



BUILD MORE HOMES

Our plan to transform
the housing system in Ireland.

Labour 

Our Mission is to transform the housing system in Ireland and deliver secure and affordable housing for all by building at least 50,000 new homes a year, protect renters and strengthen their rights, tackle vacancy and dereliction and end the scandal of homelessness.

The Housing for All plan has clearly failed to deliver enough new housing and the last government did not take the opportunity over the last three years to revise delivery targets and make the substantial extra investment needed in social and affordable homes. The number of people experiencing homelessness is at record highs while rents are up 27%. House prices are up 10% alone over the last year to record highs, and 38% since the last general election.

Housing is the civil and workers' rights issue of a generation, and many young people have lost hope of ever owning their own home. Labour will change that, and we have a long history of delivering homes at scale. In government Labour will develop a new ambitious housing plan to build an average of at least 50,000 new homes a year over the next five years. It will be:

- » Underpinned by the recommendations of the Housing Commission.
- » Built on our policy commitments to transform the housing system.
- » Premised on the creation of an overall Housing Delivery Oversight Executive.
- » Realised through the establishment of a State Construction Company.

DELIVERING NEW HOMES

Ireland currently has a shortfall of at least 250,000 homes. Housing Commission research has outlined how Ireland may require up to 62,000 new homes per year until 2050 – that would be over 1.5 million new homes – and far more than the revised 2025 target of 41,000 new homes in the government's Housing for All plan.

Labour is ambitious on housing – we must be, but to deliver the scale of affordable and cost rental housing needed will take time to surpass 50,000 new homes a year due to the failure of the last government to act earlier and scale up new construction.

Housing plans must also factor in the need to retrofit and refurbish a further 50,000 homes each year over the course of the next 5 years and the demand this will place on the construction sector. CSO figures show that there are more than 160,000 vacant properties around the country – nearly 8% of our entire housing stock. This is shameful in the midst of the worst housing crisis this State has seen but provides an opportunity to provide additional units in the short term.

HOUSING TARGETS

Labour will build an annual average of 50,000 new homes over the next five years from 2025 to 2029 and scale delivery from 2027 on up to over 60,000 a year. Plans for next year are all but locked in, but if elected to government we will seek to immediately ramp up increased provision of social and affordable housing.

Labour will increase the direct build of new social housing by 50% up to 15,000 a year by 2028. Our long-term goal is 20% of the housing stock as social housing. This will require an additional capital allocation of €2.8bn per year by 2029 (all in costs including land). Inclusive of affordable housing and cost rental measures, capital spending will increase by approximately €1bn a year, every year.

Labour's plan to Build More Homes includes delivery of:

- » An average of 6,500 affordable homes a year with 30,000 over five years, rising to 11,000 by 2030.
- » An average of 5,000 cost-rental homes a year with 25,000 over five years, rising to 6,000 per year by 2030.
- » An average of 13,400 social homes a year with 67,000 over five years, rising to 18,000 per year by 2030.

	2025*	2026	2027	2028	2029	2030
Social	10,000	12,000	13,500	15,000	16,500	18,000
Cost Rental	<i>See below</i>	4,000	5,000	5,000	6,000	6,000
Affordable Housing	6,400	4,000	5,000	7,000	9,000	11,000
Private Housing	24,600*	25,000	26,500	28,000	28,500	30,000
Total	41,000*	45,000	50,000	55,000	60,000	65,000
Additional Capital		€1.1bn	€1.0bn	€0.9bn	€1.1bn	€1bn

*Revised Housing for All targets, includes combined targets for cost rental and affordable housing.

These are our minimum necessary targets to reflect demand and capacity, and we expect these to be exceeded. Labour will carry out an annual review of housing targets and seek to increase these further as output increases.

We have the ambition to deliver the state investment and policy framework necessary to tackle the housing crisis.

Ireland is now a prosperous State but has failed to deliver enough housing. What we cannot afford is another government that lacks ambition.

STATE CONSTRUCTION COMPANY

The private housing market has consistently failed to deliver the level of housing development required. The boom-and-bust cycle of the private construction sector has undermined long-term housing delivery and the retention of construction workers.

Labour will reshape the housing system by providing a permanent state capacity for the delivery of housing. This will act in the long term to stabilise the consistent delivery of new homes, and act as a counterbalance to the for-profit delivery model.

Labour believes in a State-led solution to the housing crisis, and we will transform the Land Development Agency into a State Construction Company (SCC), which over time will develop a direct build capacity by employing construction workers to build not-for-profit housing on state-owned land in partnership with local authorities. In the meantime, projects will continue to be tendered. We will aim to deliver at least 10,000 social, cost rental and affordable homes through the SCC within three years of operation through a mix of delivery models.

Funding

Labour will deploy up to €6 billion of the Apple windfall as seed capital for the SCC building on the additional allocations already made to the LDA, and ongoing investment in social housing, cost rental and the local authority affordable purchase scheme. The SCC will be able to tap State funding channels and private markets.

Driving down costs

Up to one third of the price of a typical home is due to margins, finance, and land. Using the scale of the SCC we will ensure more affordable homes as follows:

- » The State will absorb land costs and cut out profit taking on sales. The cost of land for social housing is included in our proposed funding allocations.
- » The SCC will be given new CPO powers to build a pipeline of development land for new housing, working in partnership with local authorities.

- » It will assemble brownfield and regeneration sites with a mandate to achieve higher densities and in-fill development in urban settings and close to transport links, in line with future plans developed under urban development zones.
- » It will drive construction innovation and productivity and deploy modern methods of construction (MMC), timber build, and modular building at scale.
- » Template designs, adapted for individual settings will allow for the more affordable development of multi-unit apartment complexes.

A portion of SCC homes will be ringfenced for key worker housing to ensure affordable accommodation for essential public service staff.

Construction Jobs

The SCC will offer secure, well-paid, and pensionable jobs to workers in the construction sector, as well as ensuring collective bargaining rights and trade union recognition to raise employment standards in the construction sector more broadly and make construction a more appealing and viable career. The SCC will offer apprenticeship programmes and address the training deficit in the Irish construction industry which has arisen partly because of the dependency on short-term privately financed projects.

EMPOWER LOCAL AUTHORITIES

Labour will cut red tape and devolve more power and responsibility to local authorities to build and deliver homes. This will reverse the ever-increasing centralisation of housing responsibilities. We want to get Councils back building, working in partnership with the SCC. We will:

- » Provide block grants to local authorities for building new homes in line with annual targets and resource the recruitment of skilled staff.
- » Establish Regional Housing Executives comprising groups of local authorities to pool skills and resources for the delivery of social and affordable housing. These will operate under the well-established shared services model and will contract with the SCC or the private sector to build homes.

LAND SUPPLY AND INFRASTRUCTURE

Much of the cost of housing is tied up in land value and speculation adds significant costs. Labour will overhaul and reform the system of compulsory purchase orders, building on the work of the Law Reform Commission, to make it faster and more efficient, and we will also:

- » Introduce a land price register through Tailte Éireann.
- » Ensure sufficient public land is available to local authorities and the SCC for the construction of new housing.
- » Introduce greater regulations to control the cost of land and bring down house prices by enacting Labour's Acquisition of Development Land (Assessment of Compensation) Bill 2021 to give effect to the recommendations of the Kenny Report and enable local authorities or the SCC to purchase land at 125% of the existing use value.
- » Implement Land Value Sharing.

Labour will also develop other measures to support additional delivery of sites and housing supply. We will:

- » Develop incentives to encourage the conversion of redundant commercial properties to residential use.
- » Encourage more infill/mews development in urban areas.
- » Examine the use of emergency development levies and stamp duty to disincentivise speculative commercial development in favour of home building.
- » Increase stamp duty on the bulk purchase of homes including apartments.

Serviced Sites and Infrastructure

Local authorities will have a stronger co-ordinating role, through Regional Housing Executives in the provision of infrastructure and servicing of sites for housing development. Labour will continue to invest in Uisce Éireann and provide an additional €1bn in capital to fast-track water supply and waste treatment facilities.

AFFORDABILITY

During the passage of the Affordable Housing Act, Labour proposed that affordability of housing should be tied to incomes rather than market value. The market-led approach to housing delivery has failed to deliver at a price that the average worker and family can afford. The current affordable and cost-rental schemes maintain the link to dysfunctional and inflated market rates. Labour will deliver genuinely affordable housing, with rents and house prices based on what people can pay, not what the market decides they should pay.

Labour will seek to deliver affordable homes costing between €250,000 and €400,000, depending on size and location, reducing costs as outlined under the proposals for a SCC, and will regularly review the level of state subsidies to maintain lower prices.

We will seek to reduce cost rents by providing longer term financing of cost rental developments over 50 and 60 years as outlined under our financing proposals.

Labour will develop a pilot affordable housing delivery model based on leasehold to examine mechanisms to drive down costs further and to ensure that the land remains in long term public control.

GROWING THE CONSTRUCTION WORKFORCE

Labour will implement a strategic plan to grow the construction workforce and make the Housing Agency responsible for implementing it. We will:

- » Promote construction careers and grow the construction workforce.
- » Launch a promotional campaign to recruit home members of the Irish diaspora working in construction around the world.
- » Improve pay and conditions for craft apprentices and other trainees.
- » Develop initiatives to bring more women into the sector.
- » Examine the inclusion of craft trades on the critical skills list.

Labour will outline a five-year commitment to public investment in social and affordable housing, and a decade-long plan to reshape the housing sector with stronger state involvement that will provide career certainty for skilled workers in the construction sector. The creation of a SCC and increased direct hiring by local authorities will provide further certainty for future workers.

Ending Bogus Self-Employment

The growth of subcontracting has worsened conditions for workers in the sector and created a culture of bogus self-employment. Labour will introduce new statutory measures to create a presumption of employment status.



Apprenticeships and Construction Education

Labour will ensure we train more craft apprentices to build the homes we need. There is a dropout rate of up to 20% while the number of young people entering some key craft apprenticeships fell in 2023. Poor pay is a major problem.

Labour will ensure apprentices are paid at least the living wage and abolish apprenticeship fees. We will explore additional financial support and grants for employers to grow the number of trainees, and ensure public bodies take on more apprentices.

Legal Pathways to Work in Construction

Labour will provide new pathways for migrants to work in our construction sector, introduce new conversion and training courses for international recruits, and examine the addition of craft trades to the critical skills list, subject to annual review.

FINANCING

The State has the resources to construct the level of housing we need, and Labour will deploy increased levels of capital spending into social and affordable homes. A recent report for the Department of Finance estimated €11.5bn of private financing will be required per year to reach a target of 50,000 homes a year. Labour will increase the direct build portion financed by the State as outlined by over €5bn a year by 2030 and put in place significant new financing mechanisms for private home construction and to support approved housing bodies. Labour will:

- » Establish a State Investment and Development Bank that will finance private housing development using a portion of the €8.4 billion placed in the Future Ireland Fund.
- » Develop a new long-term financing product for Approved Housing Bodies, underwritten by the State to provide financing at 3% or less over 50 and 60 years. This will reduce the cost of financing cost-rental and make cost rents more affordable.
- » Unlock private savings by developing a Housing Solidarity Bond via State Savings with an attractive interest rate to redirect private investment from vulture funds towards housing development.
- » Provide further opportunities for Credit Unions to underwrite mortgages and invest in housing using surplus savings.

PHASING OUT PRIVATE SECTOR SUBSIDIES

Over the last eight years the State has relied on demand side measures that have increased housing prices and continued to expand private rental schemes. Labour will transform these into more targeted sustainable measures.

Replace Help-to-Buy

The cost of the Help-to-Buy Scheme is over €180m a year and research shows it has contributed to house price inflation, is not targeted, and disproportionately benefits high-income households.

Labour will phase out the Help to Buy scheme over time by 2029 and develop a more income-targeted Save to Buy scheme for the purchase of new homes with income limits on the tax refund available. We will also develop a Rent to Buy scheme for those in cost rental, where they have successfully paid their rent for three years and see a portion of their payments converted into a deposit for purchasing their own home.

For both proposed schemes, income limits will be in line with those for affordable housing support.

First Home Scheme

The shared equity scheme is counted by the outgoing government as an affordable housing measure but acts to inflate prices and subsidise private developers selling homes at up to €500,000.

Labour will phase out the First Home Scheme from 2026 in favour of real affordable housing provided through local authorities and the new State Construction Company.

HAP and RAS

The long-term failure to provide enough social and affordable housing leaves the State reliant on private rental payments such as HAP and RAS to meet housing needs. Over time Labour will phase down the need for these by building enough social housing. We will reform HAP to reset it as a short-term support and include those housed under HAP on the social housing waiting list as continuing to have a social housing need.

Long Term Social Leasing

Labour will end the use of any new long term social leasing contracts. We will develop a programme to provide for the purchase of these properties to add to the stock of social housing.

Croí Conaithe (Cities) Scheme

Labour has called for funding under the Croí Conaithe (Cities) scheme for private apartment development to be conditional on the delivery of cost rental or affordable purchase, and we will examine the ability to introduce this change for outstanding developments, and then phase the programme down as the SCC focuses on its own projects.

Savings made from the removal of these schemes will be reinvested to increase and improve our social and affordable housing stock including estate regeneration.

TACKLING VACANCY AND DERELICTION

Labour will undertake a new national survey and mapping exercise of vacancy and dereliction to provide a comprehensive database of vacant homes and derelict sites. We will then introduce a new comprehensive plan to tackle dereliction, and resource local authorities to CPO properties left vacant or derelict for over three years with a new streamlined process. Labour will also:

- » Resource local authorities to hire more staff to tackle vacancy and dereliction and undertake the CPO of properties and provide additional capital funding to fund acquisitions.
- » Increase the Vacant Homes Tax to ten times the rate of LPT with a minimum charge of €3,000 per year.
- » Ringfence revenue from the VHT and Residential Zoned Land Tax for the local authorities it came from, to fund vacancy and dereliction measures.
- » Overhaul the Derelict Sites Acts, increase the levy and improve collection by using the Revenue Commissioners to collect unpaid levies.
- » Introduce compulsory sale orders as another lever for local authorities to force the owner of a derelict site or building to put it up for sale.
- » Extend the Living Cities initiative to more towns across the country.
- » Make the Vacant Homes refurbishment grant available in instalments along with zero-interest loans for retrofitting measures.
- » Increase capital grants for the Built Heritage Investment and Historic Structures Fund to support maintenance and regeneration.
- » Introduce a new scheme to support the conversion of 'above the shop' spaces into use as housing.

Our national survey will also identify vacant publicly owned buildings such as in the HSE estate and redevelop these as key worker housing.

SOCIAL AND AFFORDABLE HOUSING

Labour has outlined our ambitious targets for delivery of social and affordable housing and will implement the following additional policy changes.

Social Housing

Between social housing waiting lists and HAP there are nearly 120,000 households with an unmet housing need. Labour will seek to increase the share of social housing to 20% of Ireland's overall housing stock, and over the medium-term double capital investment. We will:

- » Deliver mixed tenure housing developments that promote social cohesion by dispersing social units among affordable units and ensure that community infrastructure like schools and primary health services are in place from the outset.
- » Provide increased funding for turning around vacant social housing 'voids'.
- » Ensure that the framework for allocations prioritise those living in long-term homelessness.
- » Establish an independent statutory appeals process for social housing eligibility/assessment.
- » Increase social housing income limits to €45,000 per single person and benchmark future increase to wage growth.
- » Gradually phase down reliance on HAP subsidy, but in the interim, we will allow HAP tenants to remain on the social housing list and will not consider their housing need as having been met while they are in receipt of the payment.
- » Prioritise the development of more social housing for one-adult households.
- » Invest in estate regeneration and energy efficiency upgrades of existing social housing.

Affordable Home Ownership

Labour will introduce new targeted measures to support people to buy affordable homes by developing 'save to buy' and 'rent-to-buy' schemes. We will keep income limits and subsidies for affordable housing development under annual review.

We will amend the Incremental Tenant Purchase Scheme to ensure greater cost recovery by local authorities, ringfence funds for delivery of new social housing and investigate the use of longer-term covenants to retain a repurchase option.



Approved Housing Bodies

AHBs will continue to play a key role in addressing the challenges facing the housing sector in Ireland for individuals and families. Labour will ensure continued support for AHBs to provide social and affordable housing, increase their output to help Ireland meet our housing need, and explore options to support consolidation of smaller AHBs to build scale and capacity.

Labour will reform the Capital Advance Leasing Facility (CALF) loan and seek to convert a portion of it to grant funding to address issues of debt and gearing levels, as well as providing flexibility in Cost Rental Equity Loan (CREL) funding to facilitate future exceptional increases in costs and interest rate increases to maintain viability. We will develop longer term financing options, underwritten by the State to reduce the level of cost rents charged to tenants.

Labour will scale up cost-rental accommodation and ensure that delivery is strengthened by addressing policy and process gaps and prioritise robust data and research to enable monitoring and evaluation. We will expand income eligibility criteria for Cork, Limerick, Galway, and the greater Dublin area in line with that of Dublin.

Given their position in the housing market and in the provision of social housing in Ireland, AHBs will have a key role in our efforts to decarbonise our housing stock. Labour will provide increased grant funding to AHBs of up to 100% to support deep retrofitting and energy efficiency upgrades.

Housing Cooperatives

Labour will support the rollout of more housing cooperatives by making infill and new sites available for development and support improved access to finance. We will also explore the introduction of a new model of AHB based on a system of mutual home ownership through housing cooperatives to allow residents more say over the organisation and the management of their homes.

BUILDING STANDARDS AND DEFECTS

Labour will establish and resource a strong Building Standards Regulator to ensure the mistakes of the past are not repeated with on the ground compliance, and we will hold an inquiry into the construction defect scandals.

Labour will put in place a defects remediation scheme, managed by the Housing Agency to fund fire safety, water ingress and serious structural defect repair works in apartments and duplexes including reimbursement for those who have already paid for, or are paying for remediation. We will increase grant limits for the Enhanced Defective Concrete Blocks Grant Scheme in line with construction inflation and fund the replacement of foundations where required. Labour will also:

- » Make latent defects insurance compulsory for all new residential and mixed-use buildings.
- » Update company, contract, and tort law so that the rights and responsibilities of building and homeowners with regard to builders and developers is rebalanced.
- » Reform the Multi-Unit Developments Act with responsibility moving to the Department of Housing, improve governance and establish a regulator.

PLANNING

Good planning is at the heart of well-functioning communities. Labour will review the recent rushed changes introduced by the Planning and Development Act to address the mistakes that will have been made and restore more autonomy to local authorities. As part of our reform of local government we will seek a transformational overhaul of the planning and development process through a Green and White paper process consistent with the principle of subsidiarity.

Labour will resource the planning system to ensure it can deliver on ambitious housing targets and our climate and infrastructural needs. We will train and recruit the hundreds of additional qualified staff needed in local authorities and An Coimisiún Pleanála. We will also:

- » Introduce a 'use-it-or-lose-it' policy to tackle land speculation and address unactivated planning permissions.
- » Amend the expiration date of planning applications from 5 years to 3 years and only extend applications where there is a valid and genuine reason for delays in commencement.
- » Require all planning applications for housing developments of 5 or more units to include statements of funding and financial viability, so that local authorities can be certain from the beginning that the development will be completed.
- » Implement a rule which would extinguish planning permission in the event of sale of land and require a retrospective payment of the vacancy or dereliction tax for the period the land was undeveloped.

STRONGER RIGHTS FOR RENTERS

The private rental market in Ireland is broken and renters live in constant fear of eviction. Labour will be guided by the recommendations of the Housing Commission, but we will fundamentally change the balance of power so that people are protected in their homes.

Landlords will be able to remove tenants who fail to pay their rent or meet the terms of their lease but otherwise the grounds for eviction will be severely restricted. We will introduce an immediate freeze on rent increases and evictions until housing supply dramatically increases and introduce a Register of Rents. As part of our overhaul, Labour will consolidate the Residential Tenancies Act, update the regulatory framework and introduce the following reforms:

More Secure Homes

- » End no fault evictions, and stop evictions if a property is being sold, ending the practice of vacant possession.
- » Limit evictions on the grounds of refurbishment only to when it is not fit for habitation.
- » Restrict eviction on the grounds of extended family use to personal use only of spouses and children with stronger regulation and enforcement.

Fair Rents

- » Provide for a Register of Rents to give the number and length of previous tenancies, the rent being paid and previously paid.
- » Introduce a system of Reference Rents for the setting of new tenancy agreements.

New Rights

- » Introduce a Deposit Protection Scheme administered by the RTB.
- » Give tenants the right to ask for a property to be let without furniture or white goods.
- » Provide for model tenancy agreements from the RTB and stop the prohibition on pet ownership and hanging clothes to dry in a garden or balcony.

Obligations and incentives for Landlord

- » Provide for an obligation to declare that a rental property complies with regulations, and a right to information for tenants on any refurbishment or renovation that led to an eviction or rent increase.
- » For HAP tenancies allow applications for the SEAI Warmer Homes scheme on condition of a minimum five-year lease, with clawback clauses.

Minimum Standards

All too often, homes in the private rental and public sector do not receive sufficient maintenance, leading to issues like mould or infestations that can pose a genuine health risk for tenants. Labour will introduce statutory minimum standards for housing quality and:

- » Strengthen RTB powers to investigate standards and increase the number of housing inspections.
- » Introduce an NCT-style system of certification to ensure minimum standards are met in private rental and social housing accommodation.
- » Legislate to adopt a legal definition of sustainable, quality housing that includes each element of adequate housing identified by the UN Office of the High Commissioner for Human Rights.
- » Include a legal definition of 'overcrowding' in private rented accommodation.

Structural Changes

Labour will phase down the HAP, RAS, and other current expenditure delivery streams over time through provision of enough social housing, and we will:

- » Ensure those availing of HAP and other schemes remain on social housing lists and are not deemed as having their needs met.
- » Empower the RTB to regulate local authority tenancies.

Residential Tenancies Board

Labour will ensure the RTB is adequately resourced to reduce delays in decision making and ensure that future cases are resolved in a timely manner. We will:

- » Strengthen RTB determination orders by making these legally enforceable to avoid lengthy court proceedings when one party fails to comply with the order.
- » Empower renters with a public information campaign on their rights.

Stopping Illegal Evictions

Labour will legislate to make forceful eviction a criminal offence where the RTB has deemed the eviction to be unlawful.



SHORT-TERM LETS

The long running failure to properly regulate the short-term letting sector continues to strip homes from the residential sector. Labour will address this and give local authorities the power to levy charges on tourist accommodation including AirBnB type lets. In many rural areas and Gaeltachtaí large numbers of houses are being used for tourist accommodation, stripping communities of much needed homes.

For nearly a decade Labour has put forward proposals for stronger regulation. We will ensure that short-term lets cannot be advertised on booking platforms unless the property is registered with Fáilte Ireland and has received the relevant planning permission for change of use, and introduce significant penalties on booking platforms for non-compliance. This will be enforced through strong inspection teams in local authorities.

HOMELESSNESS

Homelessness has reached record highs under this government with child homelessness soaring by over 76% since Housing for All was published. Official figures also don't capture hidden homelessness. Rough sleeping has significantly increased. Our plan to increase the provision of social and affordable housing and introduce stronger renter's rights will address the underlying causes, and Labour will adopt a new approach that seeks to exit more people out of homelessness, prevent further increases and support those in homelessness. We will:

- » Publish a new Homelessness Reduction and Prevention Plan to meet the objectives of the Lisbon Declaration by 2030.
- » Introduce dedicated funding for homeless prevention measures including a ban on no fault evictions and collect accurate data on the real level of hidden homelessness.
- » Expand Housing First and wraparound supports for those exiting homelessness and explore new pilot projects for those hardest to reach.
- » Expand the Tenant in Situ scheme by 300 homes to 1,800, and retain the cost rental scheme, provide more autonomy to local authorities to act on vacant social housing and homelessness prevention and increase their resources.

Labour will put more support in place for families and children, particularly lone parent families which comprise nearly 60% of families in homelessness. Labour will pass our Housing (Homeless Families) Bill to require local authorities to recognise and prioritise the needs of the child when assessing families for housing supports, and:

- » Ensure that every child experiencing homelessness is assigned a Child Support Worker, dedicated school transport and mental health supports.
- » Establish a statutory limit on the time any family or individual can spend in emergency accommodation and introduce regulations on the appropriate type of accommodation and introduce quality inspections.
- » Greatly increase the provision of care leaver accommodation and the number of one bed homes to support single people at risk of homelessness.

Labour will audit existing spending in the sector, review existing structures, and ensure the pay of staff in Section 10 organisations is linked to public pay agreements to improve retention.

THE RIGHT TO A HOME

Labour will hold a referendum to protect the right to a home and access to adequate housing in our Constitution.

ADDRESSING SPECIFIC HOUSING NEEDS

Labour will implement a series of bespoke housing policies to support specific housing needs. Further details on these plans are included throughout our manifesto.

Victims of Domestic Violence

Domestic violence is a leading cause of homelessness, particularly for women. Labour will strengthen our laws to ensure that victims of domestic violence are not forced to flee their home and can remain in possession of the property or tenancy rather than the perpetrator, and where they cannot return home have alternative accommodation made available to them. We will also:

- » Deliver a five-year plan to provide enough family refuge places to comply with the Istanbul Convention by bringing total provision to over 500 places and ensure every county has at least one refuge.
- » Update guidance for social housing allocation schemes so that victims of domestic violence are given priority and ensure that all relevant housing staff are provided with appropriate training in relation to domestic violence.

Older People

As people grow older, they may require adaptations and support to allow them to continue to live at home. Labour will:



- » Increase the income limits and maximum award for the Housing Aid for Older People Grant in line with inflation so that more older people who require adaptations can remain in their own home.
- » Expand the Housing with Supports model and ringfence a proportion of social housing for older people with adherence to universal design principles so that housing is age appropriate.
- » Develop a voluntary national 'rightsizing' scheme to support people who want to move to more age-friendly housing within their own community.

People with Disabilities

Labour will fully implement the National Housing Strategy for Disabled people, and ringfence 10% of social and affordable housing for people with disabilities with universal design standards and fully wheelchair accessible housing.

Labour will increase the maximum awards under the Housing Adaptation Grant to €60,000 to account for the real costs of having work done and to make sure that those who have acquired disabilities can remain in their own home, and index income limits to wage growth. We will also ensure when work is approved that it is aligned with the SEAI Warmer Homes scheme to deliver energy upgrades at the same time.

Traveller Housing

Labour will work with Traveller representative organisations to develop a new National Traveller Housing Strategy based on the 2019 Expert Review to end the poor conditions faced by many in the Traveller community, give local authorities binding targets and ensure that culturally appropriate housing is made available to members of the community on the social housing list.

Student Accommodation

Students are at the coalface of the rental crisis, face exorbitant rents, or else are forced into torturous commutes, living in overcrowded and substandard accommodation, or dropping out of college altogether due to the lack of affordable options. Much of the purpose-built student accommodation coming on stream is effectively "luxury" accommodation and utterly unaffordable for most students.

Labour will significantly increase direct capital funding for student accommodation to ensure that access to education remains equitable and attainable for all. We will also:

- » Develop a rent index for student accommodation so that students and parents don't face unfair hikes in rent.
- » Introduce new protections for students living in digs-style accommodation.
- » Allow technological universities to borrow to build student accommodation.

Labour commitments on retrofitting and energy efficiency upgrades are outlined in our Climate chapter.

**BUILDING
BETTER
TOGETHER**



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