



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

A sustainable future for housing

Nina Murray
Social Housing Policy
April 2025

What does the future look like?



A sustainable housing system

- Housing is accessible
- Choice within tenures that is affordable
- Communities that are inclusive and resilient
- Environment is respected



Rialtas na hÉireann
Government of Ireland

Housing for All

A new Housing Plan for Ireland



Demographics



- ❖ 6 million people by end 2040
- ❖ Regional difference in predicted population growth and demand
- ❖ Migration: uncertain
- ❖ Household size falling: 2.8 – 2.6 – 2.4
- ❖ Ageing – currently 4 people of working age to those over 65 – by 2050 – equivalent will be around 2

What does that mean for social housing demand



- 60% of waiting list are **one-adult households**
- **One parent families** 21%
- **Homeless** 15%
- applicants **over 60 years of age** is 12.0% of total households
- More people are in **employment**
- Main applicant under 30 years old now represent 23% of the total number
- 7.3% qualified for support require **disability specific accommodation** due to a physical, sensory, mental or intellectual impairment. This is increasing
- ca. 1,000 qualified for support require **Traveller specific accommodation**, an increase of 9% from 2023
- **15,000 + people in emergency homeless accommodation**

How can we meet those future demands and achieve sustainability in social housing



Supply at scale, but

- Supply must meet demand - quantum, quality, character and design
- Integrated and mixed income communities
- Future proofing design
- Future proofing lifestyle and lifecycle



How can we meet those future demands and achieve sustainability in social housing



Stock and tenancy management

- ❖ Data
- ❖ Maintaining properties and driving energy efficiency
- ❖ Right sizing - meeting people's needs
- ❖ Choice
- ❖ Tenant management professionalization and inclusivity

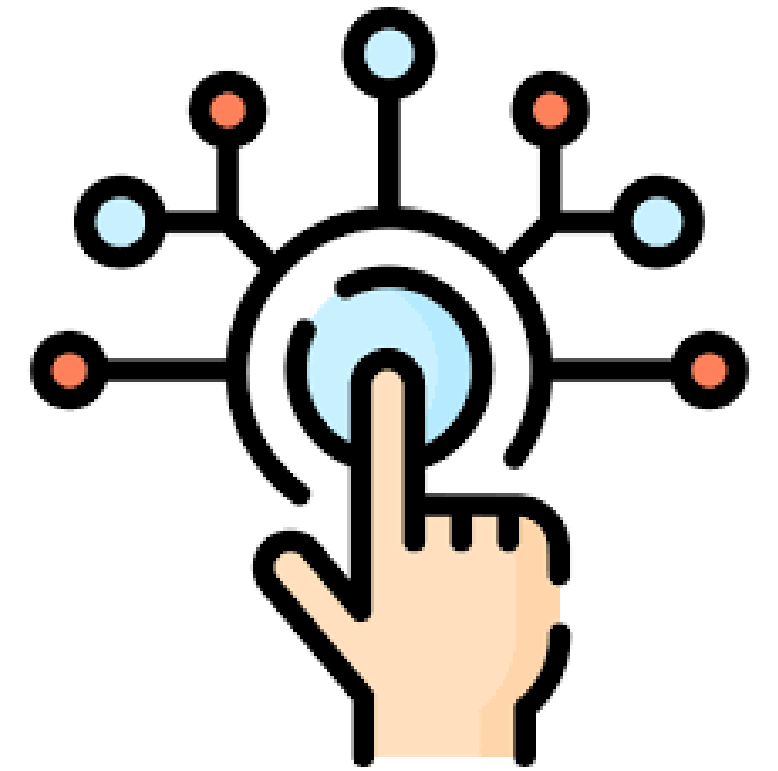


How can we meet those future demands and achieve sustainability in social housing



Reform

- ❖ Supply targeting needs and demand - data
- ❖ Allocations targeting and prioritising need and demand
- ❖ Digitisation
- ❖ Building on and in best practice
- ❖ Innovation



Areas of Government priorities and current focus



- ❖ Scaling-up
- ❖ Financial sustainability
- ❖ Strategic management and maintenance of stock
- ❖ Strategic Review of the AHB sector
- ❖ Allocation Policies
- ❖ Choice Based Lettings
- ❖ Residency requirements for access to social housing
- ❖ Right sizing and succession

Thank you



Social Housing Policy Unit

Dorothy Kellegher, Darryl Barr, Colm Ardiffe, Lee Doherty

Maria Griffin, Paul Morrissey, Paul Cooke, Conor Lynott

Nina Murray
Principal
Social Housing Policy Unit
087 745 6327
Nina.Murray@housing.gov.ie