



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

Housing Activation Office (HAO)

Delivering Infrastructure To Support Housing

**Karen Kenny, Senior Adviser & Padraig Maguire Programme Manager;
Housing Activation Office
OPR Webinar May 2026**



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Section 1: Overview

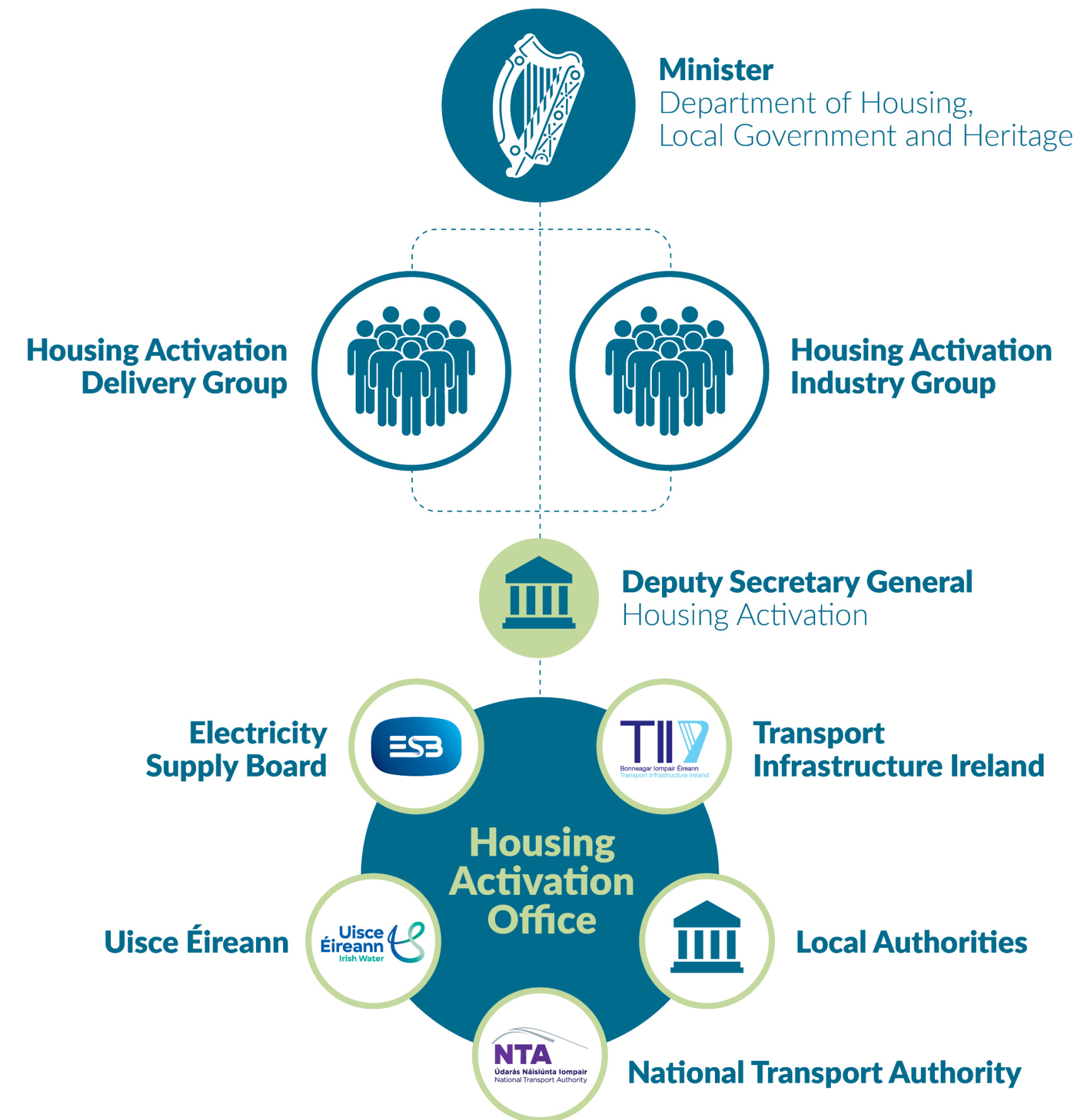
Karen Kenny, Senior Adviser Housing Activation Office

Housing Activation Office



HAO established April 2025 to:

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



Delivering Homes, Building Communities



Government targets **300,000 homes** by the end of 2030

Activating Supply:

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

HAO a key action – recognising states critical role in the delivery of critical enabling infrastructure

The cover of the report 'Delivering Homes, Building Communities 2025-2030' features a photograph of a modern residential development with multi-story buildings and green spaces, set against a backdrop of a blue sky and sea. The cover is partially overlaid with a blue and green geometric design.

 Rialtas na hÉireann
Government of Ireland

Delivering Homes, Building Communities

2025-2030

An Action Plan on
Housing Supply
and Targeting
Homelessness

HAO Programme of Investment



HAO focus is on **critical housing enabling infrastructure** - transport, water, wastewater, surface water, energy

Engaging with **local authorities** and **infrastructure agencies** to develop a coordinated programme of investment

Public and private sector housing lands

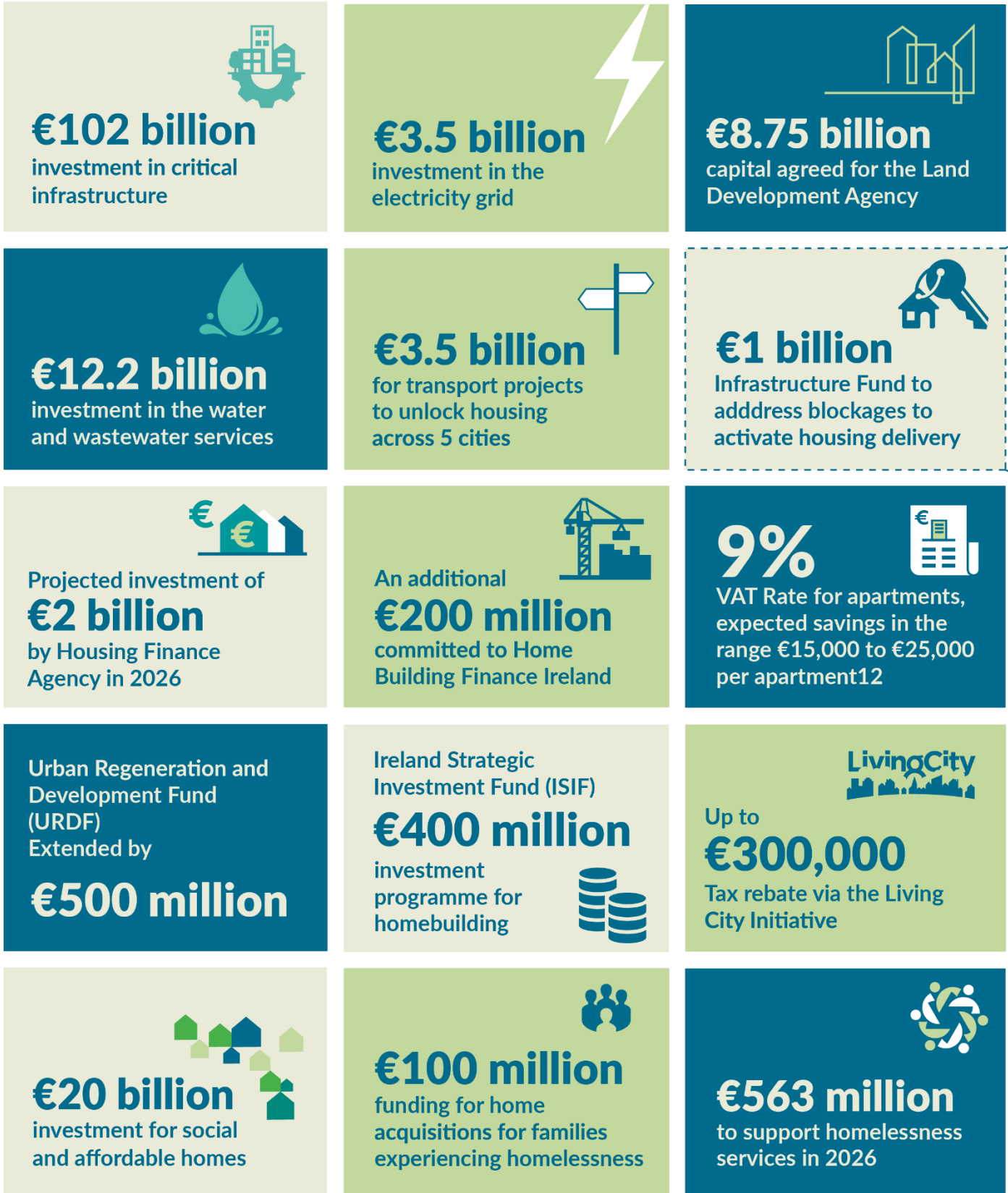
Clear a **coordinated multi agency approach** essential to unlocking housing



Delivery Homes, Building Communities



Funding Committed to Drive Delivery



€1 billion
Infrastructure Fund to address blockages to activate housing delivery

Under **Delivering Homes, Building Communities** the Government is prioritising record levels of investment in housing

Housing Infrastructure Investment Fund



€1 billion fund managed by the HAO

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

HIIF will complement (not replace) investment by other Government Departments and agencies

Coordinated and **targeted** programme of investment

Call 1

- Applications invited from LA's and LDA - Jan 2026
- Public infrastructure that enables housing
- Funding for transport, water, electricity and other infrastructure identified in development plan
- 138 applications received
- Prioritisation based on NPF alignment, housing activation potential, value for money, stakeholder support and climate adaptive design

Developing the Fund

Call 1 a first step - continuing to develop the fund with intention to broaden the approach in 2026

Intend to build a **sustainable pipeline** of projects across all LA areas

Focus on **local activation** of key sites in towns and cities; and **strategic landbanks** around the 5 cities

Investment must be **aligned to CDP** – **targeting locally strategic infrastructure** needed to support growth and identified in the CDP





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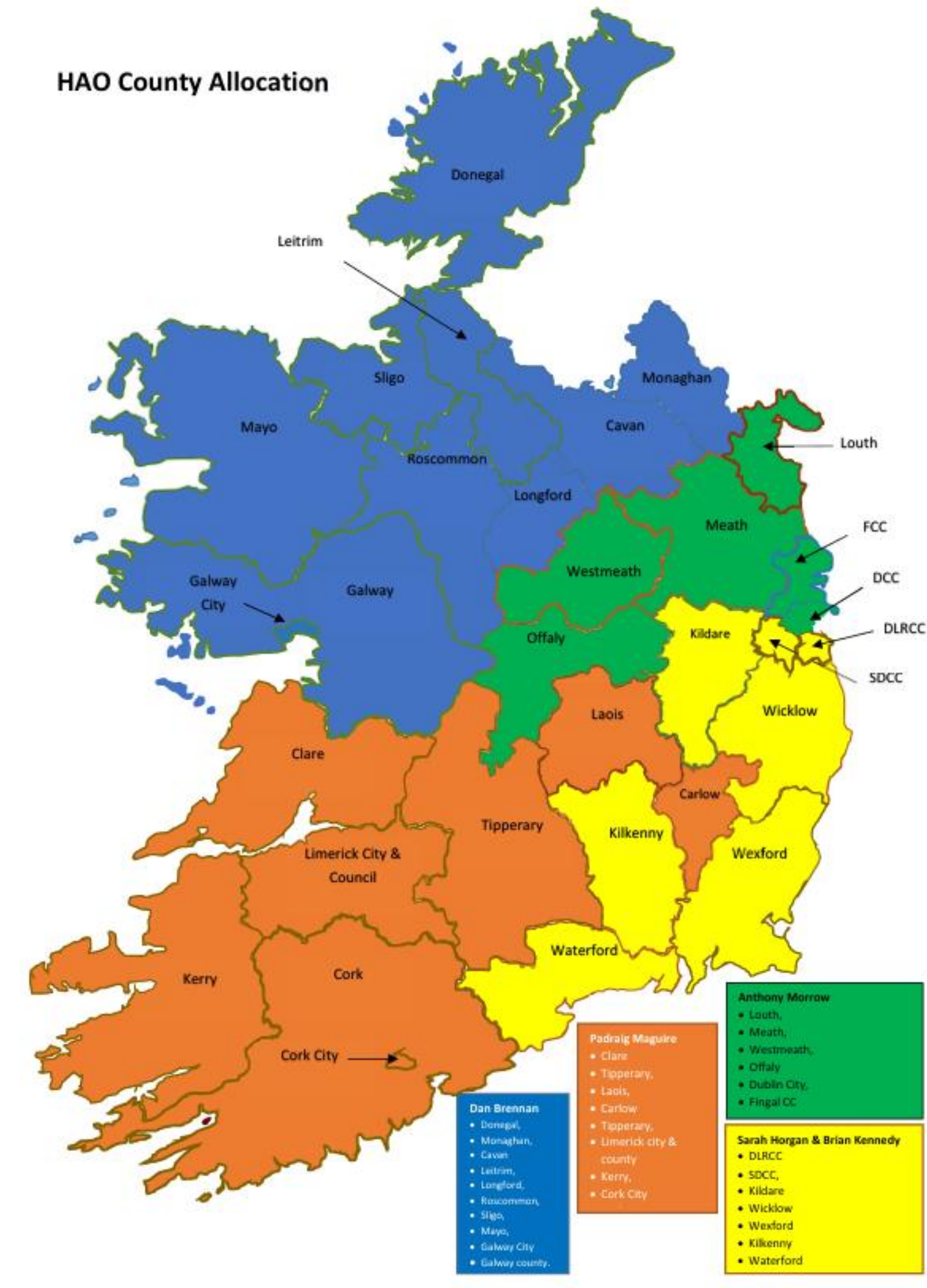
Section 2: Programme Management

Padraig Maguire, Programme Manager, Housing Activation Office

Role of the Programme Manager



- 5 Programme Managers throughout the country
- Multidisciplinary team of Technical Advisors
- Direct liaison and point of contact in LAs & LDA
- Carry out technical assessments on projects
- Coordination and links back to parent authorities / agencies



Other roles of a Programme Manager in HAO

- HAO will coordinate and support cross-agency investment (UÉ, ESBN, DoT, NTA, TII) to support the servicing of zoned lands
- This will ensure that lands prioritised for investment are fully serviced and ready to deliver housing
- Aligning funding, delivery timelines and stakeholder inputs
- Supporting the development of a pipeline of infrastructure projects
- Ensure programmes support NPF and national housing targets
- Role is both strategic (planning) and operational (delivery-focused)
- Monitor progress of projects addressing infrastructure bottlenecks

Role of Planning Authority with HAO



- Housing activation is a Government priority – expectation that LA's focus on land activation and facilitating infrastructure and housing delivery
- In terms of housing targets, expectation of a step-up in ambition, consistent output and more predictable timelines
- HAO will work directly with LAs to develop project pipeline - important that the pipeline is aligned to the CDP, is targeted and infrastructure is proportionate to the scale of housing enabled
- Stakeholder engagements (Oct to Nov 2025) highlighted a need for a more strategic and focused approach to developing the project pipeline

Role of Planning Authority with HAO

cont.



Development Plan Guidelines 2022 – Purpose of a Development Plan

Recommendations



1. LA planners have a critical role to play in housing activation and in agreeing the pipeline of projects needed to activate strategic housing priorities
2. Opportunity to embrace and utilise new provisions of the Planning and Development Act 2024 to ensure that strategic housing priorities are clearly identified and prioritised in e.g. 10 year CDP, Coordinated Plans, Priority Plans, UDZs etc.
3. A number of LAs have formed multi-disciplinary infrastructure or housing activation teams focused on activation and project delivery

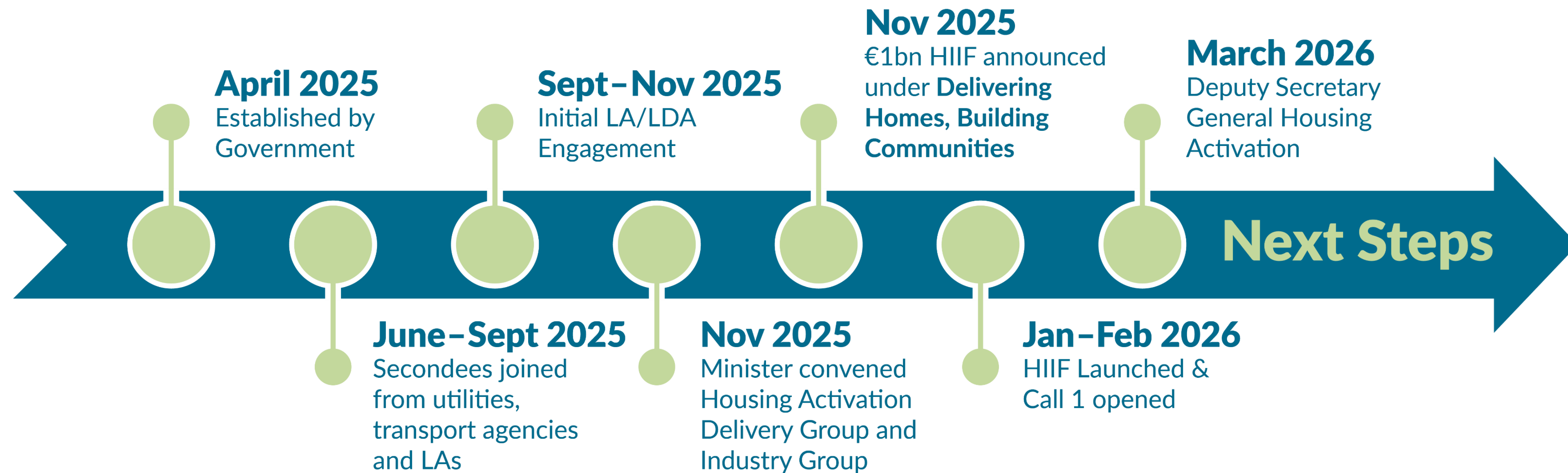


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HAO Timeline and Next Steps

Karen Kenny, Senior Adviser Housing Activation Office

HAO Timeline and Next Steps





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Thank you