Rialtas na hÉireann
Government of Ireland

Additional Background Information for HNDA Excel tool users

Introduction

This document accompanies the first version of the HNDA Excel Tool to be published for use by local authorities in Ireland. It should be read in conjunction with the Housing Strategy Guidelines, a copy of the tool available from this website and the Tool Instructions document. It describes the datasets made available in the HNDA Data Sources for Core Outputs spreadsheet which accompanies the tool. That spreadsheet provides a wide range of the most relevant publically available datasets for practitioners in developing their housing strategies collated into a single source.

The HNDA Excel tool was originally designed and implemented by the Scottish Centre for Housing Market Analysis (CHMA), an independent unit within the Scottish Government. The CHMA was deeply involved with the Department on the creation of this first Irish version of this tool and their assistance and extensive support in this regard is deeply acknowledged. The assistance and support of the CSO, RTB and other stakeholders is also acknowledged. Finally it should be noted that as the tool is more deeply embedded into process in Scotland the current Scottish version has a wider functionality than this first Irish version.

The purpose of the tool is to produce projections of the future need for housing by tenure type based on incomes, house prices and rents, structural demand for housing, existing need and projections for how these indicators will evolve over the coming decades at local authority level. It does not attempt to forecast future dwelling demand by type or size as these are beyond the scope of the model as currently constituted. Future iterations of the tool may enable the examination of projected tenure demand below the level of local authority. The development of a housing strategy is a much broader exercise though and this document provides an overview of the inputs to the HNDA Excel tool and the other datasets which are likely to be useful in that regard.

A spreadsheet has been developed which collates all the most relevant data into a single source for local authorities for use in the development of their housing strategies. This spreadsheet which should be used in conjunction with the HNDA Excel tool is available on the Departments dedicated HNDA website. Users are encouraged to use this spreadsheet as a primary source and to supplement this data where possible with locally sourced data sets.

The spreadsheet is structured as follows. The first worksheet provides a brief overview of the data provided. The second worksheet provides a structured set of links which quickly bring the user to the data source of interest. Each subsequent worksheet provides, where practicable the data directly by local authority, or a link to the relevant data available from the relevant website. Some familiarity with the CSO PX-Stat website would be useful for any user. The spreadsheet splits the data which is available into four categories. The table below describes each of these in turn.

Category	Worksheet Tab	Description	Source
Data Supplied with HNDA tool	Structural Housing Demand	The structural housing demand calculated for any local authority and for any of the five scenarios in the model	ESRI Structural Demand Paper and Department Calculations (re Convergence Scenario)
Data Supplied with HNDA tool	Existing Need	The existing need calculation for each local authority for base year 2019.	Department calculations and CSO Census 2016 (special tabulation0
Data Supplied with HNDA tool	Income	Gross Annual Household Income Distribution statistics **estimates** for 2019 for each local authority	CSO Geographical Profiles of Income, County Incomes and Regional GDP and Earnings and Labour Costs Annual.
Data Supplied with HNDA tool	House Price	Mean, median and 25th percentile dwelling price by local authority for 2019	CSO Residential Property Price Index
Data Supplied with HNDA tool	Private and Social Rent	Median monthly and weekly private rent for two bed dwelling by local authority and local authority minimum social housing eligibility threshold (and associated equivalent weekly rent)	RTB and Department Calculations
Housing Market Drivers	Population Projections	Population by year of age for each of the four scenarios by local authority	ESRI Structural Demand Paper
Housing Market Drivers	E4002 - Population Statistics	Links to three Census tables which show population statistics by age group at national level (1926-2016) and at local authority level (2011-2016) including data on average household size and households broken down by composition and persons per household	CSO Census 2016 Outputs
Housing Market Drivers	Headship Rate by LA	Headship calculations by age group and local authority used in ESRI Structural Demand Paper illustrated showing the two Census 2016 output tables used to perform same.	CSO Census 2016 Outputs with derived calculations shown
Housing Market Drivers	House Prices	Volume of transactions, total value of sales, mean, 25th percentile, median and 75th percentile prices for all dwelling types (house, apartment, all), dwelling status(new, existing, all)	CSO RPPI Outputs

		and all buyer types (FTB, Mover, Non-Occupier, all) by local authority by year 2016-2019[1] inclusive	
Housing Market Drivers	Help to Buy	Cumulative uptake by month of this scheme by County since March 2017	Revenue website
Housing Market Drivers	Rebuilding Ireland Home loan	Number, total and average values of loans approved and paid by quarter by local authority to end Q2 2020 (For later data please click on link provided)	DHLGH website
Housing Market Drivers	RIQ02 – RTB Rental Market	Link to latest RTB Quarter Report and extract of Average Rent by **County** for all property types and sizes 2008Q1 – 2020Q3 – for later or more detailed data by type or region click on link provided	RTB
Housing Market Drivers	NDQ06 – New Dwelling Completions	New Dwelling Completions by dwelling type, quarter and local authority for period 2011Q1-2020Q4. For later data click on link provided	CSO New Dwelling Completions
Housing Market Drivers	Unemployment	Historical and projected rates of unemployment used in the ESRI Structural Demand Paper by County and at 5 year intervals from 2001-2036	ESRI Structural Demand Paper
Housing Stock Profile	E1029 – Number of Rooms	Private Households in permanent housing units by numbers of room in Census years 2011 and 2016. For detailed breakdown by local authority click on the link provided	CSO Census 2016 Outputs
Housing Stock Profile	E1015 - Type	Private Households in permanent housing units by type of dwelling in Census years 2011 and 2016. For detailed breakdown by local authority click on the link provided	CSO Census 2016 Outputs
Housing Stock Profile	E1005 - Type	Private Households in permanent housing units by period in which built in Census years 2011 and	CSO Census 2016 Outputs

[1] Note that data has been provided by the CSO for Cork using the new 2019 boundaries on a provisional basis

		2016. For detailed breakdown by local authority click on the link provided	
Housing Stock Profile	E1015 - Tenure	Private Households in permanent housing units by housing tenure type in Census years 2011 and 2016. For detailed breakdown by local authority click on the link provided	CSO Census 2016 Outputs
Housing Stock Profile	E1080 – Persons per Room	Private Households in permanent housing units by number of persons per room (in ranges) in Census years 2011 and 2016. For detailed breakdown by local authority click on the link provided	CSO Census 2016 Outputs
Housing Stock Profile	E4023 – Household Composition	Private Households in permanent housing units by household composition and persons per household in Census years 2011 and 2016. For detailed breakdown by local authority click on the link provided	CSO Census 2016 Outputs
Housing Stock Profile	Census – Overcrowded & Living with others (LWO)	Private Households (with 3 or more residents) in permanent housing units by household composition and numbers of persons per room by local authority. (The highlighted cohort is part of the Existing Need calculation in HNDA excel tool)	CSO Census 2016 Outputs & Department calculations
Housing Stock Profile	E1071 - Vacancy	Level of total stock and vacancy rate at National level by Census year from 1991 to 2016 (E1071) Full breakdown of Housing Stock (into various sub-categories of occupation/non-occupation at National Level for Census years 2011 and 2016. (breakdown for 2006 also extracted from other Census reports) (E1068). For detailed breakdown by local authority in respect of either table click on the link provided	CSO Census 2016 Outputs

Housing Market Drivers	Obsolescence	Housing Stock (per Census 2011 & 2016) and inter-Census New Dwelling Completions (Q2 2011-Q1 2016) by local authority and the computation of rates of obsolescence deriving from these two data sources. Links are provided to the two tables. These rates were used in ESRI Structural Demand Paper	CSO Census 2016 Outputs and CSO New Dwelling Completions
Housing Market Drivers	Occupancy & Tenure	Private Households in permanent housing units broken down by local authority, tenure, type of dwelling and age group of household reference person. Special Census extract so includes some cells subject to statistical disclosure control	CSO Census 2016 Outputs
Housing Market Drivers	Social Housing Waiting List	Link to most recently published Summary of Social Housing Assessments. The appendices to the report contain a range of tabulations of need by local authority	Housing Agency SSHA Report
Specialist Provision	Homelessness	See Existing Need section above	Department Calculations based on PASS data
Specialist Provision	Students enrolments	Link to HEA website for data on enrolments	HEA website
Specialist Provision	Housing Adaptation Grants for persons with disability Housing aid for older people Mobility aid grants by area	Links to the Department website where the volume and value of such grants are published by local authority and year	DHLGH Website
Specialist Provision	Population by Disability Type	Link to Census outputs providing breakdown by local authority area and gender of persons with a range of disability types for the Census years 2011 and 2016	CSO Census 2016 Outputs

Specialist Provision	Persons with a disability as % of population	Link to Census outputs providing breakdown by local authority area and gender of numbers of persons with a disability, the proportion of the total population of such persons and the change in the volume of such persons between Census years 2011 and 2016	CSO Census 2016 Outputs
Specialist Provision	Traveller accommodation	Link to Department website where estimates by local authority, year and type are published for the numbers of family units availing of assisted accommodation and across all other relevant types of accommodation	DHLGH Website
Specialist Provision	Asylum Seekers and Refugees	Link to Reception and Integration Agency website where a wide variety of reports can be downloaded. Amongst information of most relevance are monthly reports detailing the contracted capacity and occupancy and number of residents by county. See for example pp 7-9 of this link	Reception and Integration Agency website
Specialist Provision	Population Projection 60+	Population by age group (in ten year ranges) for all persons aged 60 and above for each of the four population projection scenarios and for all local authorities for each year to 2040. These figures have been derived from those listed under population projections above.	ESRI Structural Demand Paper