

Social and affordable homes
for sustainable and inclusive
communities



ICSH
Irish Council for
Social Housing

Annual Report

2025



About the Irish Council for Social Housing

The Irish Council for Social Housing (ICSH) is the national federation for non-profit housing associations (also known as AHBs) representing more than 270 member organisations that manage more than 70,000 homes and house more than 150,000 people including families, older people, disabled people and households experiencing homelessness. ICSH members operate in hundreds of communities and in every local authority area across Ireland. The ICSH federation comprises a range of members with differing capacity, ambitions, and expertise; each playing their part in meeting housing need.

ICSH AHB members deliver housing locally and nationally, as well as providing services that support individuals' capacity to enjoy their right to full participation in the areas of education, health, employment, social integration and inclusion, housing rights and the environment. The national housing plan, Delivering Homes Building Communities 2025-2030 reaffirms government's commitment to strengthening AHB capacity and supporting the sector to deliver at scale.

Objectives (ICSH Strategic Plan 2022-2026)

1

Supporting members in increased delivery of social and affordable housing

2

Enabling high quality and responsive services to AHB tenants and service users

3

Promoting strong representation and innovation in the AHB sector and its work

4

Enhancing a regulated and well governed AHB sector

5

Promoting sustainability within the AHB sector

6

Delivering strong partnerships with key external stakeholders

7

Operating an efficient federation that is responsive to new needs & services

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2025 was a milestone year for the Irish Council for Social Housing and for the entire approved housing body sector as we delivered yet another record year of social and affordable housing output. The vital role of AHBs in translating government housing policy into reality has never been more evident. In the ICSH, we are proud of this incredible level of output which of course adds to the more than 70,000 AHB homes already in management by our members across the country.

President's Message

2025 saw the ICSH host Housing Europe's International Social Housing Festival which brought more than 2,500 housing practitioners and experts to the Convention Centre Dublin to hear from the very best national and international speakers, take part in workshops and cross the city to see innovative and exciting housing schemes and cultural events. Any of you who attended, or indeed took part in, the Festival will remember the energy of the event and the commitment to housing solutions that was so evident. While the ICSH has now passed on the baton of host city to Lisbon, it's more vital than ever that we retain that energy and optimism in meeting the challenge of our housing crisis.

The 2025 ICSH National Social Housing Conference took place in Cavan in October and was the largest ever annual conference with 470 delegates in attendance. The theme of *Maintaining Momentum - Delivering Homes for All*, examined the opportunities and challenges facing social housing providers particularly in developing supported housing solutions where output has somewhat lagged in recent years. We were delighted as always to announce the winners of the ICSH Community Housing Awards, recognising excellence in social housing and demonstrating that as the sector achieves record-breaking output, the quality of what is delivered remains as high as ever.

Towards the end of 2025, two milestone policies were published. *Delivering Homes Building Communities* was announced as the government's housing plan, due to run to 2030. In the ICSH, we welcomed the ambitious target of 72,000 social homes to be delivered over the duration of the plan as well as its two-pillar approach of both activating supply and supporting people.

The Department of Housing also published its *Report of the AHB Strategic Forum* in November 2025. This report outlines significant reforms for the sector over the medium to long term. We welcome this road map for the sector as well as the fact that many of the recommendations reflect reforms that the ICSH has

been seeking for many years. In the ICSH, we are committed to leading on the implementation of the recommendations in the report proactively, highlighting the strengths of AHBs in being able to deliver social housing of excellent quality at scale, providing homes and supports for diverse cohorts of people in housing need and as trusted stewards of billions in social housing stock.

It goes without saying that approved housing bodies are in a challenging operating environment. Rising construction costs, ongoing inflationary pressure and widespread energy uncertainty are a challenge to housing development, while managing our existing stock poses equal challenges. Meeting the evolving needs of our tenants, communities, funders and regulators, investing in the retrofitting of older stock, managing recruitment pressures and delivering excellence in tenancy and property management on limited rental income all pose ongoing difficulties. However these are all being tackled and are all surmountable through our collective work as a federation.

So to conclude, as we reflect on a milestone year of output, events and policy, perhaps we should look a little further back. The AHB sector began from a place of innovation, challenging the status quo, stepping forward to offer something different. This culture has been at the heart of the sector since its inception and it's paramount that we retain it as we enter a new policy era. As a sector and as a federation, there is huge strength in our numbers - 270 approved housing bodies managing a diverse housing stock of over 70,000 units. Our policy environment has shifted in recent months and in the months and years ahead, as that policy is put into practice, the ICSH is committed to leading and representing its members from a position of strength, ensuring that, as always, our members are at the forefront of solving the housing crisis.

Ms Tina Donaghy

President, ICSH



The ICSH is an inclusive housing federation representing, supporting and promoting a housing sector meeting the diverse housing needs of general family housing and specialist housing needs of vulnerable households. In 2025, AHBs owned and managed more than 70,000 social and cost rental homes. There has been a strong pipeline of new AHB housing projects in recent years, which has contributed significantly to Government housing delivery targets.

Report of the Board of directors

In 2025, the ICSH had 274 members providing and managing housing and related services throughout the country accommodating a diverse range of households in both social and cost rental housing. The ICSH membership includes not only larger developing AHBs but also the many AHB members providing and managing a smaller number of homes across local communities.

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In addition to the focus on delivering new homes, there has been a strong interest within the ICSH membership in AHBs working together to ensure the long-term sustainability of the homes they provide to tenants and local communities. This increased collaboration had been further supported with the ongoing roll-out in 2025 of the ICSH Collaboration Programme, which is supported by the Department of Housing, Local Government and Heritage (DHLGH). Besides completing a number of collaboration projects such as mergers and takeovers, there has been significant learnings from this programme which can assist in the future strategic direction of the sector as well as providing future options for AHBs.

Chief Executive's Report

Promotion and representation

During 2025, the ICSH continued its active representation of ICSH members and the sector social and affordable housing delivery groups both in local, regional and national fora. On behalf of members, the ICSH undertook a number of submissions to Government Departments (particularly DHLGH) and other bodies relating to the sector and its key role in the delivery and management of social and cost rental housing. The key publications that were launched in 2025 were the new National Housing Plan and the AHB Strategic Forum report's recommendations on the future direction of the sector. The ICSH also sought to ensure that there was a coherent structure in place at national level to ensure the development and implementation of the eight recommendations of the AHB report, similar to previous structures for the sector within the Department and Housing Agency after significant changes in the sector.

In addition to supporting members to support the increased delivery of social and cost rental homes at a growing scale, there was targeted support to members wishing to provide homes to groups such as older people, people with disabilities and formerly homeless households, which have been increasing in numbers in recent years.

The ICSH also established a public affairs working group to assist the Board and ICSH in presenting the key messages about the value and contribution of AHBs in the sector to contributing to meeting housing needs and sustaining communities. The ICSH continued to engage with elected members and various Dáil Committees and enhanced its communication and media presence including relevant social media platforms to further enhance visibility of the sector.

The ICSH had two major promotional and representative events during the year both nationally and internationally. The ICSH Biennial Social Housing Conference in October in Cavan (sponsored by Envirobead) attracted over 450 delegates from the public, private and non-profit sectors with strong engagement amongst all stakeholders. Alongside the Conference, were the Community Housing Awards supported by IPB Insurance. These well recognised Community Housing Awards showcase all the high quality social and cost rental projects that were submitted by AHBs, local authorities and the LDA. The 2025 Community Housing Awards had the highest number of entries reflecting the significant number of new projects being developed and completed as well as other innovative projects of repurposing existing or vacant properties.

However, the most significant project of 2025 was the ICSH leading the International Social Housing Festival (ISHF) that was held in Dublin in June. The ICSH Board provided the oversight, governance and budget planning for the event. The very successful ISHF had 2,500 delegates from over 40 countries and

from every continent in the world. The ICSH Board would like to thank and acknowledge the support from all partners both in the public and private sectors who provided funding and logistical support to what was the largest diverse social and affordable housing event held globally in 2025. ICSH members, in particular, played a key role in supporting the event with site visits and social events and we would like to acknowledge this broad sectoral support. At the ISHF, there was the official handover from Minister for Housing James Browne and the ICSH to the next host City of Lisbon, the 2027 ISHF host. The ISHF accounts for the event were successfully audited by Grant Thornton after the conclusion of the event.

The ICSH continues to represent the sector at EU level through Housing Europe including ICSH Chair of the ECOFIN and Internal Market Working Group and FEANTSA and the ICSH made a number of submissions and representations on behalf of the sector including the new EU Affordable Housing Plan.

Building Capacity for members

The ICSH undertakes a number of initiatives to support members build capacity. This includes the ongoing training programmes and the accredited programme with the Chartered Institute of Housing (CIH), and in the future support for a new housing apprenticeship programme. Financial capacity has been enhanced through the ICSH Financial Lead, which is part supported by the Housing Finance Agency (HFA). At an organisational level, the ICSH group schemes on insurance and Garda clearance utilise the collective strength and needs of the sector in a co-ordinated way.

Governance and Oversight

The ICSH Board generally met on a bi-monthly basis over the year, with also regular meetings of the ICSH Risk & Audit Committee. The ICSH Council, which is the housing policy platform in the ICSH, supported the range of active working groups which in 2025, provided key input into various agreed positions of the ICSH as well as being able to engage with the Department and other key stakeholders involved with the ICSH and AHB sector and providing up to date feedback.

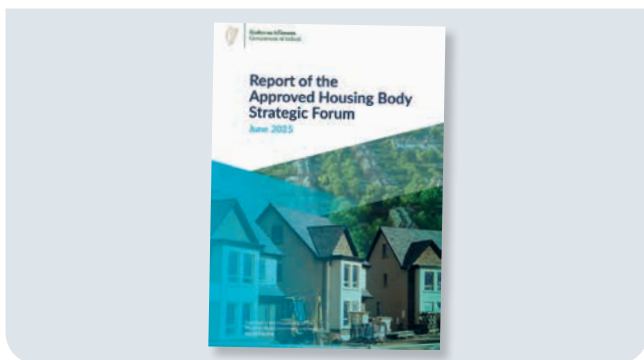
Finally, the Board would like to thank all the members who actively participated in the various working groups and structures within the ICSH. Importantly in a very busy year with some significant pieces of work and achievements, the Board would sincerely like to acknowledge all the great work of the ICSH staff in the secretariat for delivering on a significant work programme in a range of areas.

Mr. Donal McManus

Chief Executive Officer, ICSH

The Year in Review

2025 was a pivotal year for the ICSH and our members. After intensive consultation and engagement with the ICSH and approved housing bodies throughout 2024 through the AHB Strategic Forum, the DHLGH published the **Report of the AHB Strategic Forum** in November 2025. The Report sets out a roadmap for the AHB sector for the short medium and long-term with recommendations made for significant reforms. The ICSH will be representing the sector as implementation of the recommendations progresses, ensuring that the innovation, diversity and quality of housing that AHBs deliver is safeguarded and central to any reforms.



AHB Strategic Forum Report

Delivering Homes, Building Communities was also published in November 2025. This new government housing plan provides updated targets of 72,000 social homes and 90,000 affordable housing supports over the course of the plan from 2025-2030. Targets and recommendations are centred around two pillars – activating supply and supporting people. These are two key elements of a thriving housing landscape which AHBs have been dedicated to delivering for decades. We look forward to AHBs continuing to play their part in achieving these outcomes.

A huge focus of the ICSH's work in the first half of 2025 was hosting the **International Social Housing Festival (ISHF)**. This initiative of Housing Europe takes place every two years and we were delighted to bring the event to Dublin. Taking place across three days in the Convention Centre Dublin, as well as on site visits across the city, the ISHF 2025 welcomed over 2,500 delegates to Dublin. Central to the festival was the

theme of Storytelling which allowed speakers from six continents and over 50 countries to deliver a hugely diverse range of workshops, presentations, cultural events and site visits. As well as the international dimension to the event, it was an excellent showcase for the very best of social housing delivery, research and innovation from Ireland.



ISHF Handover

The 2025 **ICSH National Social Housing Conference** took place in October in the Slieve Russell Hotel, Cavan with the theme of **Maintaining Momentum – Delivering Homes for All**. With a particular emphasis on scaling up delivery of supported housing, this event attracted over 470 delegates across its two days. The conference also hosted the presentation of the **ICSH/IPB Community Housing Awards** which recognised and celebrated excellence in social housing, demonstrating how delivering the highest quality housing can be achieved even as the sector expands and delivers housing at huge scale.



ICSH 2025 Conference

Shaping Policy: Advocating & Collaborating with our Members

Key policy areas in 2025 for ICSH and our AHB members included the following:

- AHB Strategic Forum process
- AHB collaboration
- CAS capital and revenue funding
- CALF approvals
- AHB retrofit funding
- Regulatory compliance

Across these themes, ICSH supported members through structured engagement with government departments, stakeholders and European partners, while facilitating knowledge-sharing and practical supports to strengthen the sector's capacity to deliver social and affordable cost rental housing.

Housing Delivery and Strategic Planning

Housing delivery and long-term strategic planning remained central to ICSH activity in 2025. The ICSH made a comprehensive submission to the national housing plan and the November publication of **Delivering Homes, Building Communities**, and the accompanying **AHB Strategic Forum report** provide a roadmap for housing delivery and sector development over the coming decade.

ICSH engagement with the **Local Government Management Agency** aimed to develop structured processes for meaningful engagement with AHBs on targeted housing delivery, ensuring that the sector is fully involved in planning and implementation. This engagement continues through 2026 in anticipation of the publication of new LA housing delivery action plans. The Strategic Forum Report also highlighted key priorities for housing development, including sustainable asset management, finance, care and support housing and long-term sector growth. The report provides a framework for coordinated action across government and the AHB sector to ensure that social housing targets can be achieved.

Regulatory Compliance and Legislative Reform

Regulatory requirements and reform continued to shape the operating environment for AHBs in 2025. Oireachtas Committee presentations from ICSH, member AHBs and other stakeholders included **Cost Rental reforms**, at which we recognised that flexibility to include multi-occupancy or house shares, bespoke and localised allocation plans and cost rental tenant in situ initiatives was progressive and helped target specific cohorts of applicants. AHB access to land was again raised as a critical lever for AHB delivery. The ICSH was particularly engaged in the **building defects and remediation process**, in particular the pre-legislative scrutiny of the Apartment and Duplex Defects Remediation Bill. Unfortunately, properties in AHB ownership are affected by building defects. This engagement resulted in a report by the committee acknowledging the joint efforts of the Construction Defects Alliance and the ICSH. The full scheme is due to be adopted in 2026, with the **Defective Concrete Blocks Social Scheme** also in process. These schemes aim to provide structured support to address construction defects and ensure long-term AHB housing quality and safety.



CEO Donal McManus, alongside Lyndsey Anderson and Tuath CEO Sean O'Connor, joined Professor Michelle Norris, and Dara Turnbull of Housing Europe on 23rd of September to discuss affordable housing delivery with the Joint Committee on Housing, Local Government and Heritage.

Implementation of the **AHBRA Asset Management Standard** prompted the development of practical supports for smaller AHBs, including a financial **asset management model** from the **ICSH Asset Management Working Group** designed for organisations with 40 or fewer properties. This tool, developed with external support and delivered through training and follow-up engagement, has already seen take-up by over 66 AHBs. The model is now fully operational, and members have expressed how useful and valuable the current model is. The group is working to engage with the care and support providers to explore if and how the model may be adapted for use in specialist housing units.

Funding and Sustainable Finance

Structured engagement with the Department of Housing focused on strengthening the **Capital Assistance Scheme** to ensure that it can support both existing housing and future delivery. Discussions examined short, medium and long-term solutions to maintain pipeline delivery and ensure that vulnerable housing targets continue to be met. Ensuring adequate revenue supports alongside capital investment was identified as critical to maintaining high-quality housing and supporting ongoing management and maintenance. An ICSH member survey on **CAS-RAS reviews** also helped inform ICSH engagement with DHLGH to discuss the issues with implementation of the RAS scheme at local authority level and enabling higher economic rents.

The **Finance Working Group** pursued members' issues on a range of topics including the terms of reference for the **Department's ongoing P&A review**, addressing operational issues on the drawdown of DHLGH funding, including the impact of the reduction in VAT on construction, and collating feedback on revisions to the HFA's master term loan agreement. Continuing its work from the AHB Strategic Review process, it provided key input into the ICSH's response on the consultation in preparation for the new government's housing plan to replace Housing for All. Key priority finance topics for AHBs are being progressed through 2025-2026 such as construction finance, gearing and a sustainable income model for **CAS, CLSS and out of mortgage homes** as part of the implementation phase of the report of the AHB Strategic Forum.

European Representation

At European level the ICSH remains engaged on behalf of members in the Finance and Internal Market Working Group of Housing Europe with Donal McManus and Fiona O'Driscoll contributing to a Housing Investment Advisory Hub (HIAH) workshop held in Prague in April and a number of panels at the ISHF. They also attended Housing Europe's Responsible Housing Summit held in Prague in November.



Finance Summit Prague

Catherine McGillicuddy represented Irish members on the Board/Administrative Council of FEANTSA, the European federation of organisations working with the homeless. Work within the FEANTSA AC focused on a wide variety of policy issues including the new political environment within Europe following the 2024 elections, the impact of migration on homelessness, the role of shelter in homelessness responses, while maintaining advocacy for housing-led responses as the solution to homelessness as well as developments within EU frameworks on housing and homelessness.



Feantsa Administrative Council 2025

The launch of the first **European Affordable Housing Plan** in December 2025 was an important milestone and it outlined a number of promising initiatives that will impact housing across Europe over the coming years. The ICSH made submissions to the Plan and we welcome the ambition to remove structural blockages to enhanced investment in social and affordable housing.

In November 2025, Catherine McGillicuddy was part of an Irish Homeless Policy Group visit to Brussels, organised by Aodhán Ó Riordáin. The visit included a roundtable discussion with Irish MEPs, attendance at a HOUS Committee discussion and meeting with officials from DG-EMPL who fund the European Platform on Combatting Homelessness (EPOCH). It was a hugely beneficial visit that allowed us to discuss ongoing housing and homeless policy developments with key European decision makers and it was positive to see such a strong alignment from the Irish MEPs on the need for housing-led solutions to homelessness and for a social housing focus within the Affordable Housing Plan.

Collaboration and Sector Development

Collaboration continued to play an important role in strengthening the AHB sector and supporting organisational development. The **Collaboration Programme** remained a key initiative in 2025, **supporting nine projects** and enabling several previously funded initiatives to reach completion.

The programme responds directly to sector challenges such as governance and board renewal in smaller AHBs, limited economies of scale and increasing regulatory and compliance expectations. **Several collaboration projects are expected to be completed in 2026** and beyond, further supporting sector development and capacity building.

The ICSH created the **Developing AHB Working Group** in 2025 to provide capacity building and networking opportunities for regional and supported housing AHBs actively looking to grow over the coming years through development and/or mergers. The group began with 20 members but has expanded over the year to now include over 25 AHBs that meet every two months. Meetings consist of a mix of in-person workshops and online meetings focused on capacity building in key areas such as funding, development, regulation and AHBRA, procurement and framework agreements.



Share Cosgrove, Oaklee CEO talks about her organisation's growth journey at the Developing AHB Working Group meeting in January

The **Housing Management and Supported Housing Working Group** focus in 2025 included the **benchmarking pilot project in housing management** (with 18 participants receiving detailed reports to help improve performance and service delivery), addressing anti-social behaviour, the development of a template Service Level Agreement (SLA) in conjunction with the Housing Agency and input into the inclusive housing subgroup workshop and report (to draft a roadmap for successful delivery of supported and inclusive housing).

Risk and Sector Challenges

The growing scale and complexity of the AHB sector has brought an increased focus on risk management in 2025. In May, AHB social and cost rental funding delays had reached a critical point and the decision to bring this issue to the public (via RTÉ's Prime Time) was collectively agreed by members of the **Tier 3 Working Group** as there had been increasing concerns about

the timing of CALF approvals, delayed approvals on cost rental projects, and an acquisition pause, with members noting a consistent trend since autumn 2024. Key risks identified across the sector during 2025 also included increasing regulatory requirements, construction and development risks, governance challenges in smaller organisations and the impact of building defects. Other issues included increased local authority inspections and the financial and operational risks linked to large-scale construction projects. At the same time, smaller AHBs face governance and sustainability challenges, particularly in relation to board renewal and compliance capacity.

Asset management and lifecycle planning were also identified as key risk areas, particularly in the context of maintaining older housing stock and addressing building defects. Maintenance frameworks, lifecycle benchmarking and long-term asset planning are expected to remain priorities in 2026 as the sector continues to grow and mature.

Retrofit

Climate and energy-related risks and opportunities also featured prominently in 2025. Engagement with the **Housing Alliance Climate Change Group**, government stakeholders and through member surveys in 2025 highlighted the significant potential of the AHB sector to contribute to national retrofit targets, given the concentration of older housing stock with lower BER ratings. This work contributed to increased SEAI grant supports for AHBs and strengthened the case for access to **European Social Climate Fund** resources from 2026 onwards. The focus on retrofit also aligns with the broader goal of ensuring a just transition, reducing energy poverty and improving housing quality for tenants.

Communicating the Sector

A negative narrative around AHB use of the turnkey delivery model continued through 2025 (though less prominent than 2024). The impact of CALF and CREL fundings delays on the AHB pipeline 2025-2027 was covered by RTE's Prime Time in May and significant local and national media coverage followed of both the ISHF, our 2025 Community Housing Awards and conference and sector responses to the publication of the new Housing Plan.

Funding delays threaten thousands of social homes, ICSH warns

Updated / Tuesday, 27 May 2025 18:51



CEO of ICSH Donal McManus and Clúid Housing Brian O'Gorman.

RTÉ's Prime Time covered the issue of AHB social and cost rental funding delays, interviewing Donal McManus, Brian O'Gorman of Clúid and Fiona Cormican.

In 2025 the **ICSH Communications Working Group** agreed to meet with several state bodies that support and/or have a regulatory role regarding the AHB sector in order to discuss their roles, communications priorities for their organisation and how we and our members might best support this work. Representatives from the Housing Finance Agency, Residential Tenancies Board, Approved Housing Body Regulatory Authority and the Association of Irish Local Government presented to the group.

ICSH Policy Activity, Submissions and Stakeholder Briefings in 2025

In 2025, the ICSH made numerous submissions on a range of policy issues important to our members. These included:

- ICSH Pre-Budget Submission 2026
- Submission to the EU Affordable Housing Plan
- Multiple ICSH and working group submissions to the AHB Strategic Forum process
- Submission on the General Scheme of the Apartment & Duplex Defects Remediation Bill
- Consultation Response on the Irish EU Presidency 2026
- Submission to Housing Europe's State of Housing in Europe 2025 Report
- Submission to FEANTSA's 10th Overview of Housing Exclusion in Europe

Representing and Promoting the Sector

- Implementation Group on AHB Forum recommendations
- Housing Agency Board
- Housing Strategy for Disabled People National Implementation Steering Group
- Housing Agency Advisory Panel on Supply/Affordability
- DHLGH End of Mortgages Working Group
- RTB AHB Stakeholder Forum
- FEANTSA Administrative Council
- Housing Europe
- Pre-Budget Forum
- CRU Consumer Stakeholder Group
- Land Acquisition Oversight Group
- Housing Training Network
- Irish Homeless Policy Group
- Cork Social Housing Forum
- Galway Social Housing Delivery Group and Galway AHB Forum
- DHLGH Housing for Older People Steering Group
- Dublin AHB Delivery Forum
- Age Friendly NGO Forum
- Community and Voluntary Pillar
- Tenant in Situ Working Group
- Housing with Support Steering Group
- Dublin City Council Strategic Housing Policy Committee including Working Groups on Public Housing & Rent Reform
- Cork AHB Delivery Forum
- Energy poverty group (Friends of the Earth)

Services to Members



The fifth International Social Housing Festival (ISHF), an initiative of Housing Europe, hosted by the ICSH and supported by the Department of Housing, Local Government and Heritage, Housing Europe and Co-operative Housing Ireland gathered more than 2500 delegates at Dublin's Convention Centre from 4-6 June 2025. The Irish Council for Social Housing was immensely proud to provide this platform for generative thinking on housing.



The Irish Council for Social Housing (ICSH), partnered with Fáilte Ireland, the National Tourism Development Authority, on an intentional impact project to define, implement and measure the positive impact of The ISHF, and to leverage the opportunities that the event brought to Ireland. This included the Tenant Oral Histories Exhibition, a powerful reminder that housing is not just about buildings, but about lives and memories.

The ICSH was delighted to be involved in the planning and delivery of a landmark conference which outlined the urgent need for the delivery of more Universal Design and Universal Design + homes. Universally Designed Homes: Housing for All took place in December. We collaborated with the Irish Wheelchair Association, Age Friendly Ireland and the National Disability Authority/ Centre for Excellence in Universal Design.



The Irish Tenant Engagement Network (ITEN) is a network of Approved Housing Bodies (AHBs) promoting best practice in tenant engagement in Ireland. Just Economics was engaged by the ITEN to provide research support for the creation of an evidence-based framework for tenancy engagement in Ireland. Funding for this research was received through the Irish Council Social Housing Collaboration Fund and the Housing Alliance.

The ICSH hosted an anti-social behaviour (ASB) workshop in June attended by over 50 frontline housing staff. The aim of the workshop was to share experience and learning, give participants practical tools and showcase case studies and alternative approaches to addressing ASB and conflict resolution.



Minister for Housing James Browne TD launched the Irish Council for Social Housing Activity Report 2024 and Annual Report 2024 at our 2025 AGM in May. AHBs provided 4,385 new social homes and a remarkable 1,213 cost rental homes in 2024, 41% of total social housing and 56% of total cost rental delivery. Our President Tina Donaghy, Director of Development at Fold Housing addressing member AHBs took the opportunity to flag the forthcoming International Social Housing Festival as a chance not just to showcase our best practice, but to learn from others, build global solidarity, and demonstrate the power of social housing as a force for economic growth, resilience and social cohesion.

The 2025 ICSH Biennial National Social Housing Conference, *Maintaining Momentum – Delivering Homes for All*, sponsored by Envirobead, took place in The Slieve Russell Hotel, Ballyconnell, Co. Cavan on October 15th and 16th 2025. More than 470 delegates and speakers registered for the two-day event in Cavan, our largest yet. This year, we had a particular focus on delivery beyond general needs, exploring the lived experience of individuals and households with additional needs and showcasing models of best practice.



Prizes across eleven categories were awarded at the ICSH IPB Community Housing Awards, hosted at the Slieve Russell Hotel in Cavan. Sponsored by IPB Insurance, the awards are a platform to show the innovation and sustainability in public housing projects supported by approved housing bodies (AHBs), local authorities and the Land Development Agency.



Galway Simon's Sómas in Galway City was announced as the Public Choice award winner.

Circle VHA's Richmond Place, a groundbreaking development for older adults was named overall winner at the Irish Council for Social Housing Community Housing Awards 2025.



2025 at a Glance

Alongside our policy and advocacy work, the ICSH also provides advice, support, recruitment, education, and training services to our member AHBs. We also offer a promotional platform for the AHB sector through our annual conference, our biennial housing awards, our annual AHB housing delivery report, eBulletins, newsletters and our media engagement on behalf of the sector.

ICSH National Social Housing Conference 2025 Cavan



470
delegates, speakers and exhibitors

50%
delegate engagement via Slido Q&A

International Social Housing Festival 2025

2,500
local and international delegates

354
submissions across 13 themes and 6 presentation formats

890
presenters participating across the festival

23
sessions taking place at any one time throughout the ISHF across multiple venues

1st
Intentional Impact Framework implemented in Ireland; Oral History Toolkit for global replication

Garda Vetting



631
applications submitted to the Garda National Vetting Bureau by the liaison organisation (ICSH)

531
completed disclosures sent to member AHBs



Group Insurance Scheme



179

ICSH members participated in the BHP Group Insurance Scheme

Education & Training



17

AHB and LA housing practitioners certified in ICSH/CIH Certificate in Housing

525

delegates attended ICSH training seminars and webinars

ICSH Website Recruitment Service



#1

ranked on Google for Irish housing job searches

89

housing job vacancies advertised via our website

ICSH Collaboration Programme



9

projects supported

Member Activity

Here's a snapshot of the tremendous work of our member AHBs throughout 2025.



AHB social homes

4,215

new build AHB social homes delivered in 2025



AHBs delivered

40%

more new build social homes in 2025 than in 2024



In 2025 we had 274 member AHBs, all active across the country in our 31 local authorities.

There were 36,284 new dwelling completions in 2025, a 20.4% increase from 30,147 completed in 2024. 9,089 new build social homes were delivered in 2025: 2,869 local authority homes, 2,005 Part V and 4,215 AHB homes delivered under the CAS and CALF funding streams. This is almost a 40% increase on the 3,039 new build AHB social homes delivered in 2024.

Here's a snapshot of the tremendous work of our member AHBs throughout 2025.

Densifying our Towns and Cities

Some high-density apartment schemes by **Tuath** in 2025 include 153 Cost Rental apartments at **Carrigmore Woods**, located right next to Citywest Shopping Centre and close to a variety of amenities including Tallaght University Hospital, Citywest Business Park and the Civic Theatre. On completion, Tuath will have delivered a total of 153 Cost Rental and 137 social homes at this new community in Citywest. 139 one- and two-bed units were also delivered at **Foxwood Barn** in Citywest. Built to PassivHaus standard, **Whitehaven in Northwood, Santry** offers some of the most sustainably designed scaled residential development in the Irish market to date. These 255 Cost Rental and social homes feature high performance windows, airtightness and heat recovery, offering substantial energy cost savings for residents.



Dublin Simon recently opened 14 new social housing units at **Carpenters Court in Arbour Hill** in Dublin 7, providing one-bed homes for couples and single person households and meeting the demand for smaller social homes. These homes mean a minimum of 14 people are leaving homelessness behind them.

Oaklee acquired 47 high-quality homes in Cherrywood, South Dublin. The homes, located in one of Dublin's most vibrant and well-connected new urban areas, will provide secure, long-term housing for individuals and families in need.



Tuath Housing, in partnership with Louth County Council, officially opened **Friary Place, Drogheda**, an 11-storey development providing 49 high-quality apartments in the town centre. The building, which replaces a long-derelict former B&B, breathes new life into a prominent town centre location. Designed by Van Dijk Architects and developed by Urban Life Developments Limited, Friary Place provides a mix of 27 one-bedroom and 22 two-bedroom apartments.

Inclusive Housing - Age-Friendly, Accessible, Additional Supports

Nine residents moved into their dream homes, following the complete redevelopment of the age-friendly social homes at **Bethany House, Sandymount, by Clúid**. The nine residents were among the residents of the original Bethany House – a complex of 39 social homes originally owned and operated by St Vincent de Paul. The residents moved into alternative accommodation after St Vincent de Paul gave the scheme to Clúid for redevelopment but had been looking forward to returning to their new and improved homes.



Minister for Housing, Local Government and Heritage, James Browne TD opened a major new housing development in Dublin 15. The development, located in **Hansfield Station Quarter**, is **Fold Housing's largest to date and provides 133 new A2-rated homes**, including 57 age-friendly homes for older persons. The scheme also includes general needs housing for families and individuals, promoting long-term, intergenerational community living. The properties are made up of 1, 2 and 3 bed homes.



Charleville Sheltered Housing Services

launched their 13 new CAS funded homes on 6th June. Charleville Care Project has been providing the combination of housing and care supports to enable people to age in their own home since 1991, with these 13 new units now bringing their overall number of houses in the retirement village setting to 41.





Galway Simon Community launched a development of 10 new homes in **Galway City** in April with full accessibility for older people and for people who have compromised mobility or who are wheelchair users. These apartments are thoughtfully designed to enable tenants to live independently, age well and thrive in their community. Staff and volunteers in Galway Simon will support those living in these homes, providing additional security and protection to people who may be vulnerable.



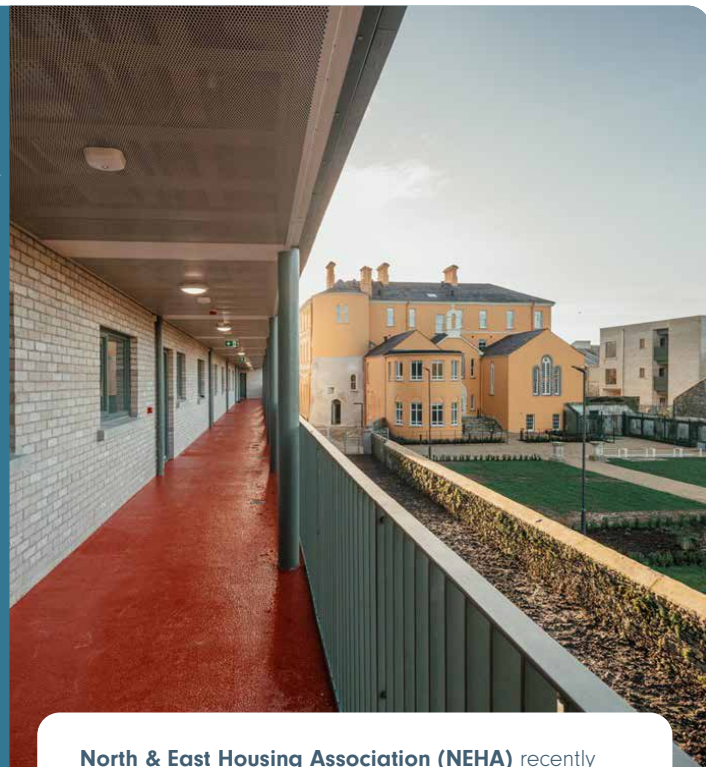
Co-operative Housing Ireland launched 79 apartments at **Brookfield Heights, Kilmainham, Dublin 8** in October. The development brings the total number of people living in Co-operative Housing Ireland homes nationwide to more than 17,440. Brookfield Heights responds directly to one of Dublin's biggest challenges – the shortage of homes for smaller households: single people, couples, and older residents.

St John of God (SJOG) Housing Association recently launched a new home for four people with intellectual disabilities in **Hollybrook Park, Bray** who had been living in a congregated setting in Ravenswell Residential Facility, before moving into their own high-support independent living setting within the community.



Regenerating, Restoring, Rebuilding

Sophia Housing repurposed a **Portlaoise convent** into 52 supported homes. The Presentation Sisters have a 200-year legacy as educators in the heart of Portlaoise; and the congregation's desire was to partner with Sophia Housing to respond to a basic crisis in our society, the need for new homes. Convent land secures the long-term future of the Presentation Convent and its grounds, while delivering **52 high-quality supported homes** and shared landscape for the community. The design restores and adapts the historic convent and school buildings, introduces new residential blocks within the grounds, and re-establishes the gardens and central courtyard as welcoming communal spaces. In doing so, it respects the legacy of the Presentation Sisters and the wider parish community while re-imagining the spirit of Nano Nagle for contemporary town-centre living.



Peter McVerry Trust in partnership with Limerick City and County Council, transformed a long-vacant site into energy-efficient homes. Designed by C J Falconer + Associates, the scheme involved the restoration, alteration, and refurbishment of two existing protected Georgian buildings alongside newly built mews apartments. This project saw the delivery of 12 high-quality social housing units on **Mallow Street, Limerick City**. These new homes will take fourteen people out of homelessness and give them an opportunity to start a new chapter of their lives.



North & East Housing Association (NEHA) recently submitted plans to sensitively transform **Marian House, Balbriggan** – a protected early 20th-century former convent – into 24 high-quality, age-friendly homes. In collaboration with Fingal County Council and the Department of Housing, Local Government and Heritage, this heritage-led development will respect and restore the original Marian House building to create 9 one- and two-bedroom apartments, adding a 4-storey wing with 15 additional homes and fostering community through shared green spaces, accessible design, and thoughtful placemaking.



AHB Cost Rental Scaling-Up

Twenty-eight households secured an A-rated **Clúid** Cost Rental home in **Longview, Ballyvolane, Cork City**, with rents up to 30% below the average for the area. Five two-bed houses, with a rent of €1,340 per month and 23 three-bed houses with a rent of €1,479 per month. **Clúid** delivered 85 cost rental apartments in the final phase of their development in **Parkside, Belmayne, Dublin 13**, with rents from €1,397 to €1,800 per month. In September, Clúid also launched **12 new cost rental homes in Kilkenny**. Located within Burrells Walk, an estate on the Callan Road, these new homes are within walking distance of Kilkenny City.



Tuath delivered their first cost rental homes in Meath with 58 cost rental homes located in **Baker Hall, Navan** and 32 cost rental homes at **Rath Rua in Portlaoise, Co. Laois**. **Simple Woods** comprises 77 1- and 2-bed apartments in the well-located community of Donabate in April. Tuath launched 37 Cost Rental homes at **Balmoston, Donabate** as well as completing the final phase of **Mountneil in Carrickpherish**, with 49 Cost Rental and 49 social homes, which marks the first Cost Rental homes to be delivered in Waterford by an AHB. Additional Tuath cost rental delivery in 2025 include **136 homes at Kilmartin Grove in Hollystown, Dublin 15**, with rents starting at €1,226 and **28 duplex homes at Clai Mór, Old Monivea Road, Ballybrit, Galway City, Galway's** first cost rental scheme.



Towards the end of summer, **Respond** launched 29 cost rental homes on **Albert Avenue in Bray** on a small site adjacent to the seafront and Bray Dart Station with rents of €1,495 per month for one of 16 one-beds and €1,644 for one of 13 two-beds. Respond also launched **67 cost rental apartments at Lisieux Hall, Sandyford, Dublin 18**, comprising a good mix of 1 studio, 29 one-beds, 32 two-beds apartments and five three-beds. 553 applications were made for eight new cost rental duplexes at **Glanmore Heights, Dun an Ri, Athlone** by Respond.



In February **Clúid** launched a bespoke affordable rental housing scheme with their Bolands Mills quarter '**key worker**' development. The homes are located in a renovated heritage building and a newly constructed building on Barrow Street, Dublin 4. These homes are on a 25-year lease to Clúid from Google and will be let to local key workers in the area for below-market rent. The scheme comprises 35 two-bed apartments, 10 three-bed apartments, and one larger three-bed apartment with discounted to market monthly rents: €1,710, €1,850 and €2,100 respectively.



Circle VHA delivered **28 A2-rated cost rental homes at Fontenoy Place** on Bray seafront in Wicklow, in September with rents ranging from €1,399 for a one-bed to €1,717 for a three-bed apartment.



Social Homes for Households Big and Small

Seventy people, including 50 adults and 20 children moved into their new homes on the outskirts of Cavan Town just in time for Christmas. **Respond** welcome tenants into their “forever homes” at **Riverpark, Swellan, Cavan**.

Galway City Council, in partnership with **AHB CENA** officially launched the **Bóithrín na Saoirse Traveller Specific Group Housing scheme at Circular Road, Galway** on Tuesday 11 November. The development at Bóithrín na Saoirse consists of five newly built homes for Traveller families and represents a successful collaboration between Galway City Council and CENA, the Traveller-led Approved Housing Body.



62 individuals put down new roots after the completion of 18 new apartments in **Bray**, which was led by the housing body **Respond**. The development at **Adelaide Villas** provides 18 high-quality, energy-efficient apartments, offering safe and secure accommodation for 62 individuals and families. The mix of units includes one three-bedroom apartment, four one-bedroom apartments, three two-bedroom apartments designed for three people, and 10 larger two-bedroom units for four people.



Taoiseach Micheál Martin opened 61 new social homes in **Dun Lia, Thurles**, delivered by **Clúid**. The 61 homes complete the existing Dun Lia estate and will provide secure, long-term, affordable homes for individuals and families on the Tipperary County Council housing list. The new homes are a mix of 2-, 3- and 4-bedroom houses, including eight two-bed bungalows to be allocated to households with accessibility requirements, such as older people or wheelchair users.



Co-operative Housing Ireland launched 25 high-quality, A-rated apartments and houses in **Strand Hill in Tramore, Waterford**, providing secure and affordable homes for local families.

Beyond Housing

Established and led by **Foscadh Housing Association**, the **Loving Life Choir** is a flagship example of how Approved Housing Bodies can deliver meaningful community engagement beyond housing provision. Founded in 2019 in response to drug-related violence in Drogheda, the initiative was designed to create a safe, inclusive space for young people through music, creativity and shared experience. In 2025, with support from the RTÉ Toy Show Appeal, the Choir produced *Breaking the Silence*, a powerful short anti-bullying film promoting social awareness and positive youth engagement, and performed at the ISHF 2025 in June.



Journey Home is a powerful exhibition by **Focus Ireland's** first **LEAP Ambassadors** (people with a lived experience of homelessness). The LEAP Programme was established in 2021 to empower people with lived experience of homelessness to share their stories, challenge stereotypes, and influence policy and public understanding. The Journey Home exhibition is the result of a Photovoice project led by sociologist Dr Maria Quinlan, using a trauma-informed, therapeutic approach, through which the LEAP ambassadors have shared their stories.



Clúid published its new design guide in June, which sets out its **standards for new-build social and affordable housing**. The new guide establishes a set of minimum standards for contractors and developers working with Clúid, to ensure new homes are safe, secure, finished to the highest of standards, and complement their environments. These guidelines will also result in homes that are economical to build, manage and maintain long into the future.



Established in 2025, the **Tuath Foundation** is a dedicated initiative to enhance resident and community engagement by integrating new and existing support programmes provided by Tuath Housing under one umbrella. Mark (centre) is a Tuath resident who received funding from the Education Bursary.



Clúid's 2025 Simon Brooke Lecture was held on 9th October 2025 in the Dublin Royal Convention Centre and focused on Age-Friendly Housing in Ireland: How housing policy can Shape Positive Ageing. Speakers included Age Friendly Ireland, Co-Housing Communities Ireland, Sage Advocacy, Clann (Clúid's age-friendly housing service) and Clann resident, Caroline Mahon.



ICSH Governance

ICSH Board



Tina Donaghy (Fold Ireland)
ICSH President

Tina Donaghy is the Director of Development and New Business at Fold Housing Association and has worked in Ireland since 2008. Tina has worked in the housing sector for over 30 years and has a successful track record in the establishment and growth of housing associations and the delivery of quality housing solutions for many people. Prior to joining Fold, Tina worked in the UK for several large housing associations covering areas including New Business & Development, Organisational Change, Regulatory Compliance & Governance, Corporate and Development Finance & Housing Management. Tina was elected to serve as a member of the Council and Board of the ICSH and is a member of the Institute of Directors.



James Rocke (Western Care)
Treasurer

James has worked with the Western Health Board and Western Care Association, Mayo for 40 years. James is a retired financial controller with Western Care Association and is a Board member and Treasurer with ICSH since 2018.



Aidan Culhane (The Iveagh Trust)
Vice President

Aidan Culhane is Chief Executive of The Iveagh Trust. A former government adviser on housing and planning, he also worked in the private sector for several years. Aidan is a member of the Chartered Institute of Housing and the Royal Town Planning Institute.

- Liam Bolger (FHIST Voluntary Housing Association)
- Emer Watson (Inis Housing Association)
- Oliver McGrath (Galway Simon Community)
- Eiméar O'Hagan (Housing Association For Integrated Living)
- Paula Kenny (Society of St. Vincent de Paul Ireland)
- Nick Sheward (Tuath Housing Association)
- Niamh Randall (Respond)
- Jan Mingle (Focus Housing Association)

External Members

- Oliver O'Loughlin (Consulting Engineer)
- Will Chambré (Public Affairs Consultant)

ICSH Board Meeting Attendance Record 2025

Board Member Name	Jan 25	Mar 25	Jun 25	Sept 25	Nov 25	AGM May 25
Jan Mingle, Focus Housing Association	✓	✓	✓	✓	NA	A
Niamh Randall, Respond	✓	✓	✓	A	✓	✓
Eiméar O'Hagan, HAIL	✓	✓	✓	✓	✓	✓
Tina Donaghy, Fold Housing	✓	✓	✓	✓	✓	✓
James Rocke, Western Care	✓	✓	✓	✓	✓	✓
Will Chambré, Public Affairs Consultant	✓	✓	✓	✓	✓	A
Oliver O'Loughlin, Consulting Engineer	✓	✓	A	✓	✓	✓
Liam Bolger, FHIST	✓	✓	✓	✓	✓	A
Emer Watson, Inis Housing	✓	✓	A	✓	✓	A
Oliver McGrath, Galway Simon Community	✓	✓	NA	✓	✓	A
Paula Kenny, SVP	✓	✓	✓	✓	A	NA
Aidan Culhane, The Iveagh Trust	A	✓	✓	✓	✓	✓
Nick Sheward, Tuath Housing	✓	✓	A	✓	NA	✓

✓ PRESENT A APOLOGIES NA NON ATTENDANCE

ICSH Council Meeting Attendance Record 2025

Name	Feb 26	May 21	Sept 3	Dec 3
Liam Bolger, FHIST Voluntary Housing Association	✓	✓	✓	✓
Aidan Culhane, The Iveagh Trust	A	✓	✓	✓
Tina Donaghy, Fold Housing	✓	✓	✓	✓
Elizabeth Greehy, Kilkee Housing Association	✓	A	✓	✓
Paul Hegarty, Uile Housing Association	✓	✓	✓	✓
John Joe Higgins, Peter Triest Housing Association	✓	A	✓	✓
Paula Kenny, Society of Saint Vincent De Paul	✓	✓	A	✓
Oliver McGrath, Galway Simon Community	✓	A	A	✓
Jan Mingle, Focus Housing Association	✓	A	✓	✓
Niall Ó Ceallacháin, Clúid Housing	A	✓	A	A
Naoimh O'Brien, Foscadh Housing Association	A	✓	A	✓
Eiméar O'Hagan, HAIL	✓	✓	✓	✓
Tadhg Quill Manley, Carbery Housing Association	✓	✓	✓	✓
Niamh Randall, Respond	A	✓	✓	✓
Siobhán Reidy, Corran-Deel Voluntary Housing Association	✓	✓	✓	✓
James Rocke, Western Care	✓	✓	✓	✓
Nick Sheward, Tuath Housing	✓	✓	✓	✓
Edel Van Eekeren, Clanmil Housing Association Ireland	✓	A	✓	✓
Emer Watson, Inis Housing Association	✓	✓	✓	✓

✓ PRESENT A APOLOGIES

Statement of Financial Position

As at 31 December 2025

	Note	2025 €	2025 €	2024 €	2024 €
Fixed assets					
Tangible assets	8		21,509		16,807
			21,509		16,807
Current assets					
Debtors: amounts falling due within one year	9	12,955		54,125	
Cash at bank and in hand	10	1,469,509		1,409,805	
		1,482,464		1,463,930	
Creditors: amounts falling due within one year	11	(328,148)		(401,275)	
Net current assets			1,154,316		1,062,655
Total assets less current liabilities			1,175,825		1,079,462
Net assets			1,175,825		1,079,462
Capital and reserves					
Income and expenditure account	14		1,175,825		1,079,462
Total reserves			1,175,825		1,079,462

Notes to the Financial Statements

For the financial year ended 31 December 2025

	2025 €	2024 €
An analysis of income by class of business is as follows:		
Grant-in-aid (Note 13)	565,000	565,000
Collaboration Programme (Note 13)	299,922	346,355
Housing Finance Agency (Note 13)	56,250	75,000
Pobal SSNO (Note 13)	46,302	42,444
Community and Voluntary Pillar (Note 13)	30,144	30,144
Funding for International Social Housing Festival (Note 13)	551,408	235,000
Deferred grant income	10,125	19,890
Affiliation fees	373,070	373,335
Seminars and conferences	187,240	145,540
Sponsorships/donations	81,000	69,000
Education and training programme fees	38,679	48,151
Other income	15,694	16,389
	2,254,834	1,966,248

Schedule to the detailed accounts

For the financial year ended 31 December 2025

	2025 €	2024 €
Administration expenses		
Part Salary Compliance Officer/C&V Pillar	36,166	30,144
Collaboration Manager Salaries	66,208	61,926
HFA Manager salaries	83,699	80,422
Part Salary Development Officer/Capacity Building Co-Ordinator/POBAL	58,868	54,019
Staff salaries	584,736	520,784
Employees PRSI	85,673	82,799
Staff pension costs - defined contribution schemes	37,293	33,751
Meetings, travel and subsistence	17,234	21,756
Research and consultancy		5,475
Printing and stationery	5,135	4,660
Communications	6,018	7,459
General office expenses	18,501	13,851
Advertising and promotion	19,955	19,068
Legal and professional	22,953	16,531
Auditors' remuneration	17,648	10,576
Bank charges	847	918
Bad debts	14,815	12,000
Rent - operating leases	80,002	80,002
Insurances	19,200	20,595
IT and other service contracts	23,299	4,674
Depreciation - fixtures and fittings	8,111	6,942
Planned maintenance expenditure	3,501	2,053
Education and Training costs	31,579	26,793
ICSH Affiliation costs	17,755	17,283
Conference and seminars	128,535	88,818
Utilities	6,607	7,870
Collaboration Programme	215,734	288,323
International Social Housing Festival	548,399	378,829
	2,158,471	1,898,321

Grant Income

Department of Housing, Local Government and Heritage (DHLGH) - Grant-in-aid

The work of the ICSH is part supported by grant-in-aid received from the Department of Housing, Local Government and Heritage of €565,000 (2024: €565,000). The ICSH Business Work Plan and projected outcomes includes a work programme that is aligned to Government housing objectives. The grant-in-aid support received in 2025 by the ICSH benefited a wide range of individual approved housing bodies involved in the development, management and regulation of social rented housing.

The key work streams include a number of areas structured to enhance the capacity of the sector and reflect the repositioning of the sector's role to provide new types of housing and comply with statutory regulatory requirements. One of the outcomes from support through Department grant-in-aid, is assisting the ICSH with greater coordination in the delivery and management of social housing within the sector.

Grant-in-aid is provided to assist with the costs of core activities. The grant is fully utilised in the year.

Department of Housing, Local Government and Heritage (DHLGH) - Collaboration Programme

The Collaboration Programme has been assigned by the Department of Housing, Local Government and Heritage through Housing for All and is administered by the ICSH. An Awarding and Oversight Committee has been established to assess applications and administer the Programme.

The establishment of a Collaboration and Engagement Section in the ICSH comprising of a part funded Collaboration Manager position to oversee and support engagement in the programme and for AHBs to consolidate within the sector. It consists of:

- Initiative One: AHB Organisational Delivery Change Programme: A specifically resourced section of the ICSH to lead the AHB sector response on consolidation, collaboration and new ways of working together.

- Initiative Two: AHB Sector Restructuring Support Fund - A new ICSH-administered fund to provide financial support and access to resources to initiate, progress and finalise consolidation projects according to agreed targets and milestones. The Department assigned €276,623 (2024: €552,355) in funds. €303,622 (2024: €346,355) has been awarded to AHB's to date. €209,700 is treated as deferred income in the year as it relates to projects which have not been completed.

Department of Housing, Local Government and Heritage (DHLGH) - Housing Finance Agency

HFA funding is a joint project between the ICSH and HFA to support some AHBs to increase financial capacity to deliver homes. The fund of €150,000 administered over a two year period from Q4 2023 to Q3 2025 is the provision for the employment of the ICSH Financial Lead. The full value of the grant received has been utilised for the designated purposes within the year.

Department of Rural and Community Development (DRCD) - Pobal SSNO

The work of the ICSH is part supported by the Scheme to Support National Organisations in the Community and Voluntary Sector, which is administered by Pobal. The total grant award under the SSNO 22-25 programme for the term July 2022 to June 2025 is up to €138,908. The Grant has been extended to June 2026 with an additional allocation for July 2025 to December 2025 of €23,151.33 and January 2026 to June 2026 of €23,151.33 bringing total fund to €185,210.66. ICSH received grants under the Scheme's 2022-2025 funding round amounting to €46,302 in 2025 (2024: €42,444) towards the salary payment of the ICSH Housing Development Officer and Building Capacity Co-Ordinator. The grant has been fully utilised in the year.

Department of Rural and Community Development (DRCD)- Community and Voluntary Pillar As part of the Funding Scheme for Members of the Community and Voluntary Partnership, the ICSH received a Social Partnership Grant of €30,144 in 2025 (2024: €30,144) towards the salary payment of the ICSH Social Partnership Dialogue Co-ordinator. The full value of the grant received has been utilised for the designated purposes within the year.

Funding for International Social Housing Festival 2025

The ICSH hosted the 2025 International Social Housing Festival in June 2025. The festival is an initiative of Housing Europe, the European Federation of Public, Cooperative and Social Housing that gathers industry experts from around the world to exchange experiences, learnings and shared goals. The Festival was hosted by the ICSH, with support from Co-operative Housing Ireland (CHI).

The ICSH received funding from the Department of Housing, Local Government and Heritage to defray the costs of this festival. In 2024, the Department of Housing, Local Government and Heritage advanced €140,000, the Housing Finance Agency advanced €30,000, and the Housing Agency advanced €25,000. In 2025, the Department of Housing, Local Government and Heritage advanced €140,000 and the Housing Agency advanced €25,000. The balance of funding was received from external funders including Co-operative Housing Ireland as well as Dublin's four local authorities. A total of €551,408 was recognised as revenue from the festival.



**An Roinn Forbartha
Tuaithe agus Pobail**
Department of Rural and
Community Development



**An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreacht**
Department of Housing,
Local Government and Heritage



HFA An Ghníomhaireacht
Airgeadais Tithíochta
Housing Finance Agency

ICSH Members 2025

Carlow

Leighlinbridge Housing Association
Tinteán - Carlow Voluntary Housing Association

Cavan

Killeshandra Housing Association
Kilnaleck Sheltered Homes
Loch Gowna Housing Association
St. Killian's Housing Association

Clare

Áras Mhuire Housing Ltd
Banner Housing Association
Cross Kilbaha Community Housing
Cuan an Chláir
Inagh Voluntary Housing Association
Inis Housing Association
Kilkee Housing Association
Kilmihil Community Housing Association

Cork

Ardfallen Sheltered Housing
Ballydesmond Sheltered Housing
Ballyhooly Sheltered Housing Association
Bandon Geriatric and Community Council
Bantry Care for the Aged Association
Bishopstown Senior Citizen Housing Association
Carbery Housing Association
Charleville Sheltered Housing
CoAction
Coiste Tithe Uibhe Laoire Teo
Comhlacht Tithe Sóisialta agus Forbairt An tSuláin
COPE Foundation (Cork)
Cork Mental Health Housing Association
Cork Simon Community

Doorway to Life (Abode)
Farranree Sheltered Housing Association
Galton
Good Shepherd Services
Guardwell Sheltered Housing
Kilcorney Community Development Association
Kildorrery Voluntary Housing Association
Kilworth Community Housing Association
Kingston Charity Trust
Kiskeam and District Action Group
Lapp's Charity
Macroom Senior Citizens Housing Development
Mallow Sheltered Care
Midleton Lions Club Housing Association
Millstreet & District Housing Association
Mitchelstown Senior Citizens Project
Oakdene House
Rosscarbery Social Housing Association
Shanbally Housing Association
Skibbereen Geriatric Society
Slí Eile Housing Association
Tabor Lodge Addiction and Housing Service
Upton Cork Housing Association
Westgate Foundation

Donegal

Apex Housing Association
Ardara Sheltered Housing Association
Carrick Sheltered Housing
County Donegal Parents and Friends Housing
Donegal Women's Voluntary Housing Association
Frámha Housing Association
Habinteg Housing Association Ireland

Muff Sheltered Housing Association Limited
White Oaks Housing Association

Dublin

Alone
Anew Support Services
Anvers Housing Association
Aoibhneas
Avista
Cabhrú Housing Association
Cena - Culturally Appropriate Homes
Charles Sheils' Charity
Cheshire Ireland*
Circle Voluntary Housing Association*
Clanmil Housing Association Ireland
Clúid Housing Association*
Coolmine Housing Association
Co-operative Housing Ireland*
CrossCare
Daisyhouse Housing Association
Depaul Ireland*
Disability Federation of Ireland
Dublin Central Mission (DAC)
Dublin Simon Community
Empower the Family
Focus Housing Association*
Fold Housing Association Ireland*
Gheel Autism Services
Hearth and Mind
Housing Association for Integrated Living CLG (HAIL)*
iCare Housing*
Irish Society for Autism*
Irish Wheelchair Association*
Little Sisters of the Poor
Marillac Housing Association

*operating nationwide

Merrick House DAC
 Missionaries of the Sacred Heart
 National Association of Housing for for Visually Impaired (NAHVI)
 New Hope Residential Centre
 Newgrove Housing Association/
 Rehab Group
 North and East Housing Association
 Ó Cualann Cohousing Alliance
 Oaklee Housing*
 ONE/Company National Ex Service Men & Women
 Orione Care
 PACE
 Peamount Housing
 Peter McVerry Trust*
 Phibsboro Aid
 Prosper Fingal Housing Association
 Company
 RHD Housing
 Rosepark Independent Living Company
 Saint John of God Housing Association
 Saoirse Housing Association
 Simon Communities of Ireland
 Society of Saint Vincent de Paul*
 Sonas Domestic Violence Charity
 Sophia Housing Association*
 Sophie Barat Residence
 St. Francis Housing Association
 St. Michael's House Housing Association
 Stewarts Foundation
 The Iveagh Trust
 Threshold
 Tuath Housing*

Galway

Ability West
 Anam Croí
 COPE Galway
 Galway Co-Op Housing Development
 Society
 Galway Mental Health Association
 Galway Simon Community
 Homes for Dunmore
 Killimor Parish Housing Association

Mountbellew Voluntary Homes
 Association
 North Connemara Voluntary Housing
 Association
 Peter Triest Housing Association
 South East Galway Housing Association
 Tearmann Eanna

Kerry

Cumann Tithíochta na Dromoda Teo
 Kerry Emigrant Support Housing
 Association
 Kerry Mental Health Association
 Kerry Parents and Friends Association
 Le Chéile Housing Limited
 Rathmore Social Action Group

Kildare

Camphill Communities of Ireland*
 Cill Dara Housing Company
 Dara Voluntary Housing Association
 KARE
 Kildare North Sheltered Housing
 Muiríosa Foundation
 Nás na Ríogh Housing Association
 Teach Tearmainn Housing Association

Kilkenny

Amber, Kilkenny Women's Refuge
 Ballyhale Voluntary Housing Association
 Callan Community Voluntary Housing
 Castlecomer Housing Association
 Colliery Christians Voluntary Housing
 Association
 Danesfort Housing Association
 Kilkenny Voluntary Housing Association/
 Tar Isteach Housing
 Kingsriver Housing Association
 L'Arche Ireland
 Mount Carmel Community Trust
 Owing Care for the Elderly
 Rosedale (Kilmacow) Voluntary Housing
 Association
 S.O.S. Kilkenny Housing Association
 Slieverue Community Housing Association
 St. John's Homes for the Elderly

St. Mary's (Kilkenny) Voluntary Housing
 Association
 St. Patrick's Trust
 The Good Shepherd Centre Kilkenny CLG
 Thomastown Voluntary Housing
 Association
 Tullagherin Bennettsbridge Voluntary
 Housing Association
 Windgap Voluntary Housing Association

Laois

Mountmellick Voluntary Housing
 Association
 Sue Ryder Foundation

Limerick

Adapt Domestic Abuse Services
 Adare Sheltered Housing
 Arlington Novas Ireland
 Associated Charities Trust CLG (ACTS)
 Athea Housing Association
 Bergerie Trust
 Cappamore Housing Association
 Corran-Deel Voluntary Housing
 Association
 Dromin/Athlacca Housing Project
 Embury Close Sheltered Housing
 Company
 John Nash Charity Sheltered Housing*
 Mid West Simon Community
 Rathkeale Sheltered Housing Association
 St. Ita's Voluntary Housing and Day Care
 Thomond Housing Association
 Villiers Housing Association
 Voluntary Housing Support Services

Longford

Disabled People of Longford Housing
 Association
 St. Christopher's Housing Association

Louth

Drogheda Homeless Aid Association
 Drogheda Women's and Childrens
 Refuge Centre
 Foscahd Housing Association
 Praxis Housing Association*
 Women's Aid Dundalk

*operating nationwide

Mayo

Achill Sheltered Housing Association
Aghamore Voluntary Housing Association
Attymass Voluntary Housing
Ballycastle & District Voluntary Housing
Ballyhaunis Social Housing
Belcarra Community Co-Operative Society
Brickens Logboy Tulrahan Housing
Clár I.C.H.
Clár I.R.D.
Mayo Abbey Parish Housing Association
Mayo Mental Health Associatio
Mulranny Day Centre Housing
Safe Home Programme
St. Dominic's Housing Association
Tithe Cois Trá (Lacken Housing Association
Tooreen Housing Association
Western Care

Meath

Ashbourne Care
KADA
Meath Women's Aid Housing Association
Ratoath Independent Living Initiative
Tabor House Trust Company
Tearmann Uí Cheallaigh Cumann Tithíochta
Willow Domestic Abuse Service

Monaghan

Castleblayney Care Housing Association
Castleblayney Trust for the Homeless, Needy & Unemployed
Clones Special Needs
Lisdoonan District Housing Association
Lord Blaney Trust
Monaghan Housing Association
Monaghan Parents and Friends of Persons with an Intellectual Disability

Offaly

Mid Offaly Housing Association
Rights for the Elderly VHA
Tullamore Housing Association

Roscommon

Four Mile House Housing Association
Kiltullagh Voluntary Housing Association
Roscara Housing Association

Sligo

Banada Tourlestrane Housing Association
Cluáinín Voluntary Housing Association
Cornerstone/Sligo Social Service Council CLG
Finisklin Housing Association
Nazareth Housing Association (Sligo)

Tipperary

Aonach Housing Association
Caisleán Nua Voluntary Housing Association
Clonmel Voluntary Housing Association
Cuan Saor Women's Refuge & Support Services
Fethard and District Day Care Centre
FHIST Voluntary Housing Association
Homes for All
MooreHaven Centre
Moynes Voluntary Housing Association
Nenagh Voluntary Housing Association
St. Patricks Dwellings For the Elderly
Thurles Lions Trust Housing Association

Waterford

Ballymacarbry Elders Housing Association
Belmont Park Housing Association
Broomfield Housing Company
Carriglea Cáirde Services
Hugh Gore Institute
Oasis Housing Association
Respond Housing Association*
Waterford Dove Housing Association
Waterford Housing Association (Tinteán Housing Association)

Westmeath

Midlands Simon Community
Temporary Emergency Accommodation Mullingar (T.E.A.M)

Wexford

Bunclody Day Care Services
Cumann Tithíochta Sóisialta an Bhreacadh Nua
Grantstown Voluntary Housing Association
Kilanerin Sheltered Housing Association
New Dawn Housing Association
Rathangan Senior Citizens Housing Association
Senior Citizens Concern
Slínua Housing Association
Tagoat Community Housing Association

Wicklow

ARK Housing Association
Carnew Community Care
Charabanc Housing Association
Curlw Housing Association
Sunbeam House Services*

Trade Membership

Campbell Tickell

Supporting Bodies

Co-operative Housing Ireland
Depaul Ireland
Disability Federation of Ireland*
Ó Cualann Cohousing Alliance
Safe Home Programme
Simon Communities of Ireland*
Threshold

Associate Membership

St. Patrick's Trust
Supporting Communities
Voluntary Housing Support Services (VHSS)

*operating nationwide



ICSH
Irish Council for
Social Housing

Irish Council For Social Housing

50 Merrion Square East,
Dublin 2, Ireland

T +353 1 661 8334

F +353 1 661 0320

E info@icsh.ie

www.icsh.ie