

**An Roinn Tithíochta,
Pleanála agus Rialtais Áitiúil
Department of Housing,
Planning and Local Government**



**Oifig an Aire
Office of the Minister**

22 May 2019

Your Ref: MO2/1118

**Mr. Colm Murphy
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24.**

RE: HPLG-MO-00079-2019

Dear Mr. Murphy,

I refer to your letter in relation to agreed motions passed by South Dublin County Council on the 12th November 2018.

Following an independent review of Part V, completed in 2014, which included a detailed and lengthy consultation process, the requirement was reduced to 10%, effective from 1 September 2015. In the context of the review, a detailed assessment of Part V requirements was undertaken, including the benefits that Part V had in relation to social integration. The review considered the following options in the context of Part V:

- i. Abolish it entirely or suspend it, in which case some of the benefits might be lost;**
- ii. Amend the existing mechanism; or**
- iii. Create an entirely different type of mechanism, which could deliver the benefits of Part V.**

The review considered that the principle of integrated, mixed-tenure developments was positive from a housing policy perspective and therefore recommended the retention of Part V. It urged that Part V be focused on the delivery of social housing and therefore recommended the lowering of the requirement from 20% to 10%. While this was done, a number of other amendments were also made on foot of this review, including the removal of the option to make a payment of cash in lieu of Part V dwellings, or the transfer of sites or parts of sites.

**Teach an Chustaim, Baile Átha Cliath 1, D01 W6X0
Custom House, Dublin 1, D01 W6X0**



put in place to facilitate the accelerated delivery of social housing and affordable homes, and mindful of the fact that the housing sector generally is still very much in a state of ongoing recovery, with a considerable journey yet to travel before a more balanced and stable housing market will be achieved, it is not considered appropriate to raise the current 10% Part V requirement to 20% at this time. However, as with all policies, this will be subject to review if necessary.

It should be noted, as you will be aware, that there is nothing to prevent local authorities acquiring further units in a development beyond those delivered under Part V, subject to being satisfied that this is appropriate in terms of sustainable communities and subject to funding being provided by the Department of Housing, Planning and Local Government.

Yours sincerely,

A handwritten signature in black ink, which appears to read "Niamh Redmond". The signature is written in a cursive style.

Niamh Redmond
Private Secretary