



Rialtas na hÉireann
Government of Ireland

Delivering Homes, Building Communities 2025-2030 Mid-Year Progress Report July 2026



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Foreword Minister



Delivering Homes, Building Communities 2025–2030:

An Action Plan on Housing Supply and Targeting Homelessness sets out an ambitious commitment to deliver at least 300,000 new homes by 2030. This mid-year progress report shows that we are making steady progress towards that goal.

All the indicators are moving in the right direction. Planning permissions, commencements and completions have all increased. The delivery of new social homes is at record levels. Affordable housing supports continue to expand. Employment and apprenticeship numbers across the residential construction sector are growing, strengthening the capacity we need to build more homes into the future.

These are encouraging results, but this Government is not complacent. My focus remains firmly on maintaining this momentum and ensuring that we deliver on our commitments by 2030.

Since launching the Plan, we have pursued an ambitious programme of reforms and investment to accelerate housing delivery.

We have introduced targeted financial supports to stimulate apartment construction, increased investment in social and affordable housing, and committed significant funding to the infrastructure needed to unlock new development.

We have also implemented major planning reforms and streamlined approval processes for social housing. Where barriers to delivery have emerged, we have acted to remove them. Where further action is needed, we will continue to act.

There is more to do.

We will continue to examine every opportunity to strengthen delivery, improve our systems and build on the progress already achieved. Our determination is clear - to ensure that everyone who needs a home can secure one.

This report highlights some of the significant progress made over the last few months. It showcases projects from across the country that demonstrate how our policies are translating into real homes and stronger communities.

But ultimately, this plan is about much more than statistics. Every home delivered represents a life changed—a family given security, a young person able to plan for the future, an older person supported to live independently, or an individual finding the stability that comes with having a place to call home.

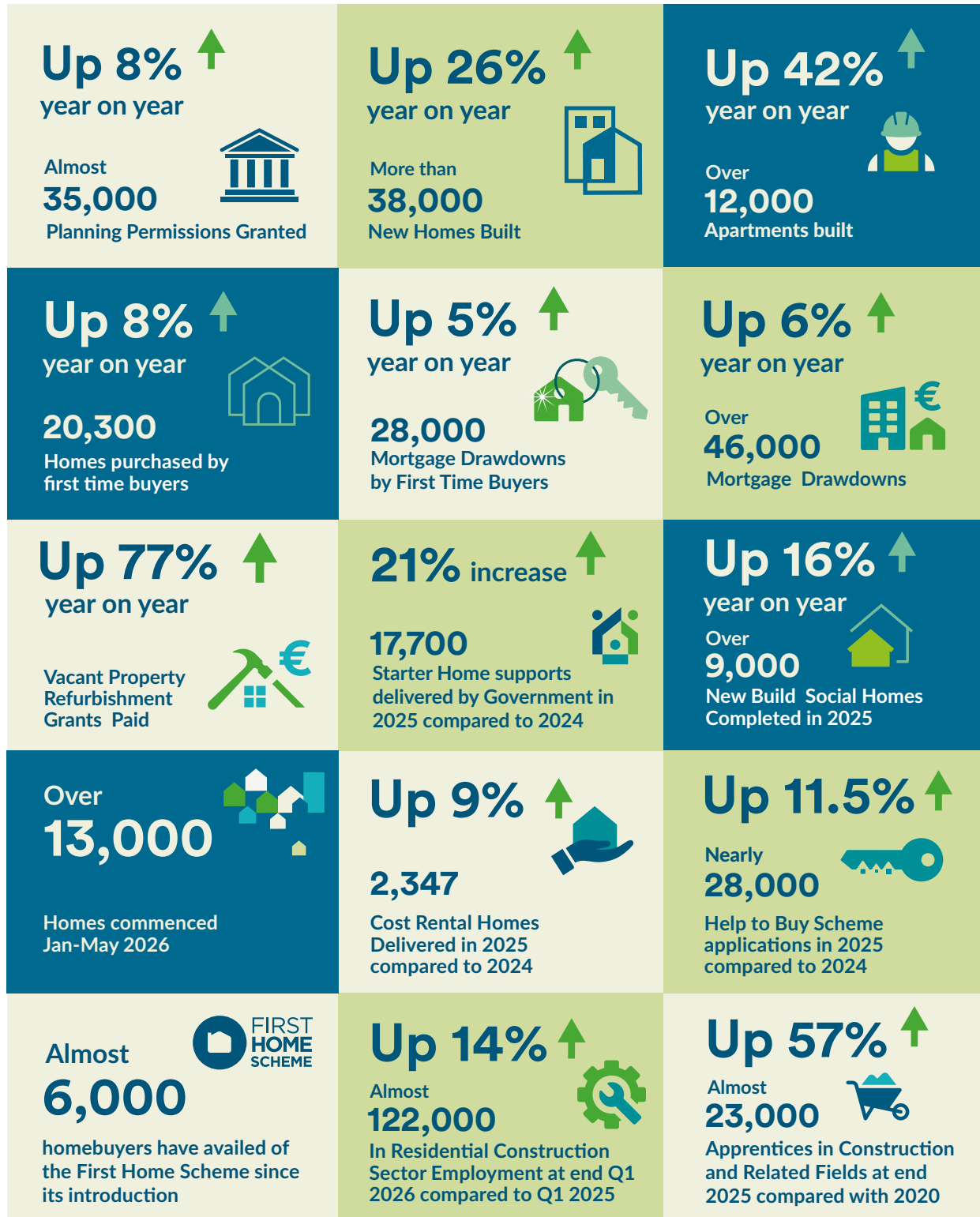
That is the purpose of *Delivering Homes, Building Communities*. It is not simply about building houses. It is about giving people the security, dignity and opportunity that come with a home, and about building stronger communities for generations to come.

James Browne TD

Minister for Housing, Local Government and Heritage

Housing Delivery Progress

Comparisons are year on year to year ending Q1 2026 unless otherwise stated.





Mid-Year 2026 Progress Report

Introduction

The new housing plan, *Delivering Homes, Building Communities*, which was published in November 2025, is built around two pillars: Activating Supply and Supporting People.

Activating Supply focuses on removing the structural barriers to homebuilding, unlocking land, reforming planning, delivering infrastructure and creating the right conditions for investment. It also involves boosting construction capacity, adopting Modern Methods of Construction and addressing vacancy and dereliction to bring homes back into use.

Supporting People is aimed at making homes accessible and affordable, particularly for those who are most at-risk of homelessness or those waiting on housing lists around the country. This pillar focuses on tackling homelessness and precarious living conditions, protecting children and families, increasing social and affordable housing output and improving rental security. It supports homeownership, giving new buyers a chance to put down roots, while revitalising villages, towns and cities.



Delivery of New Homes

Housing delivery in Ireland experienced strong growth in 2025, with over 36,000 new homes completed. This represented a 20.4% increase on the figure for 2024, and the highest level of new home delivery recorded since 2011.

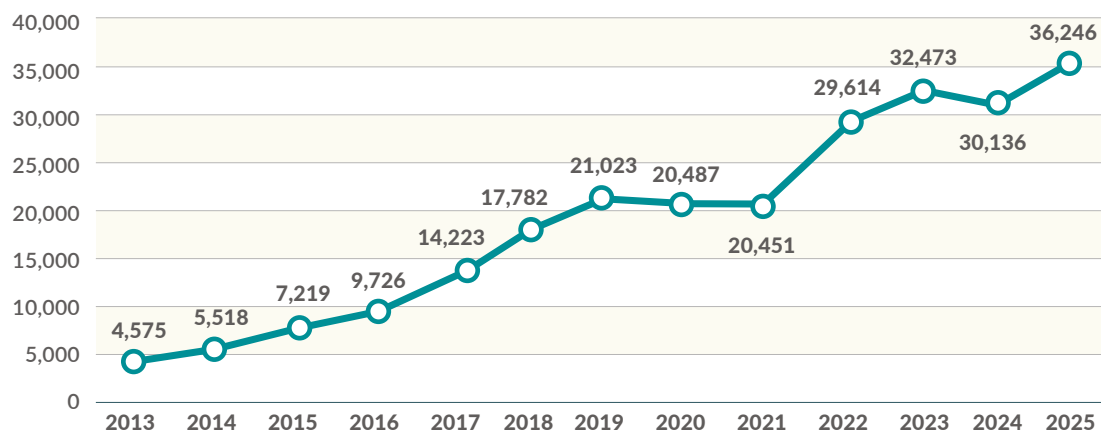
This upward trajectory has continued. In the first quarter of 2026, over 7,800 new homes were delivered, marking a 33% increase when compared to the first quarter of 2025 and the highest level of first-quarter completions since the series began.

The construction of new homes is expanding across all types and regions, with notable increases in apartments, scheme housing and single dwellings. The figures indicate sustained momentum in housing supply. They are supported by a strengthening development pipeline and ongoing policy and investment measures and point to a positive outlook to meet our shared goal of 300,000 new homes by 2030.

Large numbers of individuals and families are now achieving homeownership, supported by schemes such as Help to Buy and First Home. The Government continues to work intensively to expand the pipeline of social and affordable homes throughout the Country.

Figure 1

New Dwelling Completions 2019-2025



Source: CSO New Dwelling Completions: <https://data.cso.ie/table/NDQ05>



Key Milestones Achieved

October 2025 to date

October 2025

- Budget 2026 announced, with over €9 billion capital funding made available through the Department of Housing, Local Government and Heritage, the Land Development Agency (LDA) and the Housing Finance Agency to finance the building of new social and affordable homes.
- Additional external funding of €200 million extended to Home Building Finance Ireland.
- Reduced VAT rate applied to the sale of completed apartments from 13.5% to 9%.
- Cost rental homes exempted from corporation tax.
- Corporation tax deduction announced for certain costs incurred on the construction of apartment developments.
- Residential Development Stamp Duty Refund Scheme extended to the end of 2030.

November 2025

- *Delivering Homes, Building Communities 2025–2030, An Action Plan on Housing Supply and Targeting Homelessness* published.
- The Housing Activation Office established new Housing Activation Delivery and Industry Groups.
- Legislative amendments announced to provide for new Judicial Review provisions.
- €20.5 million in apprenticeship funding confirmed to expand apprenticeships.

December 2025

- National Development Plan Sectoral Investment Plan for Housing published.
- Total Development Cost Report 2025 published.
- Ireland Strategic Investment Fund (ISIF) committed an additional €400 million over three years to accelerate housing delivery and, in partnership with the banking sector, will facilitate a further €200 million in equity finance.

January 2026

- New €1 billion Housing Infrastructure Investment Fund announced.
- Government approved significant reforms to the rental sector.
- Single stage approval process to accelerate social housing delivery commenced.
- Careers in Construction Action Plan launched.

February 2026

- Buy and Renew Scheme expanded to help convert derelict buildings into social housing.
- New Deputy Secretary General appointed with responsibility for housing activation.
- Funding of €373 million announced, supporting targeted acquisition of second-hand housing.
- Local Authority Home Loan Scheme enhanced with threshold and income limits increased.
- Ministers wrote to local authorities urging them to revise their Development Plans to urgently zone more land for housing.

March 2026

- Comprehensive reforms to the rental sector introduced.
- National Student Accommodation Strategy 2026–2035 published.
- Review announced of role and functions of the Office of the Planning Regulator.
- €40 million allocation in place to bring 2,200 additional social homes back into use.
- Funding of up to €140,000 made available through the introduction of the Vacant Above the Shop and Expert Advice Grants, to help convert above the shop spaces into new homes.
- Local Authority Energy Retrofit Programme 2026 announced with funding of €140m.
- Improved voids and planned maintenance programme launched.
- At MIPIM 2026, the Irish Government launched a major State-led initiative to attract private capital to help fund Ireland's ambitious housing targets.
- Applications opened for funding under the €2.5 billion Towns and Cities Regeneration Investment Fund.

April 2026

- Changes to Planning Exemptions Regulations announced.
- Enhancements introduced and five new towns designated under the Living City Initiative.
- Change to residential mortgage lending rules announced by the Central Bank to provide access to short term borrowing for those rightsizing.
- CEO Designate of the Dublin City Task Force announced.
- Simplified Building Energy Rating (BER) system for residential properties introduced.

May 2026

- New Housing Information Hub launched on the Department of Housing, Local Government and Heritage website.
- Design and Build contract model use by local authorities expanded.
- State lands at Cork Docklands transferred to LDA for developments to include new homes.
- Scale of fees for environmental judicial reviews introduced specifying a scale of costs to be awarded to applicants.

June 2026

- 82 Projects accepted for funding under the €1 billion Housing Infrastructure Investment Fund (HIIF).
- Public consultation launched on planning design standards for apartments.
- Further call under the Croi Cónaithe (Cities) scheme launched supporting delivery of apartments for owner-occupiers.
- Rental Accommodation Scheme (RAS) Pilot scheme launched in Dublin to increase the number of homes for social housing tenants.
- Cork Docklands Redevelopment project given go ahead with potential for homes for 25,000 people.
- National Planning Statement (NPS) published to provide guidance to local authorities on short term lets, with final approval by Government to follow environmental assessment.
- To allow for new rural housing, Draft Sustainable Rural and Gaeltacht Housing NPS agreed, with final approval by Government to follow environmental assessment.
- Funding of €350m approved for the delivery of almost 650 new social homes across Dublin.

July 2026

- All thirty-one local authorities make variations to their development plans to zone more land for housing.
- Housing and Residential Tenancies (Miscellaneous Provisions) Bill 2026 to finish all stages in the Dáil.
- Planning and Development (Amendment) Bill 2026, to support commencement of the Planning and Development Act 2024 and increase the Housing Finance Agency's borrowing limit, to finish all stages in the Dáil.
- Child and Family Homelessness Action Plan due to be published.
- New protocol introduced allowing victims and survivors of domestic violence and abuse to transfer accrued time on a housing list between local authorities.



Action Plan Progress

Delivering Homes, Building Communities is structured around two overarching pillars: **Activating Supply** and **Supporting People**.

Each pillar is underpinned by four strategic priorities, with each priority comprising a defined set of actions designed to achieve targeted outcomes.

This section of the report outlines progress made to date, highlighting key achievements under each priority. It also provides a brief update on developments across each priority area, supported by case studies which demonstrate the impact of initiatives and the progress being made in delivering on key priorities.

Delivering Homes, Building Communities:

8 Priorities

To activate the supply of 300,000 homes, Government will:

- Ensure a strong pipeline of zoned and serviced land is available.
- Create the conditions to attract the required investment.
- Increase skills and support the adoption of Modern Methods of Construction in the residential construction sector.
- Work towards ending dereliction and vacancy.

To support our people, Government will:

- Focus on ending homelessness, deliver homes for older people and support social inclusion.
- Deliver an average of 12,000 new social homes every year over the lifetime of the Plan.
- Promote affordable homeownership, protect renters and make buying and renting homes more affordable.
- Invest in the built environment of villages, towns and cities across the country to enhance community well-being.

Pillar 1

Priority 1

Activating Land, Delivering Infrastructure



This priority focuses on ensuring that a sufficient pipeline of serviced and zoned land is available to support housing delivery at scale. Significant progress has been made in this area, with land rezoning underway and major advances in infrastructure delivery. The Housing Activation Office (HAO) and the Housing Infrastructure Investment Fund (HIIF) are central to these efforts.

Housing Activation Office and the Housing Infrastructure Investment Fund (HIIF)

The Housing Activation Office (HAO), established within the Department of Housing, Local Government and Heritage in April 2025, plays a key role in accelerating residential construction by addressing infrastructure barriers that can prevent projects from progressing.

To support this, the €1 billion Housing Infrastructure Investment Fund (HIIF), a flagship initiative under *Delivering Homes, Building Communities*, is designed to unlock critical infrastructure constraints affecting developments at an advanced stage.

Through the first funding call under HIIF, applications were invited from local authorities and the Land Development Agency seeking funding support for infrastructure projects that will enable housing delivery across towns and cities nationwide. To date, 82 projects have been accepted onto the HIIF programme, targeting key deficits in transport, water and energy infrastructure.

These projects are expected to:

- Unlock land capable of delivering approximately **86,000 new homes**, with potential for a **further 113,000 homes**
- Accelerate the activation of strategically located sites for housing development
- Reduce delays associated with infrastructure provision
- Support the delivery of thousands of homes across multiple tenures

HIIF plays a key strategic role, with this funding enabling the alignment of infrastructure investment with housing development priorities. The first funding call marks an important step in progressing “shovel-ready” projects, while subsequent funding rounds are expected to build on this momentum and support sustained housing delivery over the lifetime of the programme.



Pillar 1

Priority 2

Facilitating Investment, Addressing Viability



Delivering housing at the required scale depends on attracting sustained public and private investment. This priority aims to create the conditions to unlock this investment by improving viability, reducing development costs, and providing certainty through policy, funding, and regulatory reform.

The following section details how, through the Plan, the investment needed to support delivery across all housing tenures is being unlocked.

Spotlight

Ireland at MIPIM 2026

MIPIM (Marché International des Professionnels de l'Immobilier) is recognised as one of the most important annual conferences for international property investors, attracting **over 20,000 delegates and €4 trillion in assets** under management.

Attracting international capital to support the supply of new housing and diversify funding sources is imperative to complement unprecedented levels of State investment. This is set out under the Facilitating Investment, Addressing Viability priority in *Delivering Homes, Building Communities*. MIPIM 2026, which took place from 9-12 March 2026, saw the first ever Ireland at MIPIM pavilion, following a successful pathfinder presence at MIPIM 2025. This was a major initiative with specific reference to action 2.9 in the plan. The objective was to promote Ireland as an attractive destination and compete for private investment to support the supply of new homes across the country.

Ireland at MIPIM centred on a clear message to the international investment community: Ireland is open for business and committed to building at pace and scale.

The Government's housing plan, *Delivering Homes, Building Communities*, sets out an ambitious framework to increase supply, supported by unprecedented levels of public investment in housing and infrastructure.

There was proactive engagement at MIPIM to build relationships with the investment community, promote opportunities, and secure partnerships that will support housing delivery at scale.

Feedback from the international investment community at MIPIM 2026 indicates a notable shift in sentiment towards Ireland as an investment destination based on the policy developments since MIPIM 2025 which have positioned Ireland more favourably compared to other destinations.

Market reporting has linked a recent uptick in private investment activity to policy shifts in the residential sector coupled with changing dynamics in interest rates and price stabilisation and notes the criticality of events like MIPIM 2026 in engaging international capital.



Pillar 1

Priority 3

Increasing skills, adopting Modern Methods of Construction



Meeting ambitious housing targets requires a step change in construction capacity and productivity. This priority focuses on strengthening the workforce, increasing skills provision, and driving the adoption of Modern Methods of Construction to deliver homes more quickly, efficiently, and sustainably.

Progress in this area continues and, since the publication of *Delivering Homes Building Communities*, there has been a focus on ensuring that the data required to track progress and inform decision making is in place.

Spotlight

The Housing Information Hub

Accurate intelligence and insights are vital for forward planning. This data hub launched in May 2026 is a key component of the Department of Housing, Local Government and Heritage digital-first data strategy.

The hub provides a single, authoritative public analytics hub for housing-related data, beginning with dashboards on planning permissions, new dwelling completions, residential commencement notices, and Modern Methods of Construction (MMC).

Since the launch of *Delivering Homes, Building Communities*, strong momentum in the delivery of new housing has been seen and this data hub provides a 'one stop shop' to track progress. This will improve transparency, aid public understanding and assist evidence-based policymaking.

Since May 2025, all new housing developments are

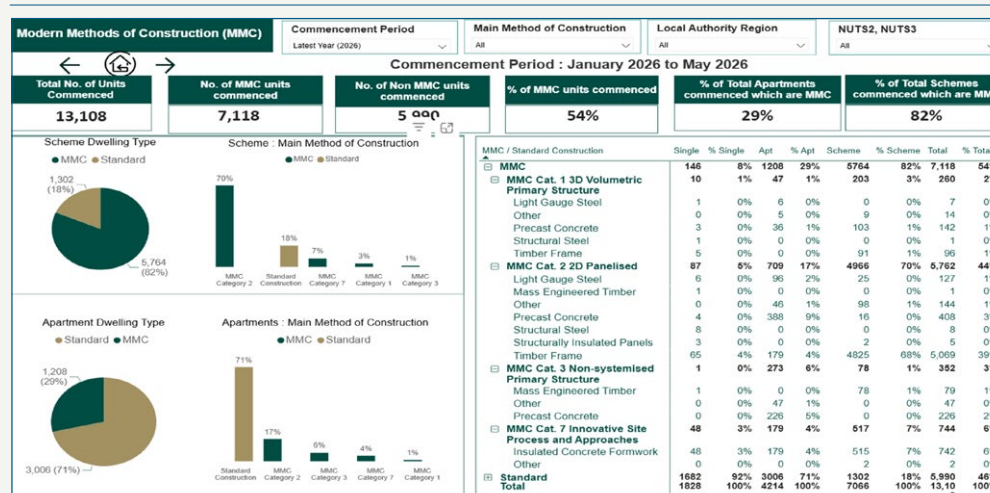
required to enter the type of construction and the category of MMC utilised when entering the commencement notice into the National Building Control Management System.

Overall, the data underlines the growing usage of MMC in Ireland's housing system.

This data shows that for the first 5 months of 2026 over 80% of scheme houses are constructed using MMC with approximately 70% of these timber frame (see Fig. 2). Taken from the Housing data hub linked here: [Housing Data Hub](#).



Figure 2



Modern Methods of Construction

The continued expansion of Modern Methods of Construction (MMC) is key to accelerating housing delivery under *Delivering Homes, Building Communities*.

Timber frame adoption has grown steadily from just 5% of new dwellings in 1992 to 69% of scheme homes by 2026. This progression highlights the increasing confidence of the sector in MMC approaches, driven by advantages in build speed, quality assurance and sustainability.

Timber frame has become firmly established in low-rise housing schemes. However, there remains further scope to increase uptake across apartment construction. Continued innovation, alongside ongoing support through policy and guidance, will be key to broadening MMC adoption across all housing typologies.

Other MMC construction methods include Insulated Concrete Formwork (ICF) Steel Frame and precast concrete construction.

In the apartment sector, MMC adoption is lower but continues to develop. Approximately 25% of apartments are being delivered using MMC.

In addition, local authorities are building capability for MMC by delivering over 1,800 Design and Build units through the Accelerated Delivery Programme. Modular pathfinder projects are also being progressed and the first NSAI certified modular dwellings have been incorporated in a South Dublin County Council scheme at Alpine Heights in Clondalkin, as part of the Design & Build proposal.

Increasing Skills

Ensuring that Ireland has the skilled workforce needed to deliver high quality homes at scale is a key element of the plan.

The number of apprenticeships continues to expand, with new construction apprenticeships launched in 2026, including Level 6 Road Surfacing Technology, Level 6 Robotics and Automation, Level 8 Civil Engineering, and Level 8 Quantity Surveying. Programmes currently in development include Level 6 Quantity Surveying, Level 7 Quantity Surveying and Level 6 Geospatial Survey Technician.

The next Action Plan for Apprenticeships to cover the period 2026-2030 is under development and will target continued growth of apprenticeship registrations to 12,500 by 2030 with two thirds in craft or construction.



Timber Frame Construction



3-D Volumetric Units Installation

Pillar 1

Priority 4

Securing Additional Supply, Ending Dereliction & Vacancy



Increasing housing supply through the reduction of vacancy and dereliction is a central component of *Delivering Homes, Building Communities*. This priority recognises that existing housing stock represents a significant and immediate opportunity to contribute to overall supply, while also supporting the revitalisation of communities. Addressing vacancy and dereliction therefore remains a key focus within the broader programme of housing delivery.

Increasing the supply of housing by working towards ending dereliction and vacancy

Delivery under existing schemes has continued to strengthen, with an increased uptake and a significant acceleration in outputs, particularly under the Vacant Property Refurbishment Grant. This is complemented by a broader set of initiatives, including local authority-led programmes and regeneration funding. These measures will work together, supporting a coordinated response to vacancy and dereliction.

During the first half of 2026, a number of actions set out in *Delivering Homes, Building Communities* have been implemented which build on existing supports. These include the Vacant Above the Shop Grant, the Expert Advice Grant, and enhancements to the Vacant Property Refurbishment Grant to support the conversion of former commercial buildings into residential use.

The Living City Initiative has been enhanced, extending eligibility to residential properties built before 1975; the scheme will continue to 2030 and will now support urban regeneration and housing delivery in Athlone, Drogheda, Dundalk, Letterkenny and Sligo.

In addition, a new derelict property tax is being developed which will be administered by the Revenue Commissioners. The first phase will be rolled out in built-up areas of 4,000 people or more. The intention is to legislate for the new taxation measures in the Finance Bill in autumn 2026.

Together, these measures will unlock underutilised space in villages, towns and cities, and increase housing output.

Conversion of Vacant Commercial Units into Homes

As the needs of businesses have changed, the demand for some types of commercial properties has reduced. The adaptation and reuse of vacant commercial buildings is a key potential pathway to activating the supply of new homes, while tackling vacancy.

In March 2026 a bespoke Vacant Above the Shop Grant, an Expert Advice Grant and changes to the existing Vacant Property Refurbishment Grant were introduced. These changes to the existing grant support the conversion of entire former commercial buildings into new residential units. They will unlock unused spaces by converting them into the new homes that are needed in villages, towns and cities, across the country.

Certain vacant commercial premises can be converted to residential use without planning permission. Since this exemption was introduced, **1,457 notifications have been received, enabling 3,429 homes.**

Spotlight

The Bridge Bar, Abbeyfeale, a vacant pub transformed into homes

The conversion of this former public house, The Bridge Bar in Abbeyfeale, Co. Limerick demonstrates what can be achieved. The bar was refurbished as a three bedroomed house and the adjacent building as a one bedroomed home. The planning permission exemption played a vital role in unlocking the potential of this vacant commercial building, bringing new life to the building and to New Street, Abbeyfeale.



Bridge Bar Abbeyfeale Co. Limerick, before its conversion



Bridge Bar Abbeyfeale Co. Limerick August 2025

Priority 5

Focusing on Ending Homelessness, Delivering Homes for Older People, Supporting Social Inclusion



Supporting the most vulnerable is central to housing policy. This priority focuses on preventing and reducing homelessness, providing targeted supports for those in need, and ensuring that housing delivery promotes inclusion and equality across all communities. The targeted interventions and supports being progressed to address homelessness and promote greater social inclusion are outlined below.

Preventing Homelessness

A key priority under *Delivering Homes, Building Communities* is the prevention of homelessness. It is an absolute priority for Government. There are many initiatives underway to prevent people from entering homelessness and to exit temporary accommodation to a more permanent home. This includes the provision of social and affordable housing, HAP and homeless HAP, and strong tenancy protection legislation.

Delivering Homes, Building Communities sets out a range of measures to address homelessness including:

- Dedicated capital funding to support the exit of families longest in homelessness
- Implementation of a Child and Family Homelessness Action Plan
- Implementation of a National Homelessness Prevention Framework

In addition, Budget 2026 provided an **increased funding allocation of €563 million**, up from €328 million in 2025, to support the provision of emergency accommodation, homelessness prevention initiatives, tenancy sustainment supports and other homeless services. The budget includes €50 million in capital funding, which will allow local authorities and Approved Housing Bodies (AHBs) to invest in the construction or acquisition of properties suitable for use as homeless or transitional accommodation.

Support for tenants in situ, as part of the overall second-hand acquisition programme, is an important measure helping prevent homelessness. The Government remains committed to continuing second hand acquisitions as an option for local authorities and AHBs.

Delivering Homes, Building Communities targets the use of all delivery streams, including the Rental Accommodation Scheme (RAS) and HAP-supported tenancies in the private-rental market, to maximise the number of exits and preventions from homelessness.

Recently the RAS Pilot Scheme was launched, with the aim of encouraging more property owners in the four Dublin local authority areas, where the need is high, to make suitable homes available for social housing by providing the local authorities with additional flexibility to secure those properties. The impact of this measure will be seen through 2026 and 2027.

Spotlight

Estuary Way - Pilot Project to Support Young People at Risk of Homelessness in Cork City

Delivering Homes, Building Communities and the National Youth Homelessness Strategy 2023–2025 recognise the distinct needs of 18–24-year-olds experiencing or at risk of homelessness. Action 24 of the National Youth Homelessness Strategy identifies shared housing as an appropriate option for single young people.

Estuary Way, Mahon is a pilot project that received capital funding from the Department of Housing, Local Government and Heritage. It will provide accommodation for young single adults who are homeless or at risk of homelessness in Cork City.

The development comprises 38 two-bedroom homes, with the capacity to accommodate over 70 young adults. When operational, it will provide transitional accommodation alongside on-site support services, helping residents to progress to long-term housing and independent living.

Residents will benefit from wraparound supports, including mental health, addiction, primary care, education, therapeutic supports, and life skills development.

Built using modern methods of construction, the homes are designed to a high standard with a long lifespan and flexibility to be adapted or repurposed in the future.

Estuary Way demonstrates a whole-of-government approach with the operational element of the project being an inter-agency partnership between the Department of Housing, Local Government and Heritage, Cork City Council, Tusla - Child and Family Agency, and the Health Service Executive.

This pilot project reflects a strong commitment to tackling youth homelessness through practical, person-centred solutions.



Comhairle Cathrach Chorcaí
Cork City Council



Pillar 2

Priority 6

Providing More Social Homes



Expanding the supply of social housing is critical to addressing unmet need. This priority commits to significantly increasing delivery, improving efficiency in development processes, and ensuring that social housing provision meets the needs of a growing population. The following section summarises progress in scaling up social housing delivery and improving the effectiveness of supply mechanisms.

Social Housing Delivery

Delivering Homes, Building Communities aims to deliver 300,000 new homes in the period to 2030, including 72,000 social homes.

In 2025, over 9,000 new-build social homes were delivered - the highest number of new social homes built in any given year since the foundation of the state.

The Plan seeks to significantly scale-up delivery of new build social homes over the coming years. To support this increase in delivery, the updated National Development Plan committed record levels of funding for new social and affordable housing, totalling almost €20 billion.

This continued record level of funding demonstrates Government's commitment to increasing social and affordable housing delivery and a key focus of the social housing programme is to increase the number of new-build homes.

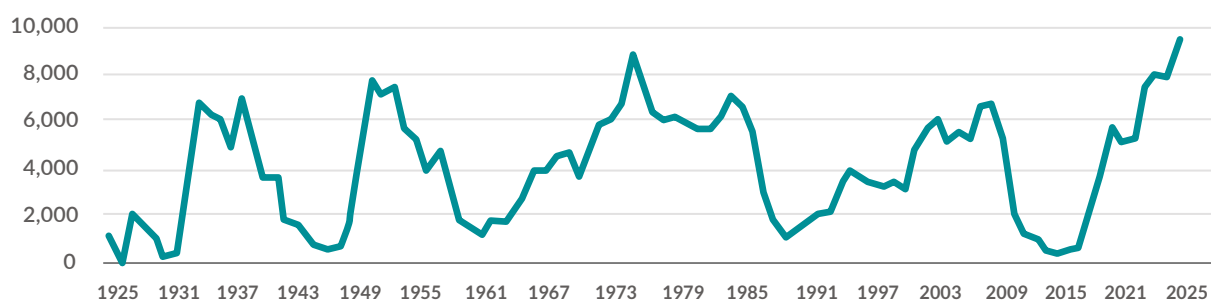
To incentivise local authorities, a new performance fund is being established. Where a local authority exceeds their 'own build' target they will receive additional discretionary funding for the delivery of community and placemaking initiatives and projects. In addition, ring-fenced 'new-build' housing delivery teams in each local authority dedicated to own build new social and affordable housing delivery will be fully funded by the Department of Housing, Local Government and Heritage through reimbursement to local authorities on a performance pay basis.

Delivering Homes, Building Communities further supports additional social housing delivery by mandating the use of standard house layouts and specifications as part of the new approval process and facilitates the use of Modern Methods of Construction (MMC) through a standardised design approach. To further promote the delivery of social housing it is intended to embed the use of a Design and Build contract approach in all local authorities and the AHB sector to advance the delivery of social housing.

Additionally, the new 'single approval' process for all new build social housing projects up to a value of €200m will support local authorities to streamline processes and encourage delivery of larger new build social housing developments.

Figure 3

New Build Social Housing Output in Ireland 1925-2025



Source: 1923-1959: Department of Local Government, Housing – Progress and Prospects, 1964 – single year figure estimates taken from Lewis, 2019, 'Social Housing Policy in Ireland: New Directions'. 1960-2003: Department of Local Government & Public Health (various years) - Department of Local Government and Public Health Report; Department of the Environment (various years) - Annual Housing Statistics Bulletin; Department of Housing, Local Government and Heritage (various years - Annual Housing Statistics Bulletin. 2004-2025: DHLGH Overall social and affordable housing provision figures.

The second-hand acquisitions programme supports priority categories of need, including exits from homeless services, tenancy sustainment (tenant in situ), people with a disability and older persons requiring urgent housing responses. €50 million of funding was ring fenced to target acquisitions that support households, primarily larger families with children, to exit long-term emergency accommodation arrangements. The 2026 programme will maintain support for priority categories.

The latest Construction Status Report shows that the social housing pipeline is strong and continues to grow with 9,703 social homes onsite at the end of Q4 2025, with an additional 13,246 homes at design and tender stage – a cumulative total of 22,949 social homes at the design and construction stages. In total, the Construction Status Report provides details on 51,683 new-build social homes across 3,151 schemes.

Spotlight

Social and Affordable Homes in Co Laois

February 2026 saw the launch of 164 social and affordable homes across Co. Laois. Laois County Council has exceeded its three-year target (2022–2024) by a wide margin. Against a goal of 359 homes, **670 new-build social housing units were delivered**, achieving 187% above target.

- Francis Dunne Court, Mountmellick
- Harbour Court, Mountmellick
- Rath Rua, Dublin Road, Portlaoise
- Carraig Glas, Stradbally



Francis Dunne Court, Mountmellick



Rath Rua, Portlaoise

Pillar 2

Priority 7

Increasing Affordable Homeownership, Protecting Renters



Improving affordability and stability in the housing system is a key objective of Government. This priority aims to increase access to homeownership through targeted supports, while strengthening protections for renters and ensuring a balanced and sustainable rental market. A range of supports and reforms has been implemented under *Delivering Homes, Building Communities* to enhance affordability, expand access to homeownership, and reinforce rental protections.

Affordable Homeownership

This priority area focuses on making buying and renting homes more affordable.

A new Starter Homes Programme, which is a central component of the Plan, aims to deliver an average of 15,000 starter home supports annually to 2030.

To underpin the delivery of this Starter Homes Programme, the Government is investing an unprecedented level of funding, including through several important affordability measures, supported by direct Exchequer funding, investment through the Land Development Agency and lending by the Housing Finance Agency.

This expanded delivery is building on the significant progress already made with over 22,000 starter home supports, excluding the Help to Buy Scheme, delivered in the period from the launch of the affordable housing programme in 2022 to the end of 2025. In 2025, 935 Affordable Purchase Homes were delivered by the local authorities, along with 1,835 First Home Scheme drawdowns, which provided real solutions for individuals and households seeking to purchase an affordable home.

Local authorities have received funding approval of over **€714m from the Affordable Housing Fund to support the delivery of more than 7,900 Starter Purchase and Cost Rental homes.**

A key measure under *Delivering Homes, Building Communities* was to bring forward affordable purchase schemes in local authority areas where projects were not in place. So far in 2026, projects have been approved in three new local authority areas, Roscommon, Cavan and Tipperary, supported by the Affordable Housing Fund.

Currently, all local authorities are updating their Housing Delivery Action Plans and setting out how the Starter Homes Programme will be implemented within their area. Each local authority delivery plan will be informed by identifiable affordable housing need within their area and will include collaboration with their delivery partners, including the Land Development Agency and the Approved Housing Bodies. These plans are expected to be completed and published by the local authorities in the coming months.

Protecting Renters

To provide stronger tenancy protection, key changes were introduced for new tenancies in March 2026. The goal is to improve security of tenure for tenants while also encouraging more private investment in the rental market. Annual rent increases are capped in line with the rate of general inflation or 2% a year, whichever is lower with an exception from the cap for certain new apartment and student developments.

Dublin Region in focus

The four Dublin local authorities report continued strong momentum across Dublin's housing delivery system. There is a robust and maturing development pipeline, with increasing levels of activity transitioning from planning and commencement stages into active construction and completed homes.

A key trend emerging in 2026 is the continued progression of schemes from commencement into active construction. This is a positive indicator of system performance, demonstrating that earlier investments in pipeline development are now yielding tangible outputs.

This is particularly evident in the apartment sector, where 24,246 units are now under construction. This reflects the impact of strong commencement activity in previous years and signals that a significant volume of homes is now being delivered on the ground.

At mid-year 2026, the Dublin region is experiencing a period of sustained housing delivery momentum. The current volume of active construction, combined with a substantial reserve of permitted development, positions the region well to continue increasing housing supply. Maintaining this progress will depend on ensuring a steady flow of new commencements, alongside the continued advancement of existing schemes through to completion.

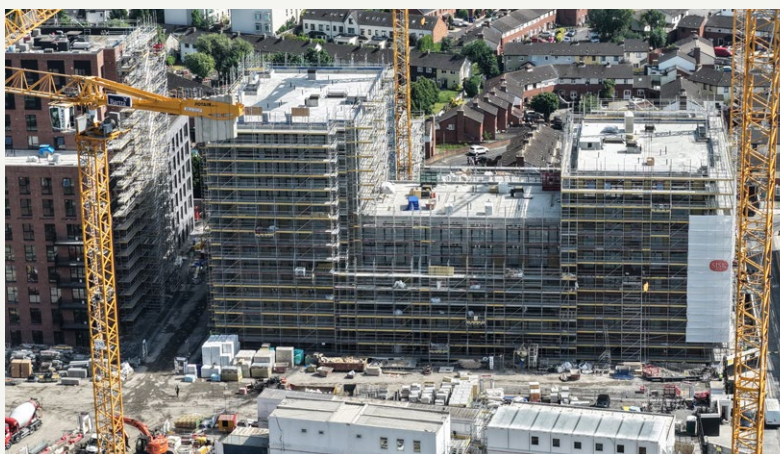
Two schemes which exemplify what is being achieved in Dublin are Montpelier in Dublin 7 and Oscar Traynor Woods, Dublin 17.

Spotlight

Montpelier, Dublin 7

Montpelier, situated on the site of the former O'Devaney Gardens in Dublin 7, forms part of one of Europe's most sustainable and ambitious residential regeneration projects. This is supported by Dublin City Council and funded through the Government's Affordable Housing Fund.

Construction commenced in February 2023 and will deliver 1,310 A-rated homes, across social, affordable purchase and cost rental tenures. Phase 1 and Phase 2 are now complete, delivering 379 homes alongside a park, crèche, and retail amenities.



Spotlight

Oscar Traynor Woods, Dublin 17

At Oscar Traynor Woods, 850 homes are being built. There will be 342 social homes, 340 cost rental homes and 168 affordable purchase homes. Almost 9 acres of the site will be given over to public space, including public parks, containing allotments, cycle trails, play areas and woodlands. These will be available to residents and the wider community.

The Oscar Traynor Woods development will be delivered in two phases. The first residents moved into their homes at the end of 2025. It will be fully completed by Q3 2027.



**Comhairle Cathrach
Bhaile Átha Cliath**
Dublin City Council



Pillar 2

Priority 8

Investing in Villages, Towns and Cities



Housing delivery must support thriving and sustainable communities. This priority focuses on investing in the built environment across urban and rural areas, regenerating existing settlements, and ensuring that housing development is aligned with broader community and economic growth.

Towns and Cities Regeneration Investment Fund

A flagship element of Project Ireland 2040 is the **€2.5 billion Towns and Cities Regeneration Investment Fund** (formerly URDF). This fund is supporting a programme of significant transformational capital projects that will contribute to the regeneration and rejuvenation of Ireland's cities and other large towns, in line with the objectives of the National Planning Framework and the National Development Plan.

Under the Fund, towns with a population greater than 9,000 are included, bringing more towns than ever into the scope of the scheme.

Round 1 of the new Fund was open for applications from 12 March until 1 May this year. Two categories of funding are available under Round 1. Category 1A funding will create a pipeline of future projects for delivery whereas Category 1B is focused on capital projects that can deliver within the short to medium term.

122 proposals were received across both categories of funding, with proposals submitted by each local authority. The assessment process is currently ongoing and is expected to be completed later in summer 2026.

Spotlight

South Link Street, Clonburris

The completion of the South Link Street is essential to the appropriate further development of this unique and complex site. Located less than 15 minutes by rail from Dublin City Centre, Clonburris is one of the largest regeneration and housing opportunities in the country, with the capacity to deliver 9,500 new homes, alongside parks, schools, community facilities and high-quality public realm, supporting a future population of over 23,000 people.

The South Link Street is a key piece of infrastructure, comprising approximately 4km of roadway, including junction upgrades, drainage, water services, landscaping and parkland. It is a critical element in unlocking lands for housing delivery. Further sections will open on a phased basis over the coming years.



Looking ahead

Delivering Homes, Building Communities aims to significantly accelerate the delivery of new homes by focusing on activating land and creating the optimal environment to encourage housing activity. Many of the actions in this plan are designed ultimately to reduce the all-in delivery cost of a home, improving supply and affordability, while also recognising that the longer-term opportunities for investment in the residential sector in Ireland are significant, scalable and sustainable.

In simple terms, this new housing plan presents a renewed vision for the delivery of unprecedented numbers of new social and affordable homes, alongside enhanced private sector investment and supply, delivered more viably and efficiently.

This includes significant regulatory reform in both the planning and rental market areas, optimised design standardisation, a suite of taxation measures in Budget 2026 aimed at stimulating the supply of new apartments, as well as a new enabling approach to infrastructure via the Housing Activation Office. This is coupled with the largest ever capital investment in the history of the State, with €275 billion invested in infrastructure over ten years through the National Development Plan.

This level of funding, reform and focus underpins a sustained collaborative effort across multiple stakeholders who remain responsive to creating the future conditions that support the required increase in public and private sector delivery.

2026 delivery remains strong and the Department of Housing, Local Government and Heritage continually monitors current headwinds to ensure that supply is supported into 2027, 2028 and beyond as the new measures under *Delivering Homes, Building Communities* continue to bed-in over 2026. It is important to acknowledge the very significant challenges ahead. It is equally important to highlight that a continued level of intensity of effort is on-going to reach the scale required to meet our shared goal of 300,000 new homes by 2030.

Affordable housing has emerged as a key concern across the EU. Ireland has been a recognised leader in the EU in championing policies, programmes and investment opportunities for the longer term. The publication of the European Affordable Housing Plan in December 2025 was welcomed, as is the support it can provide to Member States in addressing their housing challenges. Ireland looks forward to progressing the housing agenda during its EU Presidency in the second half of 2026.

The Government is committed to implementing the actions in *Delivering Homes, Building Communities* and continues to work collaboratively with delivery partners to support the development of a sustainable and resilient housing supply across Ireland.





Rialtas na hÉireann
Government of Ireland