

1. Dublin.

- a. High-rise - we feel moving Dublin towards a high-rise city is essential for our capital to continue to grow. Space in Dublin is at a premium particularly in the City Centre, building high rise means getting more office/retail/housing units using less of the dwindling supply of green space.
- b. Public Transport – Dublin needs smarter public transport, all transport is currently aimed at the city centre, with little connectivity moving east to west, if the public transport system was changed so that every part of the city has access it could be used as a catalyst to spread employment right across the capital and not have it concentrated in certain areas. Metro north should become a higher priority in the short term to strengthen general transport and start what could become a metro network across Dublin
- c. Rents – Dublin has some of the highest rental rates in the country this is in part due to a lack of supply, this is a complex issue however we do not believe government rent control is a long-term solution. Increasing supply is the only possibility but this will take time to develop. Rent control will however have to remain in effect until such supplies of housing units become available.

2. Student Accommodation.

- a. With our population increasing the numbers attending third level education are also increasing. This is a positive step forward in Ireland showing the high value we place on Education. This however also presents challenges for an already struggling housing sector
- b. Looking specifically at UCD we have seen rent increases of over 40% in the past 5 years for on campus accommodation, this has pushed student accommodation out of some people budgets which has in turn resulted in greater number of commuting students.
- c. Increasing the numbers of student accommodation units throughout the country will certainly serve to reduce pressure on the rental sector. We firmly believe that greater oversight of our third level education sector with the specific purpose of monitoring fees such as accommodation is required to ensure that fair prices are charged and that these prices offer a genuine alternative to private rentals.

3. Reducing the dependence on Dublin.

Dublin currently drives the economic output of the country and it is clear cracks are starting to show, it is now required to look to our other cities and model them on other modern European cities. We feel several things can be done to achieve this;

- a. Greater connectivity is essential.
  - I. Cork and Limerick need a connecting motorway. Cork will be the second largest English speaking city in the EU post Brexit and it is necessary to lay the foundations now. Cork can only be a success if has ease of access across the country

- II. The north west of the country should also be considered for motorway development at present the N4 is inadequate, as the main corridor from the north west to Dublin it should be a priority if we are going to create economic hubs outside of Dublin.
  - III. Public transport outside of Dublin needs radical reform starting with our rail service, for example you cannot get from Galway city to Sligo Town by rail without going through Dublin.
  - IV. Airports such as Shannon, Cork and Knock will need government support to begin to attract more international flights, this will lead to an increase in tourism for south and west of the country.
  - V. Cross boarder networks will need to be maintained post Brexit and this could require action sooner rather than later depending on the deal reached.
- b. Brexit.
- I. Many companies may want to leave the UK if a hard Brexit comes to pass Ireland presents an ideal location as we have the same language, access to the single market and our position and the edge of Europe should not be underestimated for American companies.
  - II. Dublin should be looked at as a secondary beneficiary of Brexit, the primary focus should be on attracting the companies moving to the midlands, south and north-west regions of the country these areas should be the primary beneficiaries of Brexit.
- c. Commuters.
- I. A substantial number of people commute from Meath, Louth, Kildare and Wicklow to Dublin every day for work. The commuter belts need to be addressed the numbers travelling each day are pushing the capital closer to breaking point, this plan should find incentives for companies to move from Dublin to these commuter towns.
  - II. By reducing the commuters, we will also help reduce our carbon footprint.
- d. Investment.
- I. Local authorities in areas outside Dublin should receive annual investment packages from central government to aid with measures such as rural broadband which will enhance the attractiveness of rural areas.

#### 4. Health.

- a. With an aging population, we need to plan now for the greater demands on our health service that will come in the years ahead.
  - I. Building more retirement villages will have a dual purpose of continuing to move people out of high demand residential area while also allowing us to focus scarce health resources in specific areas.
  - II. The current fair deal scheme will need to be abolished to insure housing units are available, this means a new funding model for nursing home must be developed.

- b. An increased number of primary care will be required we believe these should be built in conjunction with residential developments to ensure these health centres serve as large a population as possible.
  - c. Hospitals should undergo continue development to meet the changing needs of population.
5. Education.
- a. We should be modernising our education system to become more inclusive of our growing and diversifying population.
    - I. A greater number of school places will be required over the next 20 years and similar to primary health care centres we believe they should be built in conjunction with new residential developments.
    - II. Both action and further consultation need to be carried out with regards to patronage of the new schools that will be built.
  - b. Primary, second and third level will all require significant investment to keep up with the growing population. We are of the opinion that education investment should take place equally across all 26 counties to ensure every child is educated to the highest possible standard.