

Housing Priorities for the New Oireachtas

The Programme for Government and new Oireachtas term represent an important opportunity to take some of the actions needed to deliver social and affordable homes. It is more important than ever that we find long-term solutions to meet Ireland's housing needs. **Approved Housing Bodies (AHBs) are ready, willing and equipped to play our part. We are passionate and committed to providing homes for people who need them.** The Housing Alliance – (an alliance of six of Ireland's largest AHBs) – is calling for the new Oireachtas to prioritise:

1. Mitigating the Impact of Covid-19 on the Delivery of Social and Affordable Homes

It is critical that we return to construction quickly following the Covid-19 crisis, recognising the primacy of public health concerns and ensuring guidelines are followed. By investing in social housing, adopting a counter-cyclical approach, we are more likely to recover quickly and to provide much-needed housing to those who need it. **Investing in social and affordable housing as long-term assets** will reduce reliance on the Housing Assistance Payment (HAP) and leasing. **Offering lifetime social and affordable homes** is the best way to address the significant housing need and is more cost-effective for the State.

2. Maintaining Capital Investment

Maintaining the **capital budget for social housing building**, specifically for Capital Advance Leasing Facility (CALF) allocation and the associated Payment and Availability (P&A) allocation, is essential to ensure social housing supply continues to increase.

3. National Intermediate Rental Scheme

A National Intermediate Rental scheme needs to be introduced. This would provide a more affordable rental option for people who don't qualify for social housing, but will never be able to afford to purchase a home. The rollout of new schemes of this type would facilitate a significant increase in the availability of social and affordable homes and accelerate the development of new schemes by Tier 3 AHBs and local authorities.

4. Reclassification of Approved Housing Bodies (AHBs)

It is vital that any new Government commits resources to the reversal of the classification of AHBs. In 2018, Eurostat and the Central Statistics Office (CSO) deemed 14 of the largest Tier 3 AHBs to be part of the General Government sector and, as a result, on the Government's Balance Sheet. Failure to secure reclassification will restrict funding available to Tier 3 AHBs, and impact on the output of more social and affordable homes. **A time-lined action plan from Government is urgently required to restore these AHBs to their former classification.**

We are asking for your help and support in our work.

The delivery of social and affordable homes must be a priority for the new Oireachtas.
Capital budgets must be maintained to ensure the delivery of much-needed homes continues.
Investment in Approved Housing Bodies is an investment in recovery.

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The Housing Alliance is a collaboration of six of Ireland's largest AHBs: Circle Voluntary Housing, Clúid Housing, Co-operative Housing Ireland, Oaklee Housing, Respond and Tuath Housing.

