

Brief Overview of Delivering Homes, Building Communities 2025-2030

3 December 2025

Overview

- ▶ Third major housing plan in the last decade, second in the last four years
- ▶ Targets **300k** homes built by year-end 2030, including **72k** social homes and **90k** affordable homes
- ▶ Focused around two pillars:
 1. Activating Supply
 2. Supporting People



Breakdown of pillars

Both Pillars are split up into 4 key priorities

Pillar 1: Activating Supply	<ul style="list-style-type: none">1. Activating Land, Delivering Infrastructure2. Facilitating Investment, Addressing Viability3. Increasing Skills, Adopting MMC4. Securing Additional Supply, Ending Dereliction & Vacancy	Pillar 2: Supporting People	<ul style="list-style-type: none">5. Focusing on Ending Homelessness, Delivering Homes for Older People, Supporting Social Inclusion6. Providing More Social Homes7. Increasing Affordable Homeownership, Protecting Renters8. Investing in Villages, Towns, and Cities
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Govt. commitment on accountability: “Each priority contains a suite of actions building on progress to date. The implementation of each action will be led by a named Government department, State Agency, or other body. Progress on the implementation of these actions will be regularly monitored and reviewed by the Cabinet Committee on Housing, ensuring effective oversight, accountability, and the timely delivery of all actions. **Effective monitoring of progress must be supported by reliable quantitative metrics.**” (p.9)

What's new in the plan?

**Big increase in
ambition and supply
targets**

**Infrastructure-first
approach**

**Increased support for
people experiencing
homelessness**

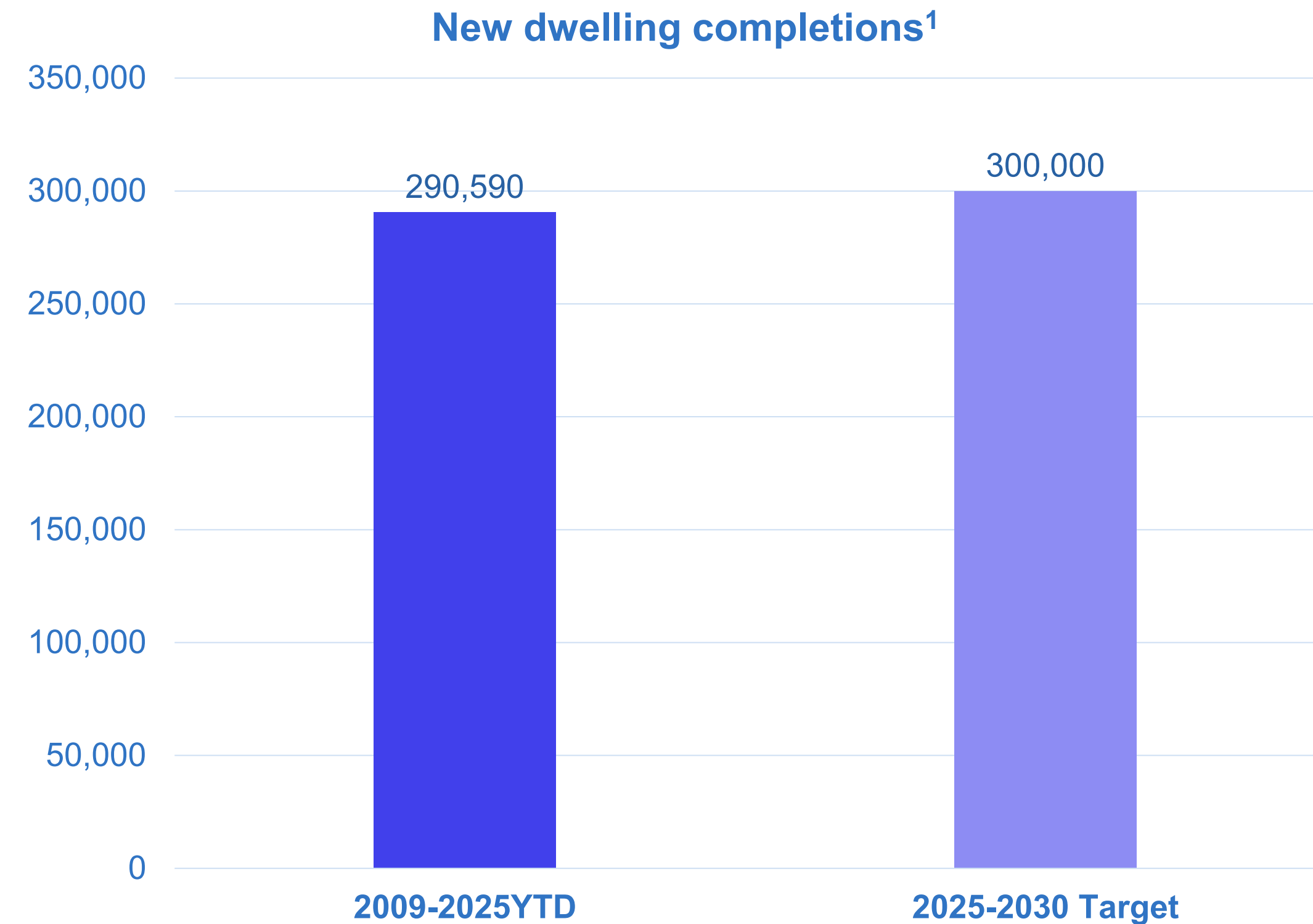
Viability Reforms

**Focus on small &
medium
housebuilders**

**MMC to be used in at
least 25% of all new
social and affordable
homes**

New housing target

- ▶ If met, the ambitious new housing target would **surpass** the number of units built since the beginning of 2009
- ▶ New housing target is accompanied by a need for an estimated **€20bn in development finance each year**



1. Completions prior to 2011 are overestimated due to the nature of how they are recorded (by ESB connection). Totals for 2009 and 2010 include new dwelling completions, reconnections, UFHDs, and non-dwelling connections.

What has happened in the past year

Month	Initiative
February	<ul style="list-style-type: none"> • €168m additional funding for 849 new cost rental homes
March	<ul style="list-style-type: none"> • €265m additional funding announced for acquisitions
April	<ul style="list-style-type: none"> • First Revision to the NPF approved • Government agreed to establish the Housing Activation Office
May	<ul style="list-style-type: none"> • €117m Housing Adaptation Grant funding announced • First Home Scheme extended with additional funding of €30m
June	<ul style="list-style-type: none"> • €23m funding approved to upgrade social housing stock • Rental sector reform announced (RPZ expansion, etc.) • Decision made to expand role and remit of the LDA • An Coimisiún Pleanála launched • Local authority social housing delivery tables published • Establishment of Infrastructure Division in Department of Public Expenditure, Infrastructure, Public Service Reform, and Digitalisation

Month	Initiative
July	<ul style="list-style-type: none"> • €74m in rural water services • A new simplified and standardised process for the delivery of social housing • New Planning Design Standards for Apartments to improve viability • New planning guidelines to facilitate additional zoning in support of accelerated housing delivery • Almost €40.5bn secured for DHLGH, including Uisce Éireann under the updated NDP • €750 Million Funding for Affordable, Cost Rental and Social
August	<ul style="list-style-type: none"> • Commencement of the Planning and Development (Amendments) Act 2025
September	<ul style="list-style-type: none"> • €50m additional housing acquisitions funding targeted at removing families from long-term emergency accommodation
October	<ul style="list-style-type: none"> • Budget 2026 announced, over €9bn capital funding through the Exchequer, the LDA and the HFA • Reduced VAT Rate for Apartments
November	<ul style="list-style-type: none"> • New housing plan published by DHLGH • Rental sector reform detailed outline published
December (expected)	<ul style="list-style-type: none"> • Report from Infrastructure Unit