



Social Housing at the Crossroads

Possibilities for Investment, Provision and Cost Rental

Challenges in 3 Areas

- In Local Authorities
 - Lack of supply because of borrowing constraints and costs not covered by differential rent.
- In Housing Associations
 - Small uptake of CALF and P&A, state exposure to rising private rents, capabilities to undertake large-scale investment and development.
- In Provision through the Private Rental Sector
 - Increasing rents, exit of low-income tenants, creating a risk of overcrowding and homelessness.



3 New Policy Directions

- Financial Mechanisms
 - That are capable of funding the quantity and quality of housing we require.
- Cost-Rental Provision
 - That will gradually shape the overall rental sector.
- Direct Public-Policy Influence
 - That will shape future housing supply and urban development.



Towards a More Unified, Cost Effective & Sustainable Housing System



The Next Steps

- Take Action
 - To address acute housing pressures now evident.
- Work on 3 Fronts: Finance, Cost-Rental & Direct Supply
 - To move the housing system in a desirable direction.
- Create a New Institution: From Existing Expertise
 - To co-ordinate and drive short term measures and long term development.



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