



MARKET ANALYSIS FOR SOCIAL HOUSING IN IRELAND



Introduction

The following questionnaire is the basic instrument to analyse the situation of social housing in the partner regions Lower Saxony, Styria, Dublin, Warmia-Mazuria and Pomerania, Lombardia and Piemonte within the ROSH-project. The short analysis is based on already existing information. The aim of this brief analysis is a general overview about the status of social housing in European countries, to clarify the definitions for the different projects and to collect existing information about the current situation of social housing in detail.

This common questionnaire is mainly focussed on general definitions and data about the building stock of social housing. The existing financial mechanism and economic conditions will be analysed in a separate questionnaire.

Structure of the document

This questionnaire is generally separated in three parts:

- **Part A: National information**
- **Part B: Regional information**
- **Part C: Summary, first conclusions and sources**

How to fill in the questionnaire

We tried to create the data collection as comfortable as possible for the involved actors. You should fill in data in short words into the provided spreadsheets or by using the provided tick boxes.

If data are not available, please note it (don't leave the area uncompleted).

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Information on respondents

This part of the questionnaire is designed to identify the institutions and experts contributing to the research project. The questionnaire may be filled in by the experts themselves.

Responsible contact person

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Questionnaire



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PART A: NATIONAL FRAMEWORK

Definition	A1	<i>What is the definition of the term „Social Housing” in your country (please max. 500 characters)?</i>	There is no definition for the term social housing. The Department of Environment and Local Government defines social housing needs as 'the housing needs of households whose resources are insufficient to provide them with access to suitable and adequate housing'
	A2	<i>Which essential features describe the „Social Housing” in your country?</i>	<ul style="list-style-type: none"> • Administered by local authorities through housing lists • Priority on the housing list is determined by a pointing system which is set out in the Scheme of Priorities (See A15) • The voluntary housing sector provides housing for low-income families and for vulnerable people with special needs at community level • • • • •
	A3	<i>If you distinguish between “Social Housing” and “Social Public Homes” please define the second ones (please max. 500 characters).</i>	N/A
	A4	<i>If you distinguish between “Social Housing” and “Social Public Homes, which essential features describe the „Social Public Home*” in your country?</i>	<ul style="list-style-type: none"> • N/A • • • • • • • •

***Note: In the following „Social Public Homes” will be called “Social Homes”.**

General data for the country	A5	<i>How many inhabitants live in your country?</i>	<input type="text" value="3.917336"/> Million inhabitants
			Reference year: <input type="text" value="2002"/>
	A6	<i>What is the total number of dwellings in your country?</i>	<input type="text" value="1.279"/> Million dwellings
			Reference year: <input type="text" value="2002"/>
	A7	<i>What portion of the total housing stock is "Social Homes"?</i>	<input type="text" value="8.4"/> %
			basic year: <input type="text" value="2002"/>
	A8	<i>What is the average apartment size in "Social Housing" in your country?</i>	<input type="text" value="65"/> m ²
			Reference year: <input type="text" value="estimated"/>
	A9	<i>What is the average number of rooms / number of persons in "Social Homes" in your country?</i>	<input type="text" value="4.6"/> number of rooms per dwelling <input type="text" value="3.3"/> number of persons per dwelling
			Reference year: <input type="text" value="2002"/>
	A10	<i>How are the "Social Homes" in your country equipped?</i>	bathroom / shower: <input type="text" value="100"/> % toilet: <input type="text" value="100"/> % kitchen: <input type="text" value="100"/> % balcony / terrace: <input type="text" value="46"/> % cellar: <input type="text" value="0"/> %: <input type="text"/> %

Affiliation / Responsibility	A11	<i>Which is the ownership of the "Social Home" in your country?</i>	national level:	<input type="text"/>	% / total:	<input type="text"/>
			regional level:	<input type="text"/>	% / total:	<input type="text"/>
			sub-regional:	<input type="text"/>	% / total:	<input type="text"/>
			municipality:	<input type="text" value="83"/>	% / total:	<input type="text" value="102,000"/>
			public landlord:	<input type="text"/>	% / total:	<input type="text"/>
			private persons:	<input type="text"/>	% / total:	<input type="text"/>
			dwelling of private building companies:	<input type="text"/>	% / total:	<input type="text"/>
			associations:	<input type="text" value="16"/>	% / total:	<input type="text" value="20,000"/>
			co-operatives:	<input type="text" value="1"/>	% / total:	<input type="text" value="1,000"/>
			others:	<input type="text"/>	% / total:	<input type="text"/>
		:	<input type="text"/>	% / total:	<input type="text"/>
		:	<input type="text"/>	% / total:	<input type="text"/>
		:	<input type="text"/>	% / total:	<input type="text"/>
			TOTAL:	100	% / total:	<input type="text" value="123,000"/>

Note: If data not available, please specify

Legal Regulations / Arrangements	A12	<p><i>Which laws, regulations and standards are relevant for the „Social Housing“ in your country (status quo)?</i></p> <p><i>(name, number and year of the law / regulation / standard)</i></p>	<ul style="list-style-type: none"> • Local Government Act 1998 (No 33 of 1998) • Housing Finance Agency Act 1966 • Planning & development (Amendment) Act 2002 (No 32 of 2002) • Housing (Miscellaneous Provisions) Act 2004 (No. 9 of 2002) • National Development Plan 2000 2006 • 1988 Housing Act • 1966 Housing Act • Housing Standards Regulations 1993 • Housing (Miscellaneous Provisions) Act 1992) • Private Tenancies Act 2004
	A13	<p><i>Which governmental aid or loan programs exist for „Social Housing“ in your country (status quo)?</i></p> <p><i>(name and number of the governmental aid or loan program)</i></p>	<ul style="list-style-type: none"> • Capital Assistance Scheme • Capital loan & Subsidy scheme • Affordable Housing Scheme • Central Heating Scheme • • • •
	A14	<p><i>Which criteria must be fulfilled by the investors for the receipt of subsidies (status quo)?</i></p>	<ul style="list-style-type: none"> • Value for money • Compliance with Building Regulations • Adhere to Social Housing Design Guidelines Department of Environmental publication 1999 which include the following aspects: <ul style="list-style-type: none"> • Layout & space provision • Sustainability and energy efficiency • Access & circulation • Safety & security in the home • Kitchen facilities & layout • Sanitary facilities & bathroom provisions • Space heating & hot water • Electrical & other services • Storage facilities

	A15	<p><i>Which criteria to the renting of a “Social Home” have to be fulfilled by the residents?</i></p> <p><i>(for example “Berechtigungsschein” of the welfare agency in Germany, etc.)</i></p>	<ul style="list-style-type: none"> • Homeless • Living in accommodation that is unfit for human inhabitation or is materially unsuitable for their adequate housing • Living in overcrowded accomodation • Are sharing accommodation with another person or persons who in the opion of the LA have a reonable requirement for separate accommodation • Are young person leaving institutional care or without family accommodation • Are in need of accommodation for medical or compassionate reasons • Are elderly • Are disabled or handicapped • Or in the opinion of the LA, not reasonably able to meet the cost of the acomodation which they are occupying or to obtain alternative accomodation
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PART B: REGIONAL FRAMEWORK

Statistics	B1	What portion of the total housing stock is "Social Homes" in your region?	<input type="text" value="11"/> %	total: <input type="text" value="19586"/>
			Reference year: <input type="text" value="2002"/>	
	B2	Which is the part of the new building and the old building at "Social Housing" in your region?	new buildings: <input type="text" value="15"/> % (year of construction 2000 or after)	old buildings: <input type="text" value="85"/> % (year of construction before 2000)
	B3	Where are "Social Homes" located in your region?	urban area: <input type="text" value="70"/> %	suburban area: <input type="text" value="30"/> %
			rural room: <input type="text" value="0"/> %	
	B4	Do "Social Houses" build clusters in the cities (please choose tendency)?	yes : <input type="checkbox"/> partly: <input type="checkbox"/> no: <input type="checkbox"/>	
	B5	What is the whole vacancy rate of the "Social Homes"?	<input type="text" value="8.6"/> %	Reference year: <input type="text" value="2006"/>
B6	What is the rotation rate per year for "Social Homes"?	<input type="checkbox"/> ascending <input type="checkbox"/> decreasing	Reference year: <input type="text" value="2006"/>	
B7	How would you describe the demand for "Social Homes" in your region (tendency)?	<input type="checkbox"/> ascending <input type="checkbox"/> decreasing	Reference year: <input type="text" value="2005"/>	

Inhabitants	B8	<i>How is the composition of the inhabitant structure of "Social Homes"?</i>	families: <input type="text"/> %
			number of children: <input type="text"/> (average)
			singles: <input type="text" value="30.9"/> %
			single parents: <input type="text" value="22.4"/> %
			number of children: <input type="text" value="1"/> (average)
		seniors: <input type="text" value="13.8"/> %	
		others: <input type="text"/> %	
		Reference year: <input type="text" value="2001"/>	
	B9	<i>What is the whole unemployment rate of the inhabitants of "Social Homes"?</i>	<input type="text" value="55"/> %
		Reference year: <input type="text" value="2001"/>	
	B10	<i>What is the average net income of the inhabitants of "Social Homes"?</i>	<input type="text" value="8606"/> EUR p.a.
		Reference year: <input type="text" value="2001"/>	
	B11	<i>How would you define the educational background of the inhabitants of "Social Homes" in your region?</i>	graduates: <input type="text"/> %
			university-entrance diploma: <input type="text" value="1"/> %
			school leaving certificate: <input type="text"/> %
			without school leaving certificate: <input type="text"/> %
		Reference year: <input type="text" value="2006"/>	
	B12	<i>What is the whole rate of immigrants in "Social Homes"?</i>	<input type="text"/> %
		Reference year: <input type="text" value="Not available"/>	

Costs	B13	What are the average rent costs (without additional costs) in the building stock in your region?	<input type="text" value="972"/> EUR / m ² month
	B14	What are the average rent costs (without additional costs) in "Social Homes" in your region?	<input type="text" value="189"/> EUR / m ² month
	B15	Who pays the rent in "Social Homes" in your region? (multiple choice possible)	national level: <input type="checkbox"/> regional level: <input type="checkbox"/> municipality: <input type="checkbox"/> social institutions: * <input type="checkbox"/> tenants: <input type="checkbox"/> public: <input type="checkbox"/> *(for example welfare agency)
	B16	What are the average operating costs in the building stock in your region?	<input type="text" value="156"/> €/month Reference year: <input type="text" value="2005"/>
	B17	What includes the operating costs? Please list	<ul style="list-style-type: none"> • space heating & domestic hot water • electricity (lighting) • • •
	B18	What are the operating costs in "Social Housing" in your region?	<input type="text" value="118"/> €/month Reference year: <input type="text" value="2005"/>
	B19	What includes the operating costs? Please list	<ul style="list-style-type: none"> • space heating & domestic hot water • electricity (lighting) • • •
	B20	Who pays the operating costs in "Social Housing" in your country? (multiple choice possible)	national level: <input type="checkbox"/> regional level: <input type="checkbox"/> municipality: <input type="checkbox"/> social institutions: * <input type="checkbox"/> tenants: <input type="checkbox"/> public: <input type="checkbox"/> *(for example welfare agency)

Building - generally	B21	<i>In which building age classes are "Social Homes" classified in your region?</i>	before World War 1: <input type="text" value="1"/> % <input type="text" value="295"/> kWh/m ² a* before World War 2: <input type="text" value="10"/> % <input type="text" value="295"/> kWh/m ² a* 1945 - 1959: <input type="text" value="15"/> % <input type="text" value="300"/> kWh/m ² a* 1960 - 1979: <input type="text" value="39"/> % <input type="text" value="308"/> kWh/m ² a* 1980 - 1999: <input type="text" value="20"/> % <input type="text" value="247"/> kWh/m ² a* since 2000: <input type="text" value="15"/> % <input type="text" value="131"/> kWh/m ² a*
		<i>Notes: If the categories are not available, please change; please list the sources in Part C of this questionnaire</i>	* average end-user consumption including: gross : <input type="checkbox"/> net: <input type="checkbox"/> space heating: <input type="checkbox"/> domestic hot water: <input type="checkbox"/>
	B22	<i>Which main constructions exist in "Social Homes" in your region?</i>	pre-fabricated panels <input type="text" value="12"/> % solid masonry: <input type="text" value="46"/> % double skin wall: <input type="text" value="40"/> % solid wood or skelet: <input type="text" value="0"/> % skelet concrete and holebricks: <input type="text" value="0"/> % others: <input type="text" value="2"/> %
	B23.	<i>What is the whole rate of "Social Homes" in your region?</i>	not modernised: <input type="text" value="0"/> % retrofitted: <input type="text" value="1.5"/> % partially modernised: <input type="text" value="98.5"/> % > 50% of the <input type="text" value="100"/> % building envelope partially modernised: <input type="text" value="98.5"/> % > 50% of the <input type="text" value="100"/> % living space
	B24.	<i>How often do larger renovations occur (for maintenance)?</i>	buildings: each <input type="text" value="20"/> year environment: each <input type="text" value="50"/> year

Building - generally	B25	<p>Where do the most frequent building defects occur?</p> <p>(Note: answer in percentage AND / OR as ranking possible)</p>	<p><u>Percentage</u></p> <p>roof: <input type="text"/> %</p> <p>external walls: <input type="text"/> %</p> <p>basement: <input type="text"/> %</p> <p>base plate: <input type="text"/> %</p> <p>windows: <input type="text"/> %</p> <p>doors: <input type="text"/> %</p> <p>others: <input type="text"/> %</p>	<p><u>Ranking</u></p> <p><input type="text" value="4"/></p> <p><input type="text" value="3"/></p> <p><input type="text" value="n/a"/></p> <p><input type="text" value="5"/></p> <p><input type="text" value="1"/></p> <p><input type="text" value="2"/></p> <p><input type="text" value="n/a"/></p>
	B26	<p>Where do the most frequent apartment defects occur (indoor environment)?</p> <p>(Note: as ranking: 1, 2, 3...)</p>	<p>interior wall covering: <input type="text" value="3"/></p> <p>floor covering: <input type="text" value="4"/></p> <p>sanitary appliance: <input type="text" value="2"/></p> <p>heating system: <input type="text" value="1"/></p> <p>air-conditioning (A/C) system: <input type="text" value="n/a"/></p>	
	B27	<p>Which energy fuels are used for heating?</p>	<p>oil: <input type="text" value="0"/> %</p> <p>gas: <input type="text" value="91"/> %</p> <p>district heating: <input type="text" value="5"/> %</p> <p>solid combustibles: <input type="text" value="3"/> %</p> <p>electricity: <input type="text" value="1"/> %</p> <p>.....: <input type="text" value="0"/> %</p>	
	B28	<p>Which energy fuels are used for hot water supply?</p>	<p>oil: <input type="text" value="0"/> %</p> <p>gas: <input type="text" value="80"/> %</p> <p>district heating: <input type="text" value="5"/> %</p> <p>solid combustibles: <input type="text" value="0"/> %</p> <p>electricity: <input type="text" value="15"/> %</p> <p>.....: <input type="text" value="0"/> %</p>	

Building - generally	B29	What is the share of flats with air-conditioning (A/C-systems)?	<input type="text" value="0"/> %
			Reference year: <input type="text" value="N/A"/>
	B30	Are shadow systems (sun and light protection systems) installed? Please describe the systems	yes : <input type="checkbox"/> no: <input checked="" type="checkbox"/>
	B31	Which heating systems are installed in "Social Homes" in your region?	district heating: <input type="text" value="5"/> % building heating: <input type="text" value="11"/> % dwelling heating: <input type="text" value="84"/> % room heating: <input type="text" value="0"/> % no heating system: <input type="text" value="0"/> % average age of the boiler: <input type="text" value="10"/>
	B32	Which hot water production plants are installed in "Social Home" in your region?	centralised system: <input type="text" value="5"/> % individual system: <input type="text" value="95"/> % none: <input type="text" value="0"/> % combined with the main heating system: <input checked="" type="checkbox"/> separated: <input checked="" type="checkbox"/> average age of construction: <input type="text" value="30yr"/>

PART C: SUMMARY

Summary	<p><i>Summary (please max. 1500 characters)</i></p>	<p>1. The social rented housing sector comprises of 8.4% of the national housing stock and 83% of this is managed by local authorities. The provision of social housing has traditionally been within the remit of the local authorities. Complementary to this however, a voluntary housing sector has emerged which provides housing for low-income families and for vulnerable people with special needs. This housing provision is generally seen as a voluntary local response to a social need, which focuses on both the housing need and other important services.</p> <p>2. Due to the exceptional economic growth in Ireland during the 1990s, house prices are continuing to soar, especially in Dublin, resulting in greater demand for social housing. It is generally accepted by local authorities and voluntary that the demand for social housing is increasing. However, according to the Local Authority Assessments of Social Housing needs 31 March 2005 (<i>Department of Environment & Local Government</i>) in recent years 'continuing increases in overall housing output and growth of both social and affordable housing provision are having positive impacts on waiting lists'.</p> <p>3. Dublin City Council is the largest local authority in Ireland and currently manages approximately 26,500 social housing units. The majority (85%) of the flat complexes were designed and constructed prior to the 1973 oil crisis when fuel was cheap and little attention was paid to energy consumption. They were therefore built with little or no thermal insulation, single glazed windows and heating systems, which are grossly inefficient, by present-day standards. Dublin City Council is currently retrofitting their social housing stock, and to date, has retrofitted numerous social housing communities in high profile energy efficient refurbishment projects with advice from their local energy agency, CODEMA.</p> <p>4. The Department of the Environment actively encourages the use of Public Private Partnership (PPP) arrangements to bring forward integrated housing developments of private, social and affordable housing units. This has been taken up by the local authorities, especially Dublin City Council, where prime developments sites are sold privately to a developer who will refurbish existing units and construct a mix of private, social and affordable housing units.</p> <p>5 In contrast to this, housing provided through the voluntary housing sector undergoes continuous maintenance, therefore such large refurbishments are not characteristic of this sector, with perhaps the exception of Iveagh House, Dublin, which dates back to the early 1900s.</p>
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<p><i>First conclusions for the project</i></p>	<p>There are two main conclusions from this survey:</p> <ol style="list-style-type: none"> 1. Large refurbishment projects are not generally associated with housing provided through the voluntary housing sector as they are continually maintained. While the ROSH project will focus mainly on local authority social housing, CODEMA is working closely with the Irish Council for Social Housing who are the national representative federation for non-profit, voluntary and other social housing organisations and all results will be disseminated. 2. Many of the refurbishment schemes carried out by Dublin City Council are considered as an entire scheme rather than just the refurbished blocks and includes amenities and general maintenance. For example, in Bridgefoot St, we will be monitoring the energy performance of the refurbished block of flats but will also examine the process involved in the district heating system that is proposed for the new-build block on site.
<p><i>List of sources</i></p>	<ul style="list-style-type: none"> • Social Housing, Tenure & Housing Allowance, An International Review 2001 <i>J.Ditch, A. Lewis, S. Wilcox Crown Copyright 2001</i> • Local Authority Assessments of Social Housing needs 31 March 2005 <i>Department of Environment & Local Government</i> • Profiles of Households accommodated by Dublin City Council Analysis of Social-Demographic Income and Spatial Relations 2001 • Censes 2002 • Annual Housing Statistics Bulletin 2004, <i>Department of Environment, Heritage & Local Government</i> • Irish Council for Social Housing publication • Housing & Residential Services, Dublin City Council • Energy Performance Survey of Irish Housing 2005 <i>CODEMA & Dublin Institute of Technology</i> • Statistical Yearbook of Ireland 2005 <i>Central Statistics Office</i> • Energy Consumption & CO2 Emissions in the Residential Sector 1990 – 2004, <i>Sustainable Energy Ireland</i> • Annual Housing Statistics Report 2004 <i>Department of Environment, Heritage & Local Government</i> • Chris White, Irish Council for Social Housing (minutes of meeting 20 April 2006) • Irish National Survey of Housing Quality 2001 – 2002 <i>D. Watson & J. Williams ERSI publication</i>
<p><i>Last update</i></p>	<p>date: 04 May 2006</p>