



DELIVERING ON HOUSING

Delivering for You in Louth



Senator **Erin McGreehan**

More than 100,000 new homes have been delivered since 2020, the year Fianna Fáil re-entered Government. The number of social homes delivered in 2023 was the largest in decades. Close to 12,000 new social homes were added to our national stock last year, a 16% increase on 2022. Fianna Fáil in Government are bringing affordability back to the heart of our housing system and last year we doubled our output of affordable homes.

We know not everyone is feeling the progress, not yet. But after more than a decade of undersupply, the tide is turning, and every effort is focussed on growing that momentum. Fianna Fáil in Government is supporting first time buyers, making affordable purchase and cost rental homes a reality, overhauling our planning system and incentivising the construction of more homes.

Rest assured we are leaving no stone unturned when it comes to delivering homes.

*Minister
Darragh O'Brien*



Because of **Housing for All:**

- ✓ You can **buy a local authority affordable purchase home** for the first time in more than a decade
- ✓ You can buy a home in a private development with State assistance through the **First Home Scheme**
- ✓ You can have an instant deposit of up to €30,000 with the **Help to Buy scheme**
- ✓ You can get a long-term, fixed, **State backed mortgage**
- ✓ You can get a direct State grant to **refurbish a vacant or derelict property** up to €70,000
- ✓ You can get a **renters tax credit**, worth €750 per renter
- ✓ You can rent a private home in an RPZ in the knowledge your **rent can't increase** by any more than 2% each year
- ✓ You can be eligible for **social housing** even if you earn up to €40,000 in some counties
- ✓ You can **buy out your own social home** if you're a pensioner
- ✓ You can have more opportunities for a **'Housing First' tenancy** without any precondition around sobriety or mental health treatment
- ✓ You can avail of new State schemes under a **'Fresh Start Principle'**

UPDATED INFORMATION ON SCHEMES **Fianna Fáil** in Government have introduced:

The First Home Scheme

The First Home Scheme is helping to put the dream of homeownership back in reach for our citizens. In less than two years 9,000 potential homebuyers have registered with the scheme and more than 4,000 approvals have issued which means those families and individuals can now, with the help of the State, bridge the gap between the deposit and mortgage they have, and the price of the new home they want. As of September 2023 the scheme has been extended to self-build homes and tenants who receive a notice to quit on grounds of sale are also eligible to apply for the scheme.

We are also seeing our first approvals under both of these schemes. The First Home Scheme can be used alongside Help-to-Buy which has helped more than 45,000 buyers to get the deposit together to purchase their new build home.

[Click here to find out more:](#)



The Croí Conaithe Vacant and Derelict Property Grant

Regenerating and rejuvenating our cities, towns and villages is key to thriving communities. The Croí Conaithe Vacant and Derelict Property Grant is a direct State support for homebuyers and homeowners to refurbish a vacant or derelict property and turn it into a home. Grants of €50,000, or €70,000 if the property is derelict, are available from local authorities all across the country. At the end 2023 6,050 applications had been received by Local Authorities with more than 3,200 approvals issued.

The grants are being paid out in line with grant approval which allows applicants 13 months to complete works.

[Click here to find out more:](#)



Local Authority Affordable Purchase Schemes

For the first time in more than a decade, under a Fianna Fáil Government, Local Authority Affordable Purchase Schemes are being developed by local authorities. These are homes which are made available to buyers at rates which are significantly discounted on open market rates. In total, funding of over €325m has been approved to date from the Affordable Housing Fund (AHF) to assist in the delivery of 4,000 affordable purchase and cost rental homes by local authorities across 21 Local Authorities.

[Click here to find out more:](#)



Local Authority Home Loan

The Local Authority Home Loan is also making it easier for prospective buyers to get a State backed mortgage at competitive, long-term fixed rates. It's available to people who cannot get sufficient funding from commercial banks to purchase or build a home. It is available to first-time buyers and fresh start applicants to purchase a new or second-hand property, or to self-build. Fianna Fáil in Government have made enhancements to the Local Authority Home Loan meaning single applicants can earn up to €70,000 annual gross income and joint applicants can earn up to €85,000 annual combined gross income and still be eligible for the loan.

[Click here to find out more:](#)



Housing for All is a living plan. It allows us to plot a path forward but also challenges we face. At its heart is the objective that everybody should have located in the right places, to purchase or rent at an affordable price. **An as**



KEY HOUSING STATS



Planning Permissions

- There was an annual increase of almost 21% in the total number of planning permission approved for new homes in 2023, 41,225 homes in 2023 compared to 34,177 in 2022.
- In Q4 2023, the total number of homes with approved planning permission rose by 47% to 11,181 units compared with 7,597 units in the same period a year previously.
- 55% of homes granted planning permission in 2023 were apartments. The rest were houses (scheme developments and one off houses).

Commencement Notices

- Building started on 3,699 homes in February 2024, an increase of 85% on the same time last year when 1,997 homes were commenced.
- This represents the highest number of homes commenced in any February since records began in 2015.
- Rolling 12-month commencements for the period to end-February were more than 35,750 [up 33% year-on-year].

Completions

- 32,695 new homes were delivered in 2023 –the highest annual total since the CSO data series began.
 - ◆ This represents a 10% increase on 2022.
 - ◆ This exceeds the Housing for All target (29,000) by 12.7%
- Over 100,000 new homes have been completed since 2020, the year the Government took up office.

Renters Tax Credit

Budget 2024 saw a 50% increase in the Renters Tax Credit. This new tax credit is available for the tax years 2022 to 2025 inclusive. This year the Renters Tax Credit is worth €750 per eligible renter and it can be claimed simply online on the Revenue website. To the end of January more than 450,000 claims have been made and we want more renters to apply for it. We are committed to helping renters and have also legislated for a 2% cap on rent increases and extended 'notice to quit' periods meaning renters are more secure.



[Click here to find out more:](#)



Cost Rental

Key to creating a sustainable and affordable rental sector in Ireland is the scaling up of Cost Rental. Over €675m has been approved under the Cost Rental Equity Loan (CREL) to assist in the delivery of over 3,250 Cost Rental homes across 12 local authority areas. There is a further pipeline of 1,437 local authority Cost Rental homes across thirteen projects.



[Click here to find out more:](#)



to react as necessary to the
e access to good-quality homes,
inspiration backed by Fianna Fáil.



KEY HOUSING STATS

...Continued



Euroconstruct

- The latest report from Euroconstruct, an independent construction market forecasting network active in 19 European countries, shows that construction output in Ireland is forecast to grow at the strongest rate among 19 European countries, expanding by 4.4% in 2024. Ireland is bucking the European trends cited in the report as being the only country where construction is growing. Comparatively, construction activity in Europe is expected to fall by 2.1% in 2024.

Home Purchases and First-time buyers – BPI Report

- First Time Buyer volumes are at their highest levels since 2007
- Approximately 500 FTB mortgages have been drawn down per week in 2023

HAP Tenancies

- Approx. 160 HAP tenancies were created each week in 2023.
- Since 2020 almost 14,000 households exited from HAP to social housing provided by local authorities and AHBs.

New Tenancy Registrations

In 2023, a total of 76,764 New Tenancy Registrations were received by the RTB

Social Housing Delivery and Pipeline

11,939 social homes were delivered in 2023. This is the most amount of social housing delivered by any Government in half a century. There are 22,500 social homes in the pipeline either on site or in design stage.

Social Housing Waiting List

58,824 households were assessed as awaiting a social home in 2023. Since the first annual assessment was conducted in 2016 there has been a 35.8% reduction in the social housing waiting list.

Affordable Housing Delivery

In 2023 4,011 affordable homes were delivered through Local Authority AHB and LDA delivery and through the First Home Scheme and through the vacancy grants. This is a 128% increase on 2022 delivery (1,757) which was our first ever year of affordable delivery. In just two years we've gone from a base of zero to over 4,000 affordable homes.

Erin McGreehan

Senator in Louth and East Meath.
Spokesperson on Children, Disability, Equality and Integration.

📍 3 Jocelyn Place, Dundalk, Co. Louth, A91 T4 AE
☎ 083 866 4377 ✉ erin.mcgreehan@oireachtas.ie 🌐 📷 📧
www.erinmcgreehan.ie

Working with

Alison Comyn and Barry Cowen MEP

