

# Stakeholder Consultation on “Housing for All” Policy Statement and Action Plan

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### Introduction

The State recognises that an output of approximately 33,000 new homes per annum will be needed each year from 2021 to 2030. In order to achieve that, we need delivery across all tenures, including social, affordable, rental and private housing. The Government will seek to address challenges in the sector, including viability, access to finance, land availability, the delivery of infrastructure, building quality, building standards and regulation, and an adequate supply of skilled labour.

A key mission outlined in the [Programme for Government](#) is the delivery of a new plan for housing which will be called ‘Housing for All’. It is Government policy that everybody should have access to good-quality housing to purchase or rent at an affordable price, built to a high standard, and located close to essential services, offering a high quality of life. The provision of more housing across all tenure types has a profound benefit socially and economically and the State has a fundamental role in enabling the delivery of new homes and ensuring that best use is made of existing stock.

There have been large increases in the building of new homes over the past four years. However, far more homes are needed. While the COVID-19 crisis has presented challenges in maintaining the level of growth, the Government will work with the construction sector to ensure that the number of new build homes continues to grow in the years ahead.

Over the next four years the Programme for Government commits to:

- Put affordability at the heart of the housing system.
- Prioritise the increased supply of public, social, and affordable homes.
- Progress a state-backed affordable home purchase scheme to promote home ownership.
- Increase the social housing stock by more than 50,000, with an emphasis on new builds.
- Tackle homelessness.
- Ensure that local authorities are central to delivering housing.
- Work with the private sector to ensure that an appropriate mix and type of housing is provided nationally.
- Improve the supply and affordability of rental accommodation and the security of tenure for renters.

The new policy statement and action plan, “Housing for All”, is now being developed on a Whole of Government basis. As part of this work to develop Housing for All, we would like to hear from a wide range of expert stakeholders to gather thoughts and ideas on improving the delivery of housing in Ireland.

## Guide to Completing the Survey

The consultation period will run **until 4 May 2021**. Any submissions received after this date may not be considered.

In responding to this consultation you are invited to:

- Give your organisations views on the specific questions set out below. You do not have to answer every question – you may choose to answer all of the questions or only those which are relevant to you. You can provide additional information by way of electronic link or attachment.
- Provide details of any issues or concerns you feel should be considered in dealing with the particular topic being addressed in your response.

## Survey Questions

### 1. Name of Organisation:

Apartment Owners' Network

### 2. Briefly describe your organisation?

*300 character(s) maximum*

The Apartment Owners' Network (AON) is a volunteer-led, independent, non-party political organisation. We are not-for-profit and represent the interests and views of owners (owner occupiers and investors) and Owners' Management Companies (“OMCs”) of homes in managed estates throughout Ireland.

### 3. Having regard to the housing objectives set out in the [Programme for Government](#), what other key objectives should be considered? How should these objectives be prioritised?

*3000 character(s) maximum*

A review of the Multi-Unit Development Act should address the following issues:

- The need for an OMC Regulator to ensure OMCs are complying with MUD Law, to guide MUD Directors on best practice and to collate information on the sector.
- A register of OMCs to be established under the auspices of a Regulator
- Inability of OMCs to collect service charges in a timely, efficient and cost-effective manner.
- Inability of OMCs to effectively manage anti-social behaviour impacting on the quality of life of a majority of residents.
- Standardisation of financial reporting to provide transparency for owners and prospective purchasers as to the financial wellbeing of an OMC.
- Guidance on provision for sinking funds, recognising the risk of underfunded sinking funds to a significant portion of Irish housing stock
- Clarity and standardisation on how interest is to be applied on service charge arrears

With respect to government targets for a reduction in carbon emissions, government should consider objective for explicit guidance and incentives to OMCs on:

- Electric Vehicle Charging infrastructure in shared car parks
- Insulation retrofitting for apartment blocks
- Solar panel installation
- Lighting and other electrical efficiency upgrades

**4. What are the main obstacles to delivery of housing across tenures (e.g. social, affordable, private rental and private homeownership) and household types (e.g. single person households & families)? What short or long-term actions should be taken to increase the scale and speed of delivery and improve approaches to delivery of housing?**

*3000 character(s) maximum*

**5. What actions should be taken, in order of priority, to ensure that housing is available for all sectors of society, including our ageing population and people with disabilities?**

*3000 character(s) maximum*

**6. Do you have any further comments on the development of the Housing for All policy and action plan that you would like to add?**

*1500 character(s) maximum*

Please see attachment uploaded

**7. Do you have any supporting data or other material that you would like to upload?**

Yes

Please upload your file

7e98b15d-85e9-41c2-bd3f-800ca39cdd81/AON-DHLGH\_-\_Housing\_for\_All.pdf

## What we will do with your responses

Thank you for taking the time to consider and respond to this consultation.

Please note any submission made may be published.

Download

[Final Privacy Statement on Stakeholder Consultation on Housing for All Policy Statement and Action I pdf](#)

## Contact

[housingforall@housing.gov.ie](mailto:housingforall@housing.gov.ie)



**BY EMAIL: [housingforall@housing.gov.ie](mailto:housingforall@housing.gov.ie)**

4 May 2021

Dear Sir/Madam,

**Re: Stakeholder Consultation on “Housing for All” Policy Statement and Action Plan**

We note the above consultation in the context of commitments of the Programme for Government (“PFG”).

By reference to Question 6 of the Stakeholder Consultation, we have the following observations:

1. We welcome the PFG’s “Housing for All” commitment (at page 57)-  
*“Management Companies  
We will conduct a review of the existing management company legislation, to ensure that it is fit for purpose and that it acts in the best interests of residents.”*

In this regard, we call for implementation of the recommendations of The Housing Agency and Clúid Housing report *“Owners’ Management Companies, Sustainable apartment living for Ireland”*. The report is available at- [www.housingagency.ie/publications](http://www.housingagency.ie/publications).

2. With regard to PFG commitments in relation to defective housing, we welcome the establishment and on-going activity of the Independent Working Group to examine the issue. We call for the implementation of the recommendations of the *“Safe as Houses?”* report of the Oireachtas Joint Committee on Housing, Planning and Local Government.
3. We call for the allocation of responsibility for the Multi-Unit Developments Act 2011 (“MUD Act”) from the Department of Justice (“DOJ”) to the Department of Housing, Local Government and Heritage (“DHLGH”). Responsibility for legislation and regulation affecting the apartment housing sector is better suited to DHLGH. Chapter 3 and Recommendation 3 of the above-mentioned Housing Agency/Clúid report, and past submissions to the DOJ and DHLGH by the Apartment Owners’ Network, expand in considerable detail on the rationale for this proposal. The measure would be effected by way of amendment to section 1(1) of the MUD Act.
4. We call for reforms to the administration of civil justice, as set out in our submission of February 2018 jointly with the Society of Chartered Surveyors Ireland to the Review Group on the Administration of Civil Justice. This submission is available at- [https://apartmentownersnetwork.files.wordpress.com/2018/02/scsi-aon-submission\\_final\\_2.pdf](https://apartmentownersnetwork.files.wordpress.com/2018/02/scsi-aon-submission_final_2.pdf)

We would welcome the opportunity to engage further on the above by way of virtual meeting, etc.

Yours faithfully,

***[\*Sent by email and bears no signature]***

Bryan Maher  
**Director**