**Table 1. Housing Assistance Payment**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Average Monthly Cost | 2019 Budget | Number of Tenants on the scheme | Average National Two Bed Home cost | Years to reach average national two bed home cost |
| €829 | €423m | 48,261 | €213,000 | 21 |

**Table 2. Rent Supplement**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Average Monthly Cost | 2019 Budget | Number of Tenants on the scheme | Average National Two Bed Home cost | Years to reach average national two bed home cost |
| €521.54 | €132.4m | 18,265 | €213,000 | 34 |

**Table 3. Rental Accommodation Scheme**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Average Monthly Cost | 2019 Budget | Number of Tenants on the scheme | Average National Two Bed Home cost | Years to reach average national two bed home cost |
| €625.96 | €134.3m | 18,520 | €213,000 | 28 |

**Table 4. Social Housing Current Expenditure Programme**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Average Monthly Cost | 2019 Budget | Number of Tenants on the scheme | Average National Two Bed Home cost | Years to reach average national two bed home cost |
| €757 | €155m | 7,988 | €213,000 | 23 |

Source PQ Replies attached.

**QUESTION NO: 262**

**DÁIL QUESTION** addressed to the Minister for Housing, Planning and Local Government (Deputy Eoghan Murphy)

by Deputy Darragh O'Brien

for **WRITTEN ANSWER** on **21/11/2019**

 To ask the Minister for Housing; Planning and Local Government the average monthly housing assistance payment for each quarter of 2019 to date; the average monthly HAP payment for each county; the number of recipients by county for each quarter of 2019 to date, in tabular form; and if he will make a statement on the matter.

**REPLY.**

Housing Assistance Payment (HAP) plays a vital role in housing eligible families and individuals. At the end of Q2 2019, over 62,700 HAP tenancies had been set-up since the scheme commenced, of which there were more than 48,000 households actively in receipt of HAP support and over 28,000 separate landlords and agents providing accommodation to households supported by the scheme.

Details of the average monthly landlord payment by local authority area and the number of active tenancies at the end of Quarters 1 and 2 2019, are set out in the table below. Information in respect of Quarter 3 2019 is currently being compiled and will be available shortly.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Local Authority  | Average landlord payment Q1 2019 | No. of Active Tenancies Q1 2019 | Average landlord payment Q2 2019 | No. of Active Tenancies Q2 2019 |
|   |  € |   |  € |   |
| Carlow County Council | 554 | 707 | 555 | 743 |
| Cavan County Council | 455 | 301 | 456 | 322 |
| Clare County Council | 465 | 1,332 | 467 | 1,344 |
| Cork City Council | 774 | 2,167 | 791 | 2,546 |
| Cork County Council | 737 | 3,427 | 732 | 3,228 |
| Donegal County Council | 394 | 1,727 | 395 | 1,734 |
| Dublin City Council | 1,292 | 2,594 | 1,292 | 2,904 |
| Dún Laoghaire Rathdown County Council | 1,359 | 437 | 1,357 | 468 |
| Fingal County Council | 1,340 | 1,436 | 1,348 | 1,581 |
| Galway City Council | 807 | 1,465 | 813 | 1,544 |
| Galway County Council | 711 | 1,052 | 717 | 1,093 |
| Kerry County Council | 516 | 1,002 | 517 | 1,076 |
| Kildare County Council | 921 | 2,042 | 923 | 2,109 |
| Kilkenny County Council | 578 | 866 | 583 | 883 |
| Laois County Council | 581 | 715 | 589 | 788 |
| Leitrim County Council | 414 | 223 | 416 | 237 |
| Limerick City and County Council | 584 | 2,219 | 589 | 2264 |
| Longford County Council | 408 | 297 | 412 | 306 |
| Louth County Council | 846 | 2,786 | 860 | 2,890 |
| Mayo County Council | 506 | 1,158 | 510 | 1,201 |
| Meath County Council | 937 | 1,804 | 944 | 1,915 |
| Monaghan County Council | 490 | 555 | 498 | 579 |
| Offaly County Council | 515 | 862 | 520 | 855 |
| Roscommon County Council | 457 | 370 | 461 | 391 |
| Sligo County Council | 506 | 677 | 509 | 712 |
| South Dublin County Council | 1,230 | 2657 | 1,245 | 2,701 |
| Tipperary County Council | 492 | 1,772 | 495 | 1,792 |
| Waterford City and County Council | 513 | 1,826 | 517 | 1,863 |
| Westmeath County Council | 559 | 716 | 560 | 780 |
| Wexford County Council | 527 | 1,131 | 529 | 1,222 |
| Wicklow County Council | 1,005 | 1,036 | 1,001 | 1,197 |
| **Average Monthly Payment** | **817** |  |  **829** |  |
| DRHE\* |   | 4,556 |   | 4,993 |
| **Total Active Tenancies** |  | **45,915** |  | **48,261** |

 \* The average monthly landlord payment for tenancies set up by the Dublin Region Homeless Executive (DRHE) are recorded against the individual local authority.

My Department continues to keep the operation of the HAP scheme under review. In general, I am satisfied with the operation of the HAP and I consider it to be a key vehicle for meeting housing need and fulfilling the ambitious programme outlined under Rebuilding Ireland.

**QUESTION NO: 263**

**DÁIL QUESTION** addressed to the Minister for Housing, Planning and Local Government (Deputy Eoghan Murphy)

by Deputy Darragh O'Brien

for **WRITTEN ANSWER** on **21/11/2019**

 To ask the Minister for Housing; Planning and Local Government the number of households that have left the housing assistance payment scheme per annum from 2015 to 2018 and to date in 2019; and if he will make a statement on the matter.

**REPLY.**

Housing Assistance Payment (HAP) plays a vital role in housing eligible families and individuals. At the end of Q2 2019, over 62,700 HAP tenancies had been set-up since the scheme commenced, of which there were more than 48,000 households actively in receipt of HAP support and over 28,000 separate landlords and agents providing accommodation to households supported by the scheme.

HAP supported tenancies are agreed between the landlord and the tenant. It is important to note that the local authority is not a party to the tenancy and has no role in its agreement. There is no limitation placed by the scheme on the length of tenancy that can be supported by HAP. However, as with other private rental tenancies, the Residential Tenancies Act 2004 (as amended) governs the relationship between landlord and tenant and the length of the tenancy is a matter that must be agreed between the landlord and tenant in that context.

At the end of Q2 2019, a total of 14,478 households were reported on the HAP Shared Services Centre system as having exited HAP. This included tenant led exits; compliance exits; transfers to other forms of social housing; and landlord exits. This report is based on cessations, as submitted by local authorities.

Details of the number of Closed/Exit Tenancies by year, are set out in the table below:

|  |  |
| --- | --- |
|  **Year**  |  **No. of Closed/Exit Tenancies**  |
| 2015 |  312 |
| 2016 | 1,425 |
| 2017 | 3,181 |
| 2018 | 5,711 |
| 2019 (Q2) | 3,849 (Q2) |
| **Total**  | **14,478** |

In cases where a HAP supported tenancy ends, the tenant can find alternative accommodation and retain their eligibility for HAP support or the local authority may decide to offer another form of social housing support to the tenant in accordance with their scheme of letting priorities.

My Department continues to keep the operation of the HAP scheme under review. In general, I am satisfied with the operation of the HAP and I consider it to be a key vehicle for meeting housing need and fulfilling the ambitious programme outlined under Rebuilding Ireland.

**QUESTION NO: 264**

**DÁIL QUESTION** addressed to the Minister for Housing, Planning and Local Government (Deputy Eoghan Murphy)

by Deputy Darragh O'Brien

for **WRITTEN ANSWER** on **21/11/2019**

 To ask the Minister for Housing; Planning and Local Government the average monthly rental accommodation scheme payments for each quarter of 2019 to date; the average monthly rental assistance scheme payment for each county; the number of recipients by county for each quarter of 2019 to date, in tabular form; and if he will make a statement on the matter.

**REPLY.**

The Rental Accommodation Scheme (RAS) was established in 2004 and placed responsibility on local authorities to meet the accommodation needs of people in receipt of Rent Supplement for 18 months or longer, and who are assessed as having a long-term housing need. RAS provides a more structured, accommodation-based approach to the use of the private rented sector to meet long-term housing need, thereby eliminating dependence on temporary income support payments, i.e. rent supplement.

The table below sets out the average monthly and quarterly expenditure under RAS for Q1 and Q2 2019 and the number of RAS tenancies in place at the end of Q1 and Q2 2019, broken down by local authority area. Data in relation to Q3 is being collated.

RAS continues to be an effective and secure form of social housing support. While it remains a significant part of the suite of social housing options currently available to those who are assessed as being in need of housing support, its role as the replacement for Rent Supplement for these with a social housing need is now being increasingly fulfilled by the Housing Assistance Payment (HAP) scheme.

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Local Authority |  RAS Average Expenditure per Month Q1 2019 | Total Tenancies End Q1 2019 | Average cost of Tenancy per Month Q1 2019 | RAS Average Expenditure per Month Q2 2019 | Total Tenancies End Q2 2019 | Average cost of Tenancy per Month Q2 2019 |
| Carlow Co. Cl.  | €328,990.00 | 499 | €659.30 | €293,342.25 | 493 | €595.01 |
| Cavan Co. Cl.  | €307,576.72 | 562 | €547.29 | €261,411.95 | 555 | €471.01 |
| Clare Co. Cl.  | €199,399.29 | 373 | €534.58 | €179,505.63 | 394 | €455.60 |
| Cork City Cl.  | €606,387.05 | 824 | €735.91 | €567,550.55 | 925 | €613.57 |
| Cork Co CL  | €502,933.19 | 857 | €586.85 | €439,033.41 | 732 | €599.77 |
| Donegal Co. Cl. | €180,298.64 | 547 | €329.61 | €143,410.29 | 547 | €262.18 |
| Dublin City Cl. | €1,510,850.87 | 1765 | €856.01 | €1,375,599.18 | 1719 | €800.23 |
| Dun/Rathdown | €568,011.70 | 1292 | €439.64 | €539,082.96 | 1261 | €427.50 |
| South Dublin Co. Cl. | €1,457,921.79 | 528 | €2,761.22 | €1,127,578.21 | 516 | €2,185.23 |
| Fingal Co. Cl. | €794,089.67 | 647 | €1,227.34 | €734,079.57 | 640 | €1,147.00 |
| Galway City Cl. | €267,445.48 | 421 | €635.26 | €229,527.31 | 412 | €557.11 |
| Galway Co Cl | €185,169.01 | 324 | €571.51 | €170,149.59 | 323 | €526.78 |
| Kerry Co. Cl. | €559,743.60 | 891 | €628.22 | €503,564.71 | 894 | €563.27 |
| Kildare Co. Cl. | €506,862.04 | 578 | €876.92 | €451,731.36 | 553 | €816.87 |
| Kilkenny Co. Cl. | €531,646.30 | 911 | €583.59 | €489,026.14 | 925 | €528.68 |
| Laois Co. Cl. | €112,427.22 | 218 | €515.72 | €100,090.99 | 214 | €467.71 |
| Leitrim Co. Cl. | €47,079.48 | 114 | €412.98 | €38,230.74 | 114 | €335.36 |
| Limerick City & Co. Cl. | €775,536.04 | 1145 | €677.32 | €713,136.35 | 1183 | €602.82 |
| Longford | €97,844.33 | 207 | €472.68 | €83,454.33 | 208 | €401.22 |
| Louth Co. Cl. | €57,427.31 | 120 | €478.56 | €47,837.22 | 120 | €398.64 |
| Mayo Co. Cl. | €428,793.52 | 808 | €530.69 | €387,805.22 | 816 | €475.25 |
| Meath Co. Cl. | €332,791.23 | 407 | €817.67 | €304,077.04 | 396 | €767.87 |
| Monaghan Co. Cl. | €91,304.87 | 215 | €424.67 | €81,375.54 | 209 | €389.36 |
| Offaly Co. Cl. | €80,461.14 | 130 | €618.93 | €74,746.92 | 132 | €566.26 |
| Roscommon Co. Cl | €199,933.38 | 404 | €494.88 | €171,984.41 | 400 | €429.96 |
| Sligo Co. Cl. | €271,945.33 | 541 | €502.67 | €231,239.70 | 525 | €440.46 |
| Tipperary Co. Cl.  | €556,743.99 | 1089 | €511.24 | €521,293.01 | 1087 | €479.57 |
| Waterford City & Co. Cl. | €341,403.28 | 675 | €505.78 | €268,117.29 | 667 | €401.97 |
| Westmeath Co.Cl. | €400,658.97 | 584 | €686.06 | €358,390.84 | 587 | €610.55 |
| Wexford Co.Cl. | €346,699.97 | 600 | €577.83 | €307,024.70 | 578 | €531.18 |
| Wicklow Co.Cl. | €443,342.33 | 421 | €1,053.07 | €399,463.63 | 395 | €1,011.30 |
|   |   |   |   |   |   |   |
|   |   |   |   |   |   |   |
| National Total | €13,091,717.74 | 18697 | €700.20 | €11,592,861.04 | 18520 | €625.96 |

 - RAS Average Quarterly and Monthly Payments breakdown by LA in Q1 and Q2 2019.xlsx

**QUESTION NO: 265**

**DÁIL QUESTION** addressed to the Minister for Housing, Planning and Local Government (Deputy Eoghan Murphy)

by Deputy Darragh O'Brien

for **WRITTEN ANSWER** on **21/11/2019**

 To ask the Minister for Housing; Planning and Local Government the average monthly payment under the social housing current expenditure programme (leasing) for each quarter of 2019 to date; the average social housing current expenditure programme (leasing) for each county; the number of recipients by county for each quarter of 2019 to date in tabular form; and if he will make a statement on the matter.

**REPLY.**

The Social Housing Current Expenditure Programme (SHCEP) supports the delivery of social housing by providing financial support to local authorities for the long term leasing of houses and apartments from a range of different sources including Repair and Leasing, Enhanced Leasing and Long-term leasing. In addition, SHCEP supports the current costs of dwellings delivered by AHBs under my Department's Build and Acquisition Programmes under the Capital Advance Loan Facility (CALF) and Housing Agency Acquisitions (HAA) programme. The SHCEP budget for 2019 is just under €155 million.

Data on the total number of contractual agreements held by local authorities and supported by my Department from SHCEP is published on my Department’s website at the following link: <http://www.housing.gov.ie/housing/social-housing/social-and-affordble/overall-social-housing-provision>.

Data in relation to the average monthly cost for dwellings delivered under leasing, and the total number of leased dwellings funded under SHCEP, for Q1 and Q2 2019, are set out in the table below. Data for Q3 2019 is being col

lated and will be available shortly.

**Table: Average Lease Cost and Total Leased Dwellings Q1 and Q2 2019**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **LA**  | **Average Monthly Lease Payment – Q1 2019**  | **Total Operational Leased Dwellings – Q1 2019**  | **Average Monthly Lease Payment – Q2 2019**  | **Total Operational Leased Dwellings – Q2 2019**  |
| Carlow  | €566 | 134  | €566  | 134  |
| Cavan  | €524  | 33  | €528  | 34  |
| Clare  | €619  | 336  | €625  | 346  |
| Cork City  | €743  | 247  | €757  | 253  |
| Cork County  | €728  | 981  | €729  | 984  |
| DLR  | €1,202  | 189  | €1,202  | 189  |
| Donegal  | €528 | 286  | €528  | 286  |
| Dublin City  | €950  | 749  | €955  | 756  |
| Fingal  | €873  | 537  | €886  | 554  |
| Galway City  | €940  | 208  | €940  | 209  |
| Galway County  | €626  | 70  | €630  | 71  |
| Kerry  | €642  | 305  | €659  | 298  |
| Kildare  | €742  | 231  | €805  | 234  |
| Kilkenny  | €652  | 79  | €649  | 84  |
| Laois  | €610  | 225  | €610  | 225  |
| Leitrim  | €492  | 15  | €492  | 15  |
| Limerick  | €684  | 94  | €682  | 106  |
| Longford  | €578  | 100  | €578  | 100  |
| Louth  | €707  | 369  | €707  | 369  |
| Mayo  | €630  | 173  | €636  | 192  |
| Meath  | €688  | 163  | €696  | 170  |
| Monaghan  | €536  | 51  | €535  | 54  |
| Offaly  | €646  | 256  | €650  | 257  |
| Roscommon  | €476  | 14  | €513  | 22  |
| Sligo  | €660  | 61  | €660  | 61  |
| South Dublin  | €1,183  | 646  | €1,183  | 646  |
| Tipperary  | €602  | 421  | €603  | 443  |
| Waterford  | €553  | 260  | €547  | 265  |
| Westmeath  | €673 | 362  | €674  | 384  |
| Wexford  | €581  | 197  | €582  | 204  |
| Wicklow  | €871  | 40  | €877  | 43  |
| **Overall**  | **€753**  | **7,832**  | **€757**  | **7,988**  |

\*Note - operational units are units that are being claimed for by local authorities and actively funded by SHCEP.

**QUESTION NOS: 1121,68**

**DÁIL QUESTIONS** addressed to the Minister for Housing, Planning and Local Government (Deputy Eoghan Murphy)

by Deputy Darragh O'Brien

for **WRITTEN ANSWER** on **05/11/2019**

\* To ask the Minister for Housing; Planning and Local Government the average cost of delivering a one, two, three and four bed social housing unit nationally and in Dublin, respectively; and if he will make a statement on the matter.

- Darragh O'Brien T.D.

For WRITTEN answer on Tuesday, 5 November, 2019.

\* To ask the Minister for Housing; Planning and Local Government the average cost of delivering a one, two, three and four bed social housing unit nationally and in Dublin, respectively; and if he will make a statement on the matter.

- Darragh O'Brien T.D.

For WRITTEN answer on Tuesday, 5 November, 2019.

**REPLY.**

There are a number of variables involved in estimating the cost of providing social housing units, such as the form of delivery, size of unit, land, funding, etc. In terms of construction and 'all-in' costs, the averages as sought for the various sized units, based on full capital costs, are set out in the tables below. These are shown in terms of houses and apartments, both for Dublin and nationally.

|  |
| --- |
| **HOUSES - DUBLIN** |
|   | **1 bed** | **2 bed(1 storey)** | **2 bed(2 storey)** | **3 bed** | **4 bed** |
| **Construction** | €197,850 | €207,975 | €216,975 | €227,275 | €243,125 |
| **All-in Cost** | €258,450 | €270,575 | €280,675 | €292,500 | €311,325 |

|  |
| --- |
| **HOUSES - NATIONALLY** |
|   | **1 bed** | **2 bed(1 storey)** | **2 bed(2 storey)** | **3 bed** | **4 bed** |
| **Construction** | €155,818 | €165,132 | €174,206 | €184,685 | €199,491 |
| **All-in Cost** | €201,359 | €212,624 | €222,582 | €234,571 | €252,047 |

|  |
| --- |
| **APARTMENTS - NATIONALLY** |
|   | **1 bed** | **2 bed** | **3 bed** |
| **Construction** | €174,159 | €189,112 | €209,482 |
| **All-in Cost** | €225,082 | €243,476 | €267,629 |

 The above figures are based on returned data from tendered social housing schemes over an extended period. ‘Construction’ cost is reflective of building costs (including VAT) and also includes normal site works and site development. ‘All-in Cost’ includes cost of construction, land cost, professional fees, utility connections, site investigations/surveys, archaeology where appropriate, VAT and contribution to public art. Abnormal costs are excluded from these figures.