



respond

building homes,
improving lives



2024

Pre Budget Submission

Priority Actions for Budget 2024

We call on Government to consider the following
recommendations for Budget 2024

To read our full Pre Budget Submission [click here](#)



A sustainable supply of social and cost rental homes

1

Enhancements and improvements to Capital Advanced Leasing Facility (CALF) funding

- An immediate commitment from Government to invest an appropriate level of non-debt or equity finance in addition to the CALF loan is required to reduce gearing levels for AHBs. Commitments on this basis would reassure AHB Boards and allow us to progress with our development pipelines, while we work out the details.

2

Refine the Cost Rental Equity Loan (CREL) scheme to improve viability

- The CREL funding model should have inbuilt flexibility to facilitate future exceptional increases in costs verified by independent Quantity Surveyors and interest rate increases between the time of initial application and the completion of the scheme.

3

Other measures to improve the viability of delivering social and Cost Rental homes

- The consideration of the conversion of CALF and CREL accounting treatment to non-debt or equity finance on our balance sheet. This could assist in reducing gearing levels, getting AHBs 'off balance sheet' and facilitate borrowing from non-State Financial Institutions.
- The details of the most appropriate funding mix must be explored working in partnership with AHBs to ensure viability and continued housing delivery. In this regard, we would ask that the larger AHBs are represented on any proposed Working Group or sub groups in relation to funding and AHB debt levels.
- In addition we would recommend utilising reduced VAT rates for social and affordable housing within the scope of the current EU VAT directive.

4

Facilitate land supply and acquisition for Approved Housing Bodies

- Create a suitable mechanism to make public and state lands available to Approved Housing Bodies for the delivery of social, Cost Rental and affordable homes. This will greatly assist in scaling up housing delivery. Interest rate increases between the time of initial application and the completion of the scheme.



Maintaining quality homes and services

5 Increase the funding for deep retrofitting of social and affordable homes

- Increase the percentage of grant available to Approved Housing Bodies and social housing tenants up to 100% similar to that available to Local Authorities, to target those homes and households most in need of these retrofitting works.

6 Review funding model for Capital Loan Subsidy Scheme (CLSS) and Capital Assistance Scheme (CAS) properties

- Replace the model of funding for CLSS properties with a sustainable financial model that covers the actual costs of managing and maintaining homes over their lifetime. Increase the Management and Maintenance Subsidy by at least €1,500 per annum, up to the expiry of the loan term and/or; provide for a Payment and Availability Agreement, such as that in place for properties funded under the CALF scheme mentioned above.
- Replace the model of funding for CAS properties with a sustainable financial model that covers the actual costs of managing and maintaining homes over their lifetime. For example this could include increasing the ceilings for the RAS supplement by at least €1,500 per annum, up to the expiry of the loan and/or provide a Payment and Availability Agreement or Management and Maintenance subsidy to bridge the gap between income and costs.

7 Community development

- To support community needs, introduce targeted capital support for provision of community facilities which are appropriate to the scale of larger developments along with revenue support, to maintain community services where there is an identified need.



Investing in communities and pursuing social justice

8

Resolve pay and employment condition disparities for Section 39, 56 and 10 organisations

- Address the disparity in pay (deficit of 10-12%) and employment conditions for staff to deliver equivalence between Section 39/56/10 organisations and their counterparts in state agencies.
- Fund services and supports on a full-cost-recovery basis, providing for all core costs including administration, adequate salaries, training and development budgets, and pension contributions.
- Include state-funded charities in public-service pay talks and other relevant fora such as, the Workplace Relations Commission to prevent future re-emergence of pay disparities.

9

A multi-disciplinary approach to address family homelessness

- Comprehensive and coordinated homeless prevention must be resourced as part of an integrated approach to address family homelessness with a continued focus on the urgency of increasing the supply of social and Cost Rental homes.
- Introduce a 'multi-disciplinary team approach' to deliver a range of interventions from a single source of diverse specialists that include a range of physical and mental health professionals, addiction and welfare support teams and translation services.
- Provide the additional financial resources to ensure all children and teenagers living in Family Homeless Services have equal access to the services of a Child and Youth Development Worker who can play a vital role in empowering children and ensuring they have equal access and opportunities within the community.
- Introduce mainstream funding for psychotherapist roles to provide much needed therapeutic interventions to all families in emergency accommodation.
- Housing First for Families or other measures to address the housing and support needs of families with more complex needs.

Investing in communities and pursuing social justice

10 Assessing needs of children with additional needs

- Ensure financial provision for all 'Assessments of Need' take place within acceptable timescales.
- The supports children require must be put in place immediately following assessment. It would be welcome to see commitments to timelines and targets for delivering on this.

11 Funding for improved access to Early Learning and School Age Care (ELSAC)

- Continue to increase core funding for services on an on-going basis, taking into account both inflation and any agreed sector pay scales. Funding should be based on capacity and not children's attendance, to offer flexibility without financial consequences to families and providers.
- Increase the Graduate Premium paid directly to staff to further incentivise the recruitment and retention of graduates.
- A refocus on the National Childcare Scheme (NCS) is required that encompasses both universal and targeted subsidies and a national communications plan to promote the NCS to all parents. The proposed Equal Participation Model would be welcome however, it must follow a child led/centred approach and have the flexibility to allow childcare providers to address multiple disadvantage faced by their cohorts of children.
- Extend the Access and Inclusion Model (AIM), beyond the ECCE scheme so that children who require additional supports can access them as early as possible.
- The recently announced planned rolled out of the hot school meals programme to all DEIS primary schools and special schools from 2024 should be expanded to include all ELSAC services along with investment of additional resources to ensure that all services can provide a hot meal.



About Respond

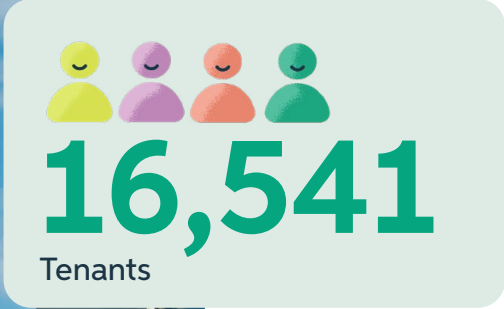
Respond, a construction-led Approved Housing Body and service provider, has been working all around Ireland for over 40 years.

Our vision is that every family and individual in Ireland will have high-quality housing as part of a vibrant and caring community. Housing and decent accommodation, in the areas where people want to live, are central to improving people's lives and enhancing the health and well-being of society.

16,541 tenants live in 7,084 properties across the 26 counties that we either own or manage; of these, there are 6,264 Respond social housing tenancies.

Respond also provide a range of services for families and individuals within our communities. This includes emergency accommodation with 24/7 support for families who are homeless in six Family Homeless Services, three Day Care Services for Older People, 17 Early Childhood Care and Education, Family Support and Refugee Resettlement services.

Our aim is to provide person centred services to support people to achieve their goals and reach their full potential.



Charlestown



48
new homes

Enniskerry Road



78
new homes

Approved Housing Bodies (AHBs)

Approved Housing Bodies are not-for-profit organisations that have a social purpose to provide for people's housing needs by working in close co-operation with the Government, local authorities and relevant agencies. In particular,

Approved Housing Bodies work in partnership with local authorities to support the provision of housing and, in many cases, additional supports. They provide affordable rented housing for people who cannot afford to buy or rent their own homes.







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