

Introduction

This is a high-level overview of Home for Good's goals, aims and messaging. Writing in red contains information to be updated regularly.

1. Who are Home for Good?

Home for Good is a broad coalition of independent organisations and individuals who believe that Constitutional change is an essential underpinning for any successful programme to tackle our housing and homelessness crisis.

The membership comprises organisations dedicated to tackling homelessness and providing secure homes, legal and academic experts and members of Trade Unions.

Founding Core membership: the Simon Communities of Ireland, Focus Ireland, Respond, Cope Galway and Threshold. Members also include legal and academic experts, such as the Mercy Law Centre, Ann FitzGerald BL and Dr Rory Hearne, NUI Maynooth, people with deep experience of public affairs, and Fórsa Trade Union.

Supporting Members: Home for Good is also a member of Raise the Roof, the housing-focused coalition consisting of the Irish Congress of Trade Unions, all the main homeless charities, the Union of Students in Ireland and a broad range of political activists.

2. What does Home for Good want to achieve?

Home for Good is calling for a referendum to ask the Irish people to vote to recognise a right to housing in the Constitution. **We are currently waiting on a report from the Housing Commission who have been mandated to assess a potential referendum on the right to housing and what wording would be suitable.** Home for Good have prepared suggested wording for such constitutional amendment. This wording would provide a balanced, stand-alone, and enforceable right to housing that would support the development and advancement of progressive and effective housing policies.

The proposed wording would take the form of a new article in the Constitution and is as follows:

Housing

Article 43A

1 The State recognises, and shall vindicate, the right of all persons to have access to adequate housing.

2 The State shall, through legislative and other measures, provide for the realisation of this right within its available resources.

This proposed wording, formulated by legal and policy experts, has already received cross-party political support.

Messaging House

Roof: the key message or overall theme/idea that you want to communicate to the public

Constitutional change to recognise the right to housing is an essential cornerstone to tackle our housing and homelessness crisis.

Walls: core messages that support the “roof” (or key message) you want to communicate to the public (main messaging that forms the heart of the messaging)

- A constitutional right to housing would reflect our values as a society.
- A stand-alone, enforceable right to housing would be a catalyst for change that supports the development and advancement of progressive and effective housing policies.
- The Constitution is a statement of fundamental values that the people of Ireland believe in. It shapes all Government policy and legislation. Housing is not currently reflected in these values that has contributed to the enduring homeless and housing crisis.
- A Right to Housing in our Constitution places responsibility on the State to develop and implement policy and practice that will meet the right to adequate housing, and safeguard against future housing crises.
- A right to housing would protect those who own a home, those renting a home, and those in need of a home now and in the future.

Foundations: provides the facts, evidence, proof points or arguments that support messages/walls

- The gap in our Constitution contributes to the current housing and homelessness crisis.
- Homes available to rent are at an all-time low.¹
- The average national rent in Q2 2022 was €1,482; an annual increase of 6.7%² and 53% higher than the Celtic Tiger days.³
- The average listing price for homes for sale is now €308,497; a 2.7% annual increase.⁴
- Average house prices are 5.5 times the average gross disposable household.⁵
- There are 83,662 vacant homes and 21,481 derelict homes⁶
- 28.4 is the average age that people are able to leave the family home in Ireland⁷
- 120,000 households are in need of social housing⁸
- Homelessness is the sharpest end of the housing crisis. There are now 11,988 people living in emergency homeless accommodation, including 3,472 children⁹.

¹ On November 1 there were just 1,087 homes listed to rent nationwide; a 60% reduction in one year. As per Daft.ie Q3 2022 rental report

² RTB Q3 2022 Rent Index

³ Q2 2022 and Q1 2022 national average rent comparison. Authors own calculations from figures in the RTB Q3 2022 Rent Index

⁴ Daft.ie Q1 2023 Irish House Price Report

⁵ In Q 1 2022, Housing and Property Sector Chartpacks September 2022

⁶ Geodirectory Q4 2022, Residential Buildings Report

⁷ Eurostat Estimated Average age of young people leaving the parental home, (data code: YTH_DEMO_030) available at: https://ec.europa.eu/eurostat/databrowser/view/yth_demo_030/default/table?lang=en

⁸ 57,862 households currently waiting for social housing according to the Summary of Social Housing Assessments 2022 plus ~59,250 households on HAP

⁹ Gov.ie homelessness data.