

## The Barriers to Housing Delivery: project proposal

### Introduction

Since Ireland's economic resurgence took root in the 2010s, housing has been struggling to keep pace. Employment and population growth have led to a surge in demand, with high costs and limited availability across tenures threatening the sustainability of the recovery. Forecasts for strong post-pandemic economic growth, along with more regionally distributed housing demand due to new work practices, mean it is likely that the housing sector will come under additional pressure in the coming year.

Despite over a decade of reforms and strategies, housing policy has not managed to create a system that delivers a variety of types and tenures of housing at scale, in a regionally distributed, sustainable manner. From a spatial perspective Ireland's settlement patterns – particularly new build housing - continue to be mostly peripheral; from an affordability perspective groups in the lowest income quartile face acute affordability challenges; and from a social perspective homelessness, displacement and disruption to household formation persist.

### The Project

This paper will seek to establish a rationale for policy intervention by using evidence gathered from surveys and interviews of housebuilders of various sizes. This data will be used to clearly frame the barriers to housing delivery from the perspective of the construction sector.

### Structure

This paper will outline the housing delivery process from land acquisition to sale; use data gathered from surveys and interviews with housebuilders to identify where in that process barriers currently lie; and propose policy interventions in this process in order to overcome these barriers. The broad

questions this paper will answer are: what is the process of housing construction from start to finish?

Where do the barriers lie in this process? What can be done to overcome these barriers?

## Methodology

- An online survey of SME builders.
- Semi structured interviews with large developers, including AHBs.
- Semi-structured interviews with lenders.

## Aim and Objectives

### Aim

- The aim of this paper is to gather evidence on the main barriers to the process of housing development in Ireland, and – considering this evidence- explore appropriate policy responses to these barriers.

### Objectives

- To outline the process of housing development
- To gather evidence on the barriers to development by surveying housebuilders of all sizes
- To assess whether there are appropriate policy interventions to overcome these barriers
- To propose appropriate policy responses to these barriers

## Expected Outcome

It is expected that this paper will identify the process for successful housing delivery. Using survey evidence, the paper will identify the main barriers to this process and propose several appropriate policy responses considering the barriers identified.

