

AILG Webinar

Social Housing Overview



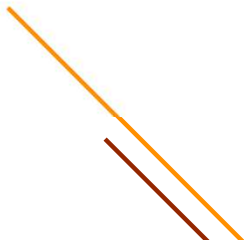
25th April 2025



An Ghníomhaireacht
Tithíochta
The Housing Agency

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What is Social Housing?



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Definition of “Social Housing”



Housing **provided** by the State for people who cannot afford to buy a home or rent accommodation privately and assessed as being eligible and in need of **social housing support**.

The rent is set based on a household's ability to pay.

Policy Considerations



Housing is subject to policy in many different areas, including:

- Planning and Land Management
- Environment
- Design and Construction
- Finance
- Social Policy

Social Housing Legal Framework



- Housing Act, 1966
- Housing (Miscellaneous Provisions) Act 2009 *(as amended)*
 - S19. Provision of social housing support. *What/How*
 - S20. Social housing assessment. *Who is it for*
 - S21. Summary of social housing assessments. *Monitoring Demand*
 - S22. Allocation of dwellings. *Assigning support*
- Housing (Miscellaneous Provisions) Act 2014 *(as amended)*
 - Part 2 - Termination of Local Authority Tenancies, etc.
 - Part 3 - Purchase of Houses by Tenants
 - Part 4 - Housing Assistance

Summary of Social Housing Assessment – Net Need



Total number of qualified households 2024

59,941

Total number of qualified households 2023

58,824



Change between 2023 and 2024

+1,117 (+1.9%)



Count date for the 2024 Assessment

4 November 2024

Count date for the 2023 Assessment

1 November 2023

Local Authority	2023		2024		Change 2023/2024	
	No. of households	%	No. of households	%	No. of households	%
Dublin City Council	12,779	21.7%	12,682	21.2%	-97	-0.8%
Fingal County Council	5,812	9.9%	5,980	10.0%	168	2.9%
South Dublin County Council	3,878	6.6%	3,728	6.2%	-150	-3.9%
Kildare County Council	3,450	5.9%	3,687	6.2%	237	6.9%
Cork City Council	2,893	4.9%	2,810	4.7%	-83	-2.9%
Limerick City and County Council	2,232	3.8%	2,423	4.0%	191	8.6%
Kerry County Council	2,339	4.0%	2,332	3.9%	-7	-0.3%
Cork County Council	2,256	3.8%	2,245	3.7%	-11	-0.5%
Dún Laoghaire-Rathdown County Council	2,019	3.4%	2,208	3.7%	189	9.4%
Galway City Council	1,694	2.9%	1,942	3.2%	248	14.6%

Local Authority	2023		2024		Change 2023/2024	
	No. of households	%	No. of households	%	No. of households	%
Carlow County Council	613	1.0%	687	1.1%	74	12.1%
Laois County Council	600	1.0%	686	1.1%	86	14.3%
Sligo County Council	626	1.1%	617	1.0%	-9	-1.4%
Kilkenny County Council	689	1.2%	583	1.0%	-106	-15.4%
Cavan County Council	511	0.9%	557	0.9%	46	9.0%
Offaly County Council	516	0.9%	523	0.9%	7	1.4%
Monaghan County Council	395	0.7%	330	0.6%	-65	-16.5%
Roscommon County Council	293	0.5%	279	0.5%	-14	-4.8%
Leitrim County Council	198	0.3%	243	0.4%	45	22.7%
Longford County Council	217	0.4%	214	0.4%	-3	-1.4%

Social Housing Delivery 2024



Delivery Method	Homes
LA & AHB New-Build	7,871
LA & AHB Acquisitions	1,501
LA & AHB Leasing Programmes	1,223
Total	10,595

Role of Local Authority – Social Housing



- Development Plan – Housing Strategy
- Part 8 Planning Process
- S.19(1) *“provide, facilitate or manage the provision of social housing support.”*
- S.19(3) *“purchase, build, lease or otherwise acquire dwellings or sites”*
- Allocate Social Housing Support
- Manage Housing and Tenancies
- Engage with AHBs and manage AHB contracts

What is an AHB?



- Section 25 of Housing (Regulation of Approved Housing Bodies) Act 2019 (as amended)
- Organisations, typically ***company limited by guarantee***
- **Primary Objective:**
 - the provision of dwellings for the purpose of the alleviation of housing need **and/or** the management of dwellings provided for the purpose of the alleviation of housing need*
- Provisions prohibiting the distribution of any surplus, profit, bonus or dividend to members and requiring that the assets of the body be applied solely towards its objects.

Role of Approved Housing Body



- S.19(2) “*social housing support may include . . dwellings provided by an approved body;*”
- Regulated by AHB Regulatory Authority
- Housing Specific Role
- Predominantly funded by central Government through local authorities
- Many AHBs also have other primary objectives, e.g. homeless services, disability support.