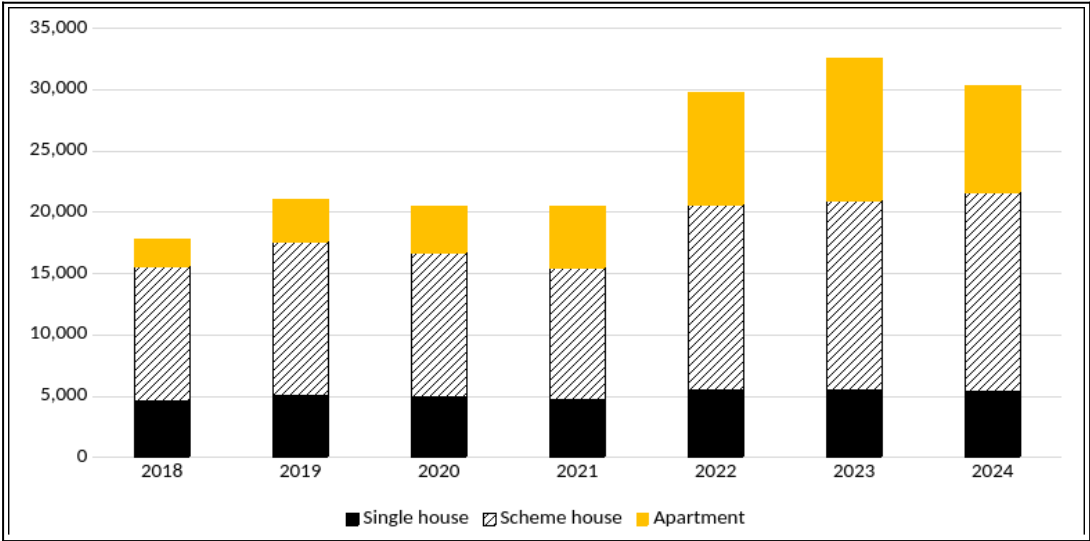


Housing

Chart 1.1: New Dwelling Completions 2018 to 2024



Source: Extracted from CSO, New Dwelling Constructions by Type of House and Year, PxStat NDA02

Table 1.1: At risk of poverty rate (%) for different categories of renter, before and after rent payments, 2024

Category of Renter	At risk of poverty rate	At risk of poverty rate after rent and mortgage interest
Rented or Rent Free	19.7	42.1
Rent Free	36.0	36.0
Rented: from Local Authority	25.8	44.1
Rented: other forms of social housing support*	12.0	58.6
Rented: without housing supports	17.7	36.2

Source: CSO Ireland, Survey on Income and Living Conditions 2024

Note: *Such as Housing Assistance Payment (HAP), Rental Accommodation Scheme (RAS), Rent Supplement.

Housing

New Homes



While the Programme for Government acknowledges the urgency of the housing crisis, its commitment to delivering 50,000 housing units annually falls short of fully addressing both the existing deficit and future demand. This commitment “does not fully reflect total housing needs arising from the legacy of past under-investment” and the capacity of the construction sector to meet these targets remains a challenge (OECD, [2025](#)).

Although new dwelling commencements have seen strong growth – rising to 60,000 in 2024, an 84 per cent increase from 2023 (DHLGH, [2025](#)) – the slow pace of completion rates highlight the need to prioritise actual delivery. Between 2018 and 2024, 53.7 per cent of new dwelling completions were scheme houses, 20.8 per cent were single houses, and 25.5 per cent were apartments (Chart 1.1). Over this period, apartments saw a steady increase from one out of every eight completions (12.5 per cent) in 2018 to reaching a peak of 35.6 per cent of total completions in 2023 to declining again to 28.9 per cent 2024 (CSO, [2025](#)).

The decline in apartment completions by 24.1 per cent last year is particularly concerning (Ibid). Given Ireland’s demographic shift, apartments play a crucial role in increasing housing supply in urban areas, providing options for young professionals, small households, and those looking to right-size their homes. The slowdown in apartment construction could limit housing availability in high-demand areas, driving up rents and property prices, and making it even more challenging for the Government to meet its overall housing targets.

Private Rent and Poverty

The period from 2012-2022 saw a nominal increase of 27 per cent in wages, contrasting sharply with the housing sector, where rents surged by over 90 per cent (PBO, [2023](#)). In the light of these trends, the latest Survey on Income and Living Conditions (SILC),

published by the CSO, highlights the disproportionate vulnerability of renters to poverty. The data reveals that renters face a higher risk of poverty than both non-renters and the general population. The overall at risk of poverty rate in 2024 stood at 11.7 per cent. For renters, the at risk of poverty rate was 21.8 per cent.

Once rent payments were accounted for, just over two in five renters (40.6 per cent) were at risk of poverty. Furthermore, seven in ten persons experiencing consistent poverty lived in rented or rent-free accommodation. Table 1.1 shows the at risk of poverty rates for different categories of renters, both before and after rent payments.

As the government contemplates the next steps in private rental market reform, the priority must be ensuring that all individuals have access to safe, secure, and affordable housing. While RPZs has helped moderate rent increases, they must be complemented by long-term solutions such as increasing social housing stock ((ESRI & RTB, [2024](#)). Without policies that both regulate rents while simultaneously expanding housing stock, particularly social housing, affordability will continue to decline.

Policy Priorities

- Encourage the right type of supply and reduce reliance on the Build to Rent Sector.
- Set a target of 20 per cent of all housing stock to be social housing and achieve this through directly building more social housing and decentralising responsibility for social housing to Local Authorities.
- Convert the Rent Tax Credit into a grant or make it refundable to benefit low-income tenants.
- Increase investment to promote Modern Methods of Construction with binding targets for at least 25 per cent of all State-backed housing to use these construction methods.