

Correspondence
June 2025 – Newcastle West Municipal District Meeting

- Email received on 12th May, 2025, from the Office of the Minister of Housing, in reply to correspondence on Affordable Housing acquisitions.

From: Minister Browne's Office

Sent: Monday 12 May 2025 20:08

To: Supple, Heather

Subject: [EXTERNAL]HPLG-MBO-01162-2025

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Office of the Minister

12th May 2025

RE: HPLG-MBO-01162-2025

Dear Ms. Supple,

I have been asked by the Minister for Housing, Local Government and Heritage to refer to your letter regarding second hand acquisitions.

The Department wrote to local authorities on 31 March setting out details of the social housing second-hand acquisitions programme for 2025. The Department is providing €325 million to local authorities in 2025 to buy second-hand properties with a particular focus on tenant-in-situ acquisitions. This is where tenants in receipt of Housing Assistance Payment (HAP) and Rental Accommodation Scheme (RAS) had received a notice of termination from their landlord. Local authorities were informed of their specific funding allocation which in the case of Limerick City and County Council is €15million.

The letter identified the priority funding areas for 2025 as follows:

tenancy sustainment – tenant-in-situ
exits from homeless services (including one beds for housing first need)

people with a disability and older persons requiring urgent housing responses buy and renew acquisitions which tackle vacancy.

These categories are similar to previous years but expanded to include buy and renew acquisitions.

Where tenants in receipt of HAP/RAS have received a notice of termination, local authorities have a range of options at their disposal to consider before determining if an acquisition is the best approach. Such options includes; possible tenancies from the existing social housing stock or approved housing body stock, negotiations with the landlord to see if the existing tenancy can be sustained, or help to secure alternative private accommodation.

It is a matter for local authorities to assess the various options and determine the optimum solution in each particular case. The criteria that applies to second hand social housing acquisitions in 2025 are largely similar to 2024.

I appreciate that local authorities may have carried over commitments in respect of refurbishment costs on previous acquisitions. They will need to review their proposals to see if some of these refurbishment works could be factored into their planned maintenance programme going forward. This is particularly important in respect of past tenant-in-situ acquisitions as these houses should already be compliant with rental standards and require little work.

The Department also provides funding to local authorities under the energy efficiency retrofitting programme and planned maintenance / voids funding programme which may be of assistance in some refurbishment cases.

The funding for second-hand acquisitions is part of almost €2 billion in total, which is supporting local authorities and approved housing bodies to deliver new social homes in 2025. The main focus of the social housing programme is to increase the delivery of new homes which will allow local authorities the capacity and the flexibility to deal with emergent need.

The measures which have been put in place for 2025 should assist local authorities in dealing with their priority cases in an efficient and cost effective manner.

Yours sincerely,

Jack Savage

Private Secretary