Unfinished Housing Developments
- An update on issues and progress

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promoting sustainable communities
Dealing with Unfinished Estates
National Housing Survey 2012

- Survey conducted between June and September 2012 by DoEHLG
- A total 1,770 developments remain unfinished
  - 37% decrease in unfinished developments since 2010
  - 27% decrease in vacant units since 2010
  - 296 developments effectively resolved in past year

*Source:* National Housing Development Survey Nov 2012 - DoECLG
Key Findings - Survey 2012

• 1,770 developments remain unfinished (approx. 1,100 of these or parts thereof are in a seriously problematic condition)

<table>
<thead>
<tr>
<th>Year</th>
<th>No. Vacant Houses</th>
</tr>
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<tbody>
<tr>
<td>2010</td>
<td>23,250</td>
</tr>
<tr>
<td>2011</td>
<td>18,638</td>
</tr>
<tr>
<td>2012</td>
<td>16,881</td>
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• 91,692 houses are complete and occupied up from the 79,234 houses in 2011

Source: National Housing Development Survey Nov 2012 - DoECLG
Trends

• Vacant housing brought into beneficial use and the level of vacant housing reduced.
  – Major outstanding construction works on 1,203 sites complete
  – Priority is for developers, funders and local authorities to work together in assessing developments for the purposes of taking in charge and expediting that process
  – Focus to shift to resolving the 1,100 developments that are in a seriously problematic condition
Vacant Units per 1,000 Households
National Coordination Committee

- A National Coordination Committee meets regularly to progress action.
- This committee is chaired by Minister Jan O’Sullivan T.D., Minister for Housing and Planning.
- Its purpose is to drive the implementation process and recommendations of the report by the Advisory Group on the Unfinished Housing Developments.
New Categorisation

- Categorisation of Unfinished Housing Developments is now more focussed on the **physical condition** of a development rather than who was / is present on site.

1. Incomplete developments with outstanding housing construction or infrastructure works or both

2. Unfinished housing development, or any part thereof and the individual dwellings concerned that, in the opinion of that local authority, are in a seriously problematic condition.
Planning Issues

1) Development Levies
2) Development Bonds
3) Part V
4) Taking in Charge standards
Building Control Issues

1) Non-compliance with building regulations
2) Uncertainty due to lack of document and certification of work completed
3) Non-compliance with fire safety certificates
4) Construction issues with houses and apartments
5) Drainage problems, in particular with waste water drainage
   – Problems with on-site treatment systems
Building Control Issues

6) Uncertainty of compliance can hinder completion

7) Developers and unpaid design team members often unwilling to co-operate with receivers

8) Properties deteriorating over time coupled with vandalism and robberies
Site Resolution Plans (SRPs)

• This is the most critical thing to be done.

• Starting point to examine the site and to develop a plan in dealing with the site.

• It includes an assessment of the development, an outline plan of action of what needs to be done and suggested funding proposals.

• The Developer/Receiver has the primary responsibility for the SRP.
Collaborative Approaches

• All stakeholders must work together

- Flexibility
- Open Communication
- Information Sharing
  - Land Registry
  - Planning Files
- Transparency
Pragmatic Approach

- Developers
- Banks
- Receivers
- Local Authorities
- Bond Providers

Need to adopt a Pragmatic Approach
Involve Residents

• Residents must be directly and centrally involved.

• Local authorities have provided a designated contact person for residents to liaise with.

• Engage the residents and local community in any resolution plan.
Key Issues for Residents

- Public safety
  - Part completed elements no longer under construction.
  - Poorly fenced construction areas leading to the possibility of public access to hazardous areas.

- Serious completion and compliance issues
  - Non completion of public lighting, open space areas or defects with services such as water.
Examples of Progress
Photos of Unfinished Estates
- Before and after works were carried out
Co. Longford
- Cnoc ns Gréine, Granard

Before
Co. Limerick
- Hawthorns, Ballyagran

Before
After
Co. Laois
- Slí na Mona, Portarlington

Before
After
Guidance

- Circular issued on 7th March “HFPD 1/11 and PSSP 2/11” on Unfinished Housing Developments and Public Safety

- Guidance Manual on resolving unfinished estates issued in August 2011
Stakeholder’s Code of Practice

- The Stakeholders' Code of Practice represents an agreement by the key stakeholders on key roles, responsibilities and actions.
Guide for Residents

- A Guide for Residents was updated in 2012.
- It outlines practical steps residents can take.
Progress Report

• Progress report issued by Minister Jan O’Sullivan T.D. in July 2012
Thank You

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