



An Coimisiún Tithíochta
The Housing Commission

Housing Ireland

The significance of the Report of The Housing Commission

20 March 2025

John O'Connor
Chairperson
The Housing Commission

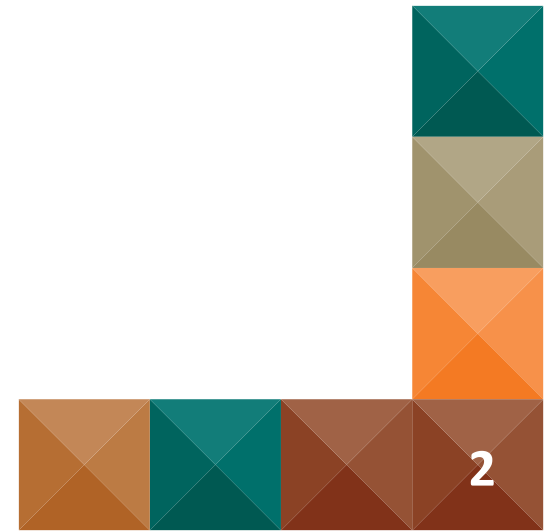


Background

The Housing Commission was established under the Programme for Government in 2021 to examine and report on issues such as:

Housing tenure, standards, sustainability, and quality-of-life issues in the provision of housing under its terms of reference

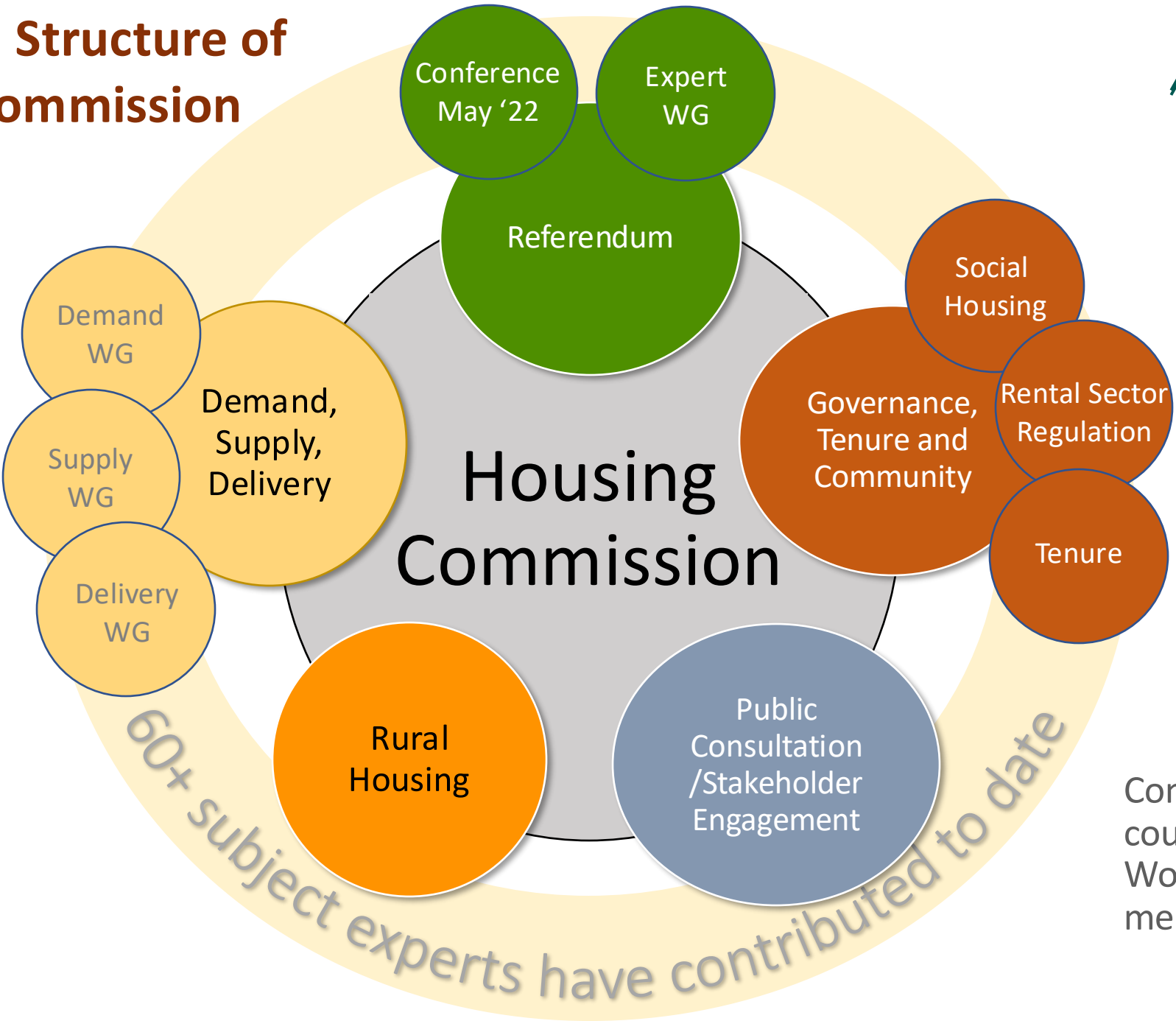
- Commenced in January 2022, completed in April 2024.
- Publications: www.gov.ie/housingcommission



Organisational Structure of The Housing Commission (cont.)



Sub-committee expertise organised as Work Groups



Commission Members could attend any Working Group meeting

Main Report of The Housing Commission

- The Report and Appendices were Published on 22 May 2024
- The Report provides an Executive Overview along with 11 sections covering the terms of reference
- **83 recommendations** with over **350 actions** are set out
- Appendices



Contents of Main Report



An Coimisiún Tithíochta
The Housing Commission

Executive Overview

Section 1 Introduction and Background

Section 2 Meeting Ireland's Housing Requirement

Section 3 Delivering a Sustainable Housing Supply

Section 4 Cost and Quality of Housing

Section 5 Capacity, Collaboration and Innovation in the Construction Sector

Section 6 The Rental Sector

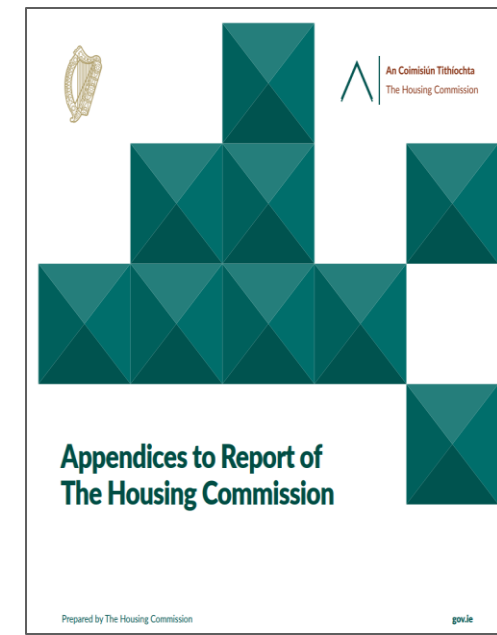
Section 7 Affordability of Home Purchase for First-time Buyers

Section 8 The Social Housing Sector

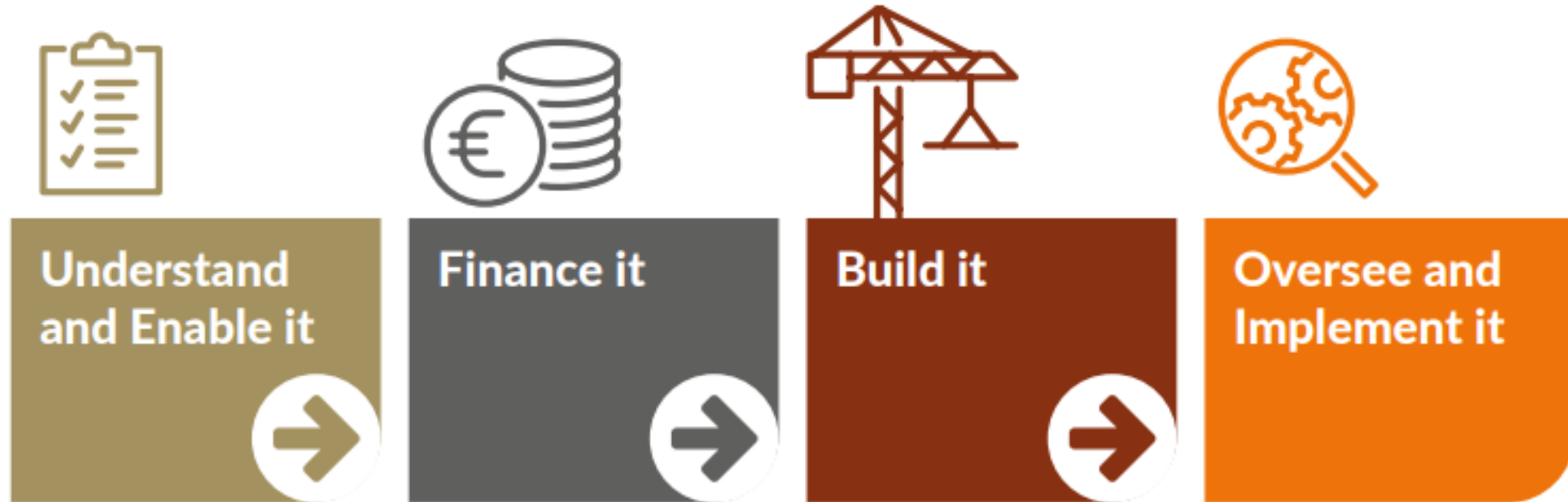
Section 9 Rural Housing

Section 10 Building Sustainable and Socially Inclusive Communities

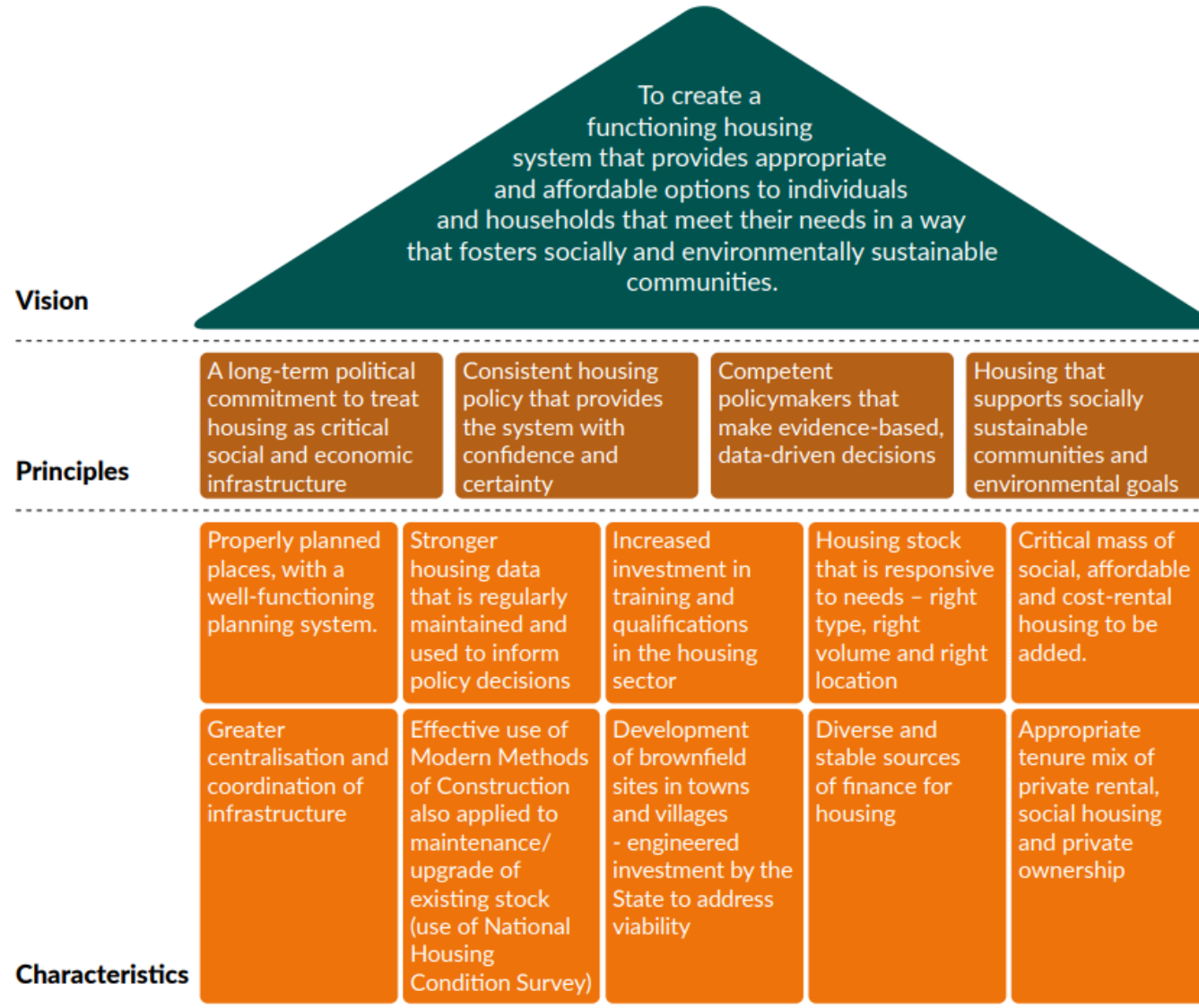
Section 11 Environmental Sustainability in the Construction Sector



Executive Overview – Commission’s Report



Vision, Principles and Characteristics of a well-functioning housing system

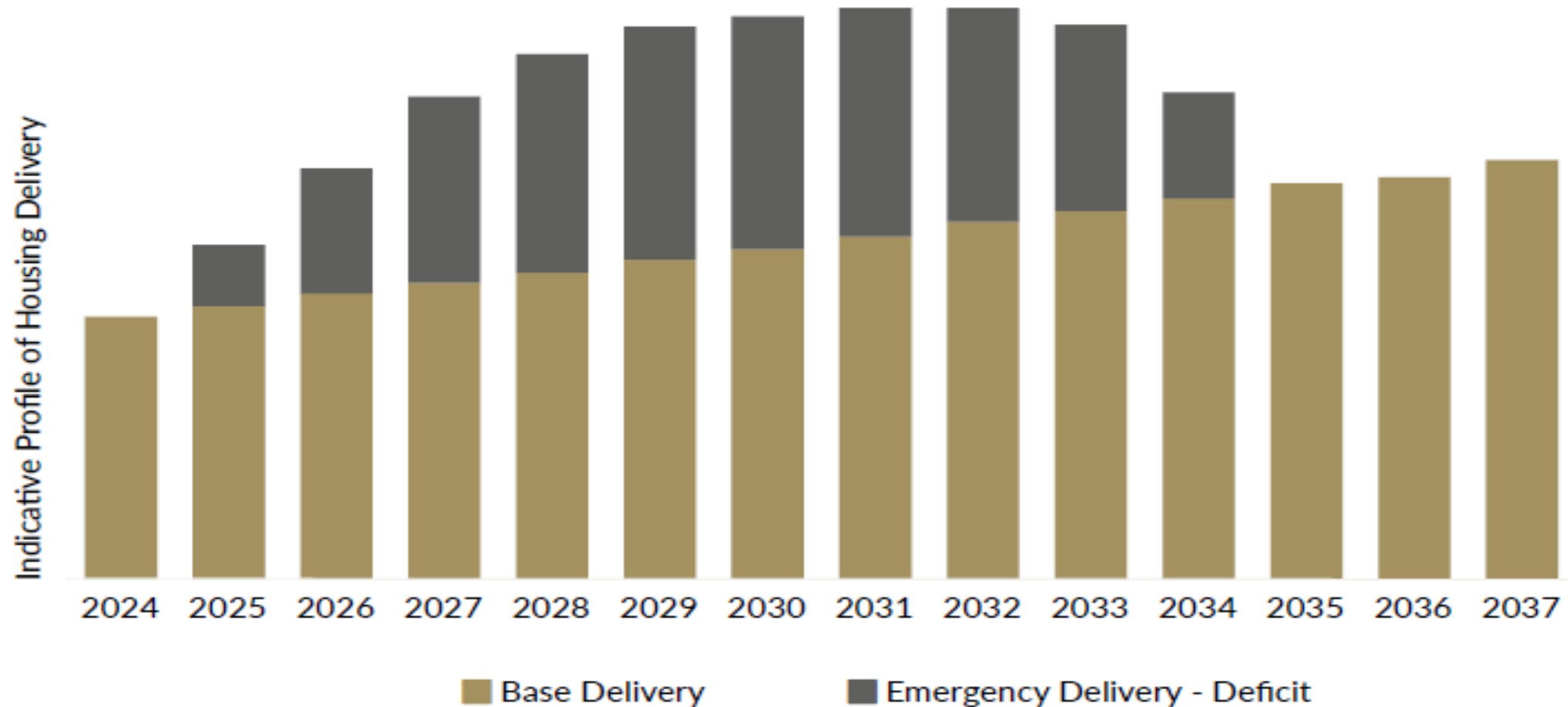


Certain Findings of Report

- a) **Address Ireland's housing deficit** through emergency action.
- b) **Increase social and cost rental housing to 20%** of our national housing stock, whilst ensuring an appropriate tenure mix.
- c) **Use State financing** of housing by investing in building and adopting a **revolving funding model**.



Addressing Ireland's housing deficit over a decade



Certain Findings of Report (cont.)

- d) **Local authorities and Approved Housing Bodies** play a crucial role in delivering social, affordable and cost rental homes at scale. Measures are required to increase the capacity of these sectors.
- e) As the housing deficit is dealt with, the **Housing Assistance Payment (HAP)** should be reset, reverting it to a short- to medium-term support measure.
- f) The regulation of **market rents** needs to be reformed. A fair and equitable system of **reference rents** should be considered.
- g) Measures to assist access to **home ownership for first-time buyers** should be simplified and take account of income distribution, affordability, supply dynamics and regional differences.



Certain Findings of Report (cont.)

- h) A time limited **Housing Delivery Oversight Executive reporting to the Minister** should be established and mandated through legislation to oversee the delivery of housing and associated infrastructure to remove unnecessary delays to delivery.
- i) Serviced lands are key to delivering housing, particularly in our urban areas. **Critical enabling infrastructure**, including water, wastewater and electricity, need additional focus, and be delivered in advance of housing.
- j) Measures must be taken to **increase capacity of the homebuilding sector** to deliver housing at a sufficient scale.
- k) Increased commitment is needed to **developing our rural communities** and strengthening the design of towns and villages to make them attractive places to live.



Section 10

Building Sustainable and Socially Inclusive Communities

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Integration

#66. Ensure that housing policy encourages integrated and inclusive communities.



Homelessness

#68. Integrate housing and homelessness plans, funding and strategies to ensure a consistent whole-of-government approach.

#69. Implement specific measures to end child homelessness.

#70. Implement the Lisbon Declaration in relation to addressing homelessness.

- 1) **Housing** must be treated as a **National Priority** to support social cohesion, underpinning economic development.
- 2) **Continue** to increase annual housing delivery and address housing deficit.
- 3) **Increase social and cost rental housing to 20%** of our national housing stock.
- 4) **Ensure efficient** housing delivery system is in place.
- 5) **Provide** an appropriate **system of financing**.
- 6) **The State takes an investment approach**; along with **setting up revolving funds**.
- 7) **Critical enabling infrastructure**, including water, wastewater, electricity, and public transport, should be delivered in advance of housing.

Publications: www.gov.ie/housingcommission

Thank you



Website –
www.gov.ie/housingcommission/