



# MAINTAINING MOMENTUM IN HOUSING DELIVERY

## Fidelma McManus

---

Partner & Head of Housing

Thursday, 20 March 2025



**B**

**5 YEAR PLAN**

**303,000  
HOMES BY 2030**

# WHAT MOMENTUM?

Year	New dwellings completed*
<b>2021</b>	20,433
<b>2022</b>	29,851
<b>2023</b>	32,695
<b>2024</b>	<b>30,330</b>

\* Central Statistics Office, Ireland



# SESSION OUTLINE

---

**PART 1: WHAT IS WORKING**

**PART 2: CHALLENGES**

**PART 3: BUILDING THE MOMENTUM**

## PART 1: WHAT IS WORKING



**Collaboration**



**State Supports**



**Local Authority  
& AHB delivery**

---

# COLLABORATION



An Roinn Tithíochta,  
Rialtais Áitiúil agus Oidhreachta  
Department of Housing,  
Local Government and Heritage



**respond**



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council



Comhairle Contae  
Átha Cliath Theas  
South Dublin County Council



**HFA**

An Ghníomhaireacht  
Airgeadais Tithíochta  
Housing Finance Agency

**clúid  
housing**

THE  
IVEAGH  
TRUST

Comhairle Contae  
Fhine Gall  
Fingal County  
Council



Oaklee



An Ghníomhaireacht  
Tithíochta  
The Housing Agency



Co-operative  
housing  
Ireland



FIRST  
HOME  
SCHEME

Supporting Home Ownership

**AFFORDABLE  
HOMES**



**Private Sector:** developers, housing builders, contractors, design teams, MMC.

**B**

# WHAT IS WORKING

---

## HOUSING SUCCESS STORIES

**B**EAUCHAMPS





**Kilcarbery Grange**  
(1,034 mixed tenure homes)







## Emmet Road

(578 homes 70% cost rental and 30% social including a public realm, transport hub and related amenities)



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

**BEAUCHAMPS**







**De Verdon Place**  
(161 social and 77 cost  
rental homes)



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council



An Ghníomhaireacht  
Tithíochta  
The Housing Agency



**Woodstream, Bailis,**  
(30 social & 54 cost rental  
homes)



An Ghníomhaireacht  
Airgeadais Tithíochta  
Housing Finance Agency



comhairle chontae na mí  
meath county council



## PART 2: CHALLENGES

- Planning, Infrastructure & Utilities
  - Complex Funding Processes
  - Lack of Joined Up Thinking / Collaboration
  - Prioritisation for Large-Scale Mixed Tenure
  - Complexities in delivering a new town
-





## Large Scale Mixed Tenure Scheme – Social and Cost Rental Homes at Airton Road, Tallaght, Dublin

502 homes – 289 cost rental and 213 social homes, crèche and communal facilities

**BEAUCHAMPS**



**respond**



**Ardstone**

**walls**



An Roinn Tithíochta,  
Rialtais Áitiúil agus Oidhreacht  
Department of Housing,  
Local Government and Heritage



An Ghníomhaireacht  
Tithíochta  
The Housing Agency



**HFA**

An Ghníomhaireacht  
Airgeadais Tithíochta  
Housing Finance Agency



B

# CASE STUDY

---

**B**EAUCHAMPS



### Policy supporting housing delivery:

- Strategic Development Zone
  - Urban Regeneration Development Fund - SDCC
  - Local Authority Affordable Purchase
  - First Home Scheme
  - Help to Buy
  - Development Contribution Waiver & UE Rebate
  - CREL- Cost Rental via Respond
  - Part V/CALF – Social via Respond
  - Project Tosaigh – LDA Cost Rental
-



# Cairn's progress in Seven Mills since January 2023 to date



March 2025

January 2023



## PART 3: BUILDING THE MOMENTUM

- Improvement in utility connections
  - Prioritise planning, infrastructure and zoning
  - “One-Stop-Shop” for AHB funding
  - Policy certainty for stability and predictability e.g. RPZs
-



## Key Takeaways

1. Collaboration is fundamental
  2. Whole of government approach
  3. Prioritise Large Scale Mixed Tenure
  4. Stability and predictability attract investment
-

**B**

**Radical reset, YES but  
let's make sure we keep  
what is working!**