

From: [Minister Browne's Office](#)
To: [CPCM - Meetings Admin](#)
Subject: HPLG-MBO-02180-2025
Date: Tuesday 22 July 2025 11:58:39

Oifig an Aire

Office of the Minister

22nd July 2025

RE: HPLG-MBO-02180-2025

Dear Ms.Reilly,

I am directed by James Browne, T.D., Minister for Housing, Local Government and Heritage to refer to your correspondence of 10 July 2025 regarding the motion passed by the Members of South Dublin County Council in relation to the Tenant in Situ scheme.

The clear focus of Government is to increase the supply of new build social and affordable homes. This is key to addressing the housing challenge and in particular preventing and ultimately eliminating long term homelessness, and that unquestionably must be the priority for all local authorities including South Dublin County Council.

The Department is continuing to provide substantial financial support to local authorities to acquire second-hand properties for priority categories of need including tenants-in-situ who have been in receipt of supports under HAP or RAS and who had received a Notice of Termination. The other priority categories for second-hand acquisitions are properties that allow persons/families to exit homelessness; one-bedroom properties to deliver on Housing First targets; and specific housing required for people with a disability or the elderly.

Over the last three years, the Department has provided funding for second hand acquisitions for a number of priority categories, including Tenant -in -Situ, demonstrating a clear commitment to respond to shorter-term pressures that can arise. This year €325 million is being provided to local authorities for second-hand acquisitions which has been apportioned across all 31 local authorities.

The approach to issue a funding allocation is a change to the approach in 2023 and 2024 when local authorities were issued a guide number of acquisitions. The intent is to allow local authorities negotiate the acquisition costs with venders / landlords and achieve best value-for-money.

South Dublin County Council has been given an initial capital funding allocation of €25 million for their acquisitions activity this year and this gives the Council the flexibility to respond to these acute situations, while the Department continues to support their construction programme. To date in 2025, South Dublin County Council has recouped funding of €5.1m from its €25m allocation.

Local authorities were issued a circular in April 2025 setting out the arrangements for 2025. As was the case in previous years, local authorities are best placed to determine the most appropriate way to prioritise which acquisitions to pursue within the priority categories for second hand acquisitions, based on needs within their area, including tenant in situ, at the same time supporting anyone who is in threat of homelessness via their Tenancy Sustainment and Placefinder services.

The Department continues to engage with all local authorities to address any challenges which have emerged in order to ensure that tenant in situ acquisitions can continue in 2025 where no other solutions exist for the affected households.

I trust the foregoing addresses the issues raised.

Yours sincerely,

Jack Savage

Private Secretary