

Dáil Eireann

notes that:

- Under significant pressure from the Opposition, Government reopened the social housing tenant-in-situ scheme in 2022 and following further pressure from the Opposition provided much needed flexibility in the operation of the scheme in 2023
- Since April 2023 more than 2500 households have been prevented from becoming homeless because of the scheme
- 16,546 notices of termination were issued to private rental tenants last year with more than half of those on the grounds of landlords intending to sell the property
- The number of people in Department of Housing funded emergency homeless accommodation increased by 13% in the last year to 15,286 people including 4,603 children

expresses concern that:

- The social housing tenant in situ scheme has been suspended since the end of last year due to the failure of Government to agree the funding and targets for 2025 with hundreds of applications left pending without a decision due to lack of funding
- There is a concerted effort by the Department of Housing to reduce the funding for and restrict the operation of the scheme
- Approved Housing Bodies are effectively excluded from the scheme arising from an inability to access Capital Advance Leasing Facility funding for acquisitions
- The result of these factors is putting greater numbers of people at risk of homelessness and disincentivising landlords from engaging with the scheme

agrees that the Minister for Housing must:

- Ensure that Local Authorities have the maximum level of funding to be able to operate the social housing tenant-in-situ scheme at the same level as 2024 and that the funding levels allocated for 2025 will be reviewed mid-year
- Provide the Local Authorities with the maximum level of flexibility in the operation of the scheme in line with its operation in 2023 and 2024
- Reject the new restrictions being proposed by the Department of Housing to the scheme including the strict requirement for a notice of termination and RTB registration; the exclusion of reasonable refurbishment costs; the de-prioritisation of single people and couples without children; and the 2 year rule whereby the owner of the property must in receipt of a social housing support payment for a period of 2 years
- Provide Local Authorities with their capital allocations and targets for 2025 as a matter of urgency to allow them to process all outstanding applications and reopen the scheme to new applications

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