

Dáil Éireann

notes that

- House prices continue to spiral out of control with new homes up 9% last year
- Rents are also rising, 9% for new tenancies and 6% for existing renters in the last year
- Government missed their new build social housing target by 11% last year
- Government missed their cost rental and affordable purchase target by over 60% last year
- Government missed their vacant property refurbishment grant target by 83% last year
- As a consequence, thousands of social and affordable homes that were promised by Government were not delivered

further notes that the consequence of these failure includes:

- Homeless continuing to increase month on month, up 13% in the last 12 months
- A growing number of young people being forced to emigrate
- A growing number of adults forced to live at home with their parents
- A growing number of people in their 40s, 50s and 60s trapped in an expensive and insecure private rental sector
- an entire generation locked out of affordable home ownership and is impacting on the economy and the delivery of public services

further notes that:

- It is both possible and necessary to deliver homes at prices that working people can actually afford.
- This means selling new homes to eligible purchasers at prices less than €300,000 depending on size and location.
- Under Sinn Féin's affordable leasehold purchase scheme, the state pays for all land and site servicing related costs and retains ownership of the land, makes a further contribution where necessary to guarantee affordable prices and development levies are waived
- The purchaser buys the home, at or near the full cost of construction.
- The purchaser, through a legally binding covenant, is given free indefinite use of the land which is transferable to subsequent generations of their family
- The purchaser is free to sell the home to another eligible affordable purchaser at the future affordable purchase price
- The benefit of this approach is twofold. Firstly, it reduces the initial purchase price of the home. Secondly it ensures permanent affordability for subsequent buyers.
- The aim, over time, is to create a market of privately owned, privately traded and permanently affordable homes.

Agrees that:

- The best way to address the affordable housing crisis is with the delivery of an ambitious programme of affordable leasehold purchase homes.
- This would require the delivery of affordable leasehold purchase homes at scale
- This must be delivered as part of the most ambitious public housing programme in the history of the state including increased delivery of social, affordable cost rental and affordable leasehold purchase homes to meet wider social and affordable housing need
- Only a general election, a change of Government and a change of housing plan can deliver such an ambitious programme

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