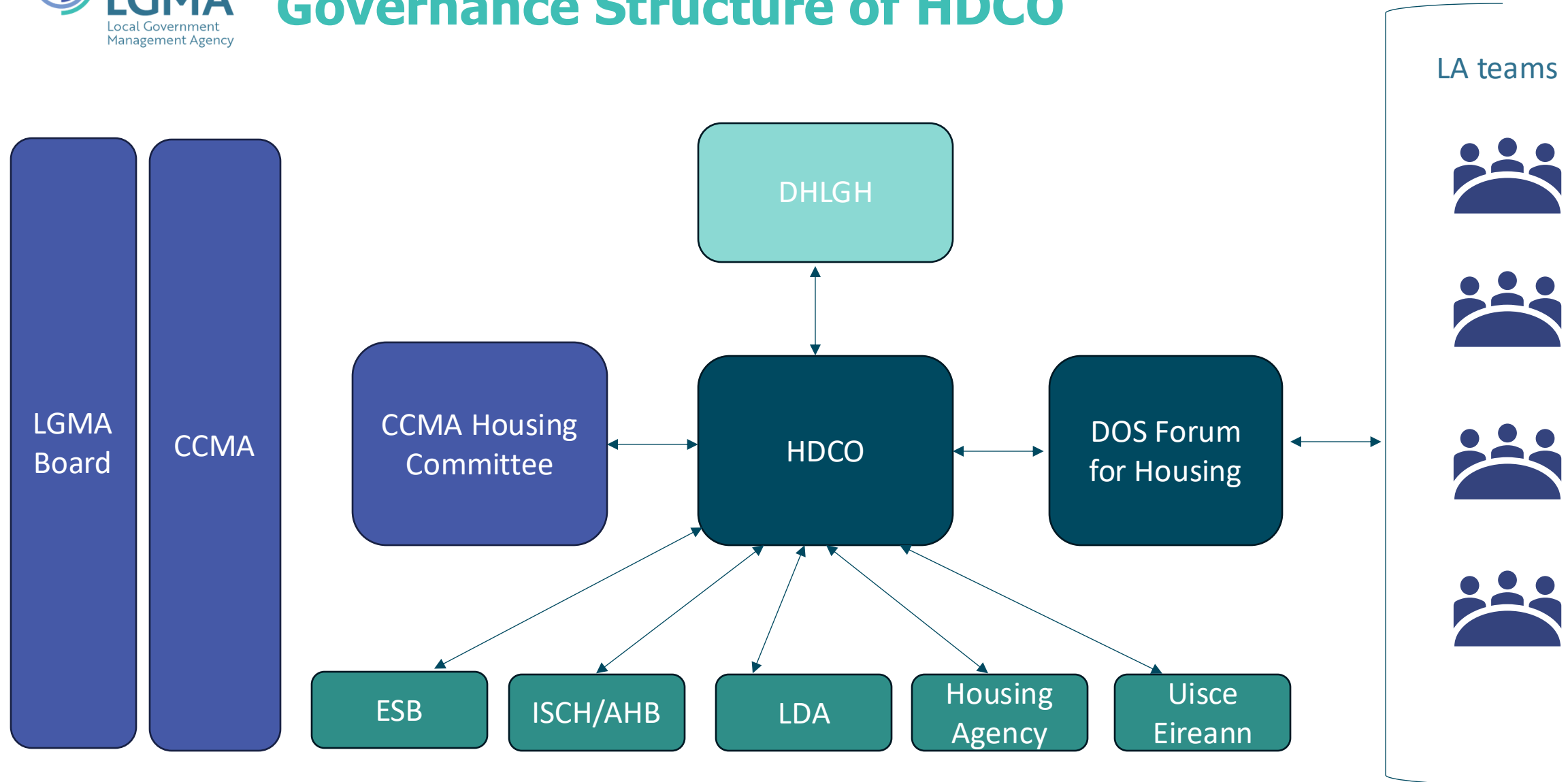
**Niamh McCarthy, Assistant National Coordinator HDCO**

**20<sup>th</sup> March 2025.**

# HDCO within the LGMA Organisation Structure



# Governance Structure of HDCO



# HDCO Team Social and Affordable Housing

## Affordable Housing ( starter Homes)

1 PM supporting all Local authorities.  
Delivery of LAAPS and LA Delivery Cost Rental

## Social Housing

- 2 PM liaising and supporting all 31 Las
- Removing barriers – Funding, Utilities.

## Procurement and Modern Methods of Construction

- Set up of regional procurement frameworks for local authorities to utilise and communication of same.
- Accelerated Delivery programme
- Competitive dialogue

## Land Acquisition

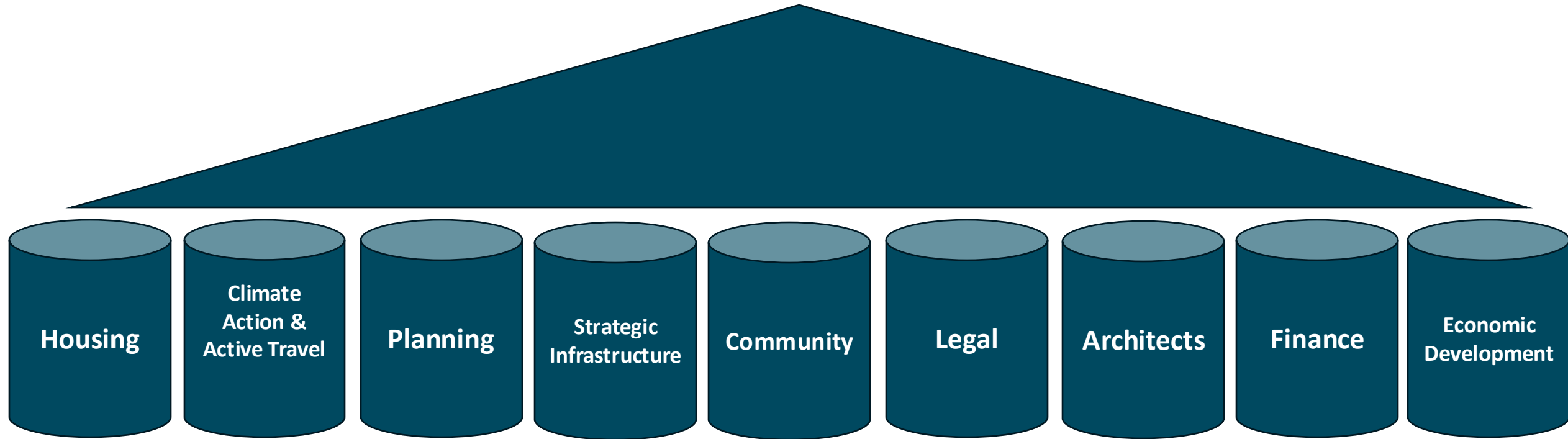
- Coordination of the Land Acquisition Programme; €67 million of a €250m budget currently spent.
- Representation of the Local authorities on the Dept Taoiseach State Lands Group examining all state land, key players are the LDA and the publication of their relevant land groups.

Trabis Social

Trabis Affordable

Trabis LASA

# Local Authority Structure supporting the Delivery of Housing



- 150,224 homes in the ownership of local authorities.
- Over 1,500 services provided to the public.

# Housing For All Delivery across the streams.

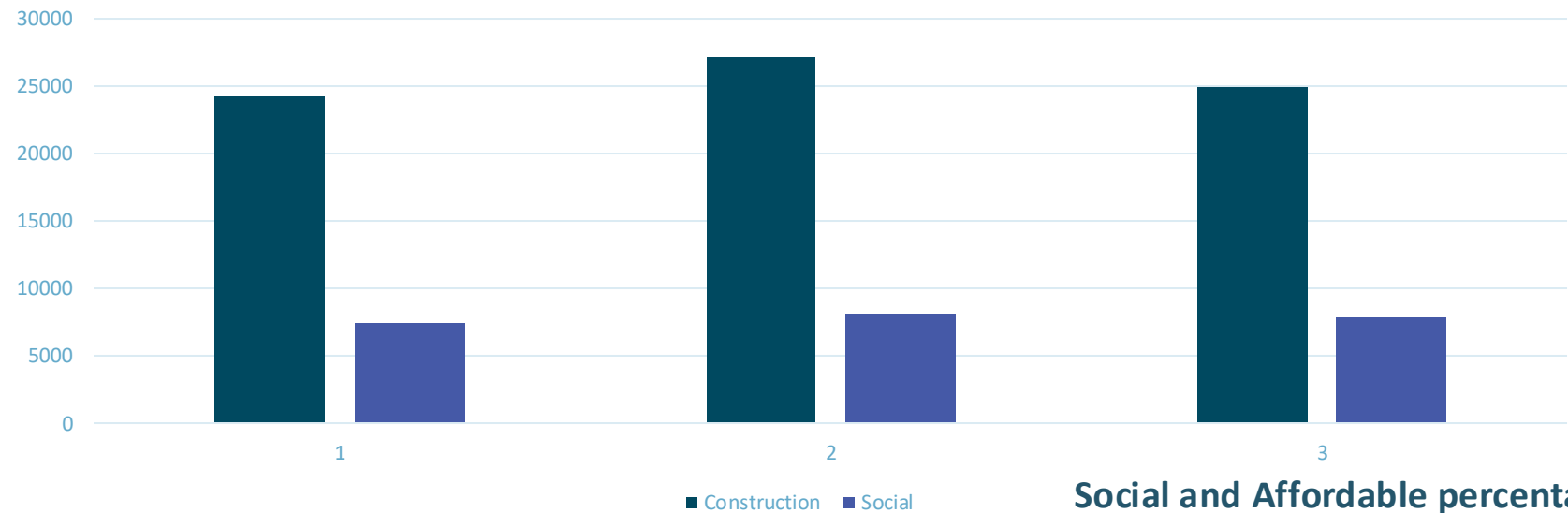
*		2022	2023	2024	
<b>Social</b>					
	LA New Build	2,885	2,524	890*	
	CAS New Build	466	205	81*	
	CALF New Build	2,674	3,499	550*	
	Part V – New Build	1,408	1,882	298*	
	Total	<b>7,433</b>	<b>8,110</b>	<b>2,119*</b>	<b>17,662*</b>
	Acquisitions	<b>955</b>	<b>1829</b>	<b>1296</b>	
<b>Affordable</b>					
	LA Affordable Purchase	323	499	471*	
	LA Cost Rental	50	22	0*	
	AHB CREL	470	286	354*	
	LDA CR	164	561	472*	
	CRTIS		97	99*	
	Total	1,007	1,465	1396*	<b>3,868*</b>
<b>First Home Scheme</b>		750	2,446	2,371*	<b>5,567*</b>



\* Q3 Published Figures

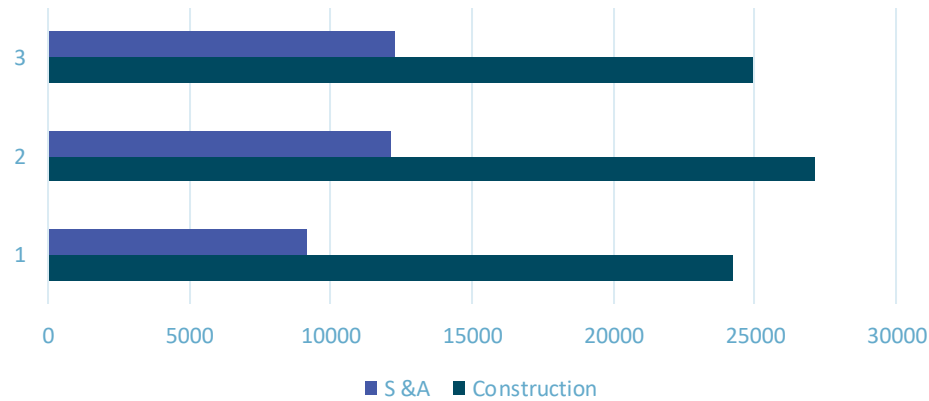
# Social and Affordable landscape to date

Social delivery of overall units constructed 2022 - 2024



	Affordable Vs Construction
2022	7%
2023	15%
2024 *	18%*

Social and Affordable percentage of overall constructed



## Overarching Principles for Role of Las

**Collaboration:** Local authorities coordinate and collaborate with a complex set of stakeholders including Government depts and state agencies / AHBs/ Private Developers/Community and voluntary groups/ property experts/ councillors and internal functions.

**Governance:** Manage and provide oversight on the delivery of projects including planning, building control and procurement regulation compliance, risk and funding mitigation. Promoting adherence across the sector to sustainable communities guidelines in all mixed tenure development.

**Process:** End to end process from land to unit delivery.

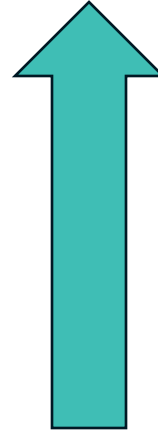


## Landbank & State Land

### Land Acquisition Fund

The overall fund is **€240m**  
current allocated is approx. €67m.

**111** applications across **25** local authorities,  
91 of which have been assessed  
21 acquisitions have been completed €55m  
10 sites valued at €12m are in the legal process.



### National Social Housing Data Map

Remaining Landbank in each LA.  
Social & Affordable funding approved projects

### State Land Enquiry Register

**11** sites submitted  
**6** under review

**Review of State Lands suitable  
for housing development**

**34** Sites reviewed to date  
**9** progressing



### LDA Relevant Lands

**Second Revision to Relevant Lands  
Report due April 2025**

LDA engaging with LAs regarding  
relevant lands.



# Planning and Design

**Site Context:** Does the proposal make sense? E.g. Infrastructure capacity, location, tenure type, tenure mix, social viability / affordable purchasers / rent, accommodation type, density, environmental constraints etc

**Planning Context:** What are you trying to achieve?

LAP/Masterplan/Urban Framework/Phasing etc

Mono/Mixed Tenure

Brownfield/greenfield

Community Gain/Place Making

**Viability:** Is the density, tenure mix, design, social and community infrastructure, quality, funding appropriate.

**Planning Process :** Part 8/Part 10/ general pp/ JR/ ABP



# Procurement



## Frameworks

- 4** new Regional Contractor Frameworks  
2 additional in progress
- 3** new Regional Consultant Frameworks  
2 additional in progress
- 17** projects called off to date



## Public Private Partnership

- 2** PPP bundles have delivered units  
3rd PPP bundle underway with an  
expected c450 units .



## Competitive Dialogue

- 2** local authorities have delivered units  
through a competitive dialogue process.



## Development Agreement/Licence

- 4** local authorities utilising this  
methodology



## Traditional Procurement

# Accelerated Delivery Programme

**13** Local Authorities  
in ADP  
1101 units tendered  
to date  
MMC: 1. Timber  
Frame. 2. Light Gauge  
Steel 3. Precast  
Concrete

Local Authority led Accelerated Social Housing Delivery Programme  
In December 2022, DHLGH approved significant funding to address  
legacy debts on land owned by Local Authorities.

- This funding was contingent on the development of housing proposals that would commence construction in 2023 or 2024 utilising MMC.
- These sites are being managed as a cohesive **‘Accelerated Delivery Programme’**.
- The Accelerated Delivery programme is intended to facilitate a wider adoption of Design & Build, to add another means of delivery other than traditional *‘Design by Employer’* approach.

**Site Visit Education**

**7** educational site visits for LAs facilitated by Wicklow, SDCC, Sligo/Vision Built

**Information Guidance Notes**

**6** HDCO information notes for LAs, Housing Agency guidance on use of PW-CF2

**ADP Workshops/  
Seminars**

**6** Workshops & Seminars hosted by HDCO with DHLGH & HA

**Local Authority Uptake**

**24** Local Authorities have projects in D&B/ MMC development





# LGMA Governance and oversight

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- Contract management and oversight of contractors following tender process.
- Coordination and Programme management with AHBs.
- Financial Management of affordable including engagement with local estate agents and mortgage lenders to understand local market, managing the LA's equity in the affordable home
- Management of EOI process.
- Project management, planning and design and procurement of Mixed tenure schemes and oversight of delivery of masterplan. Negotiation and agreements of Part V/7.

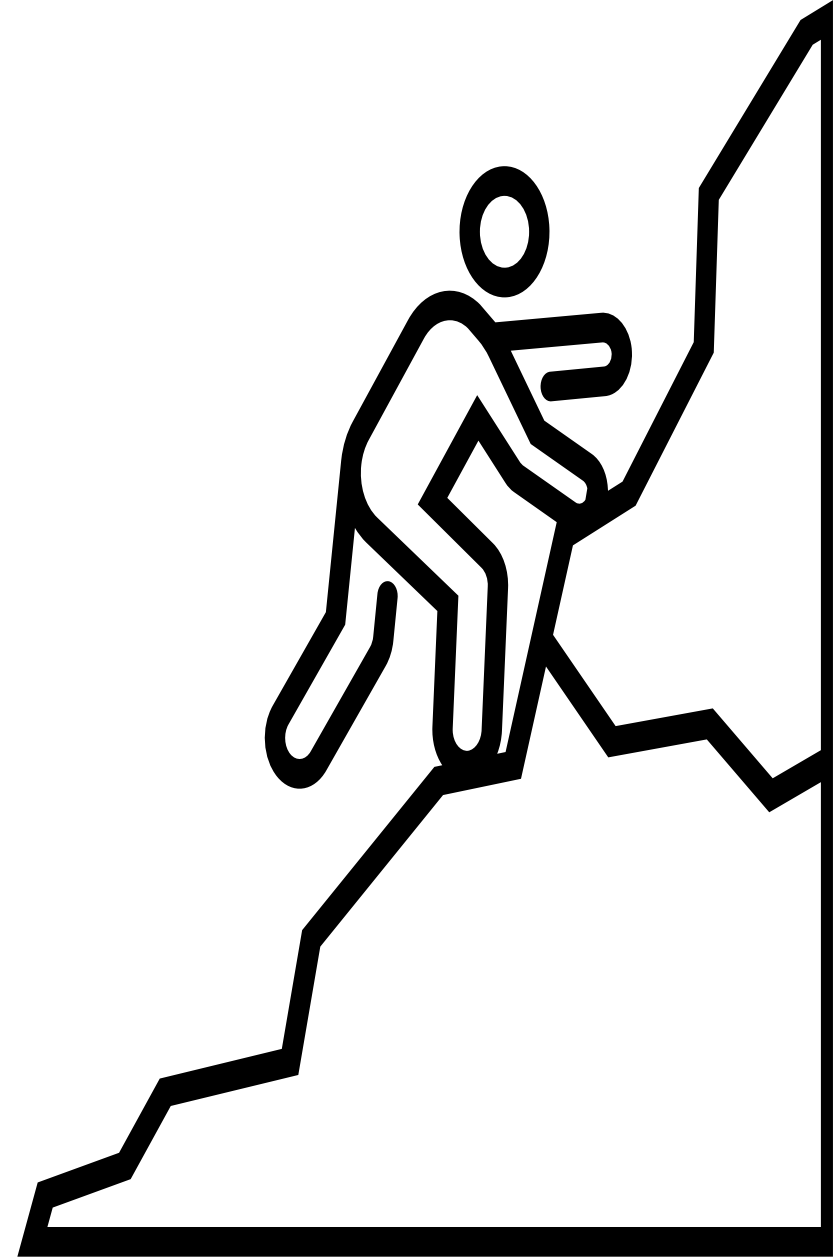




# LGMA Key Learnings

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- Strong collaboration partnership with all delivery partners at **local** level.
- Sharing of best practice at sectoral/regional level
- National coordination in place.
- Suitable serviced sites with social/community infrastructure funding.
- Appropriate resources in place at local level with the necessary skill.
- LA management of risk



# Barriers for Las

- Suitable Land Available.
  - Infrastructure Needs.
  - Funding supports.
  - Alignment of stakeholder's capital programmes for serviced land.
- Capacity:
  - MMC capacity to delivery 25% public and private sector developments
  - Construction sector capacity.
  - Human Resources in Las – retention and recruitment.
- Sustainable Communities:
  - Greater complexity in housing delivery of mixed tenure in terms of funding, procurement and viability.
- Market Viability:





# Building sector running at 77% capacity despite demands

Updated / Thursday, 14 Nov 2024 11:13



The top performing sector remains housing



By Will Goodbody  
Business Editor

The Irish construction industry is running at around its capacity on average at present, despite the stor new housing and infrastructure.

HOMEPAGE / NEWS / SPOTLIGHT

## Dead in the water: Plan for 126 homes in Cork town halted by over-capacity wastewater plant

Dunmanway has housebuilding plans ready to roll, as stipulated in the county development plan. But, as the local wastewater treatment plant is at capacity, none of them can be built



28

Business

ISEQ  
0.39%  
43.53

FTSE 100  
0.29%  
8,705.23

STOXX 600  
0.61%  
554.30

S&P 500  
1.10%  
5,612.62

€ / \$  
rate  
1.094

€ / £  
rate  
0.841

IRISH INDEPENDENT  
Wednesday, March 19, 2025

# Central Bank cuts forecast for housing completions in 2025 and into next year

CONSTRUCTION

## 'We can't build': Top developer takes aim at government inaction over housing crisis

Planning delays prompt some builders to consider cutting workers as crisis deepens

KILLIAN WOODS and DONAL MACNAMEE | NOVEMBER 17, 2024



Ronan Columb, managing director of Castlethorn: 'Eventually we'll have to stop and wait for Irish Water to deliver on infrastructure' Picture: Bryan Meade



by David Martin

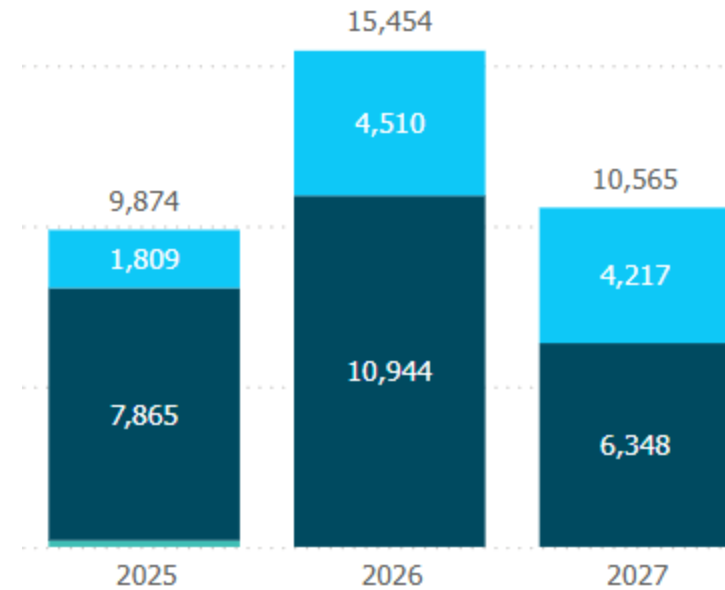
4 minute read  
23 Oct 2024



# The Social Housing Pipeline 2025-2027.

25,000 homes at various stages from Stage 1 approval to under construction 2025-2027

Year	Completed	Projected	Proposal	Total
2025	200	7,865	1,809	9,874
2026		10,944	4,510	15,454
2027		6,348	4,217	10,565
<b>Total</b>	<b>200</b>	<b>25,157</b>	<b>10,536</b>	<b>35,893</b>



## Scaling up?

**Strong Pipeline of Social and Affordable** but only one element of overall housing need nationally.

**Funding assurances:** social, community and service infrastructures.

**Infrastructural capacity.** Particularly Water/wastewater capacity.





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**Thank you**

