



Housing Ireland

Conference

2026

Delivering Homes, Building Communities

Thursday 5th March
Croke Park, Dublin

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Housing Ireland 2026

Delivering Homes, Building Communities 2025-2030: An Action Plan on Housing Supply and Targeting Homelessness

In November 2025, the Government introduced a new housing plan *Delivering Homes, Building Communities*, which aims to speed up the delivery of new homes and tackle homelessness. The plan targets the construction of 300,000 homes, including 72,000 social homes and 90,000 affordable housing supports. Building on the progress of *Housing for All*, which has already delivered 137,000 homes since 2021, and informed by the Housing Commission's work, this plan will see the State take a bigger role while also encouraging the private sector to play a key part in delivery. To accelerate progress, the plan includes regulatory reforms, tax incentives, and the largest ever investment in infrastructure in the history of the State - €275 billion over ten years through the National Development Plan.

Delivering Homes, Building Communities is a wide-ranging strategy that has two pillars as its foundation:

- **Activating Supply**
- **Supporting People**

The challenge is clear. This Government's single biggest priority is the delivery of homes. Achieving the objectives set out in this strategy will require a joined-up, long-term effort – one that brings together central government, local authorities, housing bodies, the construction industry and community organisations. In this context, the 11th annual Housing Ireland conference will host a range of expert domestic and international speakers who will comprehensively explore the challenges, and tangible opportunities for Ireland's housing practitioners as they seek to deliver on this plan.



This is why you need to be at Housing Ireland 2026

Key issues to be examined:

- ✓ Accelerating housing supply: Meeting the 2030 target
- ✓ Ensuring a strong pipeline of zoned and serviced land
- ✓ Addressing the legacy barriers that impede delivery
- ✓ Increasing skills and supporting the adoption of MMC in the residential sector
- ✓ Ending dereliction and vacancies
- ✓ Aligning planning and infrastructure delivery
- ✓ The role of AHBs as key delivery partners
- ✓ Innovation in housing delivery
- ✓ The role of local authorities in delivering housing
- ✓ Delivering homes and integrated care for older people
- ✓ Supporting social inclusion
- ✓ Improving equality, diversity and inclusion for cohesive communities
- ✓ Focusing on ending homelessness
- ✓ Increasing affordable home ownership
- ✓ Increasing the proportion of social and cost rental housing
- ✓ Protecting renters
- ✓ Environmentally sustainable housing
- ✓ European housing policy perspective

Who will attend?

The conference will attract stakeholders engaged in all aspects of housing policy, funding, delivery, and management, including senior managers in the public, private, and third sectors in Ireland.

- Professionals in housing policy and delivery
- Government departments and agencies
- Those providing social welfare advice
- Approved housing bodies
- Policy / public affairs advisors
- The construction industry
- Project funders
- Legal advisors
- Housing and planning consultants
- The community and voluntary sector / NGOs
- Local elected representatives



Networking

The conference is structured in such a way to provide a high level of interaction between speakers and delegates. There will be plentiful opportunities for questions as well as discussion in each of the sessions. In the margins of the event there will also be ample scope for business development during the busy networking breaks that take place in the exhibition area.

Conference plenary

09.00 Chair's welcome and introduction: **Graham Doyle**, Secretary General
Department of Housing, Local Government and Heritage *(invited)*

09.05



MINISTERIAL ADDRESS: Delivering Homes, Building Communities
James Browne TD, **Minister for Housing, Local Government and Heritage**

ACTIVATING SUPPLY

Delivering affordable homes on state lands

John Coleman, Chief Executive, **Land Development Agency**

Maintaining momentum in housing delivery

Fidelma McManus, Partner and Head of Housing, **Beauchamps**

Question & answer session / Panel discussion

HOUSING LEADERS PANEL: Overcoming the barriers to housing supply and delivery at scale



Sharon Cosgrove
Chief Executive
Oaklee



Sean O'Connor
Chief Executive
Tuath Housing



Averil Power
Chief Executive
Clúid Housing



Aoife Watters
Chief Executive
Respond



Martin Whelan
Chief Executive
The Housing Agency

11.00 MORNING BREAK

11.25 *Delivering the European Affordable Housing Plan*
Siobhán Nic Thighearnáin, Housing Task Force, **European Commission**

The 5 new giants of opportunity: A new social contract for housing
Catherine Thomas, Chief Corporate Affairs Officer, **Clarion Housing Group**

Delivering infrastructure to support new housing
Karen Kenny, Senior Advisor, **Department of Housing, Local Government and Heritage**

Rental sector reform: Regulating a changing rental sector
Rosemary Steen, Chief Executive, **Residential Tenancies Board**

Local authorities at the centre: Accelerating housing supply, reducing dereliction, and supporting communities
Eddie Taaffe, Chief Executive, **Wexford County Council**

Question & answer session / Panel discussion

13.15 NETWORKING LUNCH



Conference plenary

14.00 Chair: Senior Representative, [Department of Housing, Local Government and Heritage](#)

SUPPORTING PEOPLE

Building cohesive communities: How to improve equality, diversity and inclusion
Mushtaq Khan, Chief Executive, [Housing Diversity Network](#)

Delivering a new model of housing for older people in Ireland
Kathleen Cottier, Chief Executive, [Fold Housing](#)

Designing for inclusion: Understanding the 'why' behind standards and community-led housing design
Christina McGill, Director of Social Impact & External Affairs, [Habinteg Housing Association](#)

Question & answer session / Panel discussion

PANEL DISCUSSION: Ending homelessness, delivering homes for older people and supporting social inclusion



Kathleen Cottier
Chief Executive
[Fold Housing](#)



Julie Cruikshank
Head of Support
Services
[Hail Housing](#)



Pat Dennigan
CEO
[Focus Ireland](#)



Mary Hayes
Director, [Dublin
Region Homeless
Executive, Dublin
City Council](#)



Derval McDonagh
Chief Executive
[Inclusion Ireland](#)



Seán Moynihan
Chief Executive
[ALONE](#)



An Ghníomhaireacht
Tithíochta
The Housing Agency

Senior Representative
[The Housing Agency](#)

16.00 CHAIR'S CONCLUDING REMARKS AND CONFERENCE CLOSE





Delivering Homes,
Building Communities

James Browne TD
Minister for Housing, Local
Government and Heritage



Designing for inclusion:
Understanding the 'why'
behind standards and
community-led housing
design

Christina McGill
Director of Social Impact &
External Affairs, **Habinteg
Housing Association**



The 5 new giants of
opportunity: A new
social contract for
housing

Catherine Thomas
Chief Corporate Affairs
Officer, **Clarion Housing
Group**

Housing Ireland 2026



Building cohesive
communities: How to
improve equality,
diversity and inclusion

Mushtaq Khan
Chief Executive
Housing Diversity Network



Delivering
infrastructure to
support new housing

Karen Kenny
Senior Advisor, **Department of
Housing, Local Government
and Heritage**



Sponsorship and exhibition opportunities

There are a small number of opportunities to get involved with the Housing Ireland conference 2026 as a sponsor or exhibitor. Now in its eleventh year, Housing Ireland has established itself as a significant event in the Irish housing sector's calendar and is attended annually by key sectoral stakeholders. For further information on sponsorship contact **Lynda Millar** on **+353 (0)1 661 3755** or email **lynda.millar@eolasmagazine.ie** and for exhibition details contact **Sam Tobin** at **sam.tobin@eolasmagazine.ie**.

Exhibition Layout

Exhibition space
Each exhibition space will be provided with:
• Table • Chair (if required)
• Power Socket

2.0m
3.0m

Conference entrance

Conference entrance

Registration

Exhibition Information

- Exhibition area is main meeting place for all delegates.
- All refreshment/networking breaks will be held in exhibition area

NOT TO SCALE

1

2

Networking Area

Coffee

Coffee

Lift

Lift

20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4

Reserved

For further information, or to discuss exhibition opportunities at Housing Ireland, contact Sam Tobin on: **+353 (0) 1 661 3755** or email **sam.tobin@eolasmagazine.ie**

Speakers



James Browne was appointed **Minister for Housing, Local Government and Heritage** in January 2025. He was previously Minister of State at the Department of Justice with responsibility for International Law, Law Reform and Youth Justice. Browne was first elected to Dáil Éireann in the February 2016 general election as a representative of

Wexford. He has served as the Fianna Fáil Spokesperson on Mental Health, leading initiatives to reform mental health services in Ireland, including the Mental Health (Amendment) Act 2018 and served on the Oireachtas Committee on the Future of Mental Healthcare. He was born in Enniscorthy, Wexford, and is the oldest of a family of four. He was educated locally at St Mary's CBS, Enniscorthy before attending Waterford IT, University College Cork, and the King's Inns. He was called to the Bar in 2006.



John Coleman has been Chief Executive of the **Land Development Agency** since its inception in September 2018. He previously held senior roles at Ireland's National Asset Management Agency (NAMA), worked extensively on the set up of its Residential Delivery division and was its Chief Financial

Officer. John is a graduate of University College Dublin (BComm) and a chartered accountant (FCA). Prior to joining NAMA in 2011, he worked in banking and accountancy.



Sharon Cosgrove became CEO of **Oaklee** in 2016 and has led significant change and growth in the organisation during that time. Oaklee has an ambitious team with a passion to make a difference to the lives of their residents. Sharon held several previous senior roles in the NGO sector including

CEO of the Asthma Society of Ireland and Sonas Housing. Sharon is a founding member of the Housing Alliance and sits on an ICSH working group. She has driven innovation in Oaklee, through delivery of Acorn Housing's SPV and the Comhar Consortium, the first social housing PPP bundle in Ireland.



Kathleen Cottier was appointed as CEO at **Fold Housing** in January 2023. She has over 20 years' experience working in the Irish housing association sector; leading development, property and housing teams. Prior to Fold, at executive level in Clúid and Clann Housing, she was responsible for

front-line services and working to lead the organisations strategic development and growth as well as contributing to strengthening the Housing Association sector. Kath holds an MA in geography, diplomas in urban and community development, and property and facilities management, and an MSc in management practice from the Irish Management Institute. She is a chartered member of the Chartered Institute of Housing, and chair of its Ireland Board. She is also a founding member of the Construction Defects Alliance, lobbying for financial redress for individuals and Housing Associations who bought homes that do not meet building standards.



Mary Hayes is the Director of the **Dublin Regional Homeless Executive (DRHE)** with over 30 years' experience in homeless services. Mary has an extensive background and knowledge of social housing and the services provided by Dublin City Council. The DRHE is provided by Dublin City

Council as the lead statutory local authority in the response to homelessness and adopts a shared service approach with the other three local authorities within Dublin. The DRHE has management responsibility for the provision and management of accommodation for homeless persons and also oversees the execution of funding to homelessness services in the region.



Mushtaq Khan is Chief Executive of the **Housing Diversity Network**, helping organisations and people to develop inclusive and thriving businesses. He has worked for a number of housing and regeneration organisations throughout his career, as well as running his own

consultancy business. He was previously Director of Commercial Partnerships at the Jigsaw Group as well as Director at Aksa Homes, providing services to mostly south Asian residents. He has also worked at a senior level in local authorities for the over fifteen years, including working for large metropolitan councils in England such as Oldham, Trafford and Lambeth.



Karen Kenny is a senior professional with extensive experience in the areas of planning and urban development. Since 2021, she has served as a Senior Planning Adviser in the **Department of Housing, Local Government and Heritage**. Prior to this,

Karen worked as a Senior Inspector with An Bord Pleanála and held positions in several local authorities. She holds degrees in economics and geography and in regional and urban planning from University College Dublin (1999 and 2001), a higher diploma in environmental engineering from Trinity College Dublin (2004) and a certificate in Senior Public Service Strategic Leadership from the Institute of Public Administration. Over the last year, Karen has led the establishment of the Housing Activation Office in the Department, created by Government to address the critical need to accelerate housing delivery in Ireland.



Speakers



Fidelma McManus is a partner in **Beauchamps'** Commercial Real Estate department and heads the firm's specialised housing team. She has particular expertise in complex conveyancing and is an acknowledged market leader in the acquisition, development, and management of social and affordable housing. She is ranked as a leading individual by Legal 500 and is ranked in Chambers and Partners, and her housing team has been recognised for its contribution to Irish society with the Public Sector Excellence in Business Award for housing services for six successive years. She was also recently named one of the Business Post's top 100 most influential people in property, underscoring her significant impact and leadership in the sector.



Sean O'Connor is Chief Executive of **Tuath Housing Association**, the fastest-growing AHB in Ireland with over 15,000 social and affordable rent homes across the country, managed from offices in Cork, Dublin, Dundalk and Galway. He has a Master's degree in housing from South Bank University, London and is a chartered surveyor with membership of the Society of Chartered Surveyors Ireland and the Royal Institution of Chartered Surveyors, along with the Chartered Institute of Housing. Sean has worked in housing at a senior level for over 35 years in the private, public, and not-for-profit housing sectors delivering award winning schemes and establishing a solid track record of working with communities to deliver positive change.



Averil Power is CEO of **Clúid**, one of Ireland's leading not-for-profit approved housing bodies, with over 13,000 social, affordable and age friendly homes nationwide. Prior to joining Clúid in November 2025, she led the Irish Cancer Society and the Asthma Society of Ireland.

She is also a former Senator and ministerial adviser. Averil has over 20 years' experience in leadership, strategic transformation, public policy and communications. Having grown up in social housing, she has a deep personal commitment to Clúid's mission and is working with its committed team to deliver more homes and an excellent resident experience.



Eddie Taaffe first joined **Wexford County Council** in 1997 holding various Engineering posts and in 2011 became Director of Service with responsibility for various council sections such as Water Services, Environment, Emergency Services, Corporate Services, Human

Resources and Capital Development. He has also spent time working as Director of Planning and Transportation with South Dublin County Council. More recently, between 2020 and 2023, Eddie was seconded to the Local Government Management Agency where he led the Housing Delivery Co-ordination Office. In February 2024, Eddie was appointed Chief Executive of Wexford County Council, which employs over 900 people and has an annual budget of €185 million and a capital programme of over €100 million per annum. Eddie is currently in his second year of a 2 year terms as Chairperson of the CCMA Housing Committee. Eddie has a degree in Civil Engineering and in Public Management.



Catherine Thomas is Chief Corporate Affairs Officer of **Clarion Group**, the UK's biggest housing association, with over 360,000 residents. She leads Clarion's work to influence government policy and create positive change in the housing sector. Prior to joining Clarion in February 2020, Catherine held senior marketing and

communications roles in real estate and retail. Her skills in placemaking and destination marketing were honed at Land Securities, where she led the communications team for Victoria SW1, including Nova, the highly successful mixed-use complex. She has also worked on major European and Middle Eastern real estate projects.



Aoife Watters joined **Respond** as Chief Executive Officer in April 2025. She brings extensive leadership experience across both the charity sector and private industry, with a strong track record in governance, strategic planning, and financial management. She has held senior auditor roles in London and Dublin, as well as

executive and non-executive roles in the not-for-profit sector, with a particular focus on housing and homelessness. She previously served as director of finance and corporate services for a large cross-border housing and homelessness charity. Aoife has also held board-level roles with another approved housing body (AHB) where she acted as chair and led its finance and audit subcommittee.



Martin Whelan is CEO of **The Housing Agency**. Previously he served as a senior official at the National Treasury Management Agency (NTMA), where he worked across the NTMA's core international funding and investment, corporate financial advisory, project execution, and claims and risk management mandates and affiliate

businesses including Home Building Finance Ireland and Strategic Banking Corporation of Ireland. Prior to joining the NTMA, he was a member of the senior leadership team at the National Asset Management Agency (NAMA) during its critical start-up and growth phase. Martin has also held senior positions in management and business consultancy. He is a chartered director (Institute of Directors).

Conference location



By train

The closest railway station is Drumcondra at the intersection of Drumcondra Road (N1) and Clonliffe Road, a 5 minute walk from the stadium. The closest DART stations are Connolly and Clontarf. Connolly is a 15-20 minute walk and Clontarf a 20-25 minute walk to the stadium. The closest Luas & Intercity Rail stop is also at Connolly Station.

By Luas

Croke Park is a 16 minute (1.3km) walk from Connolly Red Line Luas stop. The stadium is also just 15 minutes (1km) walk from both Parnell and Marlborough Green Line Luas stops.

By bus

Dublin Bus offers a high-frequency, accessible and easy to use service from all over Dublin. A number of services bring you quite close to Croke Park and many others will get you to the city centre from where the stadium is a 15 minute walk.

Bus Routes that serve Croke Park

1, 7, 11, 13, 14, 16, 27a, 27b, 29a, 31/a, 31b, 32, 33, 40, 40b, 40d, 41, 41b, 41c, 42, 43, 44, 53, 123, 13

By bike

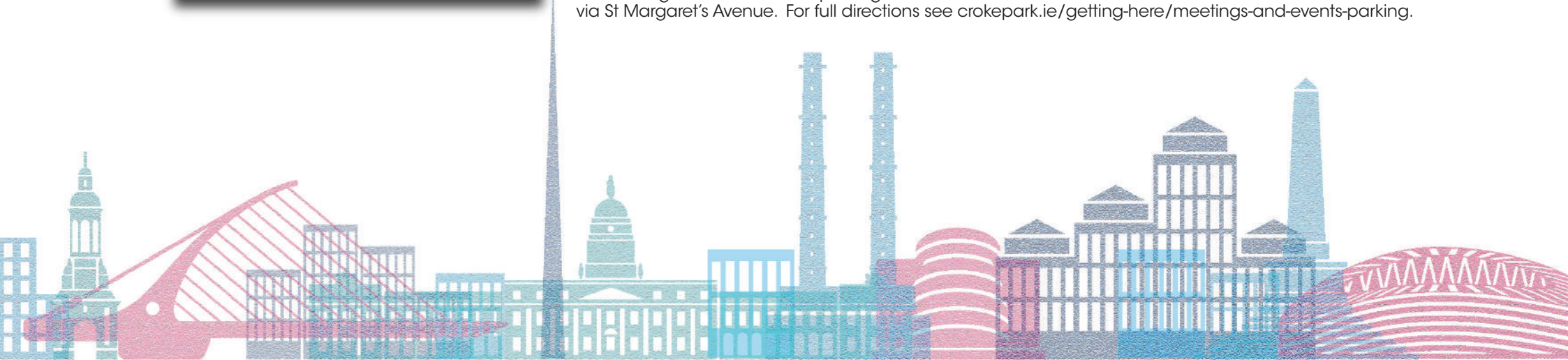
Croke Park is just a cycle from the City Centre. The nearest Dublin Bike stations are located on North Circular Road and Mountjoy Square.

For further information visit dublinbikes.ie

There is also bicycle locking facilities around the stadium, including two-tier bike storage in the Davin Stand car park.

By car

For the Hogan Stand, free car parking is available in the Davin Car Park and accessed off the North Circular Road via St Margaret's Avenue. For full directions see crokepark.ie/getting-here/meetings-and-events-parking.



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