

Heading	Commitment	Status
Growing our Economy	Collaborate with partners north and south of the border to expand blueways, enhancing water-based tourism and recreational opportunities.	Works are completed on extending Shannon-Erne Blueway at Aghoo. Continued progress is being made on the development of the Barrow Blueway.
Growing our Economy	Develop more blueway projects across the country enhancing water-based tourism and recreational opportunities	Works are completed on extending Shannon-Erne Blueway at Aghoo. Continued progress is being made on the development of the Barrow Blueway.
Growing our Economy	Establish a Cabinet Committee on Water Quality chaired by the Taoiseach to coordinate water quality improvements across all sectors	The Cabinet Sub-Committee has met on three occasions with the main focus being the retention of the nitrates derogation which has been secured via a three year extension. In addition, there have been presentations on urban wastewater from Uisce Éireann, and on water quality from the Environmental Protection Agency (EPA).
Growing our Economy	Work with farmers and industry to secure Ireland's nitrates derogation at EU level, by implementing the Nitrates Derogation Renewal Plan in support of retention	The nitrates derogation was extended for an additional 3 years to allow the State time to implement the Habitats and Water Framework Directives assessments. It was voted on by Member States on the 09 December 2025.
Growing our Economy	Continue to support the EIP Farming for Water scheme by increasing funding. This vital scheme improves water quality in priority areas nationally and directly aids farmers with advice, support and resources	Additional budget is being sought and awaiting confirmation of this additional funding for 2026.
Growing our Economy	Enhance collaboration on water testing by improving partnerships between farmers, Teagasc and the EPA in order to uphold water quality	Increased awareness raising, for example, through the Better Farming for Water Campaign led by Teagasc, is being undertaken in the State in relation to water quality but not specifically water testing although water quality data does inform all actions. The EPA continue to make their water quality testing results available on their website. Under the Sixth Nitrates Action Programme there is a clear commitment to increase knowledge transfer and advisory support on issues around water quality and agriculture.
Growing our Economy	Introduce planning guidelines for solar farms and provide certainty in the development of solar energy in agriculture.	An initial scoping process has begun to identify the component factors relevant to the preparation of the National Planning Statement for solar energy development, including any appropriate environmental assessment and public consultation requirements and other relevant European obligations such as the Renewable Energy Directive (RED III), which will determine the timeframe for publication of said guidelines.
Growing our Economy	Ensure that all measures under the Nature Restoration Law (NRL) will be completely voluntary for farmers.	In line with the regulation's provisions and Government commitments, measures will be voluntary for private landowners. Obligations under Nature Restoration Law do not override or undermine existing obligations under the Habitats and Birds Directives or other relevant legislation.
Growing our Economy	Ensure there is adequate farmer representation on the Nature Restoration advisory committee.	This commitment item has been achieved, Farming organisations have been represented on the committee throughout 2025. The committee has met on a monthly basis since December 2024.
Growing our Economy	Progress Ireland's Nature Restoration Plan and ensure restoration actions on State lands.	Engagement with state landowners, including Bord na Móna and Coillte, is progressing to align with the requirements of the Nature Restoration Law.
Growing our Economy	Establish initiatives that will protect our maritime cultural heritage.	The Maritime Regulatory Liaison Group is progressing its work, including where relevant the protection of maritime cultural heritage. A Heritage Ireland 2020 review, including engagement with the Commissioner of Irish Lights on measures to ensure protection of coastal maritime heritage, is reflected in a revised strategy.
Accelerating Housing Supply	Introduce a new, all of government national housing plan to follow Housing for All, underpinned by a multi-annual funding commitment.	The Government's new housing plan Delivering Homes, Building Communities 2025-2030: An Action Plan on Housing Supply and Targeting Homelessness has been developed and published.
Accelerating Housing Supply	Implement the Planning and Development Act 2024.	Commencement of the Act continues to progress in accordance with the Implementation Plan, published in March 2024. It includes the development of the necessary secondary legislation. As of the end of 2025, over 210 sections of the Act have been brought into operation.

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Accelerating Housing Supply	Fully resource the Ministerial Action Plan on Planning resources including the recruitment of additional planning staff to help deliver homes faster.	The occupation of town planner has now been added to the Critical Skills Occupation List in accordance with Action 9 of the Ministerial Action Plan. In support of the planning function within local authorities, 101 planning related posts were approved in October 2023. Further approval for 112 additional posts issued in January 2025 and engagement is ongoing with the local government sector on a third tranche under this programme of planning resources. Additionally, in May 2025, a national recruitment campaign, supported by my Department, was launched to attract graduate planners into Ireland's local authorities in accordance with Action 4 of the Ministerial Action Plan. Almost all posts are currently filled.
Accelerating Housing Supply	Create a regularly updated, public audit of zoned, serviced, and unzoned land, informed by a national land audit, to help plan for 300,000 homes by the end of 2030.	Updating of current geospatial data on local authority residential zonings from county and city development plans has been undertaken by my Department. The data is provided through myplan.ie as the baseline dataset for the audit.
Accelerating Housing Supply	Increase the quantum of zoned and serviced land, to accommodate new homes, through the implementation of a revised National Planning Framework.	The revised National Planning Framework (NPF) was approved by both Houses of the Oireachtas in April 2025. I, as Minister for Housing, Local Government and Heritage, subsequently issued the NPF Implementation: Housing Growth Requirements Guidelines in July 2025, which require planning authorities to update their city and county development plans to reflect the housing requirements of the revised NPF. Planning authorities are now engaging with elected members and all 31 local authorities are at various stages of preparing for, or undertaking, variations to their development plans to increase the amount of zoned land
Accelerating Housing Supply	Continue to implement the Land Value Sharing, Residential Zoned Land Tax and Vacancy taxes, with protections for active farmers, to penalise land hoarding and ensure zoned land is developed.	The Residential Zoned Land Tax (RZLT) annual final maps, published by all 31 local authorities on 31 January 2025, include existing residential, new residential and mixed use zonings. In addition to the c.5,300ha 'new residential' zoned land on the RZLT final maps for 2025, C.1,400ha vacant and idle mixed use zonings are also reflected, which could accommodate residential development. An unquantified amount (minimum 400ha) of greenfield and infill land within 'existing' residential zonings will also be activated by the tax. Data published by the Revenue Commissioners in September 2025 indicates that the declared RZLT liability to date is c.€120 million, with €43 million collected and circa €76 million deferred. Deferral of the tax by the Revenue Commissioners generally reflects ongoing engagement with the planning process and activation of land for housing on the part of the land owners in question, which aligns with the objective of the measure.
Accelerating Housing Supply	Require local authorities to facilitate a pre-planning meeting for every new significant residential, community and infrastructural development above a set threshold, as directed by the Minister.	My Department currently awaits the commencement of the relevant sections of the Planning and Development Act 2024.
Accelerating Housing Supply	Examine and develop a Green City pilot, in line with the Sustainable Development Goals.	A national audit of urban green space and urban tree canopy cover has been carried out in recent months as part of the preparation of a 'National Restoration Plan' as required following the adoption of the Nature Restoration Law in 2024. The development of policies for urban ecosystems as part of this plan will include consideration of specific pilot policies for cities.
Accelerating Housing Supply	Support Uisce Éireann in the delivery of key strategic projects in our cities and regions. Security of water supply is critical to delivering our housing and economic national priorities.	In 2025, €1,704m was allocated to Uisce Éireann. In addition, as part of budget 2025, a €1 billion capital investment was announced by the Minister for Finance, of which Uisce Éireann received €514m as the first instalment in 2025. Further allocations from this €1 billion will be made in the coming years. As part of Budget 2026, €2,250m was allocated to Uisce Éireann. The revised National Development Plan 2026-2030 provides record funding of €12.2 billion for the water sector, of which €11.7 billion will be allocated to Uisce Éireann to support the delivery of large projects and critical infrastructure required to deliver 300,000 new dwellings by 2030.
Accelerating Housing Supply	Introduce statutory timelines for preconnections, water / waste waterand energy connection agreements, to ensure large developments can proceed without delay.	Policy development is ongoing, including engagement with relevant stakeholders.

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Accelerating Housing Supply	Establish a new procedure for large developments above 100 units where a developer can meet local authority planners and Uisce Éireann on site to iron out issues at pre-planning stage.	My Department has commenced discussions with Uisce Éireann before engaging with the local authority sector on the implementation of this commitment.
Accelerating Housing Supply	Invest additional capital in Uisce Éireann to support reaching our new housing targets. We will prioritise water and waste water infrastructure to deliver the capacity to facilitate housing development in our towns and villages.	The revised National Development Plan 2026-2030 provides record funding of €12.2 billion for the water sector, of which €11.7 billion will be allocated to Uisce Éireann to support the delivery of large projects and critical infrastructure required to deliver 300,000 new dwellings by 2030. Of this funding, €2 billion has been allocated to support reaching the Government's targets under the new Housing Plan.
Accelerating Housing Supply	Ensure Uisce Éireann prioritises the delivery of the Small Towns and Villages Programme.	Under the revised National Development Plan (NDP), record funding of €11.7 billion has been allocated to Uisce Éireann. The distribution of this funding will be decided as part of Uisce Éireann's Capital Investment Plan (CIP), which is currently being drafted.
Accelerating Housing Supply	Continue to implement the scheme targeting Waste Water Collection and Treatment needs for villages and settlements without access to public waste water services.	Government increased the funding allocated for the seven projects to €65.2m in November 2025. The local authorities concerned, working with Uisce Éireann, are responsible for their delivery.
Accelerating Housing Supply	Integrate the existing Housing Deliver Groups into a new Strategic Housing & Infrastructure Delivery Office under the Minister for Housing to help coordinate and accelerate home building by unblocking infrastructure delays. This office will also co-ordinate investment in the servicing of zoned lands for homebuilding.	The Housing Activation Office has been established and includes experts seconded from Uisce Éireann, ESB Networks, the National Transport Authority, Transport Infrastructure Ireland and the local government sector, who will support the work of the office. The Housing Activation Office has been actively engaging with all local authorities and relevant infrastructure agencies to identify and address barriers to housing delivery. The first Housing Delivery and Industry Group meetings were held in November 2025. These groups were established to support the work of the office in accelerating housing delivery and ensure public infrastructure keeps pace with housing demand.
Accelerating Housing Supply	Create a new strategic fund to invest in infrastructure, to acquire land, assemble sites, de-risk sites in existing towns and cities to maximise their potential growth.	The details of the fund are currently being finalised and it is expected to be launched in early 2026. In the interim, the Housing Activation Office is engaging with local authorities to identify infrastructure projects required to unlock key housing sites.
Accelerating Housing Supply	Support the development of new transport orientated development towns as necessary, replicating the development of Clonburris and Adamstown.	The Revised National Planning Framework includes provision for strategic planning for up to 6.3 million people by 2040 (the ESRI high migration scenario), which is required to be aligned with strategic planning for Transport Orientated Development (TOD) in and around Ireland's five cities to support the delivery of new sustainable communities at brownfield and greenfield locations along existing or planned high capacity public transport corridors. The new Government housing action plan Delivering Homes, Building Communities will establish a New Urban Communities Taskforce with representation from key stakeholders, including Government departments, the Land Development Agency, and regional and local authorities. The Taskforce will build upon the work undertaken by the Housing for All Transport Orientated Development Working Group and provide a dedicated focus to the identification of locations for the delivery of housing growth at scale. The Taskforce will work with the newly established Housing Activation Office and infrastructure providers to evaluate and prioritise the infrastructural needs of these areas. The recommendations of the Taskforce will assist Government in prioritising infrastructure investment to achieve the scale of housing delivery required.
Accelerating Housing Supply	Continue and expand URDF investments in projects to regenerate the public realm. Include all towns with a population over 10,000 in the designation of 'key towns' and ensure towns which fall slightly below the population thresholds are considered for applications under this Fund.	As set out in Delivering Homes, Building Communities, the initial €2 billion allocation to the Urban Regeneration and Development Fund (URDF) has been extended by a further €500 million to 2030 under the updated National Development Plan. The detailed arrangements for the implementation of this additional funding stream are currently under development following the completion of the National Development Plan Review process. Further details should issue to the local authorities in the coming weeks

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Accelerating Housing Supply	Introduce a single stage approval process for all standardised Social Housing and affordable housing projects.	An Internal Working Group and Steering Group was established to work on a revised approval process and in July 2025 Cabinet approved a single submission approval process for social housing projects up to the value of €200 million. A suite of guidance documents have been prepared to support local authorities and Approved Housing Bodies in transitioning from the existing 4-Stage approval process to this new single approval process.
Accelerating Housing Supply	Ensure State policies support the collaborative development of standard house and apartment types to drive efficiency, reduce costs and support viability.	The Public Housing Delivery using Modern Methods of Construction Group, formed to support public housing delivery bodies in achieving the 25% Modern Methods of Construction target in the Programme for Government, held a series of design standardisation workshop throughout 2025 and reported to the October meeting of the Secretary General's Industry Capability Working Group. A Standardised Design Approaches Study was also published in October 2025. Separately, in July 2025, I announced my intention to mandate use of the Design Manual for Quality Housing and Employer's Requirements for a standardised design approach to social housing delivery.
Accelerating Housing Supply	Establish a Central Housing Construction Supply Unit in the Department of Housing to coordinate, monitor and track all major public sector construction projects to ensure accelerated delivery.	Under Delivering Homes Building Communities, Government has committed to improve viability across the public and private sectors by tackling baseline costs in housing development and systematically examining wider input costs to enable further reductions and efficiencies. A Housing Activation Office has been established within my Department to identify and remove blockages so land can be activated and homes can be built without delay. Details of social and affordable delivery are monitored and published at https://www.gov.ie/en/department-of-housing-local-government-and-heritage/press-releases/latest-social-and-affordable-housing-delivery-statistics-show-42-quarterly-increase-in-new-build-social-homes/
Accelerating Housing Supply	Establish Land Activation Units in each Local Authority.	A number of measures have already been implemented to increase land availability, such as the implementation of the Residential Zoned Land Tax, establishing the Housing Activation Office, updated National Planning Framework and local authorities reviewing Development Plans, use of Compulsory Purchase Orders and increased funding for utility providers.
Accelerating Housing Supply	Create a Land Price Register.	This commitment is under ongoing consideration and is to be advanced by the Central Statistics Office.
Accelerating Housing Supply	Work with the EU Commission to revise State Aid rules to provide a new investment platform for affordable and sustainable housing.	My Department has engaged fully with the European Commission's Housing Taskforce throughout the consultation process for the European Affordable Housing Plan, and set out where the EU can be most effective in its support to enable increased and accelerated housing supply. The Commission published the European Affordable Housing Plan in December 2025. As part of the plan, the Commission has revised its state aid rules to support affordable housing projects, giving flexibility to Member States based on local market conditions. The Commission is also developing a new Pan-European Investment Platform for affordable and sustainable housing. The Platform will support collaboration between public authorities and private investors to scale up investment in housing supply across the EU.
Accelerating Housing Supply	Leverage state capital investment to promote MMC and set binding targets for MMC use in at least 25% of all Statebacked housing.	Meetings of the Public Housing Delivery using Modern Methods of Construction (MMC) Group have been held monthly since January 2025. MMC data sources, procurement, design standardisation are discussed regularly and progress has been made on implementating a data collection and reporting tool to demonstrate levels of MMC adoption in State-backed housing.
Accelerating Housing Supply	Increase the LDA housing delivery targets up to 2030.	Delivering Homes, Building Communities will support access to an average of 15,000 Starter Homes supports annually to 2030, while working to secure more enduring solutions to starter home viability and affordability. Local authorities are currently working on developing their Housing Action Plans, following which the breakdown of targets will be finalised.
Accelerating Housing Supply	Strengthen the LDA's CPO powers.	The Government has committed to introducing a new Compulsory Purchase Order Bill with streamlined and strengthened CPO powers to activate under-utilised land for home building. Prior to this bill being introduced, a review will be conducted by the Department of Justice. Once this review has been completed, the appropriateness of granting additional CPO powers to the LDA will be considered.

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Accelerating Housing Supply	Accelerate the transfer of under-utilised state lands appropriate for residential development to the LDA.	The Report on Relevant Public Lands 2025 was published in April 2025 and is available at the following link: https://lda.ie/public-lands/report-on-relevant-lands This report includes most sites identified in the 1st report, and along with new sites in new towns under consideration, identifies a total of 102 parcels of land as having potential to deliver housing-led development of between 11,000 to 71,000 homes. Engagement with site owners to consider whether further sites should be agreed for transfer to the LDA is nearing completion.
Accelerating Housing Supply	Streamline the consent and approval process for the LDA.	A streamlined consent and approval process has been agreed between the stakeholder Ministers and the LDA. This will be reflected in an updated Shareholders Letter of Expectation in January 2026.
Accelerating Housing Supply	Mandate the LDA to work with developers approved under the Croí Cónaithe Cities scheme to provide a cost rental back stop for such developments to increase viability of apartments for sale.	In line with the following Programme for Government commitment "Introduce Cost Rental backstops, allowing local authorities and the LDA to reduce financial risk", no formal or mandated backstop is being put in place but rather consideration on a case by case basis, where necessary.
Accelerating Housing Supply	Introduce Cost Rental backstops, allowing local authorities and the LDA to reduce financial risk.	The remit of the LDA was reviewed by Government in June 2025 and expansion was agreed. The LDA will work with local authorities to build sustainable communities and promote tenure diversity with each site being considered on its merits. No formal or mandated backstop is therefore being put in place but rather consideration on a case by case basis, where necessary.
Accelerating Housing Supply	Launch a new, comprehensive Starter Home programme across the public, private and AHB sector, which promotes home ownership and secures long-term rental tenures for young people and fresh start applicants.	Work is ongoing to finalise plans for a national campaign to promote the starter homes programme. An application for funding to support the starter homes campaign has been secured through Government's investment fund. The Starter Homes communications campaign will raise awareness of Government's work in promoting affordable homeownership across Ireland, to help first-time buyer's access affordable, quality housing. The campaign will also focus on increasing awareness of affordable housing and driving engagement across digital and traditional advertising channels. Target audiences include young professionals, couples, and small families seeking affordable, entry-level homes in cities and towns throughout Ireland. A communication working group has been set up to monitor the progress and membership of this group includes key housing stakeholders.
Accelerating Housing Supply	Support and deliver an average of 15,000 starter homes per year, driven by an expanded First Home Scheme, the Help to Buy support, in addition to other schemes.	Under Delivering Homes, Building Communities 2025-2030, the new Starter Homes Programme will deliver an average of 15,000 affordable housing supports annually to 2030. This will be enabled under the plan by an expanded remit for the Land Development Agency, and the extension of the First Home and Help to Buy Schemes to 2030. Also, in order to further drive the delivery of affordable housing, local authorities will shortly commence the preparation of new Housing Delivery Action Plans (HDAP's), to be completed and published by them in 2026. These HDAP's will set out how the delivery required under the plan will be implemented within each local authority area, taking into account local affordable housing requirements. Quarterly housing delivery reports will continue to be published on my Department's website, tracking the progress of each local authority's affordable delivery output.
Accelerating Housing Supply	Work with the banks to expand the First Home scheme to first time buyers of second-hand homes.	The new housing plan, Delivering Homes, Building Communities, includes a priority action to engage with the pillar banks and the First Home Scheme to develop a support for first-time buyers seeking to purchase and renovate derelict or long-term vacant properties and continue to examine a broader expansion of the scheme to secondhand homes more widely. As the Minister for Housing, I have requested that the First Home Scheme should undertake the required analytical and technical work to examine the potential for such an expansion and the matter is under consideration. Any decision to extend the scheme would require the agreement of the shareholders.
Accelerating Housing Supply	Extend the scheme to 2030.	In May 2025, Cabinet agreed to an additional commitment of the First Home Scheme extending the Scheme to June 2027, which will serve as a phased approach to this commitment.

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Accelerating Housing Supply	Increase the First Home scheme targets in keeping with the increase in starter home targets.	As outlined in the new housing plan, Delivering Homes, Building Communities, Government will support access to an average of 15,000 Starter Homes supports annually to 2030, while working to secure more enduring solutions to starter home viability and affordability. Local authorities are currently working on developing their Housing Action Plans. Following this, the breakdown of targets will be finalised.
Accelerating Housing Supply	Repurpose the Local Authority Affordable Purchase Scheme to become part of the Starter Home programme to enhance uptake.	The Starter Home Purchase Scheme (formerly the Local Authority Affordable Purchase Scheme) forms part of the new Starter Homes Programme, which will deliver an average of 15,000 affordable housing supports annually to 2030. In 2025, Affordable Housing Fund approval was given for 47 projects across 17 local authorities, with the potential to deliver over 2,100 affordable purchase homes and cost rental homes by the end of 2028. My Department, the Housing Agency and the Housing Delivery Co-ordination Office of the Local Government Management Association continue to be available to assist local authorities in relation to ongoing development of their affordable housing delivery programmes.
Accelerating Housing Supply	Increase the geographic spread of Starter Home Schemes by collaborating with local authorities to expand affordable purchase options in all counties.	Overall, local authorities have received funding approval of almost €614m from the Affordable Housing Fund (AHF) to support the delivery of more than 6,800 affordable purchase and cost rental homes across 23 local authorities. In 2025, Affordable Housing Fund approval was given for 47 projects across 17 local authorities, with the potential to deliver over 2,100 affordable purchase homes and cost rental homes by the end of 2028. My Department, the Housing Agency and Housing Delivery Co-ordination Office of the Local Government Management Association continue to be available to assist local authorities in relation to ongoing development of their affordable housing delivery programmes. In order to further drive the delivery of affordable housing under the new plan, local authorities will shortly commence the preparation of new Housing Delivery Action Plans (HDAP's), for review by my Department, setting out how the Starter Homes Programme will be implemented within their area. These plans will be completed and published by the local authorities in 2026.
Accelerating Housing Supply	Create a new central national administration point for the scheme.	A paper with proposed options for the creation of a new national administration point for the Local Authority Home Loan and Local Authority Purchase and Renovation Loan has been drafted and is in the process of being finalised.
Accelerating Housing Supply	Ensure the maximum loan values align with current house prices, keeping the scheme accessible.	A review of house price and income limits is under consideration.
Accelerating Housing Supply	Examine the expansion of the Local Authority Home Loan to allow a separated or divorced person to buy the full mortgage on a home.	This commitment is currently being examined.
Accelerating Housing Supply	Examine how the Local Authority Home Loan could support non-bank lender mortgage holders.	This commitment is currently being examined.
Accelerating Housing Supply	Continue the Croí Cónaithe Cities scheme to support the construction of apartments for owner occupiers.	Six proposals were approved for funding under this scheme in 2025. A 4th Call for Expressions of Interest was undertaken in Q3 2025.
Accelerating Housing Supply	Maintain the Owner Occupier Guarantee in planning regulations for houses and duplexes and keep the stamp duty surcharges under review to ensure they prohibit bulk purchases.	Monitoring and reporting in relation to the number of residential units granted permission with conditions restricting bulk is continuing, with statistics on permissions granted in 2025 being compiled for publication shortly.
Accelerating Housing Supply	Continue to roll out the largest social housing programme in the history of the State, building on average 12,000 new social homes per annum, with local authorities playing a key role in the delivery of this goal.	A number of Programme for Government commitments are underway to increase new build social housing delivery. In the first nine months of 2025, 3,146 new build social homes were delivered. The Q3 2025 Social Housing Construction Status Report states that there were 25,848 social homes at various stages of design and construction at the end of September 2025.
Accelerating Housing Supply	Conclude the review of the Approved Housing Body (AHB) sector to ensure economies of scale are achieved and delivery expertise is enhanced for these strategic delivery partners.	The Approved Housing Body (AHB) Strategic Forum concluded its work in 2025 and the Report of the Approved Housing Body Strategic Forum was published in November 2025. The report presents a vision for the evolution of the sector, underpinned by a roadmap of eight interlinked policy development reform recommendations that would enhance the positive impact of AHBs, address immediate sectoral challenges and support the transformation towards a more resilient, effective and efficient sector.

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Accelerating Housing Supply	Focus local authorities and AHBs on reformed delivery models in achieving new targets and restrict the ability of local authorities or Approved Housing Bodies (AHBs) to bulk purchase developments at the end of the construction process.	The City & County Management Association is currently leading on a dedicated working group focused on determining what additional local authority staffing resources may be required to deliver on social and affordable new build housing delivery targets to 2030 and increase direct build delivery. In addition, the recently published the Report of the Approved Housing Body Strategic Forum which recommends a reorientation of the AHB Sector to ensure alignment with more directive, national and local housing strategies and delivery plans. This recommendation proposes a transition to a more prescriptive approach where my department, in conjunction with the local authorities, issues detailed 'Calls for Proposals' based on more prescriptive national and local housing strategies. This approach would streamline approvals, enhance value for money, and drive organisational changes across the sector.
Accelerating Housing Supply	Require local authorities to provide tenant names to AHBs before project completion for quicker move-ins.	The new national housing plan, Building Homes, Delivery Communities, commits to reviewing the City & County Management Association Code of Practice - Approved Housing Body (AHB) Allocation Process (the Code). A Working Group, including local authority and AHB representatives, has been established by my Department to examine the Code and its implementation. As part of the work of this Working Group, it will examine how the Code can expedite the nomination process to avoid unnecessary vacancies in social housing. The first meeting of the Working Group was held in November 2025 with the review of the Code of Practice scheduled for completion by the second half of 2026 with arrangements for its implementation also in place at that time.
Accelerating Housing Supply	Introduce a new voids programme, implement long term strategic reforms and mandate local authorities to establish voids frameworks to improve the turnaround of vacant social housing units.	My Department is working, in line with Programme for Government commitments, to introduce a new voids programme. The new voids programme will renew the emphasis on prompt turnaround and re-letting of vacant units by focusing only on those works necessary to comply with the Housing (Standards for Rented Houses) Regulations 2019. Non-essential works should be carried out under each local authority's planned maintenance programme informed by stock condition surveys, whereby all housing components are on an inspection, repair and replacement cycle. The approach being developed is necessary to ensure a strategic approach to managing and maintaining housing stock, informed by stock condition surveys, is in place, and vacancies are turned around quickly. The development of the programme will continue in 2026.
Accelerating Housing Supply	Reaffirm our commitment to the Lisbon Declaration, and work towards ending homelessness by 2030.	This commitment is reaffirmed in the new housing plan Building Homes, Delivering Communities.
Accelerating Housing Supply	Provide emergency accommodation for everyone who needs it with special supports for children impacted by homelessness.	Budget 2026 provides an allocation of €513.5m to provide homeless emergency accommodation and supports. Capital funding of €50m has been allocated to support the provision and maintenance of quality emergency and transitional accommodation. Building Homes, Delivering Communities commits to the development of a Child and Family Homelessness Action Plan. This plan will put in place enhanced supports for children accessing emergency accommodation. My Department is working with the Department of the Taoiseach to develop this plan.
Accelerating Housing Supply	Ensure a holistic, cross departmental approach to homelessness prevention.	Building Homes, Delivering Communities commits to the development of a Homelessness Prevention Framework. Work is underway to establish a Steering Group to drive the development of this framework.
Accelerating Housing Supply	Create 2,000 Housing First tenancies to help eliminate long term homelessness.	Housing First data is published in my Department's Homeless Quarterly Progress Reports. These reports show that over 1,037 tenancies were created under the current plan up to the end of Q3 2025 and that 1,030 individuals were in a Housing First tenancy. Building Homes, Delivering Communities reaffirms the Programme for Government commitment to create 2,000 tenancies to 2030.
Accelerating Housing Supply	Require local authorities to prioritise the leasing of one-bedroom units, addressing the immediate needs of single households.	Long Term Leasing has been phased out with effect from end December 2025, in accordance with longstanding Government policy as articulated in the previous housing plan, Housing for All. Therefore, this commitment will be advanced through alternative leasing schemes such as Short Term Leasing and Repair & Lease.
Accelerating Housing Supply	Focus social housing allocations on getting families out of long-term homelessness.	Building Homes, Delivering Communities commits to ensuring that sufficient allocations of social housing are being made to reduce long-term family homelessness. The plan commits to a review of local authority allocation schemes with a focus on the number of allocations being made to families in emergency accommodation

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Accelerating Housing Supply	Continue the Social Housing Tenant in Situ Programme to prevent homelessness, with annual targets and budgets assigned for each local authority.	A targeted social housing acquisitions programme continues to be an essential part of the policy response to the challenges in the housing market – to this end, some €375 million has been allocated to the 2025 Social Housing Second-Hand Acquisitions Programme. Local authorities were provided with individual allocations and delegated sanction to progress acquisitions without the approval of my Department, where these were progressed within the requirements of the Department Circular and for Tenancy Sustainment (Tenant in Situ); exits from homeless services; persons with a disability and older persons requiring urgent housing responses; and Buy and Renew acquisitions that tackle vacancy and dereliction. The current positions this year from the original €325 million allocation is as follows: Acquisitions Reported by Local Authorities to date: 720 Amount Drawn Down from Department to date: Circa €268 million
Accelerating Housing Supply	Fully implement the Youth Homelessness strategy.	The Youth Homelessness Strategy will come to an end in December 2025. 'Building Homes, Delivering Communities' commits to a continued focus on youth homelessness. A Youth Homelessness subgroup will be established under the National Homeless Action Committee in 2026.
Accelerating Housing Supply	Reform the 1988 Housing Act.	Following a consultation process and internal legal advice, Heads of Bill are well developed and engagement with the Attorney General's Office is underway.
Accelerating Housing Supply	Implement the revised Housing Adaptation Grant limits and eligibility criteria.	The total funding drawn down by local authorities will be available on my Department's website in early 2026.
Accelerating Housing Supply	Ensure full draw down of Traveller accommodation funds.	The full spend of the 2025 allocation was achieved by year end.
Accelerating Housing Supply	Build more cost rental units through the LDA, local authorities and Cost Rental Equity Loan funding to AHBs, embedding cost rental as a category of tenure on a permanent basis.	The approval of Cost Rental Equity Loan AHB projects, and consequent delivery of units under the Cost Rental Equity Loan has been significant and continuous throughout 2025, whereby targets have been exceeded with more homes delivered and projects approved than any year previous. To further secure their Project Tosaigh Cost Rental pipeline, the LDA relaunched the Expression of Interest process for Project Tosaigh Phase 1 in June 2025 for uncommenced, higher density and apartment schemes in Dublin and the regional cities. In addition, a further mini-tender has been undertaken under Project Tosaigh Phase II, the homebuilder partnership framework.
Accelerating Housing Supply	Keep the income criteria for cost rental under review to ensure sufficient cohorts of tenants qualify for the scheme.	My Department continues to monitor the income criteria for cost rental tenancies, including the net household income limits, and may amend the relevant secondary legislation as is judged appropriate.
Accelerating Housing Supply	Continue the Secure Tenancy Affordable Rental investment (STAR) scheme to support affordable rents while reviewing its criteria, to ensure greater take up by the private development sector.	Approvals under the Secure Tenancy Affordable Rental investment (STAR) scheme continue on an ongoing basis, with funding for the delivery of 2,422 cost rental homes approved to date. A revised contract for the STAR Scheme, which addresses issues raised by industry stakeholders relating to the technical accounting treatment of STAR funding, was published in November 2025.
Accelerating Housing Supply	Protect Renters and Landlords from abusive practices by: * Establishing a Rent Price register. * Enhancing the enforcement powers of the Residential Tenancies Board (RTB) and establishing statutory timelines for dealing with complaints.	On 14 October 2025, Government approved the General Scheme of the Residential Tenancies (Amendment) (No. 2) Bill 2025, which is now the subject of priority drafting by the Office of Parliamentary Council and pre legislative scrutiny by the Joint Oireachtas Committee on Housing, Local Government and Heritage. The Bill will amend the current system of rent controls and provide new measures to protect tenants, including stronger security of tenure, to come into effect for new tenancies created on or after 1 March 2026. The impending Bill is informed by a review of the Rent Pressure Zones (RPZs) carried out by the Housing Agency, as requested by my Department. The Bill, which is expected to be published as soon as possible in Q1 2026, also aims to enhance the implementation and enforcement of the Residential Tenancies Acts 2004 to 2025 and the outcomes thereunder, including by providing for the publication of a rent prices in compliance with data protection and privacy legislation.

Heading	Commitment	Status
Accelerating Housing Supply	Continue to review the effectiveness of the Rent Pressure Zones.	On 10 June 2025, the Government approved policy measures to enhance rent controls and tenancy protections. From 20 June 2025, taking account of a review by the Housing Agency of the Rent Pressure Zone legislation (April 2025), the Residential Tenancies (Amendment) Act 2025 extended the operation of Rent Pressure Zones until 28 February 2026 and expanded their application to cover the entire country. On 14 October 2025, the Government approved the General Scheme of the Residential Tenancies (Amendment) (No. 2) Bill 2025, which is now the subject of priority drafting by the Office of Parliamentary Council and pre legislative scrutiny by the Joint Oireachtas Committee on Housing, Local Government and Heritage. The Bill will amend the current system of rent controls and provide new measures to protect tenants, including stronger security of tenure, to come into effect for new tenancies created on or after 1 March 2026
Accelerating Housing Supply	Earmark certain cost rental units for key local workers.	The Housing (Miscellaneous Provisions) Act 2024 included new provisions related to the Cost Rental sector which are likely to improve access for certain cohorts, including those who may be categorised as key workers. As part of this, on 02 July 2025, under the provisions of this Act, I made the Affordable Housing Act 2021 (Cost Rental Allocation Plan) Regulations 2025. These regulations allow for Cost Rental landlords to employ Allocation Plans which may prioritise particular homes for those with a link to an area through residence, employment, or children's education. This will support people to live and work in their local area.
Accelerating Housing Supply	Extend the vacancy and dereliction refurbishment grants to 2030, continuing to review the grant levels and expand targets in line with an increase in housing targets.	A memo was brought to Cabinet for decision in December 2025 to approve continuance of the grant to 2030, with 20,000 vacant and derelict properties to be brought back into use, supported by the grant.
Accelerating Housing Supply	Ensure that every local authority has an expanded vacant property team in place to help bring vacant properties back into use.	Following the review carried out on the grant in 2024, a recommendation was made that additional funding be provided to local authorities to support their administration of the Vacant Property Refurbishment Grant. In December 2025, cabinet approved the recommendation for additional funding to be provided to local authorities.
Accelerating Housing Supply	Improve the administration of the vacancy and dereliction grants.	On 16 December 2025, Government approved additional funding of up to €100,000 for local authorities to support their administration of the Vacant Property Refurbishment Grant.
Accelerating Housing Supply	Continue the Local Authority Home Loan bridging finance to support the use of the vacancy and dereliction grant.	Local Authority Purchase and Renovation Loan is being continued to support the purchase and renovation of vacant and derelict properties.
Accelerating Housing Supply	Streamline and update legislation governing CPO powers and derelict sites.	A Department of Housing, Local Government and Heritage-County and City Management Association Working Group has been established on the Derelict Sites Act and will identify appropriate legislative changes to improve the operation of the Derelict Sites Act by local authorities.
Accelerating Housing Supply	Ensure local authorities update, implement and enforce their derelict sites register.	As announced in Budget 2026 and set out in the new housing plan, Delivering Homes, Building Communities, a new Derelict Property Tax which will be collected by the Revenue Commissioners. This will replace the Derelict Sites Levy currently operated by the local authorities under the Derelict Sites Act 1990. The Derelict Property Tax will be legislated for in 2026, alongside a review of the Derelict Sites Act and a scoping exercise to identify derelict properties in each local authority.
Accelerating Housing Supply	Roll out the new special Local Authority Mortgage for vacant properties.	Local Authority Purchase and Renovation loan is being continued to support the purchase and renovation of vacant and derelict properties.
Accelerating Housing Supply	Create an 'Above the Shop' living refurbishment grant by topping up the vacant and derelict refurbishment grant. This will help make spaces above retail premises liveable.	A memo was brought to Cabinet in December 2025 to approve the introduction of a specific "Above the Shop" Grant. A grant of €95,000 will be available where one residential unit is created above a commercial premises, an additional top-up of €20,000 will be made available where two units are created and an additional €40,000 on the grant of €95,000 where three or more units are created above a commercial ground floor premises. In addition an Expert Advice Grant of up to €5,000 will be made available to owners of such properties considering such conversions/ refurbishments. Both grants will be operational by the end of Q1 2026.
Accelerating Housing Supply	Introduce further 'Above the Shop' living incentives through a commercial rates reduction pilot scheme.	The delivery of this commitment will be satisfied when guidance is prepared and issued to the sector as to how they might use the existing provisions in relation to waiver and abatement to support "Above the Shop" living. All decisions in respect of commercial rates are a matter for the elected members of individual local authorities.

Heading	Commitment	Status
Accelerating Housing Supply	Continue the Repair and Lease and Buy and Renew Schemes for five more years, targeting 1,000 additional homes annually by building on best practice as demonstrated by Waterford City and County Council.	The Buy and Renew Scheme is being expanded from 2026, with the specific details at an advanced stage and expected to rollout to local authorities in Q1 2026. The proposals to ramp up the Repair and Lease Scheme are in development.
Accelerating Housing Supply	Introduce a cost rental version of the Repair and Lease scheme on a pilot basis.	This is aimed both at tackling vacancy and dereliction and providing affordable housing. The new housing plan, Delivering Homes, Building Communities, contains a commitment to develop a pathfinder project for an affordable rental version of the repair and lease scheme. My Department is working with local authorities to develop a viable scheme to achieve these aims.
Accelerating Housing Supply	Ensure existing water and waste water connections for vacant and derelict properties are credited in the calculation of new connection charges levied, to derisk the cost of bringing properties back into productive residential use.	My Department has commenced discussions with Uisce Éireann on the implementation of this commitment.
Accelerating Housing Supply	Establish a Buildings Standards Regulatory Authority to strengthen the oversight role of the State in respect of the design and construction of buildings.	The drafting of the General Scheme to establish the Building Standards Regulatory Authority progressed throughout 2025. In parallel with the enactment of primary legislation, my Department is also drafting legislation under the Local Government Services (Corporate Bodies) Act, 1971 to establish a body to be known as the Building Standards Agency. This corporate body will transition to the Building Standards Regulatory Authority ultimately established under primary legislation. My Department is engaging with the County and City Management Association and Dublin City Council on how the transition from the current structures to the new structures will be implemented as efficiently and effectively as possible while ensuring the continuity of services during the transitional period.
Accelerating Housing Supply	Continue to implement an interim remediation scheme for defective apartments.	As of the end of November 2025, 231 applications to the Interim Remediation Scheme have been validated, having met the required eligibility criteria. These applications represent 21,228 residential units, with circa 78% in the Dublin region. With reference to the scheme's eight phases of applicant engagement, 226 of the validated applications have advanced to Phase 2/3 and two of the pathfinder projects have successfully advanced to Phase 4. One of the pathfinder projects has successfully advanced to Phase 6.
Accelerating Housing Supply	Roll out Retrospective Payment pathfinders	Application documentation for the retrospective pathfinder project was sent to eight Owner Management Companies with the extended due date of 02 May 2025 agreed. The Housing Agency is reviewing the documentation received.
Accelerating Housing Supply	Legislate and implement a comprehensive remediation scheme including retrospective payments for defective apartments.	The General Scheme of the Bill has undergone pre-legislative scrutiny in the Dáil.
Accelerating Housing Supply	Continue to implement the Defective Concrete Block Scheme.	The implementation of the Defective Concrete Blocks Scheme continues. Over 3,000 homes are currently at various stages within the scheme and 326 have completed remediation in full.
Accelerating Housing Supply	Undertake the planned review of the scheme.	The legislation mandates a review of the scheme within 3 years of the Act's commencement, that is by July 2026.
Accelerating Housing Supply	In line with legislation, expand the scheme to counties impacted by the issue.	Parts of the administrative area of Fingal County Council and Wexford County Council are due to be admitted to the scheme in Q1 2026.
Accelerating Housing Supply	Extend eligibility for the Pyrite remediation scheme to include homes with damage category rating of 1 with progression.	The Pyrite Resolution Board's proposal to allow certain additional homes (likely to be approximately 200 in total) damaged by pyrite to apply for inclusion in the scheme prior to its discontinuance is currently being considered.
Accelerating Housing Supply	Move responsibility for the Multi-Unit Development Acts to the Department of Housing to streamline support for owners' management companies and improve oversight.	A timeline for the transfer of functions from the Department of Justice, Home Affairs and Migration is being advanced and engagement between our departments is ongoing to ensure this happens in a well-managed and efficient manner.
Accelerating Housing Supply	Establish a unit in the Housing Agency to regulate owners' management companies to ensure effective governance.	As part of the transfer, my Department will consider any resources required to enable the work, within my Department and the Housing Agency.
Accelerating Housing Supply	Mandate local authorities to find suitable sites for housing specifically designed for older adults, ensuring accessible options within local communities.	This commitment is now included in the new Housing Plan, Delivering Homes, Building Communities and also supported by the Department developed Housing Site Selection Tool (ASSIST) mapping solution for local authorities to support informed decision making in identifying suitable sites for housing for older people located in areas that will meet their service needs.

Heading	Commitment	Status
Accelerating Housing Supply	Simplify and make it easier to convert houses into separate living spaces, allowing older adults to continue living in familiar surroundings while adapting to changing needs.	This commitment is under active consideration.
Accelerating Housing Supply	Examine the requirement for exempted development to the rear of a dwelling to be physically attached to the main dwelling house.	New draft Exempted Development Regulations, which will be implemented on a phased basis, by theme, with the exemptions relating to domestic dwellings, will be prioritised in 2026. When completed, the new draft Exempted Development regulations are subject to Environmental consideration, before being laid before the Houses of the Oireachtas. This will also necessitate engagement with the Joint Oireachtas Committee for Housing, Local Government and Heritage. It is intended that new regulations under the Act of 2024 will be signed into law in tandem with the commencement of Part 2 and Part 4 of the Act of 2024 and the updated exempted development provisions will form part of the new regulations.
Accelerating Housing Supply	Review and Standardise the Older Persons Housing Financial Contribution Scheme.	This commitment is now included in the new national Housing Plan, Delivering Homes, Building Communities, and will be commenced under an action plan.
Accelerating Housing Supply	Support AHBs in developing and managing senior housing with onsite support services, fostering safe, supportive communities.	My Department is supporting a Housing with Supports Pilot Scheme which has completed construction and will be subject to further evaluation.
Accelerating Housing Supply	Continue to support one-off, rural housing.	Rural housing continues to be an important component of new housing delivery. The Revised National Planning Framework provides that people who are an intrinsic part of the rural community, on the basis of an economic or social need, should be facilitated in all rural areas. Section 25 of the Planning and Development Act 2024 provides for the issuing of a new form of planning policy and guidance known as a National Planning Statement. The Government's new Housing Plan, Delivering Homes, Building Communities contains an action relating to the publication of a National Planning Statement relating to rural housing in the second half of 2026 to provide clarity and consistency within the planning system. This National Planning Statement will replace the current Ministerial Guidelines on rural housing, which were issued in 2005.
Accelerating Housing Supply and Thriving Communities	Continue to support one-off self-builds through the Help to Buy Scheme and the First Home Scheme.	In September 2023, the First Home Scheme introduced a Self-Build product which supports eligible self-builders to build their first home on their own site anywhere in the Republic of Ireland. Since it was introduced to end Q3 2025, 161 customers have been approved under this First Home Scheme product. It should be noted that the Help to Buy Scheme falls under the remit of the Department of Finance.
Accelerating Housing Supply	Ensure each Local Authority develops serviced sites to facilitate the construction of 3-10 housing units, within at least three towns and villages in their administrative area, on an annual basis via the Ready to Build Scheme.	Engagement is ongoing with local authorities in relation to identifying suitable sites under the Ready to Build Scheme.
Accelerating Housing Supply	Support group water schemes and private well grants.	Funding of over €180m is being used to progress over 550 projects across the country.
Accelerating Housing Supply	Review planning and transport guidelines for national secondary roads to facilitate housing, community and industrial development.	Following the commencement of Chapter 3 of the Planning and Development Act 2024 in October 2025, my Department will be reviewing existing guidelines with the intention of replacing them with National Planning Statements. The timing of the issuing of new National Planning Statements will be based on Government priorities. The existing Spatial Planning and National Roads Guidelines (2012) will form part of this review. Until existing guidelines issued under section 28 of the 2000 Act are replaced or revoked, they remain in effect.
Accelerating Housing Supply	Protect and expand the Vacant and Derelict refurbishment grant scheme.	On 16 December 2025, Government approved the continuation of the Vacant Property Refurbishment Grant to 2030. 20,000 properties will be brought into use as homes supported by the grant as set out as an action in the new national housing plan, Delivering Homes, Building Communities.
Protecting our environment	Implement new regulations to encourage the use of timber in new building projects, supporting sustainable building materials.	The work of the Timber in Construction Steering Group and its five thematic working groups has now concluded with the final report of the Steering Group and the report from Thematic Group 2 "Recommendations for a National Technical Specification for Mass-Engineered Timber" to be published shortly.

Heading	Commitment	Status
Protecting our environment	Prioritise the publication of Wind Energy Development guidelines, having regard to international best practice and standards	My Department is currently undertaking a focused review of the 2006 Wind Energy Development Guidelines which will inform a new National Planning Statement on Wind Energy under the new Planning and Development Act 2024. In line with EU Directive requirements, a Strategic Environmental Assessment is being carried out on the draft National Planning Statement as part of the review process. In this regard, my Department intends to undertake a public consultation on updated draft Guidelines as part of the Strategic Environmental Assessment process whereby all interested parties will have an opportunity to submit observations on the draft National Planning Statement. Finalised National Planning Statements will be prepared following detailed analysis and consideration of the submissions received during the consultation phase. My Department is working towards concluding the finalisation of the National Planning Statement having regard to the intended public consultation and the impact of associated reforms and reviews including the revision of the National Planning Framework. The current 2006 Wind Energy Development Guidelines remain in force, pending the finalisation of the review.
Protecting our environment	Utilise the new Planning Act to fast-track developments.	The Planning and Development Act 2024 introduces a range of measures to streamline the planning process. The Planning and Development Act 2024 introduces statutory time periods for decision making for An Coimisiún Pleanála (An Coimisiún) for the first time. The headline time periods for An Coimisiún will range from 18 weeks for appeals of decisions of planning authorities to 48 weeks for larger-scale Strategic Infrastructure Developments. The varying timelines reflect the differing complexities of applications dealt with by An Coimisiún. The Planning and Development Act 2024 also makes important reforms in relation to Judicial Review and introduces a new procedure to deal with “spurious” planning submissions and appeals, set out at Section 588.
Protecting our environment	Ensure the managed development of solar energy and battery power through the development of national planning guidelines.	The Programme for Government 2025 reaffirms Ireland’s ambitious targets of 8 GW of solar capacity connected to the grid by 2030, to assist with meeting the requirement of 80% of electricity demand supplied by renewables. Solar energy is a growing source of electricity with circa 2.1 GW of solar power capacity currently installed in Ireland, however further solar capacity is required for Ireland to meet its domestic and international targets. For this reason, my Department will prepare a new National Planning Statement on Solar Energy under the new Planning and Development Act 2024. My Department has begun an initial scoping process to identify the component factors relevant to the preparation of the National Planning Statement for solar energy development, including any appropriate environmental assessment and public consultation requirements and other relevant European obligations such as the Renewable Energy Directive (RED III), which will determine the timeframe for publication of said guidelines. This scoping process remains at an early stage but I am satisfied that the existing and evolving planning system, supported by Government policy more generally, provides a sufficiently robust policy and legislative framework to facilitate the rollout of solar energy development in a sustainable manner and to assist with meeting our renewable electricity requirements while balancing the perspectives of local communities and allowing for public and stakeholder engagement.
Protecting our environment	Ensure a policy is put in place to streamline repowering and life extension of existing onshore wind farms that are nearing end of life.	My Department is currently undertaking a focused review of the 2006 Wind Energy Development Guidelines which will inform a new National Planning Statement on Wind Energy under the new Planning and Development Act 2024. In line with EU Directive requirements, a Strategic Environmental Assessment is being carried out on the draft National Planning Statement as part of the review process. In this regard, my Department intends to undertake a public consultation on updated draft Guidelines as part of the Strategic Environmental Assessment process whereby all interested parties will have an opportunity to submit observations on the draft National Planning Statement. Finalised National Planning Statements will be prepared following detailed analysis and consideration of the submissions received during the consultation phase.
Protecting our environment	Mandate local authorities to expand and promote biodiversity and support urban ecosystems.	The National Parks and Wildlife Service (NPWS) support local authority biodiversity officers in implementing actions in the 4th National Biodiversity Action Plan through the Local Biodiversity Action Fund. Over 230 projects were completed in 2025 and a call for proposals for 2026 with €3m of funding available was issued in November 2025.

Heading	Commitment	Status
Protecting our environment	Implement a comprehensive action plan to strengthen our national heritage.	This commitment is being progressed through revision and consolidation of the delivery and oversight structures of Heritage Ireland 2030, the National Heritage Strategy. Implementation in 2025 has included, revision of interdepartmental Heritage Ireland 2030 senior officials implementation group structures, including to support review of the current Heritage Ireland 2030 action plan. There has been targeted stakeholder consultation of key heritage stakeholder bodies and organisations as part of the review process. A targeted stakeholder consultation report is due for publication in early Q1 2026. An annual report on actions carried out under HI2030 in 2024 was published and the annual Heritage Ireland 2030 Summit in partnership with heritage bodies & communities was held in Q4 2025.
Protecting our environment	Create new national parks and increase funding to the NPWS to support its operation and visitor experiences.	The National Parks and Wildlife Service acquired over 800Ha of land for the expansion of the National Parks & Reserves network and for conservation in 2025 including the recent acquisition of land adjacent to the Glen of the Downs Nature Reserve. Additional capital funding provided for upgrade and maintenance of visitor services and trails.
Protecting our environment	Acquire key national heritage assets, prioritising state acquisition at both national and local level.	The National Parks and Wildlife Service acquired land of c.825Ha for the expansion of the National Parks & Reserves network and for conservation in 2025 including, the recent acquisition of land adjacent to the Glen of the Downs Nature Reserve and land at White's Marsh, Co. Cork.
Protecting our environment	Further develop and strengthen the NPWS as Ireland's leading natural heritage agency.	The recruitment and retention of skilled staff in the National Parks and Wildlife Service, to strengthen conservation, biodiversity and heritage protection, is a key priority for National Parks and Wildlife Service and my Department. Work in this area is ongoing and good progress has been made.
Protecting our environment	Create an NPWS internship programme encompassing traditional skills, ecology, wildlife rangers and advanced nature research.	Heritage internships will be progressed as part of the ongoing business planning process.
Protecting our environment	Promote and encourage an expansion of Dark Sky Ireland national parks and reserves.	In 2025, the National Parks and Wildlife Service at Wild Nephin National Park, successfully hosted the 9th International Artificial Light at Night Conference (ALAN), a major international event. Wild Nephin National Park also hosted the highly successful annual Dark Skies Festival with representatives from over 30 countries attending. This festival was aimed at building capacity and interest in this important conservation initiative. 2026 will mark the 10th Anniversary of the Dark Skies experience in Ireland.
Protecting our environment	Develop Ireland's Nature Restoration Plan with prioritisation of restoration actions on State lands and in consultation and partnership with farmers and local communities on voluntary measures.	Engagement with state landowners, including Bord na Mona and Coillte, is progressing to align with the requirements of the Nature Restoration Law.
Protecting our environment	Commit to clear targets within the National Biodiversity Plan, working closely with local authorities to achieve meaningful progress in each area	Local authorities submitted their first reports on their progress towards the objectives on the 4th National Biodiversity Action Plan in March 2025 and a summary implementation report will be published in early 2026
Protecting our environment	Continue to invest in managing the spread of invasive species	The National Parks and Wildlife Service tackles approximately 750 hectares of invasive species on a yearly basis. This is a global target set for the entire network of National Parks. Work is ongoing on the treatment of invasive species in our National Parks.
Protecting our environment	Continue to support local authority biodiversity officers in their work to protect our natural environment	The National Parks and Wildlife Service support local authority biodiversity officers in implementing actions in the 4th National Biodiversity Action Plan through the Local Biodiversity Action Fund. Over 230 projects were completed in 2025 and a call for proposals for 2026 with €3m of funding available was issued in November 2025.
Protecting our environment	Continue to invest in the Community Monuments Fund, the Historic Structures Fund and the Built Heritage Investment Scheme.	There has been ongoing investment in these schemes, including completion of 2025 awards of funding and advertisement of the three schemes for 2026 applications.
Protecting our environment	Support applications for additional UNESCO recognition sites to showcase Ireland's heritage internationally and examine the role of the National Monuments Service in the progression of these applications.	The Strategy for World Heritage in Ireland 2025-2035 was launched in July 2025 and sets out the framework for implementing the World Heritage Convention and nominating additional sites to the World Heritage List. This also confirms the role of the National Monuments Service of my Department in the progression of these applications. The Historic Astronomical Observatories of Ireland was added to Ireland's Tentative List of World Heritage Sites in April. Funding and support structures have been agreed with three of the four Tentative List Sites with coordinators and experts appointed to progress the nominations. A pilot capital grant scheme for World Heritage was established in June 2025 to protect, conserve and enhance World Heritage Properties and Tentative List Sites in Ireland.

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Protecting our environment	Work with stakeholders on an allisland basis to conserve, refurbish, and improve access to built heritage and archaeological sites, promoting cultural unity and heritage appreciation.	There has been continued engagement by officials with counterparts from the Northern Ireland Department of Communities on various topics throughout the year.
Protecting our environment	Review the 1995 Heritage Act.	Engagement with Heritage Council to form a working group to progress this review in early 2026.
Protecting our environment	Explore the creation of a National Centre of Excellence for Traditional Skills.	Work is underway by the Heritage Council, in conjunction with my Department, to progress this commitment.
Protecting our environment	Create a Heritage Research Unit within the Heritage Council.	Additional funding allocated to Heritage Council in 2026 Estimates, with further engagement to follow as part of the review of the 1995 Heritage Act.
Investing in Our Future	Review the 2001 Childcare Facilities Guidelines for Planning Authorities to ensure childcare spaces are provided and put into use.	National Policy Objective 41 of the recently published Revised National Planning Framework prioritises the alignment of targeted and planned population and employment growth with investment in a number of areas including a childcare/Early Childhood Care and Education Programme planning function. My Department, in conjunction with the Department of Children, Disability and Equality and the Department of Education and Youth have established a Working Group to create a clear mechanism for information sharing and discussion between departments in relation to current and future policy related to planning of early learning and childcare services, including examining the existing 2001 Section 28 Childcare Guidelines for Planning Authorities. Planning authorities, through representation on the Working Group, are also contributing to this process.
Investing in Our Future	Continue to progress construction of the Narrow Water Bridge and support the local authorities on both sides of the bridge in developing the new tourism opportunities it will bring	Major works have been progressed onsite, including the excavation of the bascule chamber and the construction of the north and south abutments. Construction of the fixed-span section of the bridge in Ghent has progressed well and is nearing completion.
A Caring Society	Increase the Housing Adaptation Grant.	Budget 2026 provides an allocation of €130 million in Exchequer for the scheme, a 30% increase on 2025.
Thriving Communities	Ensure Project Ireland 2040 and the updated National Planning Framework support 50:50 balanced population growth between the Eastern and Midland region, and the Southern and Northern and Western regions combined.	The Revised National Planning Framework was approved by both Houses of the Oireachtas in April 2025. A core objective expressed in the National Planning Framework relates to balanced regional development with a specific objective of delivering 50% of future population growth in the Northern and Western and Southern Regions combined, to act as a counter-balance to the sustained growth and associated development in the Eastern and Midland Region.
Thriving Communities	Increase the number of people living in rural Ireland, increase the Vacant and Derelict Property Refurbishment Grants and introduce a new Town Centre Living 'Above the Shop' Grant specifically to convert above the shop type premises in rural town centres for residential use in recognition of the additional complexities involved in renovating these properties.	A memo was brought to Cabinet in December 2025 to approve the introduction of a specific "Above the Shop" Grant. A grant of €95,000 will be available where one residential unit is created above a commercial premises, an additional top-up of €20,000 will be made available where two units are created and an additional €40,000 on the grant of €95,000 where three or more units are created above a commercial ground floor premises. In addition an expert advice grant of up to €5,000 will be made available to owners of such properties considering such conversions/ refurbishments. Both grants will be operational by the end of Q1 2026.
Thriving Communities	Support the retained fire fighters service to ensure conditions are sufficient to attract, recruit and retain the required complement of fire fighters in the service.	Local authorities have implemented the terms of a February 2025 Labour Court Recommendation that saw a further uplift to the retainer payment made to retained firefighters. That fulfils provision CAM-100951-23 of the Public Service Pay Agreement with retained firefighters in totality. To date in 2025, 167 new recruits have successfully completed their initial firefighting skills courses.
Thriving Communities	Continue to invest in the provision of new fire stations and the refurbishment of existing fire stations throughout the country	In 2025, my Department has supported fire services with circa €27 million in capital funding to address infrastructural improvements, fleet renewal and procurement of essential firefighting equipment.
Thriving Communities	Partner with An Post and local communities to identify and preserve heritage post office buildings that are no longer in operation, respecting their historical value and exploring potential new uses.	Engagement has taken place with officials in the Department of Culture, Communications and Sport to offer conservation advice and relevant expertise when assessing relevant structures to assist them in addressing this commitment
Thriving Communities	Continue to fund and support Waterways Ireland in co-operation with the Northern Ireland Executive	Funding has been provided to Waterways Ireland, on time, on a monthly basis to December 2025.

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Thriving Communities	Introduce Gaeltacht planning guidelines	An Inter-Departmental Group (comprising of my Department, the Department of Rural and Community Development and the Gaeltacht, and Údarás na Gaeltachta) was established to focus on the preparation of planning guidelines for Gaeltacht Areas. This group is continuing its work to develop specific planning guidance for Gaeltacht areas. Section 25 of the Planning and Development Act 2024 provides for a new form of planning policy and guidance known as a National Planning Statement. The Government's new Housing Plan Delivering Homes, Building Communities contains an action relating to the publication of a National Planning Statement for housing in Gaeltacht areas in the first half of 2027.
Thriving Communities	Introduce special development plans for Gaeltacht areas and specific housing targets.	Section 72(4) of the Planning and Development Act 2024 came into effect on 31 December 2025 as part of the formal commencement of Part 3 of the Act of 2024. This provides that where a development plan sets out settlement-specific objectives in respect of any Gaeltacht the planning authority shall prepare a Priority Area Plan for that Gaeltacht area to guide its development, renewal or regeneration and to specify how the relevant settlement-specific objectives in the development plan are to be implemented.
Thriving Communities	Expand and increase funding for the Ready to Build Scheme to support Local Authorities to establish serviced sites for sale for individuals to build their own homes.	Ongoing engagement has taken place with local authorities in relation to identifying suitable sites under the scheme.
Thriving Communities	Ensure Uisce Éireann expedites and expands the Small Towns and Villages Growth Programme in order to deliver wastewater services to rural towns and villages	Under the revised National Development Plan (NDP), record funding of €11.7 billion has been allocated to Uisce Éireann. The distribution of this funding will be decided as part of Uisce Éireann's Capital Investment Plan (CIP), which is currently being drafted.
Thriving Communities	Support the designation of O'Connell Street as an Urban Development Zone to fast track planning and mixed use development	Local authorities and other key stakeholders were notified of the commencement of Chapters 1 and 2 of Part 22 of the Planning and Development Act 2024. These legislative provisions set out the initial steps in a broader process concerning the designation of a candidate 'Urban Development Zone'. Further to the publication of a report by the Dublin City Taskforce in 2024, an Interdepartmental Group set out a high level implementation plan in June 2025 to take forward the recommendations of the Taskforce. Following the publication of the report which identified a roadmap for 5 priority strands over 3 phases, Dublin City Council (DCC) established a special purpose vehicle in November 2025 to implement the roadmap. Strand 1 focuses on delivery and funding including an integrated area strategy and does not recommend consideration of an Urban Development Zone designation at this time.
Thriving Communities	Revive the North Georgian Core and incentivise conservation-led investment in the area, from Parnell Square to Mountjoy Square, to address neglect, revitalise historic buildings, and improve public spaces	A detailed survey of the condition of historic structures in Dublin's North Georgian Core has been completed. My Department has partnered with Dublin City Council's conservation section on a walking trail of the Mountjoy Square-North Great George's Street Architectural Conservation Area, to raise public awareness of the built heritage of the area.
Thriving Communities	Utilise State schemes and supports such as adaptive reuse and vacancy grants through our affordable and social housing funds, to renovate old buildings to promote high density residential brownfield development and tackle dereliction and vacancy in Dublin.	In December 2025, Cabinet approved the introduction of a specific Vacant "Above the Shop" Grant. The Vacant Above the Shop Grant will provide stepped funding of up to €140,000 to support bringing 'above the shop' vacant space into residential use, where the ground floor is remaining commercial. Aligned with the grant for conversion of 'above the shop' vacant space, where an entire commercial building is being converted to residential units, the Vacant Property Refurbishment Grant will provide an additional €20,000 for creation of a second residential unit and a further €20,000 where three or more units are being created, which would be in addition to the existing grant of up to €50,000/€70,000 as appropriate. As part of their social housing build programme, through the Social Housing Investment Programme (SHIP), Dublin City Council (DCC) are purchasing and renovating derelict properties for use as social housing for those on the DCC Social Housing waiting list. Funding is available under the single stage process to assist in this. DCC continue to pursue individual properties to bring from vacancy and dereliction. They have one property under a scheme called adaptive reuse which is continuing and will deliver 15 homes at one site. They advise however that the Adaptive Reuse programme has been changed in scope and the area has been subsumed into the broader Dublin City Council Housing delivery team. That team is responsible for all housing delivery including acquisitions, construction and inner city regeneration projects. One example of that renewed focus and narrowing of scope is the recent submission of a single stage approval for a site in Berryfield Finglas that has failed to progress under a previous Approved Housing Body (AHB) led model

Heading	Commitment	Status
Thriving Communities	Continue and accelerate Social Housing regeneration schemes in Dublin.	My Department is engaging with Dublin City Council to advance social housing regeneration schemes throughout its area and particularly in the inner city flat complexes where significant progress is being made. Examples of such project are O'Devaney Gardens/Montpelier, Dominick Street, Dolphin House, St. Michael's Estate/Emmet Road, St. Theresa's Gardens/Donore Avenue, Constitution Hill, Pearse House and Oliver Bond House. My Department is fully supporting social housing regeneration projects that ensure that flat complexes with historic disadvantages are prioritised. My Department is making a number of funding channels available to Local Authorities and Approved Housing Bodies for such regeneration, including for redevelopment of flat complexes: Social Housing Investment Programme (SHIP) Affordable Housing Fund (AHF) Capital Advance Leasing Facility (CALF) Cost Rental Equity Loan (CREL) Regeneration (for remedial works) For flat complexes that are proposed for refurbishment or a mix of refurbishment and redevelopment, my Department makes funding available through our Estate Regeneration funding channel. My Department provides funding under a number of stock improvement programmes, namely Planned Maintenance/Voids, Energy Efficiency Retrofit Programme and Disabled Person Grants.
Thriving Communities	Ensure the new Towns and Cities Infrastructure Investment Fund, which will replace the Urban Regeneration and Development Fund, helps to regenerate Dublin City Centre as well as our other cities and towns.	As set out in Delivering Homes, Building Communities, the initial €2 billion allocation to the Urban Regeneration and Development Fund has been extended by a further €500 million to 2030 under the updated National Development Plan. The detailed arrangements for the implementation of this additional funding stream are currently under development following the completion of the National Development Plan Review process. Further details should issue to the local authorities in the coming weeks.
Safe and Secure Communities	Transfer responsibility for property services and estate agents to the Department of Housing and censorship to the Department of Media.	Effective 01 August 2025, the functions of the Property Services Regulatory Authority transferred to my Department from the Department of Justice, Migration and Home Affairs.
Enriching our Society and Culture	Work towards the completion of the Cork Events Centre to enhance Cork's cultural landscape and boost the city's regeneration	A preliminary business case for the project has been submitted to my Department by Cork City Council with the agreement of the Project Development Board.
Enriching our Society and Culture	Mandate local authorities to develop an amenity plan with the developers of all new major housing developments	Part 3, Chapter 5, Section 48 of the Planning and Development Act 2024 requires that local authorities, when making a development plan, prepare a strategy relating to creation, improvement and preservation of sustainable places and communities. This includes amenities, facilities and services to meet the social, community, recreational and cultural requirements. Under the provisions of the Act, local authorities must make a development plan every ten years. At a more localised level local a development plan may specify locations where Urban Area Plan or Priority Area Plans is required. Regionals Spatial and Economics and Strategies may also require a Coordinated Areas Plan to be prepared by adjoining local authorities. As specified within the 2024 Act, these plans are required to include, in further detail, objectives relating to community facilities and amenities. Part 3, Chapter 4 (Regional Spatial and Economic Strategies) of the Planning and Development Act 2024 commenced on October 2nd 2025. Part 3, Chapter 5 (Development Plans) of the 2024 Act will commence in the coming weeks
Ireland's place in the world	Publish plans for our upcoming Presidency to deliver against strategic priorities for Europe and Ireland.	My Department is engaging directly with the Department of Foreign Affairs and Trade on Irelands presidency preparations.
Ireland's place in the world	Recommit Ireland to the UN Sustainable Development Goals	Minister of State Christopher O'Sullivan provided the opening statement at the recent Sustainable Development Goals National Stakeholder Forum in University College Cork on 02 December 2025, alongside the Lord Mayor of Cork, Councillor Fergal Dennehy. The theme for the December Forum was Sustainable Development Goals Localisation - Sustainable Development Goals Working Locally.
Ireland's place in the world	Develop an all-island plan to improve water basin management, water quality and nature restoration.	The North South Water Quality Co-ordination Group has been re-established and attended by officials from my Department, the Environmental Protection Agency, the Department of Agriculture Environment and Rural Affairs of Northern Ireland and the Northern Ireland Environment Agency. The purpose of the group is to oversee ongoing co-ordination between national authorities from both jurisdictions in water quality and river basin management.

Heading	Commitment	Status
Political reform	Ensure that all Irish elections remain free and fair.	My Department ensures that there is an ongoing preparedness for all types of electoral events. It also keeps electoral law and policy under ongoing review. These actions help to ensure that elections remain free and fair.
Political reform	Resource and support the independent Electoral Commission to play a central role in safeguarding the integrity of our democracy and promoting voter information and participation.	An Coimisiún Toghcháin was established in 2023 and has been prominent in carrying out its statutory functions since then. It is an independent body and is funded through its own Vote with resources allocated through the normal annual budgetary process.
Political reform	Update and improve the electoral registration process, making it more efficient and accessible for citizens.	Dublin City Council, with the support of my Department, is developing a national shared electoral registration system for all local authorities, which will be operational across the sector by end-2026. Additional funding and resources were made available to local authorities in 2025 to support data quality and data cleansing activities to prepare for migration to the new system.
Political reform	Finalise engagement with the EU to implement Part 5 of the Electoral Reform Act 2022 and empower the Electoral Commission to tackle the scourge of online disinformation and misinformation.	Drafting of the proposed amendments to Part 5 of the Electoral Reform Act 2022 is well-advanced.
Political reform	Implement the Electoral Reform Act to ensure all online political advertising is fully transparent.	The European Union (Political Advertising) Regulations 2025 (S.I. No. 474 of 2025) commenced on 10 October 2025 and facilitate the implementation in Ireland of Regulation (EU) 2024/900 on the transparency and targeting of political advertising. Since 10 October 2025, all political advertising must now be clearly labelled and must be accompanied by a transparency notice.
Political reform	Continue to reform political party funding to ensure improved transparency and fairness for all parties and to protect against malign influences on our political system.	An Coimisiún Toghcháin, in its Research Programme 2024-2026, indicated that it is committed to a review of the Electoral Act 1997 which will encompass consideration of the issues around funding for civil society organisations.
Political reform	Fully implement the Seanad University Act 2024.	At the next Seanad General Election, the six 'University' seats will be elected by Irish citizens who are graduates of Designated Institutions of Higher Education, as designated under the Higher Education Authority Act 2022. The new constituency will replace the two three-seat National University of Ireland and University of Dublin constituencies. The first electoral register for the constituency was published by the National University of Ireland (NUI) in its capacity as the Central Registration Authority, in April 2025. Preparations are underway for an awareness campaign to support its first annual revision. The new register will be published and come into force on 1 June 2026. Work is also underway by the Central Registration Authority to put in place a new permanent electoral registration system which will continue to work with Seanadvoter.ie which provides information and allows people to register online.
Political reform	Convene a 'Local Democracy Taskforce' with the Local Government sector to finalise a programme for the reform and strengthening of local government.	The establishment of the Local Democracy Taskforce was approved by Government in June 2025. The Taskforce is chaired by Jim Breslin and has representative members from across the local government system. The Taskforce held its first meeting in June and has met on six occasions in total. The Taskforce completed a comprehensive stakeholder consultation process in September. Details of all submissions received, together with an analysis of that material was considered by the Taskforce and subsequently published on the Taskforce website. It is expected that the work of the Taskforce will conclude in early 2026, when its recommendations will be submitted to the Minister for consideration.
Political reform	Explore the feasibility of providing public funding to support local government representatives in their work.	Regulations for a revised Security Allowance for elected members, introduced in July, have increased the maximum funding available to councillors from €2,500 (to cover 50% of their costs up to this total) to €10,000 (to cover 100% of their costs up to this total). This measure is designed to enhance councillor security, supporting them in their work. This commitment is also being broadly explored in the context of the ongoing Local Democracy Taskforce, the recommendations of which are awaited in early 2026
Political reform	Increase the number of mandatory meetings between local authority officials and Oireachtas members to twice yearly. Put in place timeframes within which queries from Oireachtas members and members of the public should be responded to. NOAC will be requested to oversee and report on performance of local authorities in this area.	Preparatory work has been undertaken in relation to drafting a Statutory Instrument to provide for an increase in the number of mandatory meetings. As this matter is being considered by the Local Democracy Taskforce, the Statutory Instrument will be finalised and progressed once Government has considered the recommendations of the Local Democracy Taskforce.

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Political reform	Enhance the mechanisms in place to allow local authority members to hold management to account. In addition, explore ways to provide more comprehensive access to financial information, including a full account from the local government auditor to elected members.	This commitment is being broadly explored in the context of the ongoing Local Democracy Taskforce, the recommendations of which are awaited in early 2026.
Political reform	Launch a new political participation campaign to support and promote greater numbers and diversity amongst those competing for elected member roles in local authorities.	This commitment is being considered by the Local Democracy Taskforce, the recommendations of which are awaited in early 2026.
Political reform	Support the office of the Directly Elected Mayor of Limerick and consider further plebiscites in Dublin and other cities.	Government continues to support the office of the directly elected Mayor of Limerick with a Mayoral Fund to progress his Mayoral priorities, through the establishment of the Limerick Mayoral and Government Consultative Forum, and by facilitating engagement between Limerick City and County Council and Government Departments. Part 6 of the Local Government (Mayor of Limerick) and Miscellaneous Provisions Act 2024 makes provision for a local authority to hold a plebiscite on the question of whether to have a directly elected Mayor with executive functions for their administrative area.
Political reform	Support the rollout of the Regional Women's Caucus Network across all local authorities	This commitment is under active consideration. My Department has had initial discussions with the Association of Irish Local Government in relation to this matter, which will be progressed during the course of 2026.
Political reform	Ensure additional family-friendly measures to enable a greater diversity and gender participation at local government level.	In 2025, my Department issued its third Call for Funding under the scheme to support the installation of hardware, specifically cameras and audio equipment, in council chambers where infrastructure is inadequate for the running of hybrid meetings. This scheme has now been rolled out to 13 local authorities with €647,700 investment from my Department. This commitment is also being broadly explored in the context of the ongoing Local Democracy Taskforce, the recommendations of which are awaited in early 2026.
Political reform	Continue to support the Age Friendly Ireland national office to roll out the Age Friendly strategy	My Department continues to support Age Friendly Ireland in conjunction with all other relevant Departments.