

Supporting Document 1 – Analysis of Rebuilding Ireland (2016-2020)

Expenditure on Social Housing Provision

HAP, RAS and leasing are key current expenditure programmes within the Department of Housing, Local Government and Heritage (DHLGH). It is necessary to include Rent Supplement as it is also a key housing support to those in the private rental market and funded by the Department of Employment Affairs and Social Protection. In Table 1, we can see the staggered starting points of the various programmes and that the four programmes alone in 2020 were worth €909 million.

Table 1: Current Spending on Housing, 2006 to 2020

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	Leasing	RAS	HAP	RS	Total
2006	0	6,200,000	0	388,341,000	394,541,000
2007	0	27,385,000	0	391,466,000	418,851,000
2008	0	53,025,000	0	440,548,000	493,573,000
2009	641,000	83,395,000	0	510,751,000	594,787,000
2010	3,775,000	100,076,000	0	516,862,000	620,713,000
2011	13,818,000	115,917,000	0	502,747,000	632,482,000
2012	20,814,000	125,430,000	0	422,536,000	568,780,000
2013	27,362,000	130,887,000	63,000	372,909,000	531,221,000
2014	34,845,000	133,513,000	394,000	338,203,000	506,955,000
2015	42,276,000	136,639,000	15,644,000	311,059,000	505,618,000
2016	54,029,000	144,888,000	57,700,000	275,294,000	531,911,000
2017	84,051,000	144,259,000	152,700,000	230,566,000	611,576,000
2018	56,193,510	143,337,000	276,600,000	179,500,000	655,630,510
2019	62,912,690	144,290,000	354,598,000	125,248,000	687,048,690
2020	78,442,806	142,964,000	435,933,000	133,088,000	790,427,806

A breakdown of leasing spend under SHCEP is not available prior to 2018 so the full SHCEP expenditure was included for earlier years

Table: Jesuit Centre for Faith and Justice • Source: IGEES, DHLGH, Oireachtas Written Questions • Created with Datawrapper

With the data available for 2018 and 2019, the four other modes of social housing, from capital expenditure, which are sourced from the private market—turnkey, Part V, PPP, and acquisitions—are added to our four programmes from current expenditure (see Table 2 below). In 2018 and 2019, we see that €1.36 billion and €1.6 billion respectively flowed to the non-statutory sector from the social housing budget.

Table 2: Social Housing Sourced in Private Market, (million)

Social Housing Sourced in Private Market, (€ million)

No spending review on social housing expenditures was conducted in 2020 or 2021 so the figures are calculated based on official expenditure in 2019 and data provided for the period from 2019 to March 2021. More granular data would have permitted greater accuracy.

	2019	2020
Turnkey	191	308
Part V	93	140
Public Private Partnerships	28	10
Acquisition	496	329
Lease	150	78
RAS	134	143
HAP	382	436
Rent Supplement	125	133
Total	1,599	1,577

2020 figures include the first three months of 2021.

Table: Jesuit Centre for Faith and Justice • Source: IGEES, DHLGH • Created with Datawrapper

When rent supplement is added to the expenditure on the housing programme for 2019 and 2020, we have a total spend on social housing of €2.44 billion¹ and 2.63 billion² respectively.

Of the total public resources which was spent on select housing programmes listed above in Table 2, we see that 62.4% [€1.6 billion] and 60% [€1.58 billion] resulted in public resources being transferred directly to private hands. And this is likely a conservative estimation.

But the most opportunistic endeavour has been the opening up of the social housing sector to privatisation; the encroachment of the for-profit sector into the public sector. The public provision of housing was reduced and many households suffered to allow some to turn a profit. To such a degree, that close to two-thirds of the housing budget went to for-profit actors for the provision of social housing.

¹ Daniel O'Callaghan and Colm Farrell, 'Analysis of Social Housing Build Programme', Spending Review 2020 (Dublin: IGEES Unit, Department of Public Expenditure and Reform, October 2020).

² Henry Griffin, 'Analysis of Social Housing Current Expenditure Programme', Spending Review 2021 (Dublin: Department of Public Expenditure and Reform, October 2021).