

Ref: M11/0926

Dear Ms. Shannon,

I have been asked by Mr. James Browne, T.D., Minister for Housing, Local Government & Heritage, to respond to your correspondence dated 22 September 2026, referring to South Dublin County Council's request to complete and publish the the review of the social housing income eligibility thresholds.

The baseline income thresholds increased by €5,000 for all local authorities with effect from 1 January 2023. The thresholds thus increased to €40,000, €35,000 and €30,000 for Bands 1, 2 and 3 respectively. These thresholds are net income thresholds, i.e. gross household income less income tax, PRSI, Universal Social Charge and Additional Superannuation Contribution. Income is defined and assessed according to a standard Household Means Policy. The Policy provides for a range of income disregards and local authorities also have discretion to disregard income that is once-off, temporary or short-term in nature and which is outside the regular pattern of a person's annual income.

The Department has been examining the existing income limits in the context of current market and household income conditions, including the suitability or otherwise of the current framework having regard to the significantly changed landscape since the standardised income limits were introduced. This includes examining the findings of research commissioned by the Department and this work is ongoing.

While I am not in a position to indicate a definitive timeline for completion of this analysis, I expect it to be finalised in the near future, following which a final decision on the appropriate next steps will be made. The Minister is also keen to put in place a more structured and frequent process for the review of these limits going forward.

Thank you for your correspondence.

Yours sincerely,

Megan Woods

Private Secretary