

**MOVING FORWARD. TOGETHER.
AG BOGADH AR AGHAIDH. LE CHÉILE.**

Ramping Up Home Building



Using Once-Off Receipts to Transform Strategic Investments

Over the course of the next government €17.1 billion in once-off receipts are available from the sale of AIB shares and the Apple revenues following the judgment of the Court of Justice of the European Union. Of this, €3 billion has already been allocated towards critical capital spending over the coming years.

As these are one-off revenues, we believe that it would be irresponsible to use them to fund permanent expenditure or narrowing the tax base.

As explained through this manifesto, Fianna Fáil believes that Ireland continues to face an infrastructure deficit. We propose to use this once-off revenue to make strategic investments, raising the productive capacity of our country and addressing structural challenges like high energy prices and the environmental and digital transformation of our economy and public services.

By focussing on five key areas of investment – in housing, the electricity grid, water infrastructure, transport and health digitalisation -- we will benefit all citizens by building new homes, supporting the green and digital transitions and underpinning our future economic development.

Housing. An allocation of €4 billion will be made available to the Land Development Agency to boost the delivery of social and affordable homes, and €2 billion will be allocated to a new Towns Investment Fund.

Electricity grid. €2.5 billion will be provided in the form of direct equity injections to support capital spending on the further development of our electricity grid infrastructure, both on-shore and off-shore.

Water infrastructure. €3 billion will be provided to Irish Water for capital investment to upgrade the water infrastructure, including connections for new housing and urban wastewater projects.

Transport. €3.6 billion will be provided for the improvement of transport networks countrywide to promote increased business investment in the economy and the supply of new housing. **Health digitalisation.** We will allocate €2 billion to fund the application of digital technology to health care. Digitalisation of health will raise productivity and achieve greater efficiencies to ensure safety, quality and sustainability in delivering health services.

This expenditure is in addition to funds contained in the published NDP.

Infrastructure delivery

Housing, water infrastructure, health capital projects, electricity grid, transport, and renewable energy - will be a key priority focus for Fianna Fáil if elected to the next Government.

We are determined to unlock future economic and community development across Ireland.

Delivery and ensuring value for money is essential so we will widen the remit of the National Treasury Management Agency to include infrastructure oversight and delivery. This new unit within the NTMA will recruit world-class talent with proven experience in large-scale project delivery. It will oversee all major national infrastructure projects as directed by the Government. It will also ensure best in class processes and procedures are implemented by the sponsoring Department or body. We will also ensure that there will be transparent accountability for project delivery, best outcomes for society and the taxpayer.



Ramping up housing supply

Since entering Government in 2020, Fianna Fáil has introduced a step-change in the pace of home building in Ireland and is determined to build on this momentum.

Today there are over 125,000 more homes than in 2020. That's more than the previous two governments combined despite the disruptions caused by the pandemic shutdowns. We have made progress and want and need to do much more. Our plans are now focused on ramping up house building significantly to reach 60,000 homes per year by 2030.

Record levels of commencements and planning permissions confirm that there is a strong pipeline in place for the next five years. While the rest of Europe has seen building decline, ours has grown to new record levels.

Central to our approach has been radical reform of planning laws and giving active priority to first time buyers and those seeking social and affordable housing. We enhanced the Help to Buy scheme, established the First Home "Bridge the Gap" scheme, the Croí Conaithe scheme, and introduced the Vacant and Derelict Refurbishment grants.

We know that much more needs to be done and with the new planning law and investment in place, we are ready to ramp up home building to the next level.



More Homes

If returned to Government, Fianna Fáil will:

Ramp up construction capacity to 60,000 homes per year by 2030 to meet both existing and future demands.

Immediately implement our landmark Planning and Development Act, including recruitment of 400 additional planning staff to deliver homes faster.

Create a €250m Modern Methods of Construction innovation fund to accelerate home building.

Fully capitalise the Land Development Agency out to 2030, and increase its target, enabling it to accelerate home delivery.

Establish a new Towns Investment Fund of €2bn to build and upgrade infrastructure to open up more serviced sites for building homes.

Invest a minimum additional €3.5bn in Irish Water to provide for water and wastewater facilities in villages, towns and cities and to allow more local homes to be built.

Prioritise Housing infrastructure in Commission of Regulation of Utilities operational practices.

Introduce a National Housing Procurement Strategy to support housing standardisation and to reduce costs and delays.

Establish a Central Construction Supply Unit to coordinate, monitor and track all major public sector construction projects to ensure accelerated delivery.

Establish Land Activation Units in each Local Authority.

Create a Land Price Register.

Implement statutory measures to penalise land hoarding.

Work with the EU Housing Commissioner to revise State aid rules and to provide a new investment platform for affordable and sustainable housing.

Work with Ireland's credit union sector to develop a structure to allow the sector to fund Approved Housing Bodies.

More Homeowners

Home ownership has always been a core value for Fianna Fáil. Where people cannot afford to buy their own homes, we will continue to give as much support as possible by continuing the Help to Buy and “Bridge the Gap” schemes.

If returned to Government, Fianna Fáil will:

Protect and extend the Help to Buy scheme out to 2030 and include a ‘Rent Back Boost’ in assessing the payment level.

Protect and extend the First Home “Bridge the Gap” Scheme to 2030 and expand it to support purchasing second-hand homes.

Protect and extend the Vacancy Refurbishment Grants to 2030 and increase the grant levels by €10,000.

Create an ‘Above the Shop living refurbishment grant of €100,000 by topping up the vacant and derelict refurbishment grant. This will help make spaces above retail premises liveable.

Build an average of 10,000 affordable units every year.

Continue to disincentivise investment funds from buying family homes.

Continue the Croí Cónaithe scheme to support homebuyers to purchase new apartments.

Maintain the Tenant Purchase scheme.

Uphold the “Fresh Start” principle to allow separated people apply for first time buying supports and expand the Local Authority Home Loan to allow separated couples to buy the other person out.

Use the Local Authority Home Loan to support distressed mortgage holders and review and reform the Mortgage to Rent scheme.

Continue to grow the Local Authority Affordable Purchase Housing Scheme.

Transfer responsibility for Owner Management Companies from the Department of Justice to the Department of Housing.



A new Home Buyer Help package

The process of buying a new or second-hand home can be very difficult, stressful and time consuming. We will make the process easier, quicker and cheaper for homebuyers.

If returned to Government, Fianna Fáil will:

Introduce a €2,500 tax credit for legal, surveying and valuation fees for first time buyers.

Set an 8-week conveyancing target for the legal profession.

Dramatically reduce the time taken for the Probate Office to process applications to extract grants of probate.

Reform outdated legal practices like wet signature requirements.

Fully implement e-conveyancing by 2027.

Accelerate registration of land titles.

Reduce homelessness and protect vulnerable households

There are many reasons why people enter emergency accommodation, and the scale of population increases, and social changes have unfortunately limited the ability to make sustained progress. Tackling homelessness is the most pressing issue facing our country and Fianna Fáil is committed to further ramping-up the delivery of all types of homes to address homelessness.

If returned to Government, Fianna Fáil will:

Continue to roll out the largest social housing programme in the history of the State, directly-building at least 12,000 per year.

Empower Local Authorities to undergo single stage approval processes for new projects up to €30m.

Work with AHBs to achieve economies of scale and expand delivery expertise.

Create 2,000 Housing First tenancies to help eliminate long term homelessness.

Continue the 'Tenant in Situ' Scheme.

Increase the Housing Adaptation Grant.

Ensure full draw down of Traveller accommodation funds.

Helping Renters

Fianna Fáil is very aware of the need to develop a more sustainable and affordable rental market. We introduced the Rent Tax Credit which helped 350,000 renters and also capped rent increases in Rent Pressure Zones (RPZs). We firmly believe that the key to helping renters is to increase supply by building more affordable houses.

If returned to Government, Fianna Fáil will:

Progressively double the rent tax credit.
Build more cost rental units through the LDA and Cost Rental Equity Loan funding to AHBs, embedding cost rental as a category of tenure on a permanent basis.
Help renters seeking to become home buyers with a Buyers Tax Credit, First Refusal rights, Capital Gains Tax exemptions for landlords who sell to their tenants, "Bridge the Gap" equity for tenants, and an increased Rent Tax credit.
Roll out the Secure Tenancy Affordable Rental investment (STAR) scheme to increase low-cost affordable rental units.

Protect Renters from abusive practices by:
Establishing a Deposit Protection scheme.
Establishing a Rent Price register.
Enhancing the enforcement powers of the Residential Tenancies Board (RTB)
Continue to review the effectiveness of the Rent Pressure Zones.
Create more rental opportunities through the 'Above the Shop' and Vacancy Refurbishment Grants.



Tackle vacancy & dereliction

Since 2020 Fianna Fáil has introduced attractive schemes to allow people to modernise and refurbish old houses in cities, towns and across rural Ireland. Over 6,700 approvals for the vacant and derelict property grant have been issued already.

If returned to Government, Fianna Fáil will:

Protect and extend the Vacancy Refurbishment Grants to 2030 and increase the grant levels by €10,000. Ensure that every Local Authority has an expanded vacant property team in place to help bring vacant properties back into use. Streamline and update legislation governing CPO powers and derelict sites, targeting enactment within 12 months. Roll out the new special Local Authority Mortgage for Vacant Properties.

Create an 'Above the Shop' living refurbishment grant of €100,000 by topping up the vacant and derelict refurbishment grant. This will help make spaces above retail premises liveable. Introduce further 'Above the Shop' living incentives through a commercial rates reduction pilot scheme.



Help owners of defective houses and apartments

Fianna Fáil committed in 2020 to help the people that had defective apartments and homes due to faulty construction materials. We introduced comprehensive schemes that will now help families revamp their apartments and rebuild their homes to make them safe.

If returned to Government, Fianna Fáil will:

Establish a Buildings Standards Regulatory Authority to strengthen the oversight role of the State in respect of the design and construction of buildings.

Defective Apartments

Continue to implement an interim remediation scheme for defective apartments.
Roll out Retrospective Payment pathfinders to ensure no owner is left financially disadvantaged.
Legislate and implement a full remediation scheme including retrospective payments for defective apartments.

Defective Concrete Block Scheme

Accelerate and implement the Defective Concrete Block Scheme to allow affected homeowners move on with their lives.
Undertake annual reviews of the scheme.
Expand the scheme to all counties impacted by the issue.
Resource and reform the National Standards Authority of Ireland (NSAI) to ensure evidence is given in a timely manner.

Protect home building in rural communities

Fianna Fáil has always supported people to allow them to live in rural Ireland whether this is part of a village, town or in a stand-alone home. While larger projects attached to major urban centres are essential, the potential and demand for housing in rural areas requires greater support.

If returned to Government, Fianna Fáil will:

Allow people to build their own homes where there is a clear social or economic need.
Ensure that Local Authorities have serviced sites available for sale to local people for house building through the Ready to Build Scheme.
Support group water schemes and private well grants.

Implement the special rural water investment scheme.
Maintain access to the Help to Buy and First Home scheme for self-build homes.
Protect and expand the Vacant and Derelict refurbishment grant scheme.



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