

Case Study Affordable Housing

Delivering social and affordable housing with impact in Greater Dublin



PROJECT:
Sustainable communities



COMPANY:
PATRIZIA Global Partners A/S



LOCATION
Dublin, Ireland

Challenge

Ireland and particularly its largest city, Dublin, are facing a significant housing challenge, with high demand and low supply, driving up rents, making it one of Europe's most expensive cities. Ireland is currently short of 230,000 dwellings of which 85,000 in the Greater Dublin area. This has led to increased pressure on the government as many residents struggle to afford housing. Currently, 62,000 households are on the social housing waiting list, with 56% in the Greater Dublin Area. 27% of these households have been waiting for over seven years. The Irish housing market has failed to deliver both the quantity, but also the quality of housing that is needed, ultimately affecting the wellbeing of families in Ireland. Moreover, a large portion of the housing stock in Ireland is energy inefficient, with 66% having a Building Energy Rating (Irish energy efficiency rating) of C or worse.



Solution / Approach

Through our impact fund, PATRIZIA Sustainable Communities, we aim to actively contribute to the development of social and affordable housing in and around Dublin. This initiative includes strategic investments in partnership with a local developer and housing associations, aimed at addressing Ireland's pressing housing needs.

Impact strategy:

- Develop high quality affordable and social housing in the Greater Dublin Area in projects where at least 50% of the homes are affordable
- Building homes aimed to be occupied mainly by key workers, families and persons from low-to-middle income backgrounds where rents are capped at 37.5% of net household income.
- Modern, energy-efficient apartments that will be EPC A-rated and obtain green building certification with high rating.
- The developments will also deliver vital community infrastructure, including community spaces and other required public facilities such as educational, healthcare, etc., plus social programmes for the community.
- The developments will have publicly accessible green spaces and enhance biodiversity.



PATRIZIA

Company

PATRIZIA has been providing investment opportunities in smart real assets for institutional, semi-professional and private investors for more than 40 years. PATRIZIA is driven by its mission to build smarter communities and sustainable futures. This commitment is exemplified through its impact investment vehicle, PATRIZIA Sustainable Communities. Reinforcing its long-term vision, the company aims to become a leading impact investor in real assets, targeting a significant share of its AUM in impact investments by 2035.

Results

- 907 homes developed in public-private partnership with the local Housing Associations
- Helping to meet the growing demand for affordable and social housing in Ireland
- Increased the share of affordable housing in the fund to 91%, significantly surpassing the 50% target
- Expanded the housing association pipeline in Ireland
- Delivering strong financial returns for the fund
- Demonstrated measurable impact for investors, driving heightened interest in the sector

More than 80 million Europeans are already overwhelmed with their housing costs. That is why the provision of high-quality affordable housing is becoming increasingly important. Governments cannot achieve this goal alone.

Marleen Bekkers,
Fund Manager of PATRIZIA Sustainable Communities



Outcome

The fund has invested in three residential developments in Dublin which will result in a total of 907 homes developed in public-private partnership with the local Housing Associations (Approved Housing Bodies or AHB's), helping to meet the growing demand for affordable and social housing in Ireland.

To make sure the homes stay affordable in the long term, we've partnered with the AHBs through forward funding agreements. This means the funding is secured, and there's no risk of the homes being leased out at market rates. These homes will remain affordable and well-managed for a long time.

The housing mix includes:

- 35% social housing, aimed at families on the social housing waiting list.
- 65% of the cost rental housing, aimed at people who earn too much to qualify for social housing (around EUR 60,000 per year) but still struggle with high private rents.

These social homes are being built to the highest environmental and quality standards, with all units achieving EPC A ratings and Home Performance Index (HPI) certification, ensuring energy efficiency, comfort, and long-term affordability for over 1,900 residents.

The developments also include important community facilities:

- A 1,400 sqm public library
- Community centres encouraging community interaction
- Crèches to support families
- Public green spaces that are open to everyone

These developments represent a holistic approach to urban regeneration, delivering not just affordable homes, but also the social, cultural, and environmental infrastructure needed to support thriving communities.

