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From Aspiration to Activation: Unlocking the Delivery Pipeline



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Thursday, 5 March 2026

BEAUCHAMPS

SESSION OUTLINE

- **What's different this time?**
- **Recognising our Progress**
- **The Challenge before Us**
- **The Housing activation Office**
- **A Call to the Sector**

By Integrating

- land use planning
- infrastructure investment
- finance & regulatory reform

Activation

By Prioritising

- activation of supply
- acceleration of delivery
- enhanced public-private cooperation, and
- necessary policy measures

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Recognising our progress

- The most **comprehensive, coordinated approach** to housing delivery that this State has ever undertaken
- **€275 billion** over 10 years through the National Development Plan

Progress

- Planning
- Tax Measures
- Rental Reform

Funding

- The LDA
- Croí Cónaithe (Cities)
- STAR

Roadmap

- Housing Activation Office
- Resources
- Legislation
- Genuine Commitment



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

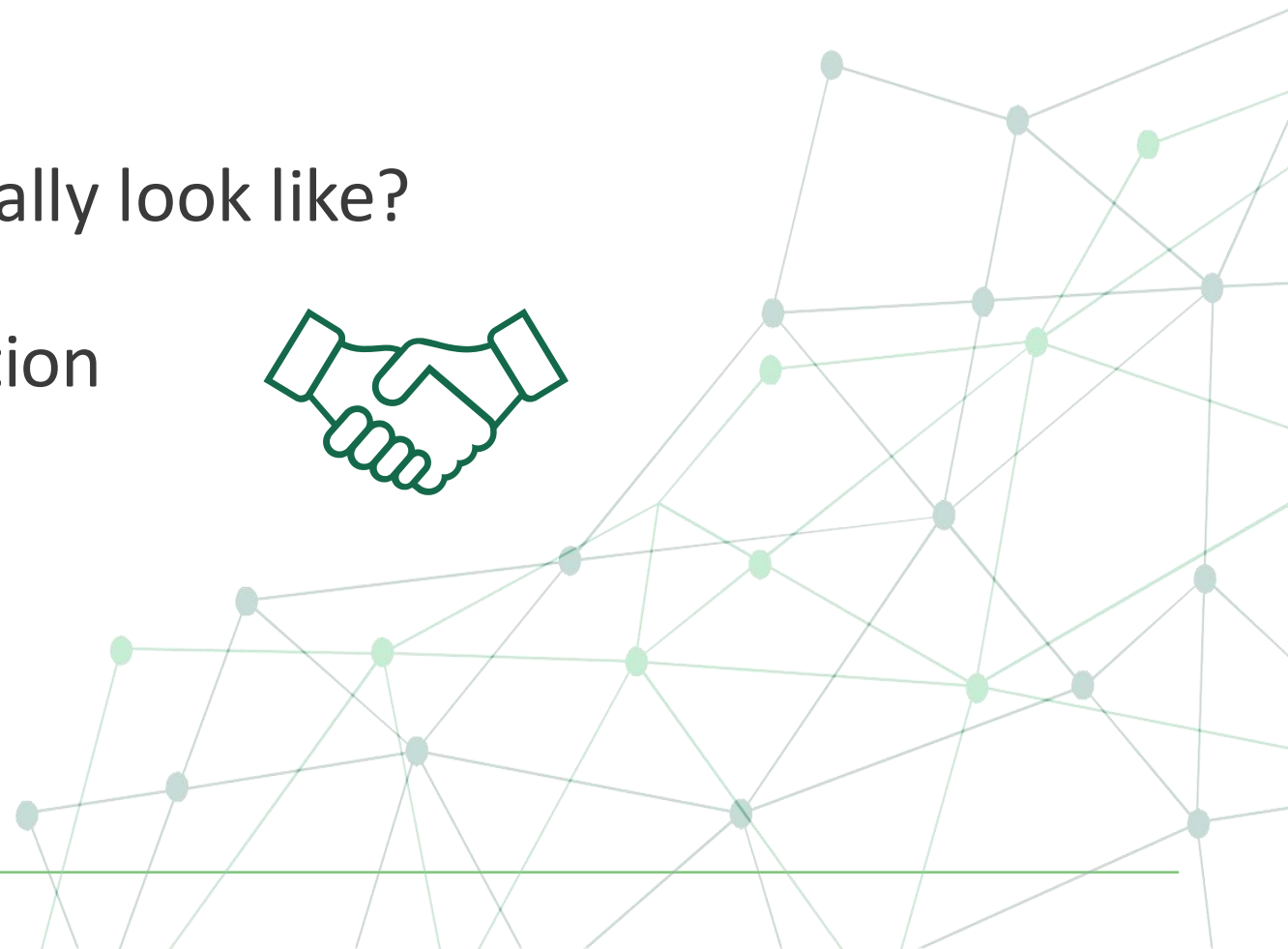


An Ghníomhaireacht
Tithíochta
The Housing Agency



The Challenge Before Us

- Stark Statistics
- What does activation actually look like?
- Collaboration as an activation



COLLABORATION



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



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



An Ghníomhaireacht
Tithíochta
The Housing Agency



Comhairle Contae
Fhine Gall
Fingal County
Council



developers, housing builders, contractors, design teams, MMC



AHBs as Critical Enablers



Social and Cost Rental Homes at Lisieux Park (203), Leopardstown & Airtown Road (502), Tallaght, Dublin



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Airgeadais Tithíochta
Housing Finance Agency



**An Ghníomhaireacht
Tithíochta**
The Housing Agency



DUFFY
PROPERTY GROUP



Ardstone



Dún Laoghaire-Rathdown
County Council Comhairle Contae
Dhún Laoghaire-Ráth an Dúin



**Comhairle Contae
Átha Cliath Theas**
South Dublin County Council



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Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

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Oscar Traynor Road, Dublin 17

Partnership with DCC & Glenveagh Living

853 Homes (Social, Cost Rental & Affordable Sale), Clúid acting as Development Agent for DCC



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Glenveagh
Home of the new.



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Whitehaven & Niven Oaks, Northwood, Santry, Dublin 9

523 social & cost rental homes



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CAIRN
PLC

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The Housing Activation Office

- To identify blockages
- To clear them
- To coordinate stakeholders

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Call to the Construction sector

What does activation
actually, look like?





Call to Government



Emmet Road

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





Cork City Council
Comhairle Cathrach Chorcaí

Collectively delivering over 800 new homes in Cork, marking a significant stride forward in Cork's ambitious vision for a sustainable urban.



respond

Creamfields, Tramore Rd
(606 Mixed Tenure Homes)
Largest Collaboration Yet for
Cork City's Housing Directorate.



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The Railyard, Albert Quay, Cork
(217 Homes, CCC Competitive
Dialogue Process, D&B Delivery,
Mixed tenure Part 8 Planning)



From Aspiration to Activation:

- ✓ The Framework
- ✓ The Mechanism
- ✓ The Commitment

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Thank you

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