



Housing Alliance

More Social and Affordable Homes



# The essential impact of Ireland's Approved Housing Bodies

Delivering homes. Securing Futures.

Presented by The Housing Alliance | September 2025





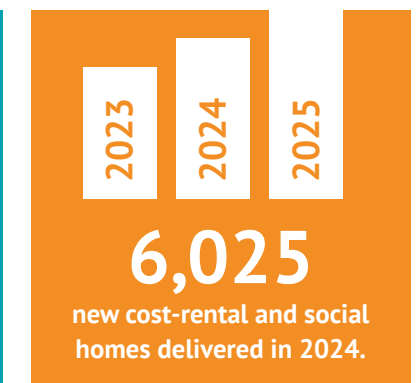
## Who we are

The Housing Alliance is the collaboration of Ireland's seven largest Approved Housing Bodies – Circle, Clúid, Co-operative Housing Ireland, Oaklee, Respond, The Iveagh Trust and Tuath. Together, we own or manage more than 50,000 homes nationwide and have a proven track record of delivering social and affordable homes at scale. We are regulated, audited and operating in the public interest.

## What we do

We provide affordable rental homes for people who cannot afford to buy or rent on the open market and bolster the supply of social homes to help meet housing need. As Government-recognised strategic delivery partners, our members invest in homes, services and communities. We are currently delivering 40% of the Government's target for new social and cost rental homes.

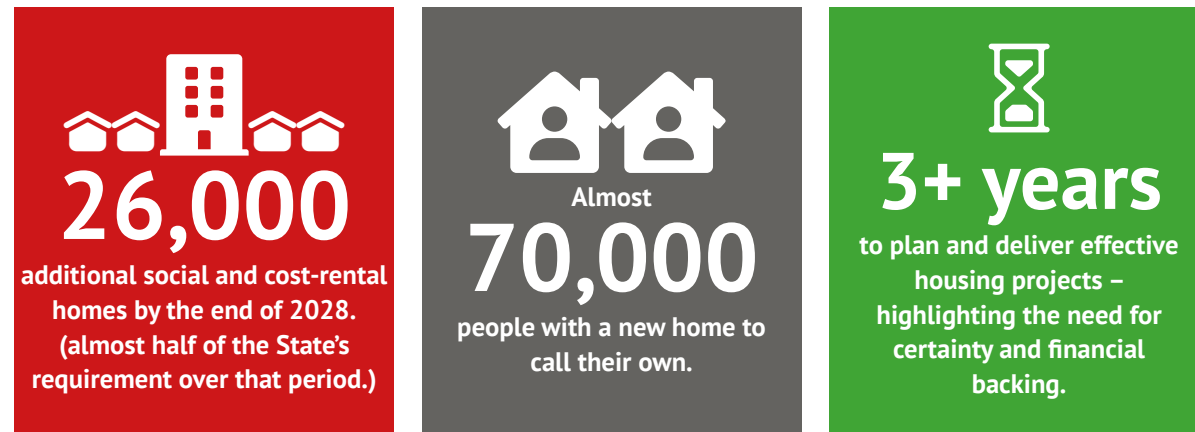
## Our members' delivery record





## But there's more to do

Approved Housing Bodies (AHBs) have the capacity, skill, expertise, experience and relationships to deliver even more social and cost rental homes. Our members have concrete plans to ramp up production further in the years ahead to help meet the huge need for these homes. However, the pipeline we've built of 26,000 homes in the next three years can't be delivered on aspiration alone.



## What is needed to secure these homes?

Provide multi-annual funding certainty and policy stability to 2030, including forward allocations to support rolling pipelines, so AHBs can lock in delivery at scale and at best value for the State.



## Why we do it

AHBs are not-for-profit organisations that have a social purpose to provide for people's housing needs by working in close co-operation with the Government, local authorities and relevant agencies.

AHBs have significantly ramped up delivery of homes over the past decade to meet the ever-increasing demand for social and affordable homes. Collectively, AHBs are the second largest supplier of social homes in Ireland after local authorities, providing a vital pipeline of new homes for people and families who would otherwise not be able to afford a home of their own.

As not-for-profit organisations, our purpose is to meet housing need and deliver long-term value for the State through secure tenancies, durable homes, and strong communities that reduce pressures on health, education and local services over time.





Kim never thought she would be able to live independently in her own accommodation, up until the beginning of 2025, when she joined Respond's community of tenants.

Living with an incurable illness, Ehlers Danlos Syndrome, a connective tissue disorder that affects Kim's entire body, saw her go from living alone and working as a Midwife to moving back home with her parents, being almost bed bound and needing a wheelchair to leave the house.

After being selected for a life-changing treatment trial which dramatically improved her health, Kim started to believe she may be able to live alone again and applied to a new Respond development near her parents in Dundalk.

"When Respond offered me this apartment it was honestly a dream come true, my own little space. I'm still in hospital most weeks for tests, treatments or appointments with my consultants but I can live with that.

"It was a massive thing for both my parents and me to be able to live on my own again. Respond have made the whole process very smooth, from finding out about the apartment to getting the keys was only a week.

"I really enjoy living in a Respond neighbourhood, I've made some friends, and we check in on each other and help each other out when needed."

**Kim, Respond resident, Co Louth**



"I applied for a Tuath Cost Rental home in July and I was honestly shocked at how quick everything moved. Within a week if even after submitting my documents I got confirmation. By 1 October I was moving in. Before this I was living with my parents and looking at renting privately but the prices were just extortionate. I honestly don't know how anybody can afford it. I'm 24 now and getting my own place through Tuath has been life changing. I'll never forget coming home from work that day, my mam was unsure if I'd get it while my stepdad had a good feeling about it and then I opened the email and I got it. I was roaring crying with joy. I feel so lucky to finally have a place of my own.

"Living here has been amazing. There are so many services and people I can turn to for help, and I love my housing officer. I always say it to anybody who is looking at renting that Approved Housing Bodies like Tuath are fantastic."

**Alana, Tuath resident, Co Westmeath**



Mo describes moving into Hawthorn Court, the first Oaklee-led design and build project, as a 'dream come true'. Now in her 80s, Mo applied to the scheme while it was still being built in 2003.

"All of a sudden, I found myself in my sixties not being able to afford Dublin prices. It was terrible.

"People living in housing estates might live there for years but never get to know their neighbours. But not here. We all get along great. It's impossible to be lonely.

"Oaklee Housing has been very good to us over the years. We need more schemes like this. We have an aging population that don't want to go into a nursing home, they want to live their lives, independently for as long as they can."

**Mo, Oaklee resident, Co Kildare**



## We build communities



### Circle's age-friendly housing 'pathfinder' project:

Richmond Place, an award-winning Housing with Supports (HWS) development in Inchicore, recently delivered 52 purpose-built, age-friendly apartments designed to enable older people to live with independence, dignity and strong community connections.

The scheme offers a mix of innovative 1.5-bedroom and 2-bedroom apartments, tailored to meet a diverse range of care and lifestyle needs. The 1.5-bedroom homes provide flexibility for live-in carers or occasional overnight family stays, while the 2-bedroom units are well-suited for couples, siblings, or residents requiring additional space due to health or support requirements.

Strategically located within 500 metres of key amenities—including a health centre, GP services, shops, and Inchicore's community heart—Richmond Place ensures residents have easy access to the daily supports they need.

As a 'pathfinder project', Richmond Place was created to test how enhanced design, generous space standards, and on-site services can positively impact the quality of life for older adults with varying support needs. Already recognised as an exemplar of design and construction standards, early indications show that Richmond Place is delivering measurable benefits for residents, with many tenants experiencing a reduction in their care and support needs.



### The Iveagh Trust's Stonemount Park project:

Stonemount Park delivers 418 homes in Ballyfermot, Co. Dublin. Built by Dwyer Nolan, the new development goes above and beyond by providing BER A-rated social homes with estate managers and caretakers living on site to support our residents. This ongoing support and the A-rated efficiency of the homes means they are future-proofed and suitable for a variety of ages and family make-ups.

Block B, which consists of 128 homes, was delivered in March 2025 and is now being tenanted. Block C consists of 101 homes and Block D consists of 189 homes and will be finished in the coming months.

Linh Nguyen, a mother of two and a professional powerlifter, spent 15 years in the private rental sector under the HAP scheme. After a period of uncertainty, Linh finally received the call she had been waiting for. Linh and her two children now have the security of their three-bed forever home in Stonemount Park.



# Fit for the future

Ireland's AHBs are constantly innovating to increase their capacity to help deliver the social and cost rental houses the country needs.



## Clúid - The Innovation Partnership:

The Innovation Partnership is a new approach to procurement which Clúid is now implementing when setting up partnerships across its projects, with the goal on improving both delivery speed and the environmental footprint of its housing developments. Clúid and the partner work collaboratively from the earliest project stages to design and build high quality homes for our tenants. The focus on the partnership is to promote lean construction methodologies and to develop a suitable methodology for measuring, recording and reducing embodied carbon in construction.

Clúid will use the partnership model for all suitable projects in excess of 50 units nationwide over the next four to six years. Gem Construction was awarded the Innovation Partnership with Clúid and is currently working on two large Dublin city centre sites which will deliver over 450 new homes.



## Co-operative's Warmth and Wellbeing retrofit programme:

In late 2023 and early 2024, 57 homes at Newcourt, Dublin 8 were retrofitted under Co-operative Housing Ireland's Warmth and Wellbeing Project. This pilot demonstrated measurable improvements, including an estimated 40% energy saving per home, 50% fewer heating-related maintenance calls, and significant gains in comfort and wellbeing for member tenants. The model provides a scalable example of innovation with potential for wider roll-out across the sector to further boost social housing capacity.





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