

THE VIENNA MODEL

HOUSING FOR THE
21ST CENTURY CITY

Demography, Migration,
Integration and Housing

08/04/2019

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Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



Demography and Migration Influencing Housing

The Vienna Model Exhibition | 8th April 2019



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Future Analytics

Planning | Research | Economics



Unique position in the market

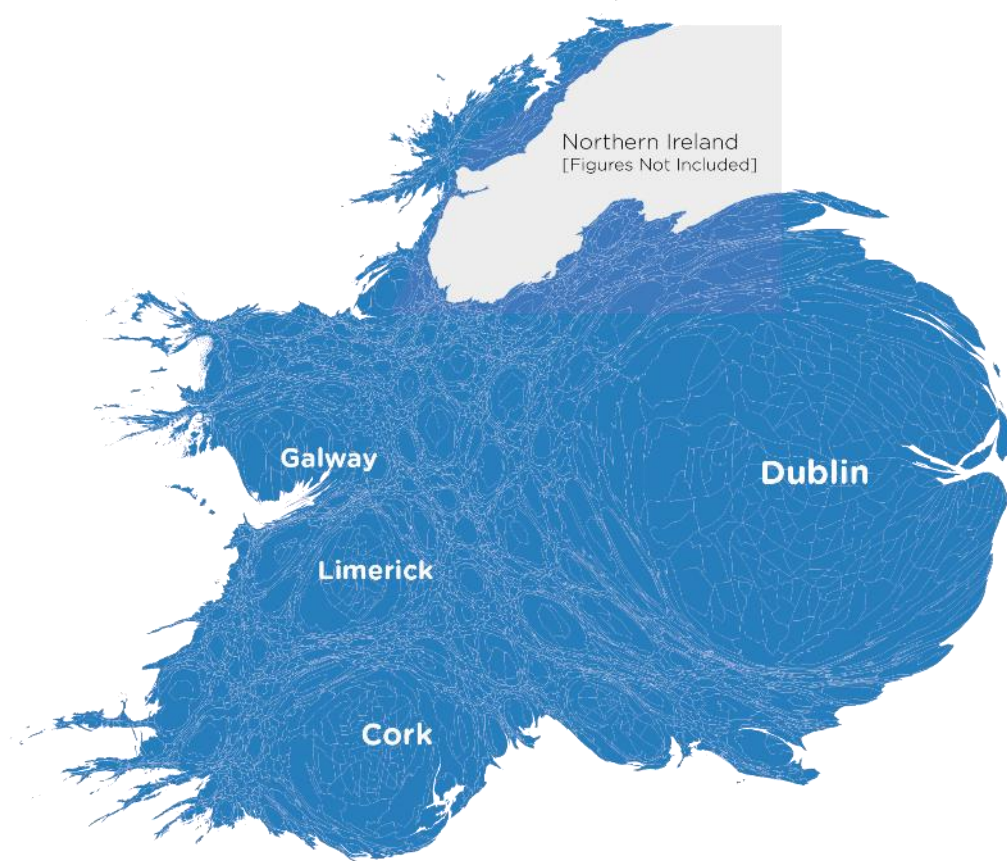


Award Winning



Trust in what we do

Demography & Migration: Influencing Housing



Population Growth Ireland, 2006-2016

4.3m (2006) to 4.8m (2016)

Cartogram of population distribution at Electoral Division level

46.9%

Approx. 245,000 growth
occurring in GDA (2006-2016)

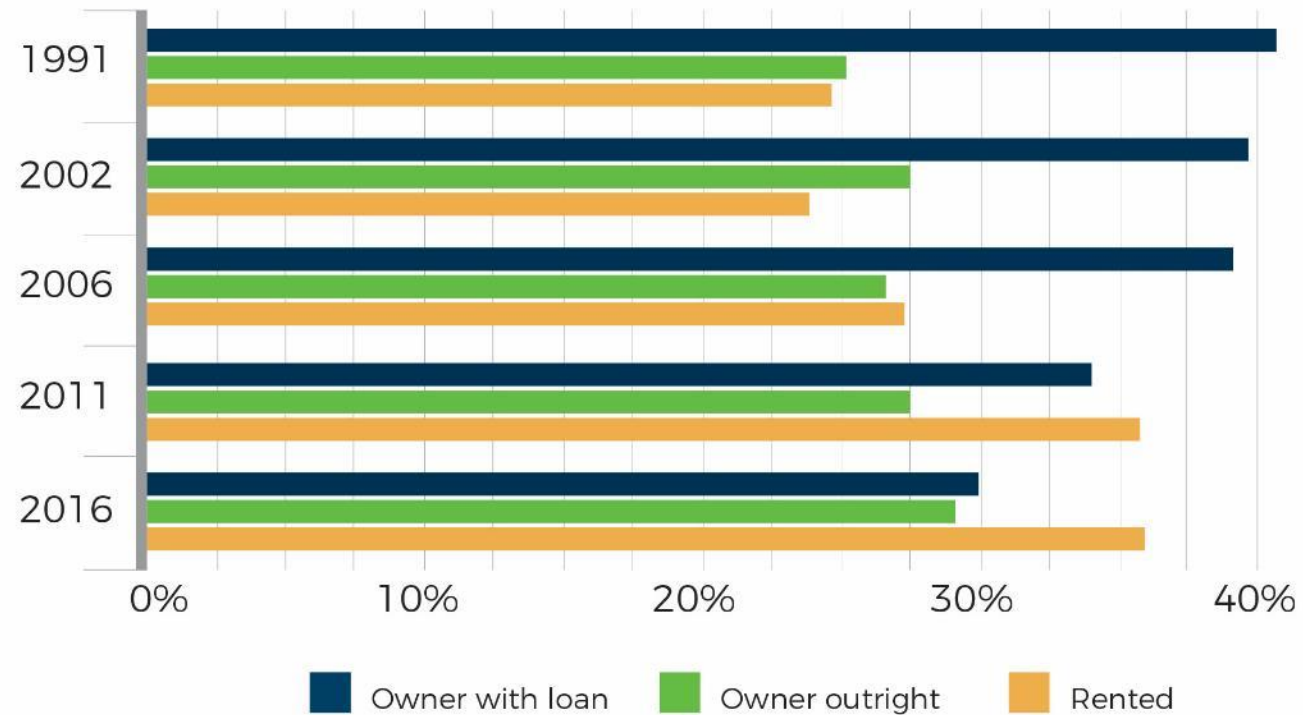
Additional 20.5% growth
in other 4 major cities (Cork,
Galway, Waterford and Limerick)
(2006-2016)

In 2016, Dublin accounted for

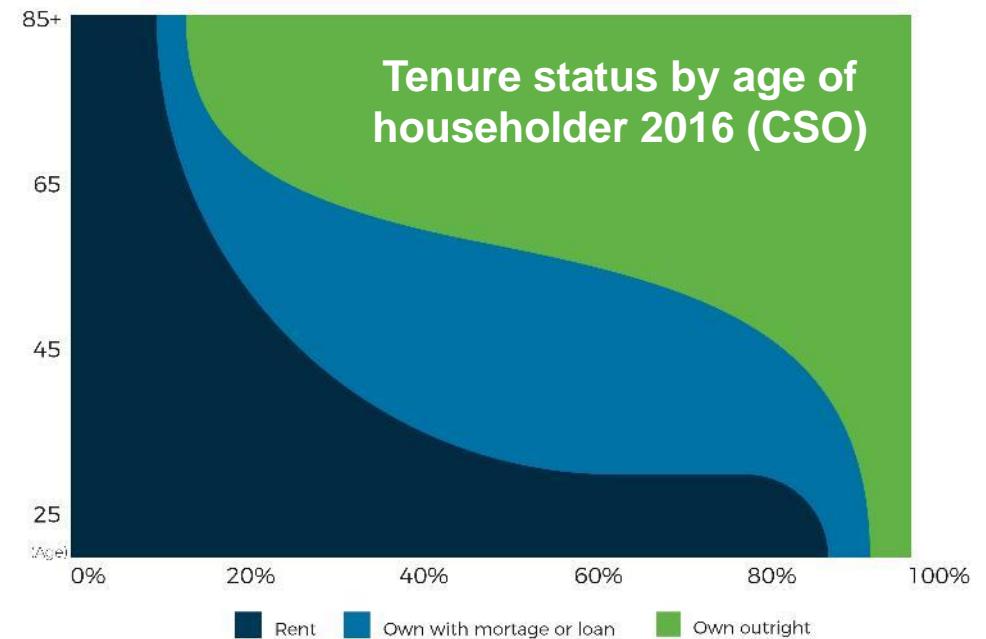
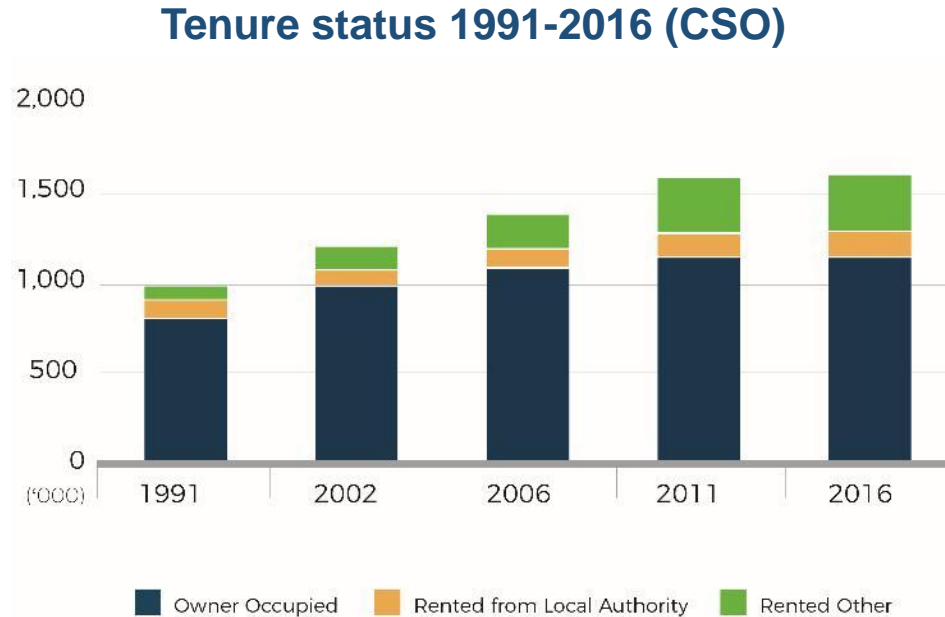
24.6% or a quarter of
the total national population

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Nature of occupancy in urban areas 1991-2016 (CSO)

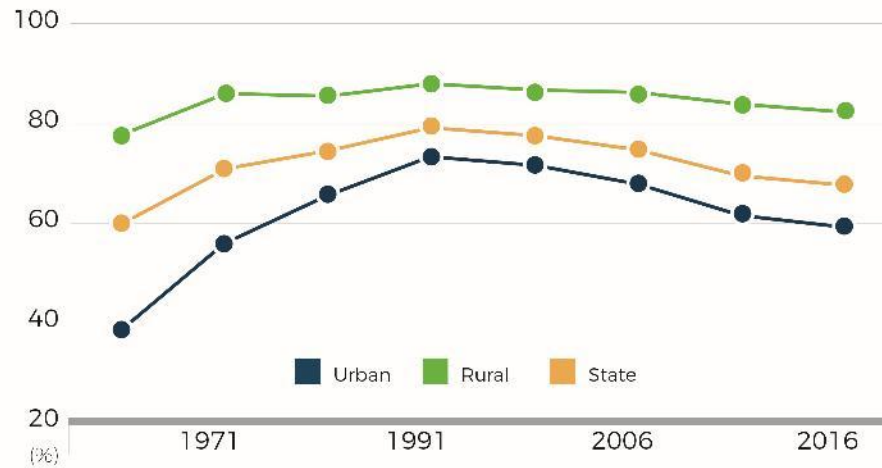


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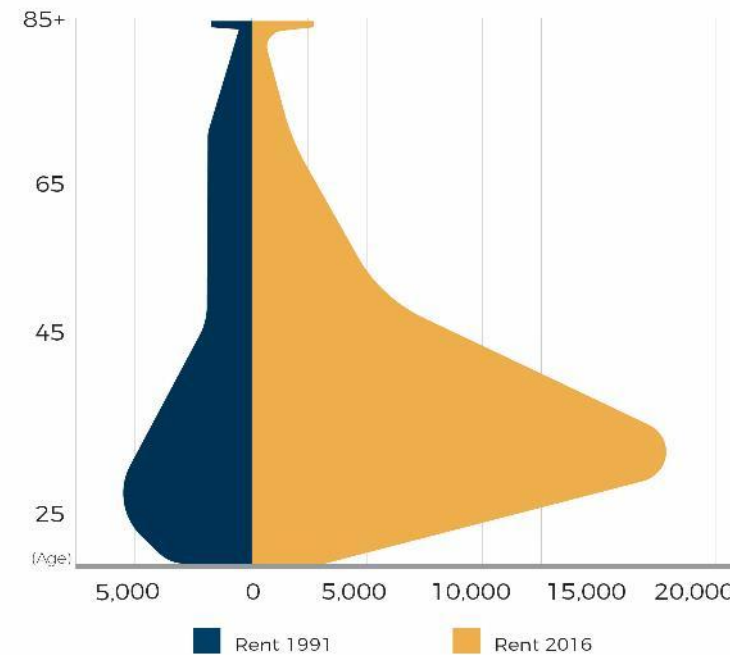


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% of owner occupiers by urban/rural/state 1961-2016 (CSO)

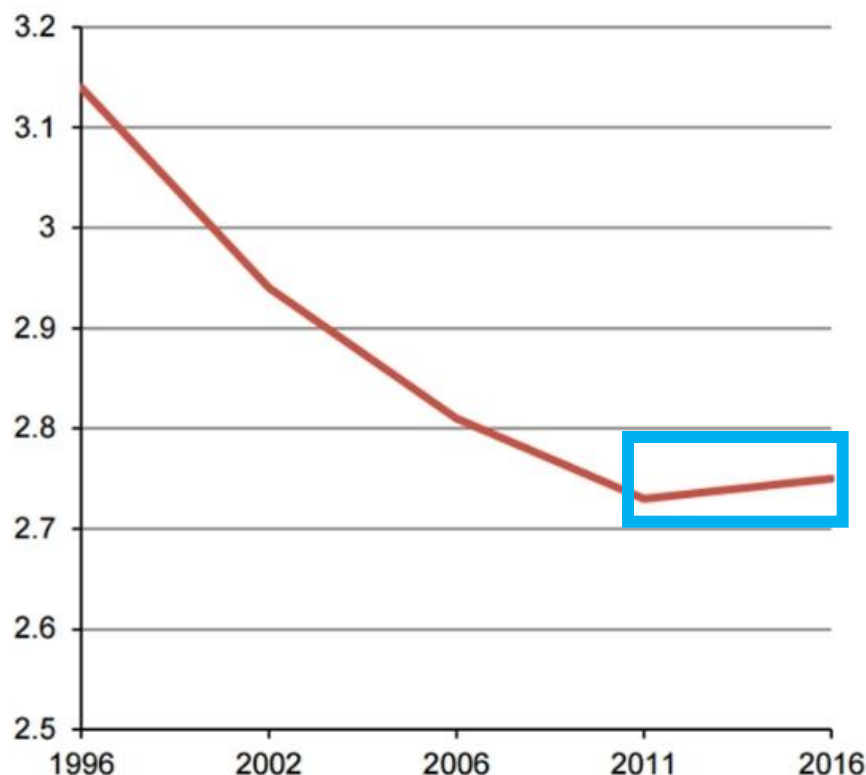


Householders who rent by age 1991-2016 (CSO)



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National Average Household Size, 1996-2016 (CSO)



... reversal of the
decades-long
downward trend

... for Dublin City,
it's increased also,
from 2.4 to 2.5
(2011-2016)

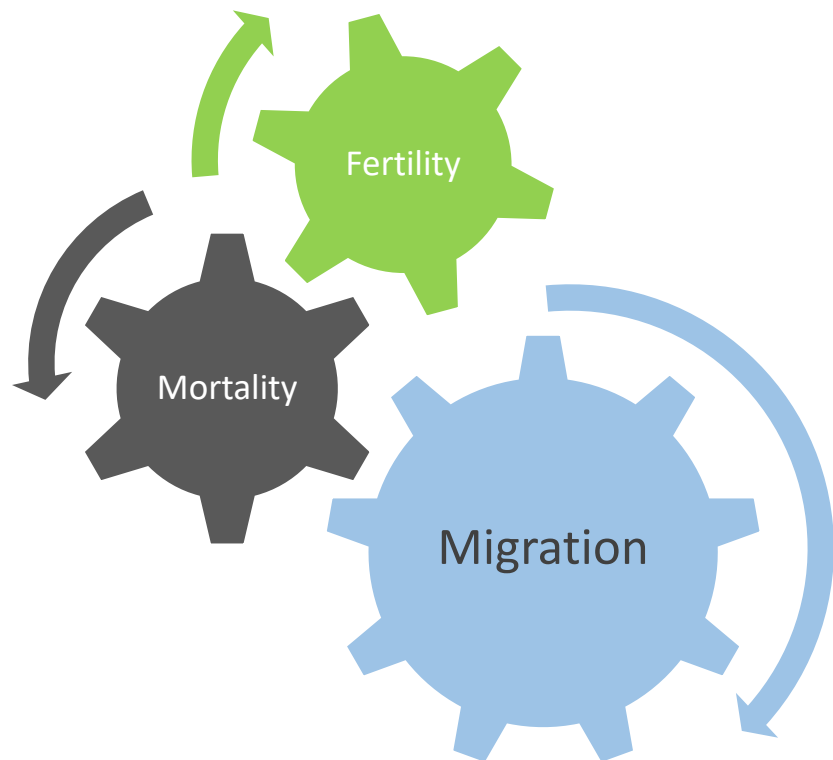
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- Migration or **the movement of people**, has a **significant influence** on how the City changes over time; **especially in the short-term**
- That movement is **both internal and external**:
 - ❑ **265,000 people move around Ireland each year**
 - ❑ **34,000 more people arrive from abroad than leave; and increasing**

... but migration doesn't just sit on its own

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- There are **three key drivers of population change**

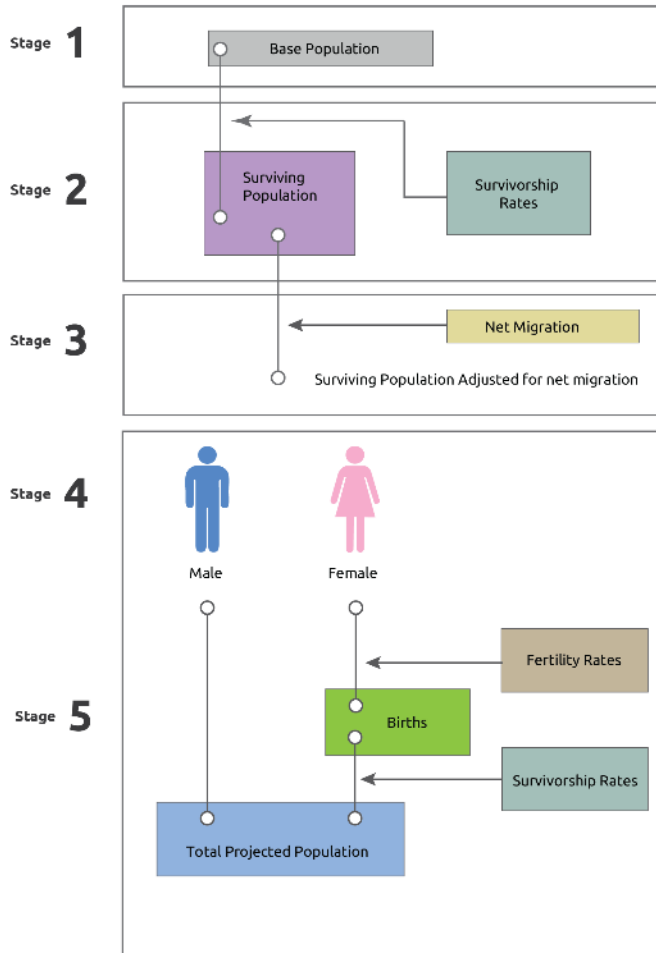


- ☐ We're having **fewer children** and **at later stages in life**
- ☐ We're **living longer** healthier lives than ever before
- ☐ Migration is **the largest single driver** of change in Dublin City

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- To understand how *migration* **influences** demographics we model for **its interaction with the other key drivers**; *fertility* and *mortality*
- To do this, we use **tried and true methodologies**, such as ‘Cohort Component Model’

Demography & Migration: Influencing Housing



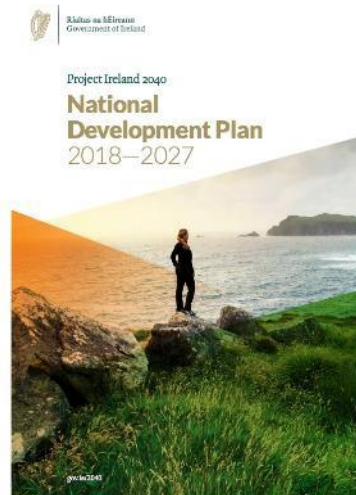
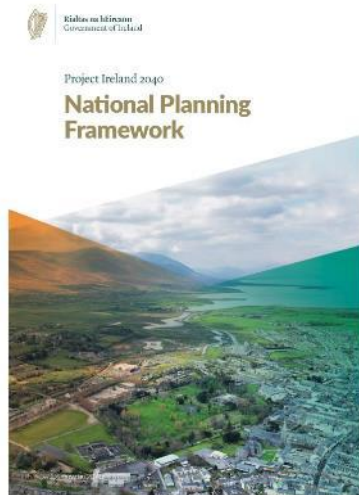
- CCM = **Cohort Component Method**

International best-practice in projecting population (CSO, Eurostat, UN)
Simulates how a population undergoes change year-on-year

- Provides a robust foundation for **‘what-if’ scenarios**
- Scenarios allow the **trajectory** of growth to be **varied**
- An important **analytical tool** in ***monitoring*** and ***evaluating*** the reasons behind population change

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- Scenarios help inform **how and why** our counties and cities can grow
- This is being examined under **statutory planning** in Ireland 2040/NPF



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- *City and County Development Plans* are having to be **realigned** for the **anticipated level of population growth** and its **impacts**
- *Dublin City Council (DCC)* is **updating** its *Housing Strategy* to reflect:
 - ❑ the **latest data**
 - ❑ the **components driving demand**
 - ❑ and **delivery mechanisms for housing**

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- FAC is **working alongside** DCC and the *Dublin Housing Observatory* to build up the **necessary evidence-basis** to support this update
- We've also been **exploring** how **potential changes in migration** may impact the city

... so what have we found out?

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- We felt **an in-depth review of what's being said** should be undertaken
- A lot of research done on **the potential impacts of Brexit**, but mostly focussed on **macro-economic, trade or employment vulnerabilities**
- Not a lot of research into potential **shifts** in migration, nor their **impacts**

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- Informed by research based on:
 - ❑ Academic Bodies/Think-Tank Assessments
 - ❑ Government & Agency Analysis
 - ❑ Central Bank Macro-Economic Outlooks
 - ❑ and Industry Expressions

using *available data* and *existing trends*, we assembled **five ‘what-if’ scenarios** testing **the influence of migration** on the city

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- The **five scenarios** examined:

- ☐ The *influence* of a '**Hard Brexit**'

- ☐ The *influence* of a '**Soft Brexit**'

- ☐ The *influence* of a '**Deferred Brexit**'

- ☐ The *influence* of '**Significant Economic Growth**'

- ☐ The *influence* of an '**External Market Shock**'

... 3 Brexit orientated,

2 Macro-Economic,

all linked ...

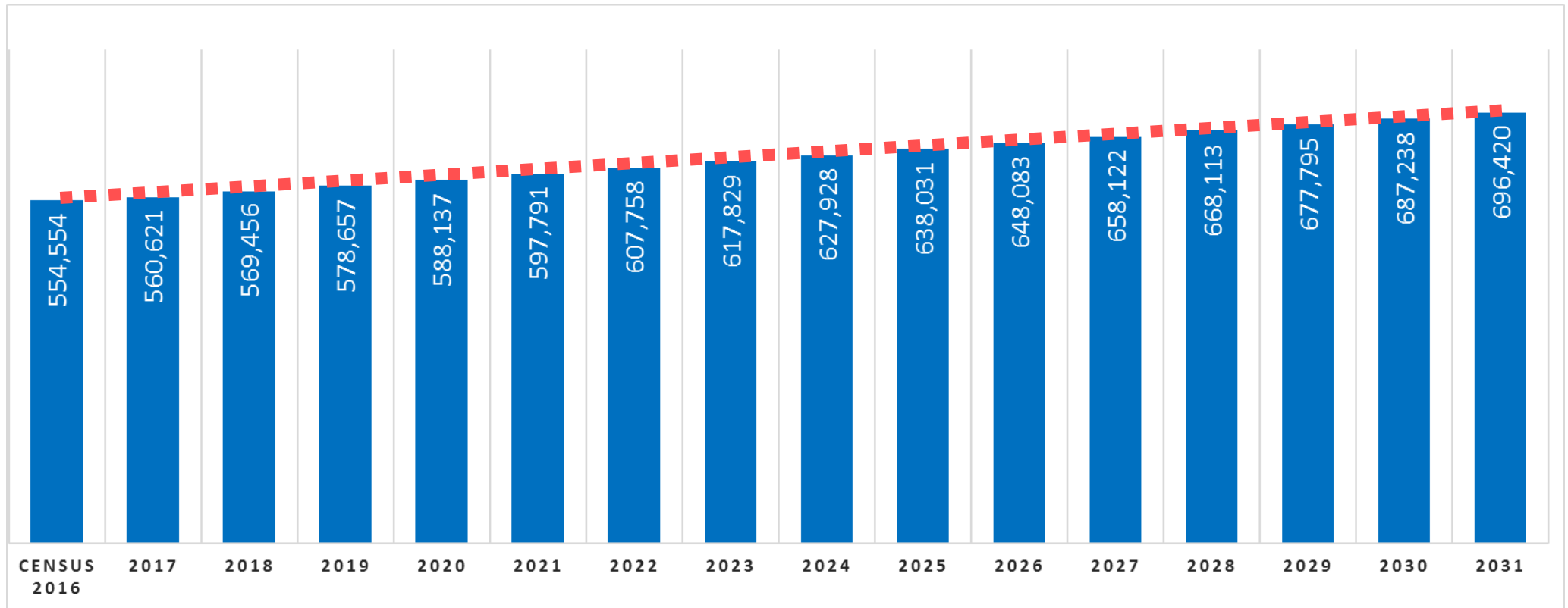
... economics &

demographics

go hand in hand

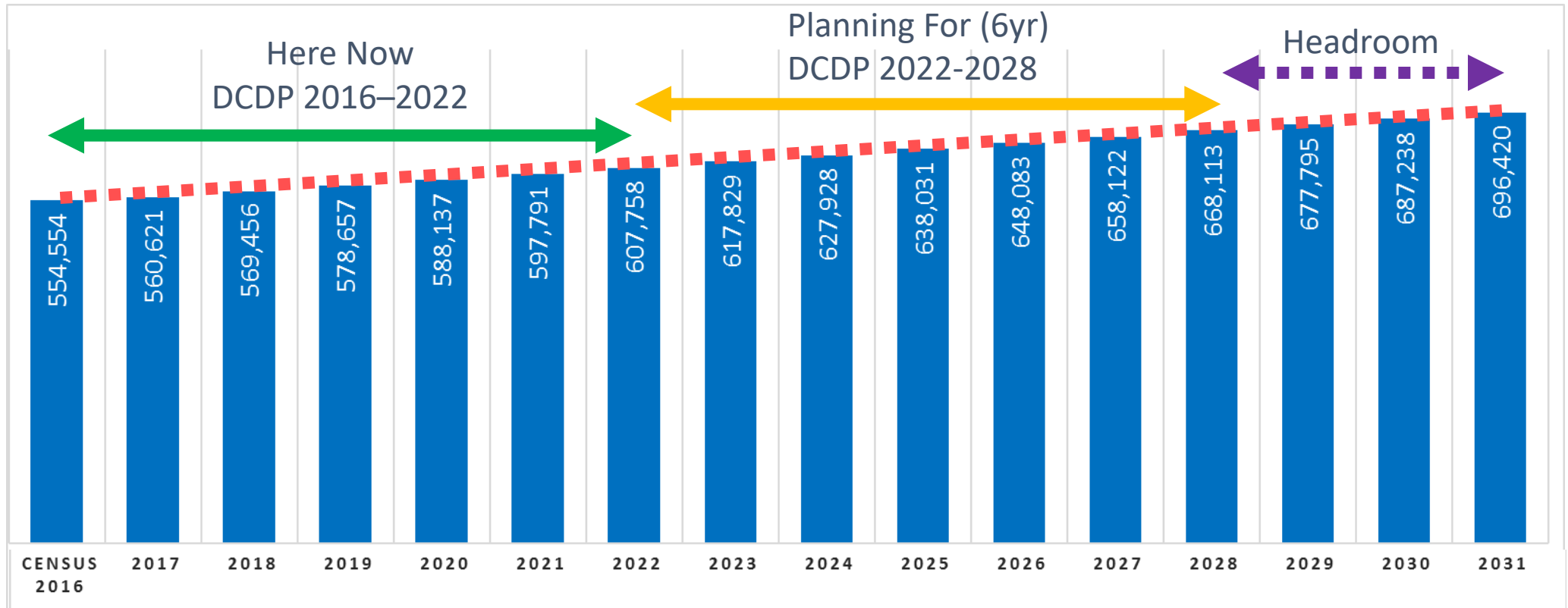
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- *Research is ongoing*; taking an average of the five scenarios shows (Dublin City)



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- What does this **mean** for Dublin City?
 - ☐ Changes to the City's **demographic profile** (age, nationality, etc.)
 - ☐ Changes in the **composition of households, tenure, typologies**, etc.
 - ☐ May need to **bring forward** what's being planned for
 - ☐ Changes will be necessary in **how housing is delivered**

... what can we learn from others?

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- The **innovation** and **knowledge transfer potential** from cities like Vienna suggests sudden changes in demographics **can be mitigated for, if planned for, and if acted upon.**
- *The Vienna Model* showcases how **better outcomes** result from:
 - ☐ better **delivery methods**
 - ☐ better **land management** and
 - ☐ better **planning** for **placemaking** and **sustainable urban living**

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- Potential for **joint-ventures in thinking** to solve Dublin's challenges
 - ❑ Tackling **dereliction** and **under-occupancy**
 - ❑ Need to accelerate towards **compact urban living**
 - ❑ Making better **use of existing stock**
- These **can be acted upon in the next 3-5 years**, without re-engineering how we approach future housing provision
- Solutions for the next 5-10 years **must react** to changes in demography

... where do we begin?

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- In order to **invest in housing** and make it work long-term, we must **leverage our existing data** and **improve how we assess future needs**
- A roadmap/framework for this, called **HNDA**, is being developed under the NPF:
 - ❑ **Housing**; assessing existing stock, utilisation, occupancy, etc.
 - ❑ **Needs**; looking at incomes, affordability, families, the elderly, etc.
 - ❑ **Demand**; location, tenure, typology, etc.
 - ❑ **Assessment**; an objective analysis supported by an evidence-basis

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- The HNDA will **enhance** how **acute** and **unmet demand** for housing is identified **before it arises**
- It will be **an analytical tool** which will show the level of **convergence** required **to meet** and **to produce** more **sustainable** solutions
- It will provide a *robust assessment* of **regional** and **localised influences**, such as **population**, and **migration**, in quantifying **needs and demands**

New Approaches to Housing will need to reflect:

- Increasing and dynamic population growth
- Compact urbanisation
- Economic development
- Changing housing market
- Speed, cost and model of housing delivery
- Affordability
- Strategic planning policy, guidelines and placemaking



.... evidence-based analysis is essential to demonstrate the viability and suitability of new approaches! ... HNDA



Thank you!

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