

Housing Ireland

The significance of the Report of The Housing Commission

20 March 2025

John O'Connor Chairperson The Housing Commission



Prepared by 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



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

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

An Coimisiún Tithíochta The Housing Commission **Report of** The Housing Commission Prepared by The Housing Commis gov.ie



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Appendices to Report of The Housing Commission

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Executive Overview – Commission's Report



Vision, Principles and Characteristics of a wellfunctioning housing system

Vision	To create a functioning housing system that provides appropriate and affordable options to individuals and households that meet their needs in a way that fosters socially and environmentally sustainable communities.									
Principles	A long-term politica commitment to tre housing as critical social and economi infrastructure	at	Consistent ho policy that pro the system wi confidence an certainty	ovides th	policyma make evi	policymakers that make evidence-based, data-driven decisions		Housing that supports socially sustainable communities and environmental goals		
	Properly planned places, with a well-functioning planning system.	Stronger housing data that is regularly maintained and used to inform policy decisions		Increased investment in training and qualifications in the housing sector		Housing stock that is responsive to needs – right type, right volume and right location		Critical mass of social, affordable and cost-rental housing to be added.		
Characteristics	Greater centralisation and coordination of infrastructure	Moo of C also main upg exis (use Hou	active use of dern Methods construction applied to ntenance/ rade of ting stock of National using udition Survey)	Developr of brown sites in to and villag - enginee investme State to a viability	field owns jes rred nt by the	Diverse and stable sources of finance for housing		Appropriate tenure mix of private rental, social housing and private ownership		

An Coimisiún Tithíochta

The Housing Commission

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.

Summary

- An Coimisiún Tithíochta The Housing Commission
- **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

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Thank you