

**Comhairle Contae Fhine Gall
Fingal County Council**

Minutes of Housing Strategic Policy Committee

**Wednesday 10th December 2025 in the Civic Offices, Grove Road,
Blanchardstown/MS Teams at 4.00pm**

PRESENT

Councillors

Boland, Mark
Burtchaell, John
Haughey, Cathal
Leddy, Ted
Sheehan, Gerard
Tormey, Aoibhinn
Hanaphy, Breda

Members

Branagan, David

Absent: Ms. Jo Fulham.

Apologies received from Mr. Jimmy Doran.

The Chairperson, Councillor B. Ryan presided.

OFFICIALS PRESENT

Paul Carroll (Director of Services, Housing & Community), Linda McDonald (Administrative Officer, Housing & Community), Liam Burke (Senior Executive Officer, Housing & Community), Fiona Glynn (Administrative Officer, Housing & Community), Fionnuala May, (County Architect, Architects Department), Sara McAvoy (Senior Executive Officer, Housing & Community), Marina Rennicks (Administrative Officer, Housing & Community), Tricia Matthews (Administrative Officer, Housing & Community), Orlagh Sweetman (Senior Staff Officer, Housing & Community).

VISITOR TO THE CHAMBER

Azmia Riaz, Journalist, Irish Independent joined the meeting via MS Teams.

ANNOUNCEMENT

The Chair, Councillor B. Ryan suggested the order of business be varied and requested if the meeting was happy to discuss Item No. 3 "Differential Rent Scheme" after Item No. 6 "Update on Housing Needs Assessment ". The meeting **AGREED**.

SPCH/13/25 (Agenda Item No 1)

Confirmation and Re-Affirmation of Minutes of the Housing Strategic Policy Committee Meeting held on Tuesday 23rd September 2025

The minutes of the Housing SPC meeting held on Tuesday 23rd September 2025 which were circulated were considered.

It was PROPOSED by Councillor J. Burtchaell and seconded by Councillor B. Hanaphy and **AGREED**: "That the minutes of the meeting of 23rd September 2025 be **ADOPTED** and **APPROVED**."

SPCH/14/25 (Agenda Item No 2)

Draft Strategic Policy Committee Work Programme 2026

An update on the Draft Strategic Policy Committee Work Programme 2026 was provided by Mr. Paul Carroll, Director of Services, Housing & Community Department.

Following discussion the report was **NOTED**.

SPCH/15/25 (Agenda Item No 4)

Overview on Cost Rental in Fingal

An overview on Cost Rental in Fingal was presented by Ms. Tricia Matthews, Administrative Officer, Housing & Community Department and Ms. Marina Rennicks, Administrative Officer, Housing & Community Department.

Following discussion the presentation was **NOTED**.

SPCH/16/25 (Agenda Item No 5)

Fingal County Council's Voids Programme

An update on Fingal County Council's Voids Programme was presented by Ms. Sara McAvoy, Senior Executive Officer, Housing & Community Department.

Following discussion the presentation was **NOTED**.

SPCH/17/25 (Agenda Item No 6)

Update on Housing Needs Assessment

An update on Housing Needs Assessment was presented by Ms. Linda McDonald, Administrative Officer, Housing & Community Department.

Following discussion the presentation was **NOTED**.

SPCH/18/25 (Agenda Item No 3)

Differential Rent Scheme

An update on the Differential Rent Scheme was presented by Sara McAvoy, Senior Executive Officer, Housing & Community Department.

Following discussion the presentation was **NOTED**.

The Meeting concluded at 18.00 pm.

CHAIRPERSON

DATED

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Differential Rent Scheme 2026

Housing SPC

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23 March 2026

Overview



- Differential Rent Scheme 2026
 - Principal Changes
 - Implementation
- Communications Strategy

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2026 Scheme

- Effective 25th April 2026
- Coincides with 2026 SW rates for Differential Rent
- New scheme applied to all accounts
- Plain English as far as practicable
- Increased clarity to support tenants and staff

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Comhairle Contae Fhine Gall
Fingal County Council

An Roinn Tithíochta
Housing Department



FINGAL COUNTY COUNCIL

DIFFERENTIAL RENT SCHEME 2026

Fingal County Council is responsible for the assessment and collection of rents arising from this Differential Rent Scheme (The "Scheme") within its administrative area. The Scheme shall apply to all social housing tenancies, the Rental Accommodation Scheme (RAS), Housing Assistance Payment (HAP) and certain leased properties. Rent assessments are conducted in accordance with the terms of this Scheme.

In accordance with Section 58 Housing Acts 1988 to 2024 as amended, Chief Executive Order FCC/XXX/2026 authorised the current Differential Rent Scheme to apply to Fingal County Council's administrative area and will take effect from 25th April 2026.

- Rent Review**
Rent charge will be reviewed at least once every two years under this scheme.
- Calculation of Rent**
The amount of rent to be paid will be calculated as a proportion of the "assessable income" as defined under Paragraph (4) below, of the Principal Earner together with a contribution from any Subsidiary Earners in the household, as defined under Paragraph (4) below.

The amount of rent to be paid by the Principal Earner will be calculated at 14.5% of his or her assessable Income.

After the amount of rent to be paid by the Principal Earner has been assessed, the following will apply to Subsidiary Earners:

Rent will be calculated at 14.5% of income of each Subsidiary Earner to a maximum of €80.00 per week per Subsidiary Earner.

In determining rent in the case of a new or transferred tenancy, "assessable income" as defined under Paragraph (4) below, will be calculated in accordance with the terms of this

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Principal Changes



2. Calculation of Rent

- The amount of rent to be paid will be calculated as a proportion of the “assessable income” as defined under Paragraph (4) below, of the Principal Earner together with a contribution from any Subsidiary Earners in the household, as defined under Paragraph (4) below.
- The amount of rent to be paid by the Principal Earner will be calculated at 14.5% of his or her assessable Income.
- After the amount of rent to be paid by the Principal Earner has been assessed, the following will apply to Subsidiary Earners:
Rent will be calculated at 14.5% of income of each Subsidiary Earner to a maximum of €60.00 per week per Subsidiary Earner.

4. Definition of “assessable income”

- In the case of self-employed persons, the “assessable income” is based on the most recently available Notice of Assessment (Chapter 4), this document must be for a financial year no more than 2 years older than the period under review.
- If satisfactory documentary evidence is not received or persons become self-employed after the commencement date of this Scheme, rent will be assessed based on an assumed weekly “assessable income” of €600.00, which will be corrected once the Notice of Assessment (Chapter 4) is subsequently lodged.

7. Minimum Rent

- A minimum rent of €30.00 will apply in respect of all rented dwellings.

Communication Strategy



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- Postal notification
- Social Media Campaign
- Website update
- AHB notification

Tenants



- Housing SPC
23/09/25
- Council 18/11/2025
- Housing SPC
10/12/25

Elected
Members



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Second-Hand Acquisition Programme

Housing SPC

23rd March 2026

Second-Hand Acquisitions Programme

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- The Second-Hand Acquisition Programme will allow Fingal County Council to support people using homeless services by way of exits into permanent housing. The Programme also allows the Council to support households to prevent them from entering homelessness, through Tenant in-Situ acquisitions.
- The Tenant in-Situ option is only to be used when no other solution is available.
- The 2026 allocation is divided into 3 separate priority categories.

Priority Category

2026 Allocation

Vacant Acquisitions to accommodate larger Homeless families

€17,000,000

AHB delivery

€6,000,000

LA delivery (incl. TiS)

€7,700,000



Second-Hand Acquisitions Programme for Priority Categories

Three Categories of need

**Exiting
households from
homeless
services**

**Tenancy
sustainment
(Tenant in-Situ)**

**Persons with
disabilities, older
persons and care
leavers requiring
urgent housing
responses**

Buy and Renew acquisitions no longer funded under the Second Hand Acquisitions Programme

(will be funded through *Buy and Renew* and *Contractor-led Buy and Renew* initiatives)



2 BED HOUSES	RANGE	LOWER	€230,000
		UPPER	€428,000
	AVERAGE/BENCHMARK		€329,000
3 BED HOUSES	RANGE	LOWER	€287,000
		UPPER	€515,000
	AVERAGE/BENCHMARK		€401,000
4 BED HOUSES	RANGE	LOWER	€351,000
		UPPER	€607,000
	AVERAGE/BENCHMARK		€479,000
1 BED APARTMENTS	RANGE	LOWER	€182,000
		UPPER	€333,000
	AVERAGE/BENCHMARK		€257,500
2 BED APARTMENTS	RANGE	LOWER	€202,000
		UPPER	€358,000
	AVERAGE/BENCHMARK		€280,000

Acquisition Cost Guidelines are issued to each Local Authority annually

***2025 Cost Guidelines
for Fingal County Council**





Vacant Acquisitions

Existing households from homeless services

Where new build supply cannot meet such need, and there are no other solutions available, second-hand acquisitions will be supported by the Department

- "Exit from homeless acquisitions must be allocated to those families longest in homeless emergency accommodation or Housing First Programme clients"
- "For exit from homeless acquisitions, local authorities must provide the Pathway Accommodation and Support System (PASS) identification number for the exits on the HCA3 Form"
- The Council is precluded from bidding or competing against potential first time buyers and families, clarification is sought from the vendor at the negotiation stage.
- Acquisition cost must be within the Acquisition Cost Guidelines set down by DHLGH.
- All acquisitions are subject to property survey and legal compliance checks by Fingal County Council.

All enquiries should be directed to:

Housing.acquisitions@fingal.ie



AHB Acquisitions via CAS

Persons with disabilities, older persons and care leavers requiring urgent housing responses

All enquiries should be directed to:
CAS@fingal.ie

- Approved Housing Bodies will be the principal provider under CAS *Capital Assistance Scheme* funding.
- Suitability of the property and adaptations must be clearly documented.
- Availability of care supports (e.g. HSE) must be confirmed.
- Adaptation works should be turned around quickly and are subject to sunset clause of six months.
- Acquisition cost must be within the Acquisition Cost Guidelines set down by DHLGH.

Tenancy Sustainment (Tenant in-Situ)

Tenant in-Situ acquisitions are a last resort only after alternative tenancy can not be found.

- Acquisition can only be considered where other options to maintain the tenancy or secure an alternative in private rented accommodation have been exhausted.
- Potential acquisition is subject to **estate management checks and compliance** along with **property building survey, legal compliance checks**.
- Fingal County Council are not permitted to operate an application process or seek expressions of interest.
- Tenancies must be registered with Residential Tenancies Board.
- Eligibility for households in receipt of HAP or RAS only.
- Property must be in receipt of HAP/RAS for a minimum of 2 years.
- Acquisition cost must be within the Acquisition Cost Guidelines set down by DHLGH.
- Refurbishment costs not recoupable, properties already in receipt of benefit from Exchequer funded rent supports.

All enquiries to: ntgenquiries@fingal.ie



Second-Hand Acquisition Programme

Next Steps

Allocation and
categories of needs
received

Examination of
categories and any
changes in eligibility
criteria

Review how best to
apply the allocation in
each priority category

End of presentation

Thank you

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