



An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta
Department of Housing,
Local Government and Heritage

Housing Activation Office

Presentation to AILG Councillor Workshop
Ravenport Hotel, Co. Wexford

Karen Kenny & Brian Kennedy, HAO, 13th November 2025

Background



- **Government agreed on 29th April**, to establish a new **Housing Activation Office (HAO)** in the Department of Housing
- **HAO up and running with senior specialists in place** from Uisce Éireann, ESB Networks, the National Transport Authority, Transport Infrastructure Ireland and the local government sector (via CCMA)
- **Deputy Secretary General for Housing Activation** will lead the HAO

HAO Objectives:



Address infrastructure blockages to unlock key housing sites:

- **Strategic function**, delivering actions to coordinate and accelerate delivery of public infrastructure needed to unlock housing,

and
- **Operational function** seeking to unblock issues on the ground

Role in aligning key stakeholders, including local authorities, infrastructure providers, industry and others to address barriers in a coordinated way

Forums:



The Minister has convened two forums to support and inform the work of the HAO:

- **Housing Activation Delivery Group** – bringing together senior representatives from Government Departments and infrastructure agencies to support the work of the office (Inc. CCMA Chair)
- **Housing Industry Group** – comprising industry representative bodies – a forum for regular engagement with industry

Programme of Investment



- **Developing a coordinated programme of investment** in public infrastructure needed to **unlock key housing sites**
- The **HAO** will manage a **Housing Infrastructure Investment Fund (HIIF)** under the National Development Plan (NDP) to support **direct investment in housing enabling infrastructure**
- The HIIF will **complement investment by infrastructure agencies**, such as Uisce Éireann and ESB Networks, who have also received funding in the NDP to support housing growth, as part of a coordinated approach

Programme of Investment



- **Five year fund** under “**Delivering Homes, Building Communities**”
- Over **€200m available in 2026** for housing infrastructure that can be accelerated and delivered in the short term.
- **Exchequer grant fund** with **regular calls for applications**
- Focus on **public infrastructure projects** needed at a settlement level **to enable housing development** e.g. access roads, bridges, diversion of power lines, drainage works and parks

Local Authority Engagement



- HAO has met **senior officials in all 31 local authorities**
- Developing a **national picture** of key **housing sites** and **infrastructure needed** to unlock housing
- Positive engagement and clear examples of where a coordinated multi agency approach will add value
- Common barriers include: access and link roads, bridges, water and wastewater infrastructure, energy and recreational amenities such as parks and playing pitches
- Focus on ‘delivery ready’ projects initially and on building a strong pipeline of projects for the future

Housing Infrastructure Investment



Criteria to consider when seeking funding:

- focus on key housing sites in larger settlements
- housing activation potential and multiplier effects
- value for money
- scheme deliverability
- landowner support
- climate

Next Steps



- Continuing to work with Government Departments, infrastructure agencies, local authorities and industry to **develop a programme of investment**
- **Finalise details of the Housing Infrastructure Investment Fund (HIIF)** and subject to Government approval, will launch a call for applications shortly



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End of Presentation