

Session : 4

Delivering Infrastructure To Support Housing

**Brian Kennedy,
Housing Activation Office,
Department of Housing, Local Government and Heritage**

Housing Activation Office (HAO)

Delivering Infrastructure To Support Housing



An Roinn Iompair
Department of Transport



RSTG Annual
Conference
2026
14TH - 15TH MAY | WHITE'S HOTEL, CO. WEXFORD

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Housing Activation Office (HAO)

Established April 2025 to:

- accelerate delivery of critical infrastructure and unlock housing
- unblock structural and procedural issues on the ground

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HAO Structure

- Minister
- Housing Activation Delivery and Industry Groups
- Deputy Secretary General Housing Activation
- HAO multi-agency team



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Programme of Investment

'Delivering Homes, Building Communities' targets 300,000 homes by the end of 2030

Built around **pillars of activating supply and supporting people**

Focus on **land activation** - sufficient supply of zoned and services land

State has a critical role to play in the delivery of critical enabling infrastructure



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HAO Led Programme of Investment

Developing a **national picture of key housing sites and infrastructure needed to unlock housing**

Stakeholder engagement including 31 LAs and LDA

Barriers – transport, water, wastewater, surface water, energy and recreational amenities

Clear that a coordinated and multi agency approach essential to unlocking housing



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Delivery Homes, Building Communities



Funding Committed to Drive Delivery

<p>€102 billion investment in critical infrastructure</p>	<p>€3.5 billion investment in the electricity grid</p>	<p>€8.75 billion capital agreed for the Land Development Agency</p>
<p>€12.2 billion investment in the water and wastewater services</p>	<p>€3.5 billion for transport projects to unlock housing across 5 cities</p>	<p>€1 billion Infrastructure Fund to address blockages to activate housing delivery</p>
<p>Projected investment of €2 billion by Housing Finance Agency in 2026</p>	<p>An additional €200 million committed to Home Building Finance Ireland</p>	<p>9% VAT Rate for apartments, expected savings in the range €15,000 to €25,000 per apartment¹²</p>
<p>Urban Regeneration and Development Fund (URDF) Extended by €500 million</p>	<p>Ireland Strategic Investment Fund (ISIF) €400 million investment programme for homebuilding</p>	<p>Up to €300,000 Tax rebate via the Living City Initiative</p>
<p>€20 billion investment for social and affordable homes</p>	<p>€100 million funding for home acquisitions for families experiencing homelessness</p>	<p>€563 million to support homelessness services in 2026</p>



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Housing Infrastructure Investment Fund

€1 billion Fund (HIIF) - managed by Housing Activation Office

Largest dedicated housing infrastructure fund in Ireland for many years

Supports direct investment in infrastructure needed to unlock housing in towns and cities nationwide

Complements investment by other Departments and agencies - coordinated approach



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HIIF Call 1

Applications invited from LAs and LDA - Jan Feb 2026

Public infrastructure that enables housing

Funding for transport, water, electricity, other infrastructure identified in development plan

Call 1 focuses on **delivery ready projects** and **early housing activation**

Sliding scale of up to 100% of total project cost

Summary of Applications Received:

- 138 applications from 30 LAs and LDA
- Transport, water, wastewater and surface water, amenities
- HAO team assessed projects against eligibility and assessment criteria
- 'Governance Oversight Group' to make recommendations to the Minister
- Prioritisation based on NPF alignment, housing activation potential, value for money, stakeholder support and climate adaptive design

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HIIF Future Calls

Call 1 first step to address known obstacles

Continuing to develop with intention to broaden the approach in 2026

Regular calls and a sustainable pipeline of projects at different stages

Aligned to development plan objectives

Local activation with move to more strategic land banks and New Urban Communities



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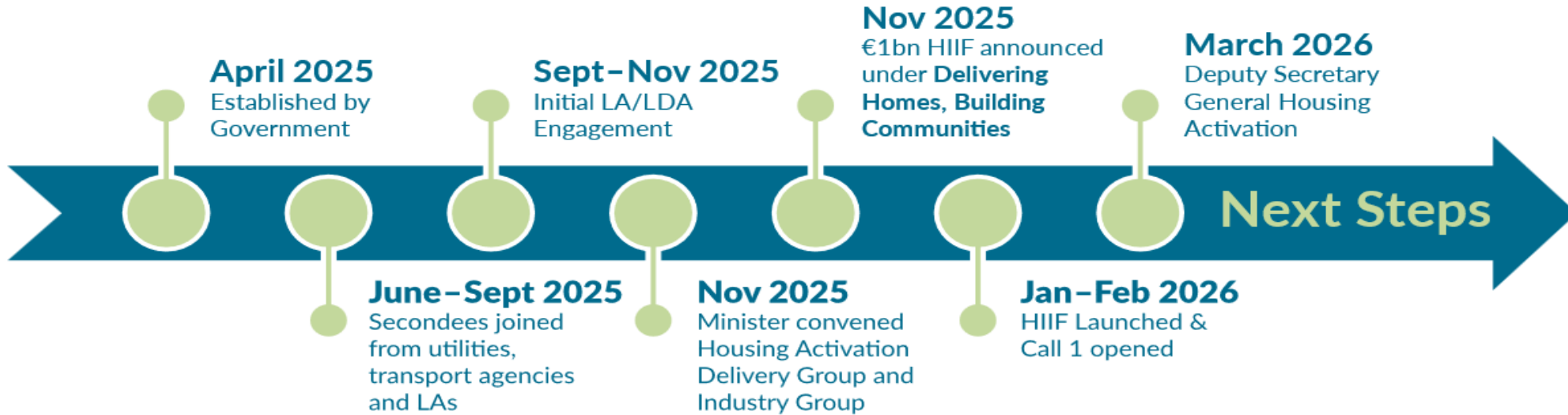


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HAO Timeline and Next Steps



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THANK YOU



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**Questions must include name
and associated Local Authority
to be considered by the panel.**

