



Rialtas na hÉireann  
Government of Ireland

# Housing for All

## *A new housing plan for Ireland*

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# Housing for All

## —Industry Capability



# Housing for All (HfA) -Objectives



- *Everyone in the State should have access to a home to purchase or rent at an affordable price, built to a high standard and in the right place, offering a high quality of life.*
- Ireland needs an average of 33,000 homes constructed per annum until 2030
- Housing for All has the largest ever housing budget in the history of the State to support these pathways, with in excess of €20bn in funding through the over the next five years.



Figure 1:  
Four Pathways  
to Housing for All

Projected Housing Output (New Build) 2022 – 2030

Tenure	2022	2023	2024	2025	2026	2027	2028	2029	2030
Social homes	9,000	9,100	9,300	10,000	10,200	10,200	10,200	10,200	10,200
Affordable & Cost Rental homes	4,100	5,500	6,400	6,400	6,100	6,300	6,400	6,300	6,300
Private Rental and Private Ownership homes	11,500	14,400	17,750	18,200	19,800	20,400	21,500	23,000	24,000
Total Homes	24,600	29,000	33,450	34,600	36,100	36,900	38,100	39,500	40,500



# Reduce Residential Construction



- **Costs** The Government and relevant State agencies will advance methods to reduce residential construction costs, by **increasing the focus** of existing and planned construction related initiatives on the **residential construction** sector, and by ensuring a coordinated, whole-of-government, approach to residential construction.
- The **leadership of the State** is needed to address the shortfall in construction sector productivity and innovation that has been manifest for several years
- The **State will play a more central role** in leading and funding these structures to ensure that levels of productivity and innovation actually materialise.
- This will be complemented by an increased focus for the Department of Public Expenditure and Reform-led **Construction Sector Group (CSG)** on the residential construction sector.

# Labour and Sectoral Capacity



- Total labour demand from housing construction will need to rise from approximately 40,000 fulltime equivalent workers at present, **to 67,500 by 2025.**
- As the backlog of housing output has built up, a further increase, possibly upto **80,000 workers** may be necessary.
- For example, it is suggested that approximately **2,500 additional carpenters** will need to be recruited or trained in total



## Additional labour requirements by occupation

The analysis also quantified the additional labour requirements at an occupational level. Occupations were classified according to whether they were 'Core' or 'Niche' skills. Core skills account for 50% of the total labour demand, and include Carpenters, Electricians, Plumbers and Construction workers. 'Niche' skills represent smaller, more specialised occupations and account for a further 7% of total labour demand, including Floorers / Wall Tilers, Construction supervisors, roofers and window fitters. The top 10 occupations in terms of growth are:

Carpenters & Joiners (+2,500)  
Electricians (+1,900)  
Elementary Construction Occupations (+1,800)  
Plumbers (+1,300)  
Painters & Decorators (+1,100)

Bricklayers & masons (+700)  
Production Managers (+690)  
Plasterers (+680)  
Architects & Planners (+670)  
Construction Operatives (+650)

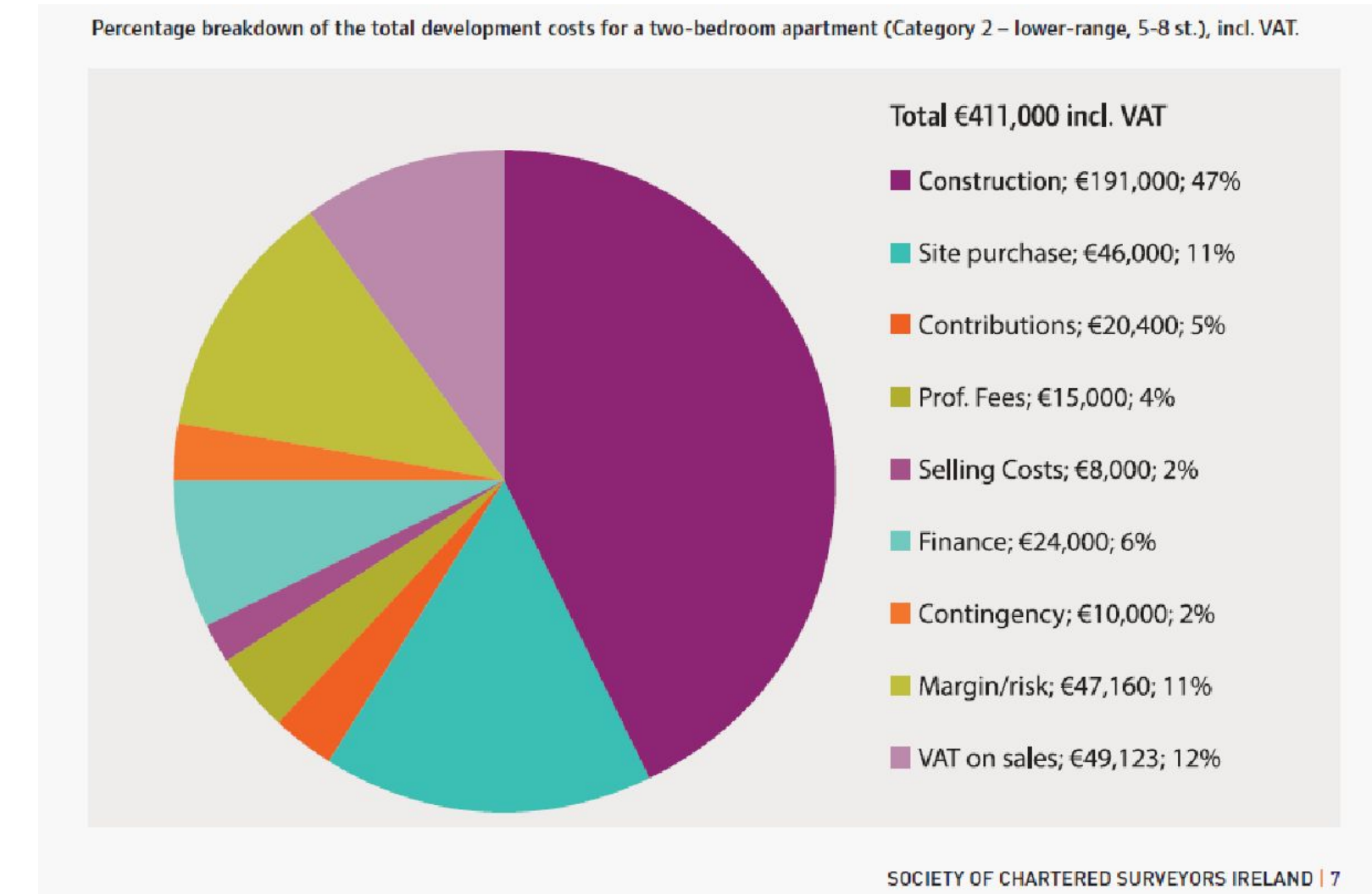
Expert Group on Future Skills Needs; Building Future Skills: The Demand for Skills in Ireland's Built Environment Sector to 2030

Labour Demand Estimates for Ireland's National Housing Targets, 2021-2030; Department of Enterprise, Trade & Employment



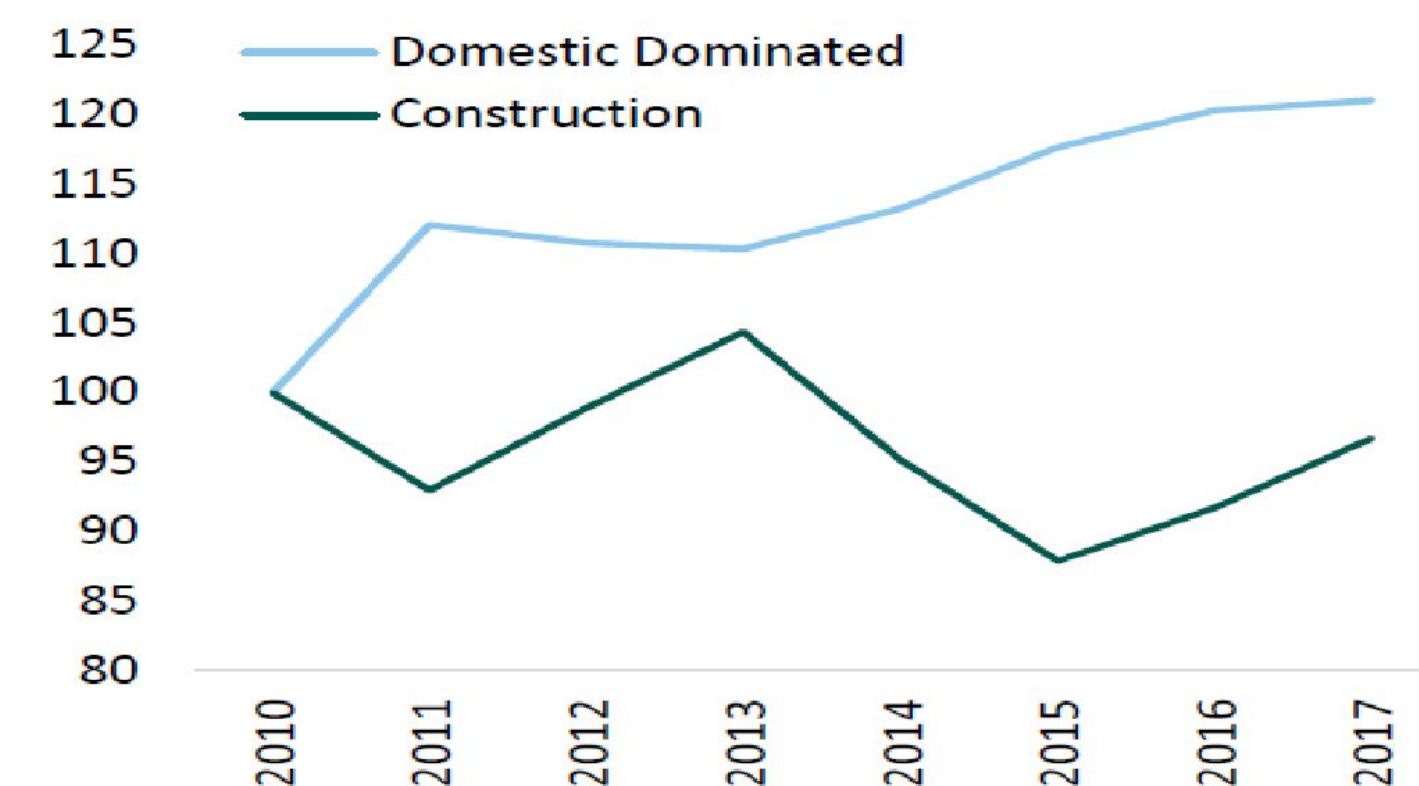
# Costs

- Recent analysis indicates that **construction build costs account for approximately 47%** of total apartment development costs.
- Prices for many construction materials have increased significantly over the last 12-18 months due to high demand. The CSO Wholesale Price Index (WPI) shows the annual increase for building and **construction materials to be 16.1%** to the end of Dec. 2021.
- SCSI Tender Price Index (October 2021), indicates construction **tender prices increased by 7%** in the first half of 2021. The report indicates that year-on-year national annual inflation is now at 8.3% (July 2020 to June 2021).
- Productivity growth of the Irish construction sector has not kept pace with trends in other industries. The latest data shows that **productivity** in the construction sector remains **below 2010 levels** and is less productive than EU average



<https://scsi.ie/real-cost-of-new-apartment-delivery/>

**Figure 10: Labour Productivity Index**



Source: CSO

<https://www.gov.ie/en/publication/827c7-construction-sector-group-building-innovation/>





# Housing for All- Reduce Construction Cost

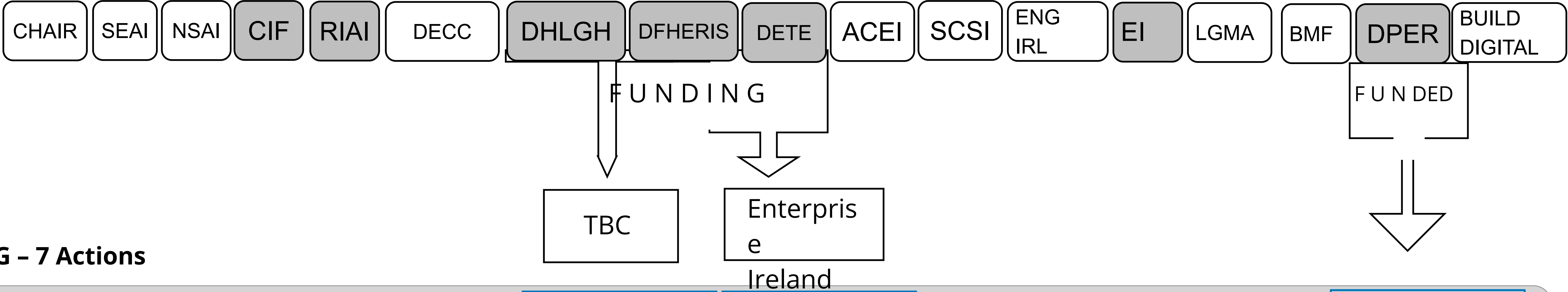
- The **Construction Sector Group (CSG)** led by Department of Public Expenditure and Reform with representatives from Industry bodies, government Departments and agencies. The CSG will have an **increased focus on residential construction**, including implementation of cost reducing innovations and productivity measures,
- The new **Construction Technology Centre (CTC)** led by Department of Enterprise Trade and Employment will prioritise residential construction - supporting innovation, **modern methods of construction**, digital and manufacturing technology.
- The role of **enterprise agencies** will be expanded to include the provision of funding and supports for innovation and productivity-related projects in the domestic residential construction sector,
- The **public sector** will continue to provide exemplar projects to help with the capacity building process through **public tenders for innovations** such as rapid delivery housing and design and development of low-carbon buildings.
- This work will be underpinned by the development of **Key Performance Indicators for MMC** and Cost of Construction, which will be reported on quarterly.



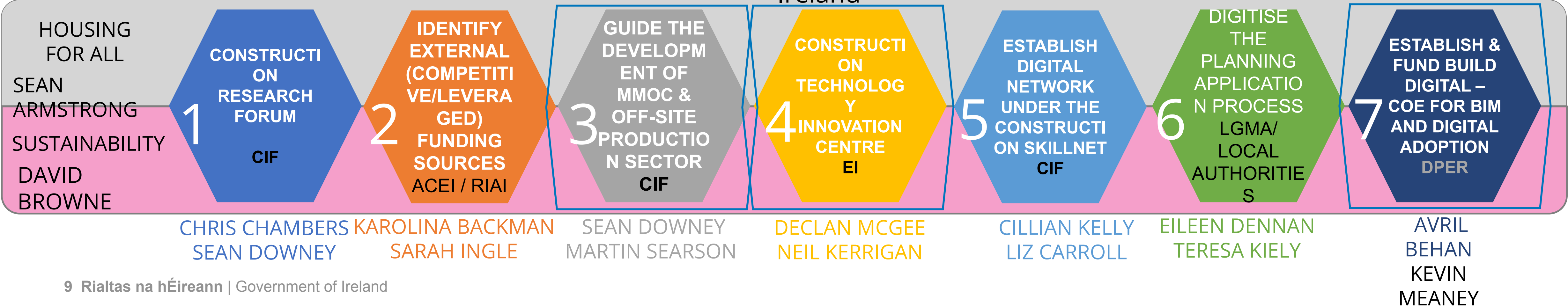
Actions on innovation and digital adoption	Leader
Further expand and develop the work of the Construction Research Forum and carry out an industry needs assessment.	CIF
Develop an action plan to promote funding opportunities arising from external funding sources such as the horizon 2020 programme and the Disruptive Technology and Innovation Fund.	ACEI/ CIC
Establish a joint working group to guide the development of the off-site production sector.	CIF/ CIC ICTU
Advance plans to develop a National Centre of Excellence (NCE) for the construction sector.	Enterprise Ireland
Establish a digital network under the Construction Skillnet	CIF/ CIC
Digitise the planning application process to reduce unsustainable, time and cost inefficient paper-based reporting.	LGMA, Local Authorities
Establish and fund Build Digital – a centre of excellence to promote BIM and digital adoption.	DPER



# Construction Sector Innovation and Digital Adoption Sub Group



## CSG – 7 Actions





# Actions in Progress



## Construction Technology Centre

## Modern Methods of Construction

## Build Digital


Call for Full Proposals to establish a Construction Technology Centre

Call for Full Proposals

Establishment of a Technology Centre for the Construction Sector

The Department of Enterprise Trade and Employment through Enterprise Ireland is proposing to establish a Construction Technology Centre to support technology transformation in the construction and built environment sector. This development is a commitment under the Government's Housing for All Strategy and is intended to drive innovation and productivity in the sector with a priority focus on residential construction. The initiative also supports Project Ireland 2040 and the work of the Construction Sector Group Innovation and Digital Adoption Sub Group.

The call for applications is now open. The deadline for submissions is 5pm on Friday 4th March 2020.




Click here for Application Form (docx)

A webinar to outline details of the call will take place on Wednesday 9th February 2020 10am.


To register for the webinar [click here](#)


Detailed Description of Industry Needs Report


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MODERN METHODS OF CONSTRUCTION








Rialtas na hÉireann  
Government of Ireland



Tionscadal Éireann  
Project Ireland  
2040

This report was produced in support of Project Ireland 2040 and the work of the CSG Innovation and Digital Adoption Sub Group

December 2021



**Build Digital Project**  
A national centre of excellence

The Build Digital grant agreement between DPER and the Build Digital Alliance amounts to €2.5 million over a five year period. After five years, the project will have delivered increased digital adoption across the entire Irish construction and built environment sector.

Some actions that will be undertaken to achieve this include;

- establishing an Irish Build Digital Leadership Forum to co-ordinate and lead the sector in digital adoption along with a Build Digital Exchange Hub for accessible resource knowledge learning and sharing across the sector,
- undertaking an annual national survey for monitoring progress, impact, and developments in respect of the Build Digital project goals,
- engaging widely by region, sector and partnering globally to provide access for Irish organisations to international best practice for adoption and adaptation,
- identifying, monitoring, and publishing on Living Lab projects of different scales, types, and locations, in collaboration with public and private sector clients,
- developing an Irish building information modelling (BIM) Framework to support the industry in the delivery of ISO standards and associated guidance,
- improving the quality, consistency, and availability of education and training supports for digital adoption,
- developing digital procurement product identification standards and training materials,
- benchmarking progress under Build Digital against international comparators.

Launch Thurs. 7<sup>th</sup>  
April

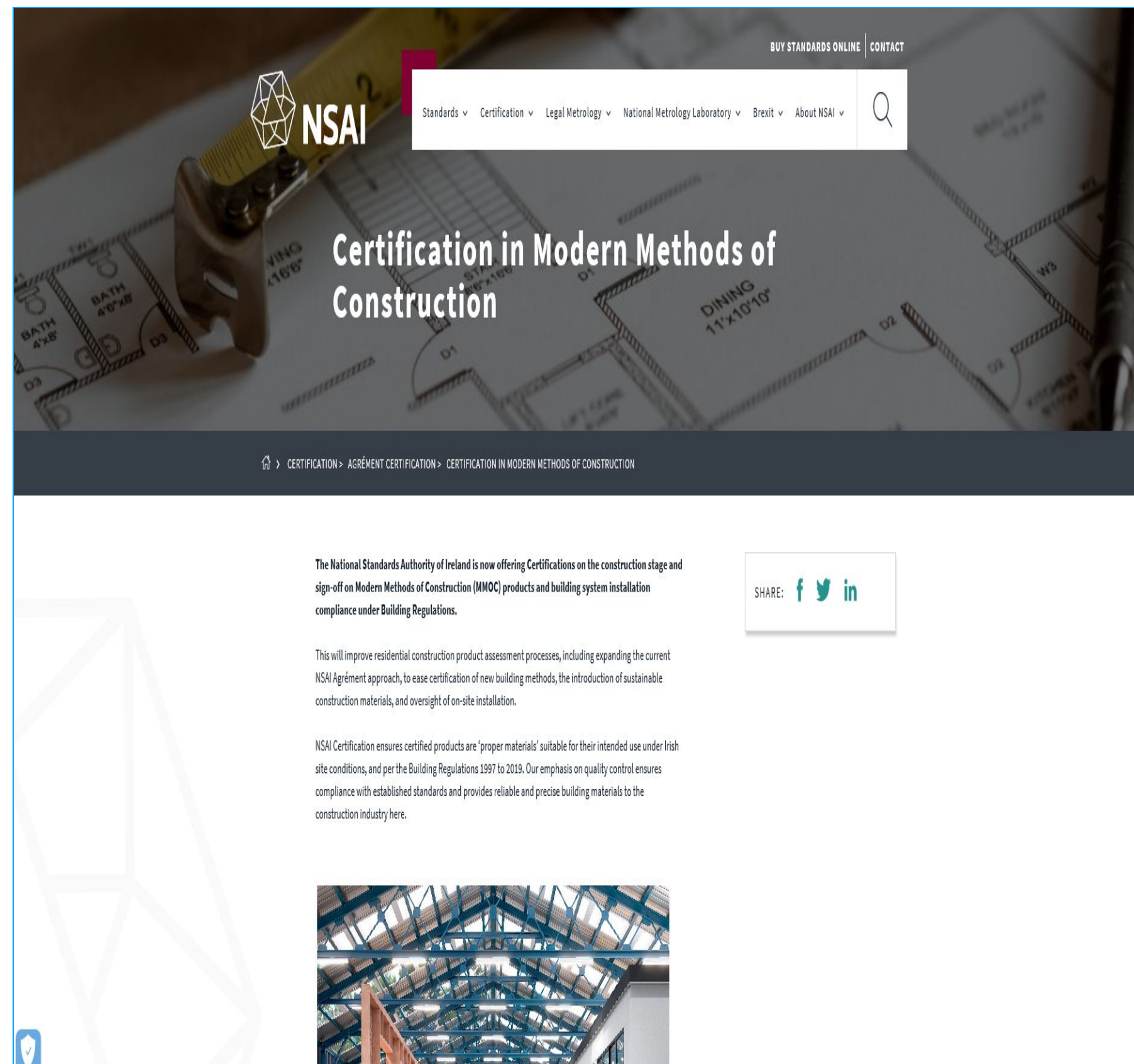
<https://www.enterprise-ireland.com/en/Research-Innovation/Companies/Collaborate-with-companies-research-institutes/Construction-Sector-Call.html>



# Actions in Progress



## NSAI Certification of MMC



[\\_https://www.nsai.ie/certification/agreement-certification/modern-methods-of-construction-certification/](https://www.nsai.ie/certification/agreement-certification/modern-methods-of-construction-certification/)



## Guide to Agrément Certification for Modern Methods of Construction (MMC)

[https://www.nsai.ie/images/uploads/certification-agreement/Guide\\_to\\_Agrément\\_Certification\\_for\\_MMC.pdf](https://www.nsai.ie/images/uploads/certification-agreement/Guide_to_Agrément_Certification_for_MMC.pdf)

## CSG/DHLGH Cost of Construction Study

**Action 23.2** The work by the CSG will incorporate an analysis and value engineering exercise for each component of cost of construction (including cost of compliance) of house and apartment development, with a view to reducing cost (including cost of compliance) and increasing standardisation. It will be informed by conducting construction cost comparisons with comparable EU economies **It will also identify opportunities for cost reduction for consideration** by relevant Government departments and industry. The study will be a shared Construction Sector Group and Government initiative with agreed terms of reference, which the DHLGH will then facilitate



# Design Build/Rapid Delivery Housing Delivered



- The **design build/rapid** delivery programme for houses is in place since 2017
- 752 units have been completed using up to Q2 2021, with 1,350 in the pipeline either not started or on site.
- It is envisaged **that over 1,000 fast-track homes** for apartments/houses will be built using the Dublin City framework, and while the majority of these will be in Dublin, there will also likely be schemes in other large centres.
- The Housing Delivery and Co-ordination Office and DHLGH are currently working with the local government sector on replacement frameworks which will operate on a regional basis and cater to a variety of development sizes and unit types, including apartments
- Modern Methods of Construction - Complies with Part D certification and 60 year durability



Bonham St. DCC



Wellview -  
Fingal



Cork Street -DCC



Poppintree  
-DCC



# Environmental Sustainability



- **Compact growth** in National Planning Framework contributes to a low carbon climate resilient society. Higher densities and shorter travel distances will minimise transport demand, and therefore lower energy demand.
- All of the new homes built during the lifetime of this Plan will be built to **Nearly Zero Energy Building (NZEB)** standards.
- **Retrofit 500,000 homes** by 2030 to a B2 or Cost Optimal Ongoing DECC BER standard. Local Authorities will retrofit 36,500 Local Authority homes to a B2/cost optimal Building Energy Rating (BER) by 2030.
- A **minimum BER for private rental property** will be introduced, where feasible, from 2025.
- Roadmap for **lifecycle analysis of embodied carbon** of construction materials planned for CAP 2021





# Governance of Housing for All



- There will be oversight and direction at the highest level through the **Cabinet Committee on Housing** and the Secretary General Delivery Group,
- Three dedicated Workstreams have also been established, led by the relevant Secretaries General, on i) investment, **ii) industry capability**, and iii) public service delivery. These Workstreams are tasked with drilling down into the priority actions, to identify any blockages, take appropriate action, and ensure a rigorous monitoring system is in place to ensure delivery
- The dedicated sub-group on industry capability is focussed **on enhancing capabilities and capacities** within the residential construction sector, with the aim of raising productivity and lowering costs.
- This sub-group will ensure that initiatives associated with innovation and productivity, skills and capacity, enterprise support, standards and compliance and sectoral engagement, are fully aligned with the objective of reducing the cost of construction of apartments and houses,
- **Delivering this integrated set of policies will require a deep level of collaboration across Government. We need to increase the capacity and efficiency of delivery in both public and private sectors. We will also rely on continued collaborative engagement with the construction sector and other important stakeholders, who are pivotal to its success**





# Housing for All – Construction Industry Register Ireland (CIRI)

# Regulation of Providers of Building Works Bill 2021 Construction Industry Register Ireland (CIRI)

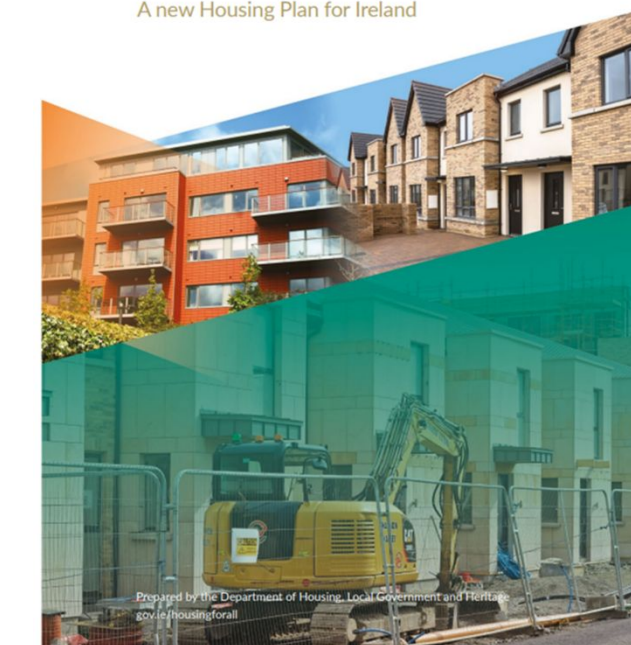


- The main objective of the Regulation of Providers of Building Works Bill 2021 is to develop and promote a culture of competence, good practice and compliance with the Building Regulations in the construction sector which will benefit consumers and the general public.
- Referred to in Government Policy
  - *Housing for All*
  - *Construction 2020 - A Strategy for Renewal*
  - *Climate Action Plan 2021*
  - *Expert Group on Future Skills Needs*
- It will provide an essential consumer protection as it will give those who engage a registered builder the assurance that they are dealing with a competent and compliant operator.



## Housing for All

A new Housing Plan for Ireland



September 2020  
**Building Future Skills**  
The Demand for Skills in Ireland's  
Built Environment Sector to 2030



National Skills Council

Expert Group on  
Future Skills Needs

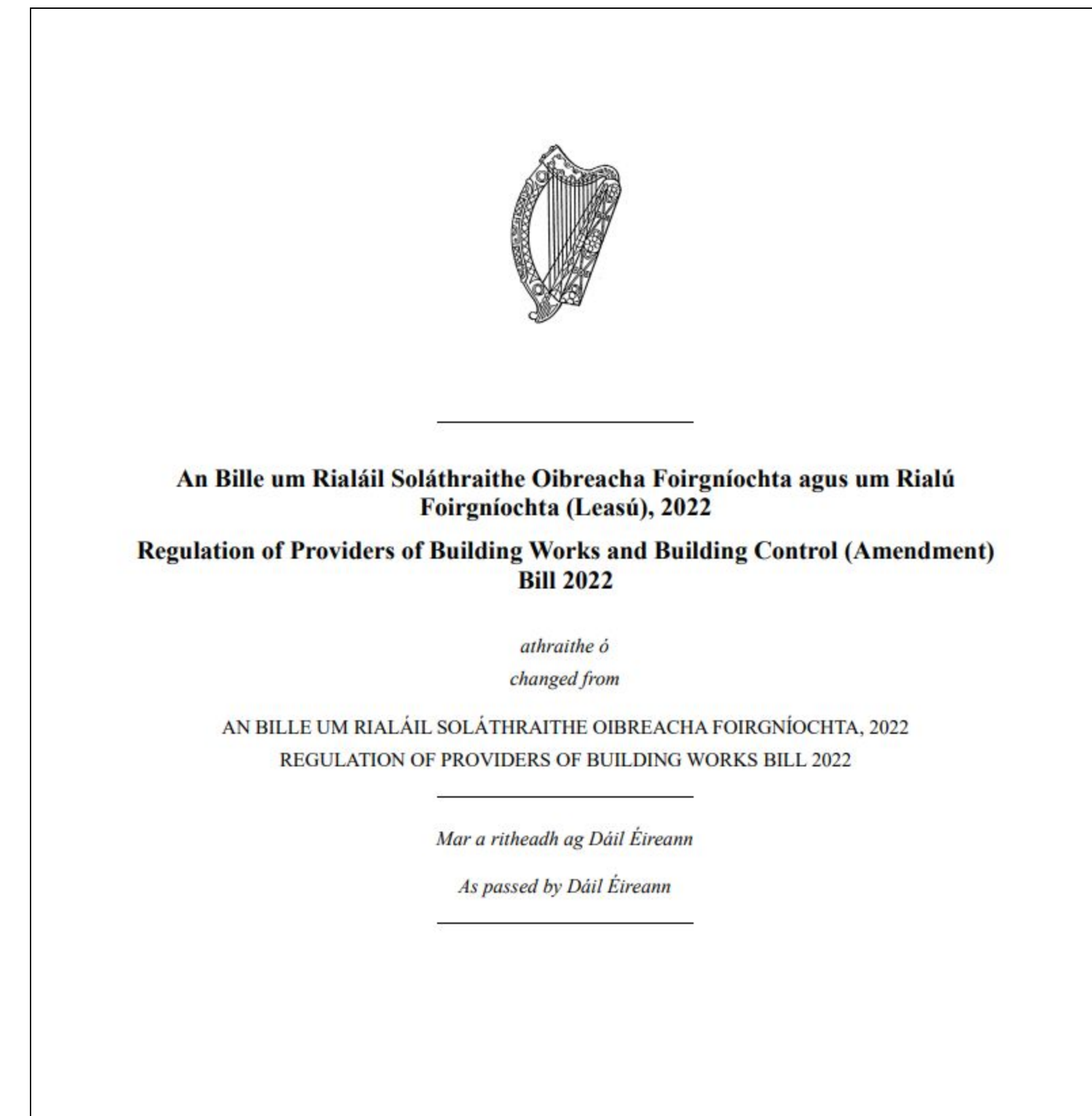




# Regulation of Providers of Building Works Bill 2021 (CIRI)



- Legislation published as General Scheme in 2017
- Bill approved by Government in Dec 2021
- Bill currently going through Oireachtas and is expected to be enacted in Q2 2022
- CIF has operated a voluntary register for Builders since 2014



# Construction Industry Register Ireland



- Applies to all entities (including sole traders) who hold themselves out for consideration as a provider of building works which are subject to Building Regulations.
- Divisions of registration will be prescribed by the Minister based on recommendations by CIRI Board.
- Committees of experts established by the Board will consult with the various categories of the industry and other stakeholders, and very specific criteria will be established for each category of providers of building services. The criteria required for registration will be clear and transparent.
- Competence will be assessed based on **experience or qualifications** or a combination of both and will be prescribed for each division of registration.
- Competence criteria will take account of Building Regulations, Building Control Regulation, Health and Safety, Environmental legislation, NSAI Standards and existing education and training programmes.



# Construction Industry Register

## Ireland



- The registration body will be a body experience and expertise in the construction sector and will operate to a similar model as that of the RIAI or SCSl.
- The Board will be independent from the registration body and will be appointed by the Minister.
- The registration body will have delegated responsibility for the day to day maintenance and operation of the register. All functions of the registration body will be within the specific confines and parameters of the Bill.
- The Board will maintain the independence of the registration process by having responsibility for;
  - recommending the divisions of registration
  - recommending the competency requirements
  - making decisions in relation to all sanctions including removal from the register
- It is proposed that the board will be made up of representatives from Government Bodies, ICTU, the registration body and appointees nominated by the Public Appointments service
- The appeals Committee will be independent and will be nominated through the Public Appointments Service.
- Competence criteria will take account of Building Regulations, Building Control Regulation, Health and Safety, Environmental legislation, NSAI Standards and existing education and training programmes.

# Complaints and Sanctions



- The Bill provides for complaints to be made on a number of grounds including in relation to competence, or for providing buildings services in a category for which a builder is not registered.
- The Bill provides for a range of minor and major sanctions after investigation including removal from the register
- Removal from the register requires confirmation by the High Court as this effectively removes that persons right to earn a living
- A prosecution may be brought by the registration body or the Director of Public Prosecutions. Upon conviction on indictment a fine of upto €500,000 or imprisonment can be imposed.
- The Bill also provides for an appeals process in relation to registration decisions and for complainants in relation to the activities or conduct of registered members.
- CIRI is essentially a register of competence. Failures to comply with Building Regulations or Fire Safety Regulations will continue to be dealt with by the Building Control Authorities.



# Next Steps



- Bill expected to be enacted by Government Q2 2022
- Board & Registration Body to be established thereafter
- Divisions of registration and competency requirements than to be developed and prescribed
- First divisions of statutory registration to commence 1H 2024



Further Information:

Housing for All

<https://www.gov.ie/en/publication/ef5ec-housing-for-all-a-new-housing-plan-for-ireland/>

Regulation of Providers of Building Works and Building Control  
(Amendment) Bill 2022

<https://www.oireachtas.ie/en/bills/bill/2022/2/>

Enterprise Ireland – Call for Construction Technology Centre

<https://www.enterprise-ireland.com/en/Research-Innovation/Companies/Collaborate-with-companies-research-institutes/Construction-Sector-Call.html>

Construction Sector Group

<https://www.gov.ie/en/policy-information/cae030-construction-sector-group/>

Expert Group on Future Skills Needs

<https://www.regionalskills.ie/national-skills-updates/egfsn-publish-report-on.html>

