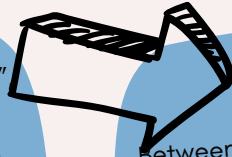


A matter of policy: Housing timeline in the ROI

1920s:

First Dail establishes "Million Pound Scheme" creating 2,000 local authority homes by 1924. While designated as 'local authority', many homes were sold directly to applicants for social housing, either for cash or in weekly instalments, rather than rented. Subsequently, the Cumann na nGaedheal government favoured subsidies for private builders over public housing.



1930s:

Between 1932 and 1942, around 82,000 public and private homes were built, the vast majority with State subsidies. By 1940, around 41% of the Irish housing stock had been built by local authorities, including rural council cottages.

1940s:

Housebuilding slowed down during WWII. A 1948 White Paper indicated that 43,000 houses were needed in the urban areas, and 16,000 in the countryside, a deficit which the post-war multi-party government attempted to address.



1950s:

Continued increase in expenditure on housing provision. 137,000 homes were built with State aid in the 16 years from 1948 (74,000 by private enterprise and 63,000 by local authorities).

1980s:

The 'surrender grant' in 1984 led to higher-income tenants leaving local authority estates, leaving many households reliant on social protection resulting in stigmatisation, social exclusion and poverty.



1970s:

Kenny Report showed price of serviced land in Co Dublin jumped over six-fold between 1960 and 1971, and recommended designated areas where house building land could be acquired by local authorities at existing use value plus 25%. Despite failure to implement the report, housing was cheap and the skilled working class could aspire to buy a new house.

The Construction sector is notorious for non-compliance on pay & conditions. UNITE are actively involved in organising workers to fight for their rights



1960s:

By 1964, although a further 74,000 private and 63,000 local authority homes had been built with State support. However, there was still significant housing need. The Dublin Housing Action Committee was formed in 1967 to campaign against the continued existence of tenement housing.

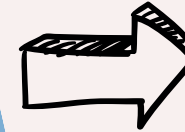


2010s:

Post-crash austerity resulted in a further dismantling of social housing provision: local authority home building fell from around 7000 units in 2007 to just 75 in 2015. Even when taking voluntary housing association output into account, 2015 was the worst year for social housing construction in Ireland since the 1970s.

2000s:

Between 1995 and the 2008 crash, house prices rose rapidly in tandem with supply due to the flow of credit/finance into housing. During the same period, social housing provision was outsourced to the private sector.



1990s:

Increased tenant purchase resulted in depletion of local authority housing stock: 43% of the 82,869 council houses built between 1990 and 2016 were sold to tenants at a discount of up to 60% on market value, and stock was not replaced.



The Great Recession was created by bankers, landlords and developers speculating on the property market

2020s:

In 2022, 58% of new homes in greater Dublin were bought/developed by investor funds. From 2012 to 2022, wages rose by 27% compared to a 75% increase in residential property prices and 90% increase in rents.



Up until the 1970s, the state directly built tens of thousands of local authority homes. Estates like Cabra, Crumlin in Dublin, Knocknaheany in Cork & Moyross in Limerick provided good quality homes for thousands of working class families

