



An Roinn Caiteachais
Phoiblí agus Athchóirithe
Department of Public
Expenditure and Reform

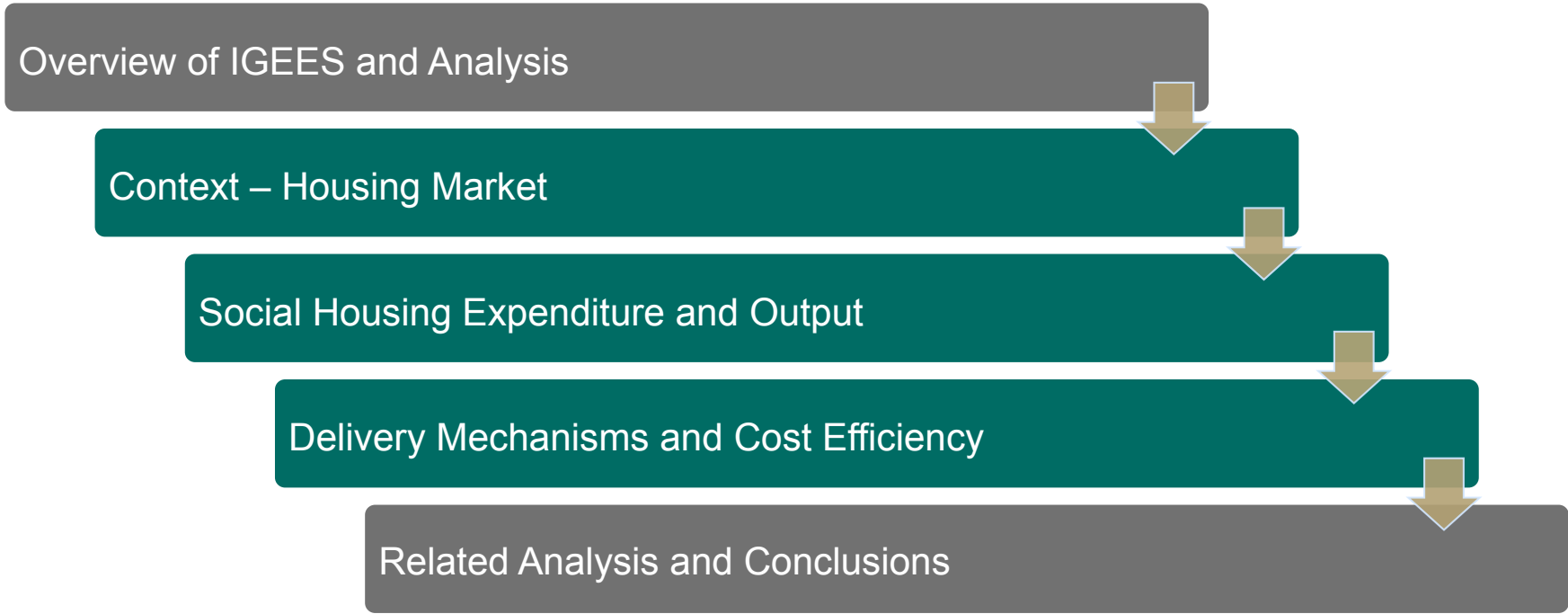
Social Housing: Analysis and Evidence

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IGEES

Irish Government Economic and Evaluation Service

Overview of Presentation





1

Overview of IGEEES

Overview of the Irish Government Economic and Evaluation Service



Irish Government Economic & Evaluation Service

- Cross Governmental network of economists and policy analysts
- Network of 200+ analysts across 17 Government Departments
- Publications and further information on igees.gov.ie

A suite of analytical papers have been completed in recent years to enhance evidence base



Figure 1: DPER/IGEES Papers on Housing



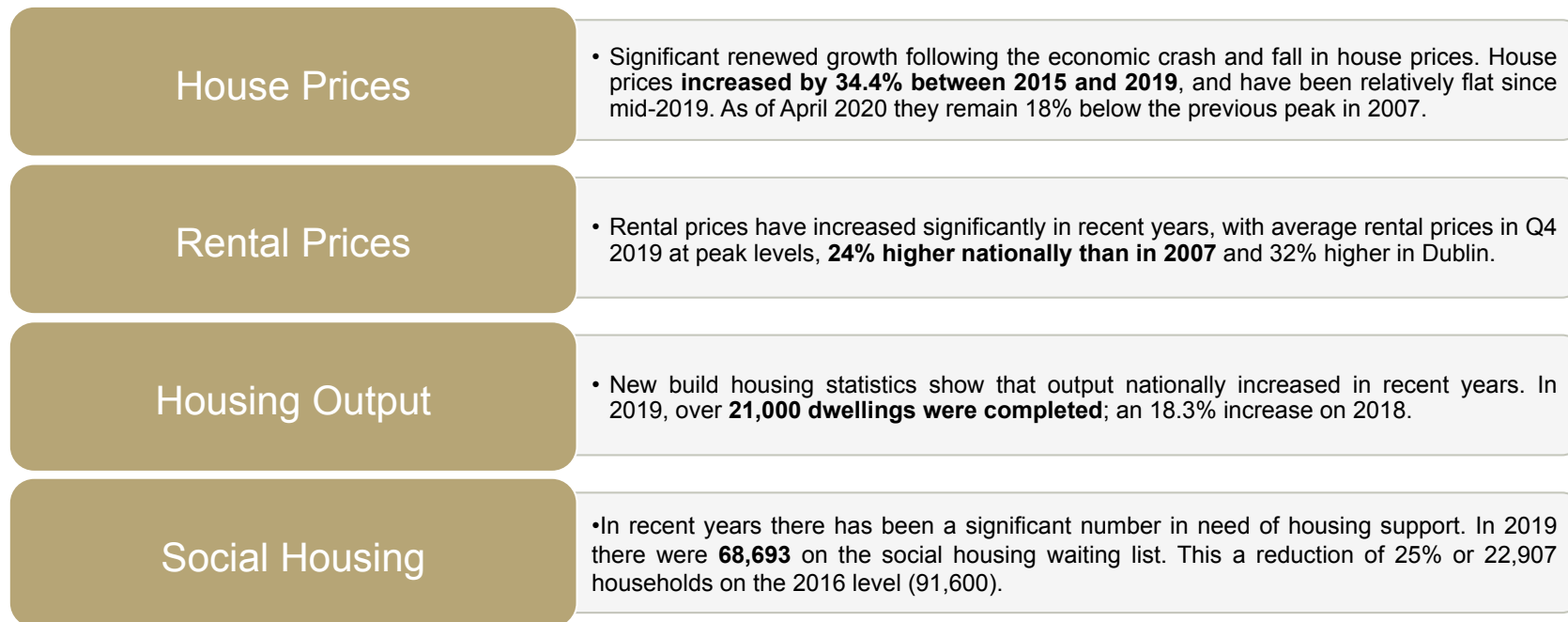


2 Context – Housing Market

Context well understood – significant price and demand growth following downturn



Figure 2: Recent Trends in House Prices, Rental Prices, Output and Social Housing Demand





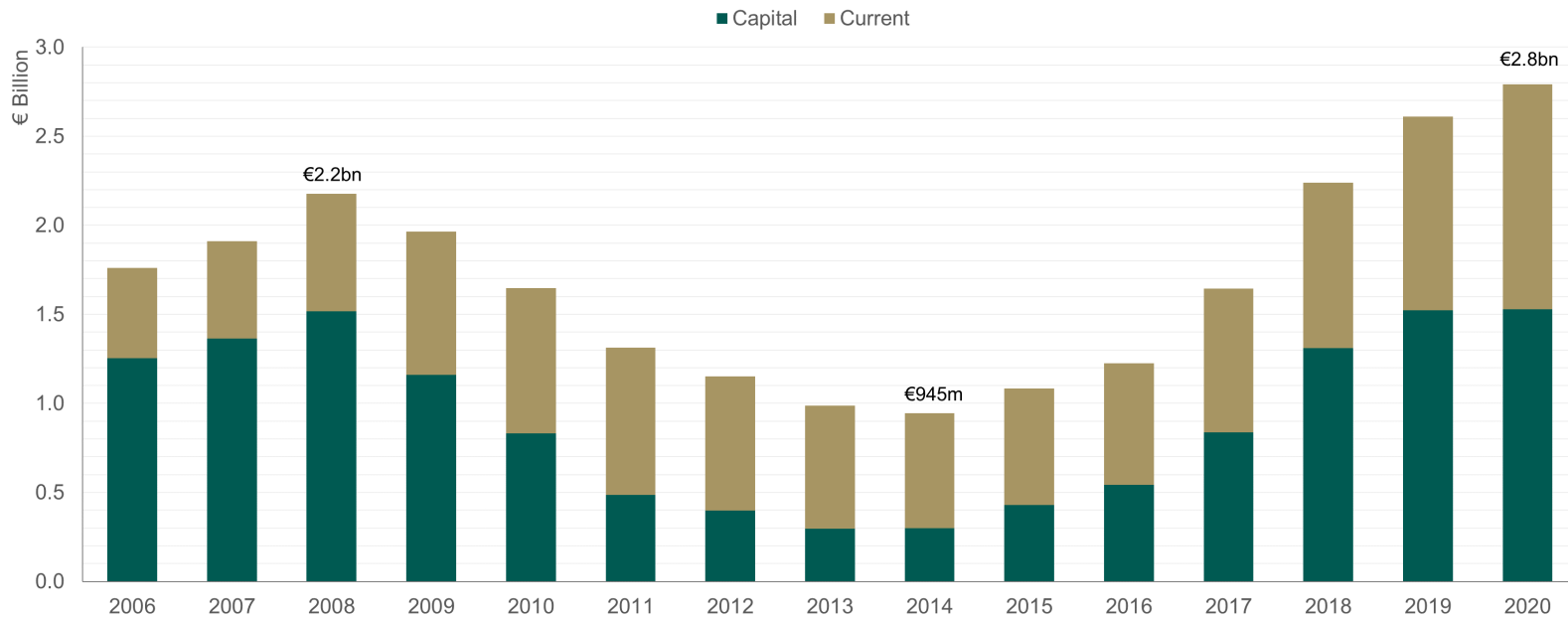
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Social Housing - Expenditure and Output

Expenditure on housing has grown significantly in recent years, surpassing previous peak



Figure 3: Total Expenditure Related to Housing, 2006-2020

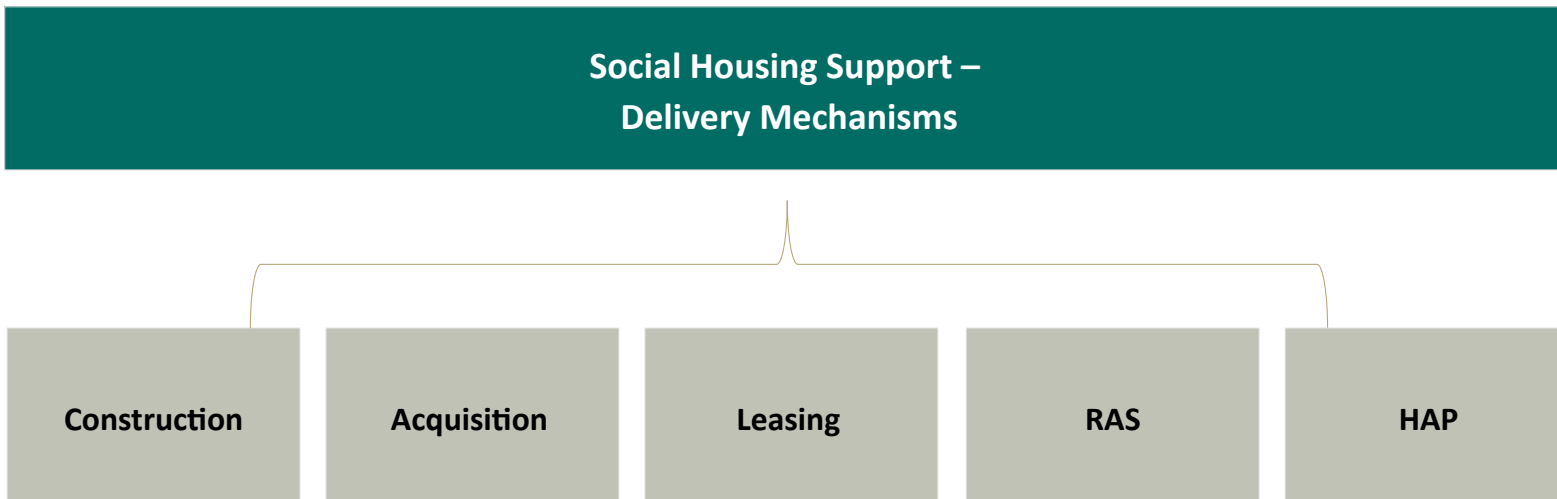


Source: DPER Databank and DHPLG. Note: Current and capital expenditure between 2015 and 2020 include LPT own funding. Current expenditure includes Rent Supplement and Mortgage Supplement through DEASP. 2020 is allocation.

There are a variety of mechanisms in place to deliver social housing support



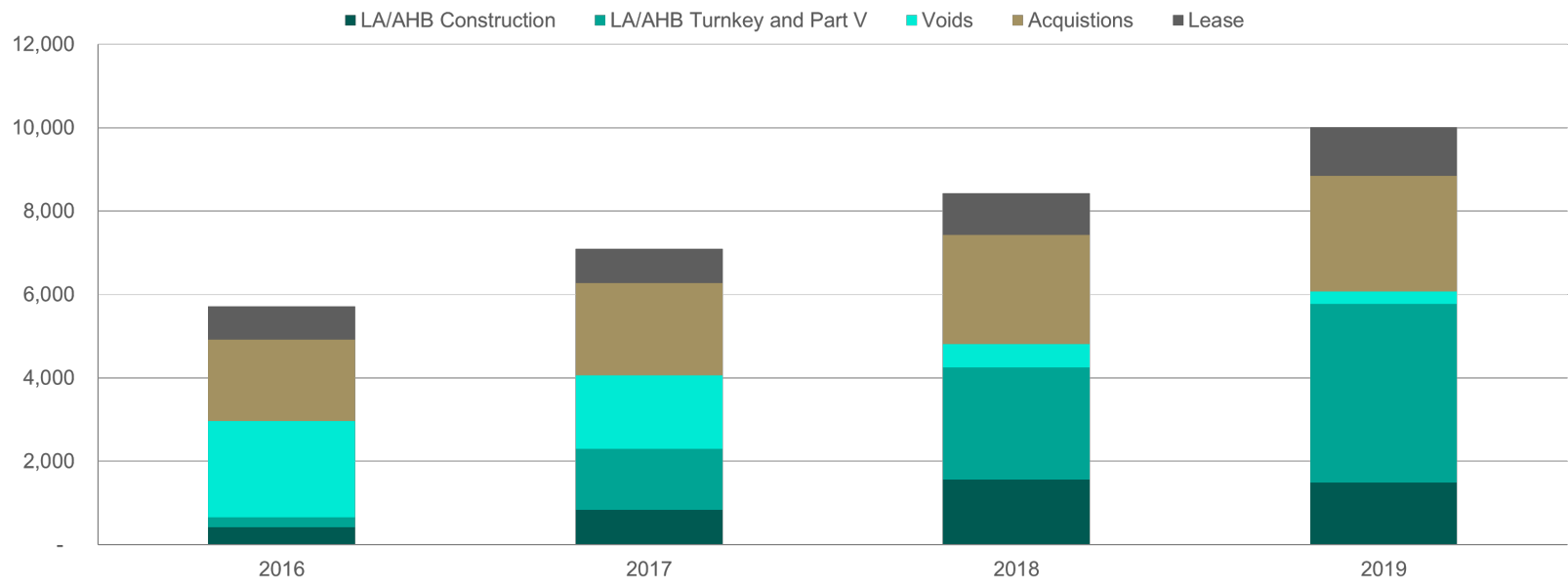
Figure 4: Overview of Delivery Mechanisms



The level of Social Housing output has increased in recent years – 6k in 2016, 10k in 2020



Figure 5: Social Housing Output, 2016-2019 (Excl. RAS and HAP)

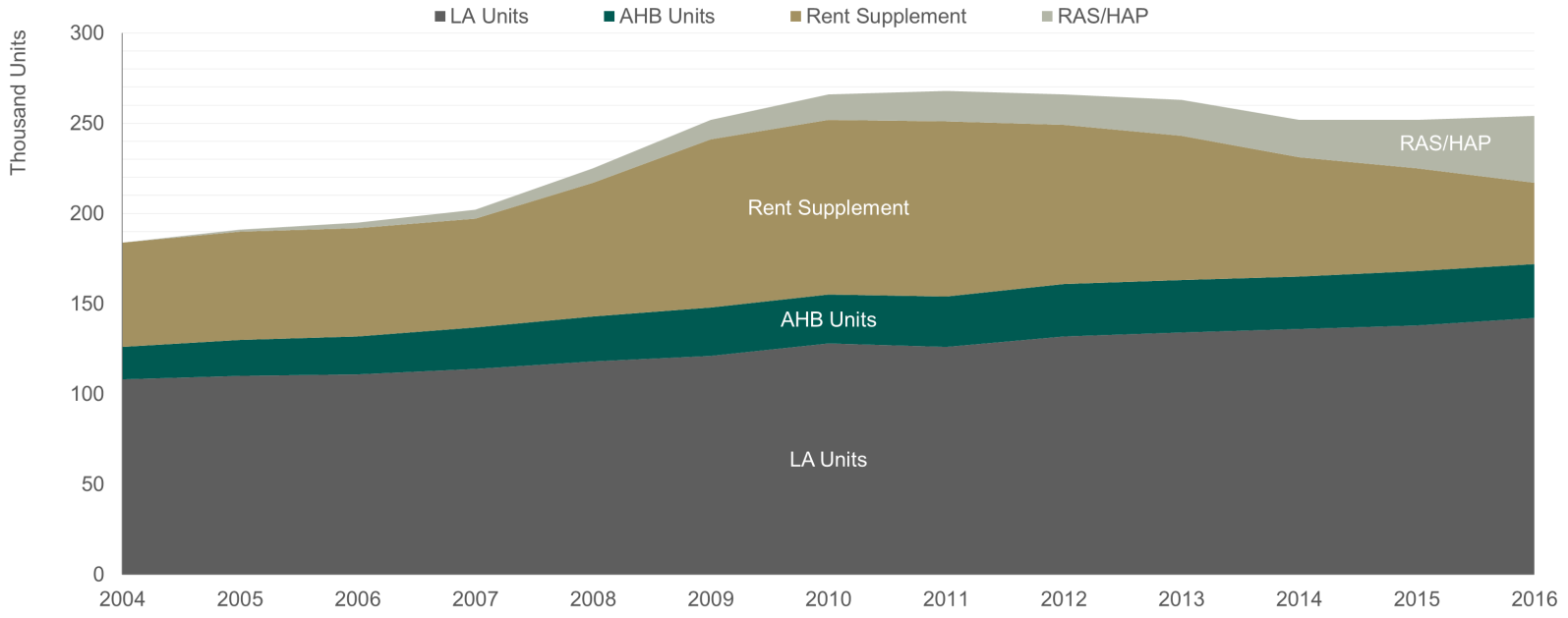


Source: Analysis of DHPLG Data. Note: Voids relates to units included in Rebuilding Ireland reporting. Further voids completed by LAs in 2018 and 2019.

Significant stock of social housing support with approx. 1 in 7 households supported



Figure 6: Estimated Recipients of Housing Support, 2004-2016



Source: ESRI Corrigan and Watson (2018)

Social Housing support focused on lower income households



Figure 7: % of Households by Income Decile (Net Disposable Equivalised Income) and Tenure Status, 2016



Source: CSO Analysis of SILC Data



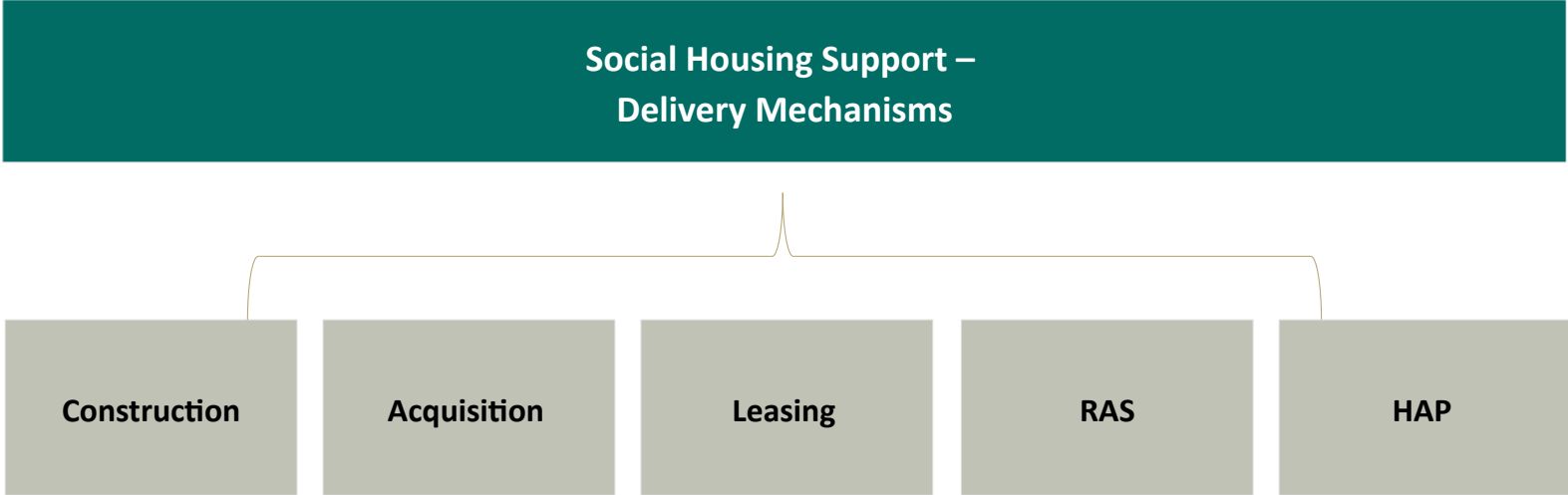
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Delivery Mechanisms and Cost Efficiency

There are a variety of mechanisms in place to deliver social housing support



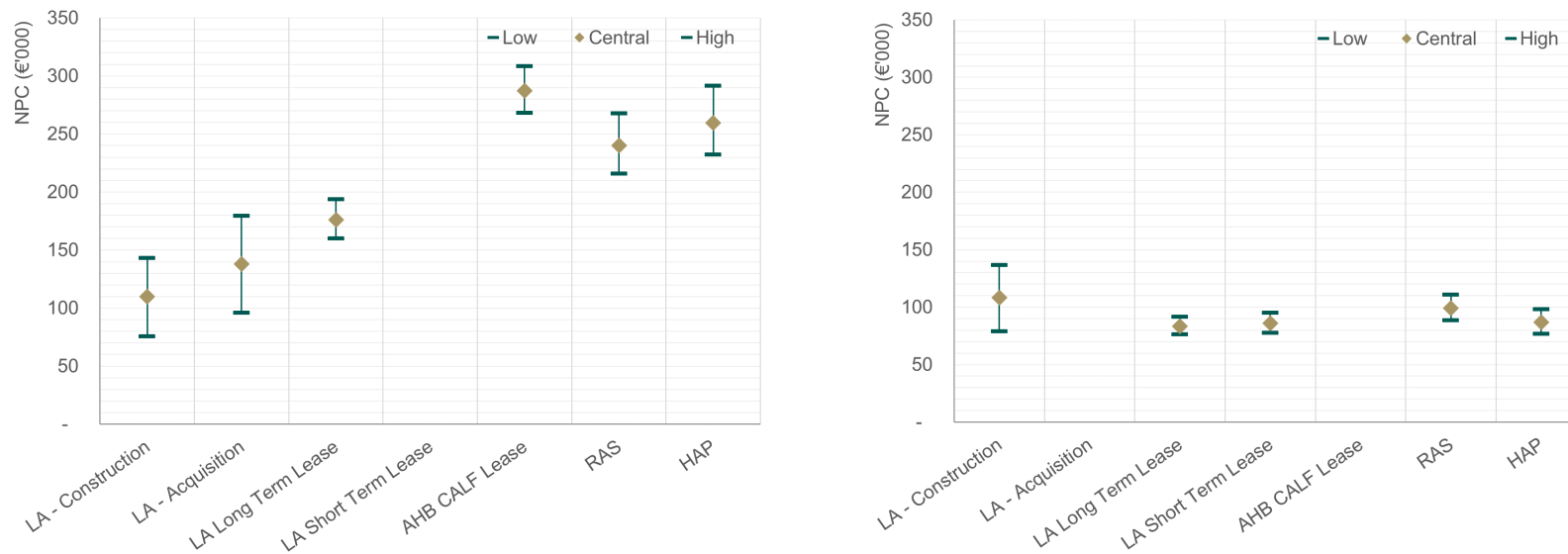
Figure 4: Overview of Delivery Mechanisms



The long run cost efficiency of the delivery mechanisms differs by region



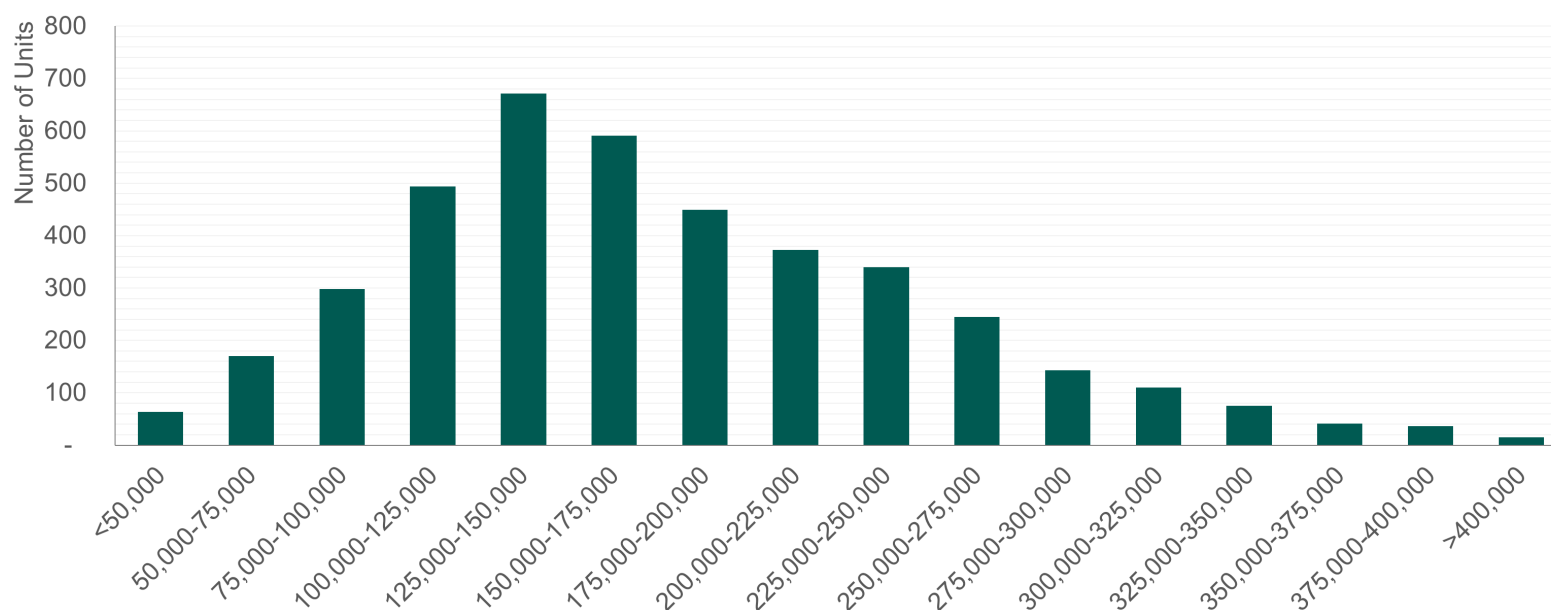
Figure 8: Estimated Net Present Cost of Delivery for a 3 Bed Unit, 2018 (Fingal and Tipperary)





The average cost of acquiring second hand units in 2018 was €190,000. Significant regional variation - €105,000 to €315,000.

Figure 9: Number of Second Hand Units Acquired through SHIP by Purchase Price, 2016-2018

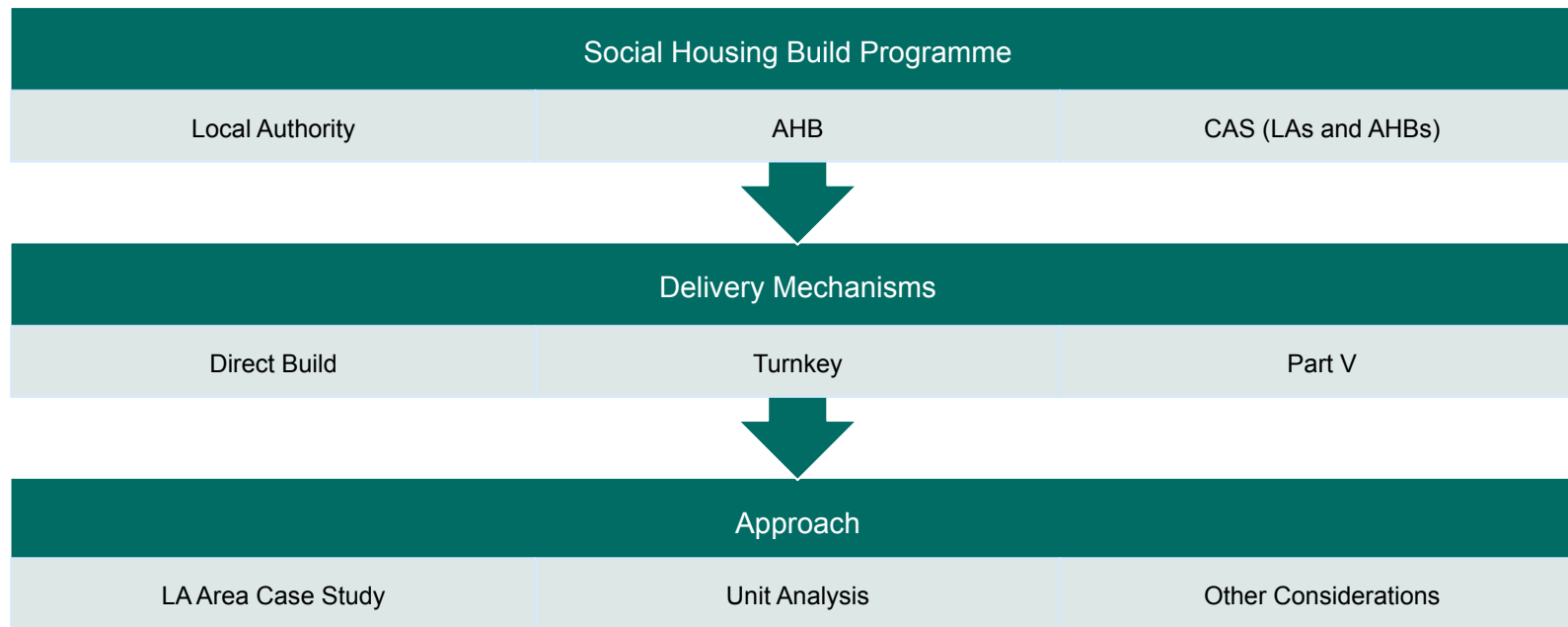


Source: Analysis of DHPLG data

Further ongoing analysis to look at the build programme in detail



Figure 10: On-Going Analysis of Social Housing Build Programme





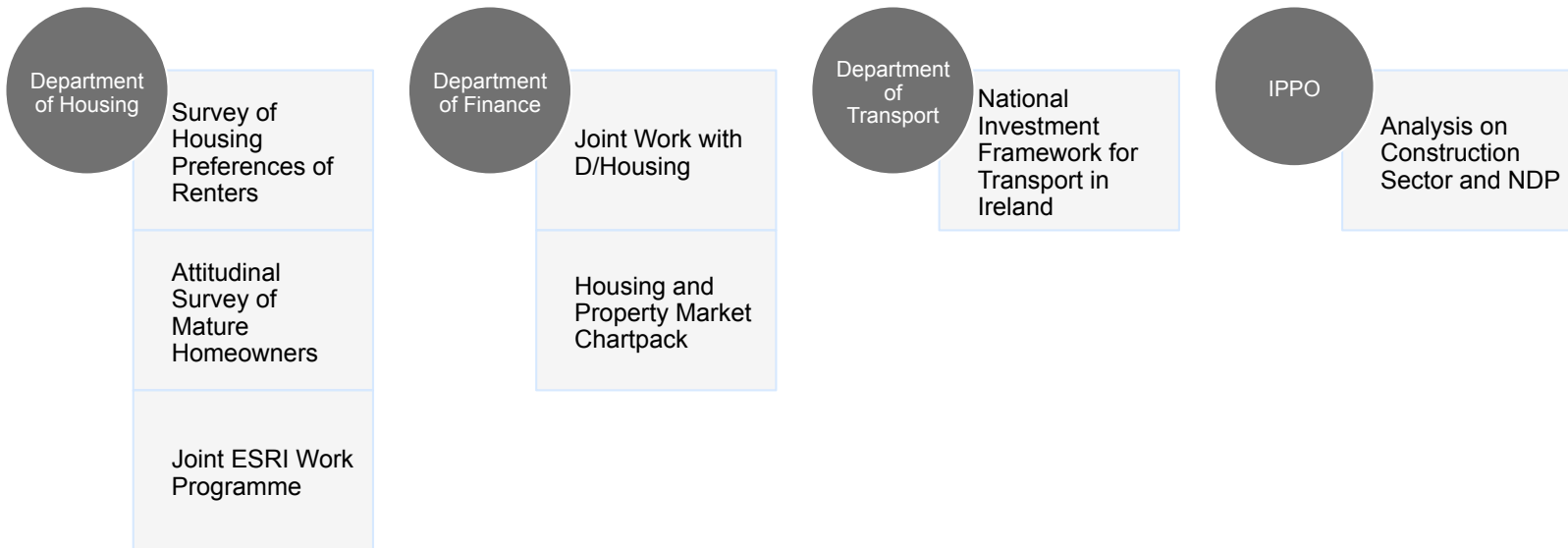
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Further Analysis and Conclusions

Further analysis has been completed in related areas by IGEES members



Figure 11: IGEES Projects Related to Housing and Planning



Conclusions



- Social Housing is a very significant support/policy area and is part of the dynamics of the overall housing market.
- In recent years, there has been a very significant increase in expenditure to peak levels and output has increased. There are a variety of ways to provide support with varying objectives and considerations.
- Cost efficiency is an important consideration to ensure value for money and the provision of appropriate support given the level of expenditure. Analysis has shown that cost efficiency does differ by mechanism and by region.
- Numerous related areas that may merit further analysis including the management of overall stock; access to supports and recipient contributions; sectoral capacity; and interaction between the supports and local housing markets.