**QUESTION NO: 568**

**DÁIL QUESTION** addressed to the Minister for Housing, Planning and Local Government (Deputy Eoghan Murphy) by Deputy Darragh O'Brien for **WRITTEN ANSWER** on **26/06/2018**

To ask the Minister for Housing; Planning and Local Government the average cost of one, two, three and four bed local authority new build units on the basis of costings submitted to his Department by local authorities over the past 12 months; the all-in costs and construction only costs; and the itemised costed list of the individual non-construction costs for each unit size.  
    
**REPLY**

The information sought in relation to average costs, to the extent and in the format to which it is readily available, is set out in the table below.  The costs set out below are average costs arising in local authority areas, which are based on the analysis of returned data from tendered social housing schemes over an extended period.

Construction cost figures are reflective of building costs (including VAT) and also include normal site works and site development.

All-in costs include cost of construction, land cost, professional fees, utility connections, site investigations/surveys, archaeology where appropriate, and contribution to public art.  Abnormal costs are excluded from these figures.

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| --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | 1 bed | 2 bed  (1 storey) | 2 bed  (2 storey) | 3 bed | 4 bed | 1 bed Apt. | 2 bed Apt. | 3 bed Apt. |
| Construction Costs | € 143,750 | € 149,576 | € 157,771 | € 167,224 | € 176,629 | € 150,918 | € 157,065 | € 173,953 |
| All-in Costs | € 182,944 | € 189,644 | € 198,491 | € 209,106 | € 219,694 | € 192,068 | € 199,112 | € 218,818 |

My Department continues to maintain a clear focus on delivering value for money both in terms of the construction and all-in costs of social housing projects.